



SAN SIMEON
Community Services District

FINAL



MARCH 2022

System-Wide Water Supply Assessment

Addendum to 2018 Master Plan

AKEL
ENGINEERING GROUP, INC.



San Simeon Community Services District

SYSTEM-WIDE WATER SUPPLY ASSESSMENT

Addendum to
2018 Master Plan

FINAL

March 2022



Prepared by:

AKEL
ENGINEERING GROUP, INC.

March 17th, 2022

San Simeon Community Services District
111 Pico Avenue
San Simeon, CA 93452

Attention: Charles Grace, General Manager
San Simeon Community Services District

Subject: Addendum to the SSCSD 2018 Master Plan – System-Wide Water Supply Assessment

Dear Charles:

We are pleased to submit this System-Wide Water Supply Assessment (WSA) report for the San Simeon Community Services District (SSCSD), while meeting the requirements of California Water Code sections 10608, 10610-10656 (Urban Water Management Plan Act), and 10910-10915 (Water Supply Assessment Statute). Please note that this WSA is submitted as an addendum to the 2018 Master Plan.

The report quantifies water supply requirements for potential future developments, as identified on the Water/Sewer Waitlist, and compares supply versus demands through 2045, as stipulated in the 2020 Urban Water Management Planning Guide.

We are extending our thanks to you and to Cortney Murguia, for providing the very valuable information needed to complete this study and produce this report.

Sincerely,

AKEL ENGINEERING GROUP, INC.



Tony Akel, P.E.
Senior Principal

Enclosure: Report

**San Simeon Community Services District
System-Wide Water Supply Assessment**

Table of Contents

	Page No.
1.0 PROJECT BACKGROUND.....	1
1.1 Purpose	1
1.2 Project Description.....	2
1.3 Relevant Reports	3
1.4 Conceptual Land Use Plans.....	4
1.5 Proposed Future Developments Phasing – Water Wait List.....	7
2.0 PROJECTED WATER DEMANDS.....	7
2.1 Water Use Demand Factors.....	9
2.2 Equivalent Dwelling Unit	9
2.3 Proposed Project Water Demand Projections	9
3.0 PROJECTED WATER SUPPLY	13
3.1 Groundwater Basin	13
3.2 Water Rights.....	14
3.3 Water Supply Reliability	14
3.3.1 Groundwater Supply Facilities	17
3.3.2 Groundwater Basin Sustainable Yield	17
4.0 SUPPLY SUFFICIENCY ANALYSIS.....	22
5.0 WATER SHORTAGE CONTINGENCY PLANNING.....	31
6.0 SUMMARY	34
6.1 Land Use	34
6.2 Water Demands.....	34
6.3 Water Supply	34
6.4 Water Supply Sufficiency	34

**San Simeon Community Services District
System-Wide Water Supply Assessment**

Tables

	Page No.
Table 1 Existing and Future Land Use Inventory.....	6
Table 2 Existing Water Demand and EDUs by Land Use.....	10
Table 3 Water Wait List.....	11
Table 4 Water Demand Projections.....	12
Table 5 Existing Water Supply Facilities.....	15
Table 6 Water Supply Scenarios.....	20
Table 7 Historical Precipitation and Production.....	21
Table 8 Basis of Water Year Data.....	24
Table 9 Normal Year Supply and Demand Comparison.....	25
Table 10 Single Dry Year Supply and Demand Comparison.....	26
Table 11 Multiple Dry Years Supply and Demand Comparison.....	27
Table 12 Water Shortage Levels Crosswalk.....	33

Figures

Figure 1 Existing Land Use.....	5
Figure 2 General Plan Land Use.....	8
Figure 3 Existing Water System.....	16
Figure 4 Historical Depth to Groundwater.....	19
Figure 5 Existing and Projected Future Water Demand vs. Supply Comparison Under Normal Year Condition.....	28
Figure 6 Existing and Projected Future Water Demand vs. Supply Comparison Under Single Dry Year Condition.....	29
Figure 7 Historical Groundwater Productions and Trends.....	30

**San Simeon Community Services District
System-Wide Water Supply Assessment**

Appendices

APPENDIX A – San Simeon Community Services District –Water Usage Calculations

APPENDIX B – San Simeon CSD Water Sewer Connection Waitlist

APPENDIX C – San Simeon CSD Updated Water Waitlist

San Simeon Community Services District

SYSTEM-WIDE WATER SUPPLY ASSESSMENT

1.0 PROJECT BACKGROUND

1.1 Purpose

Law

10912 (b) ...If a public water system has fewer than 5,000 service connections, then “project” means any proposed residential, business, commercial, hotel or motel, or industrial development that would account for an increase of 10 percent or more in the number of the public water system’s existing service connections, or a mixed-use project that would demand an amount of water equivalent to, or greater than, the amount of water required by residential development that would represent an increase of 10 percent or more in the number of the public water system’s existing service connections.

SB 610 (2) ...The bill would require the assessment to include, among other information, an identification of existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project and water received in prior years pursuant to those entitlements, rights, and contracts. The bill would require the city or county, if it is not able to identify any public water system that may supply water for the project, to prepare the water supply assessment after a prescribed consultation.

This Water Supply Assessment (WSA) report was intended to provide a system-wide water supply assessment for San Simeon Community Services District (District) that meets the requirements of California Water Code sections 10608, 10610-10656 (Urban Water Management Plan Act), and 10910-10915 (Water Supply Assessment Statute). Additionally, this WSA serves as an addendum to the District’s 2018 Master Plan.

The study area of this WSA consists of the existing and future developments within the District’s Service Area (Project). This WSA assesses the water supply sufficiency to the projected water demands by evaluating the impact of this Project’s water demands on the water supplies through the horizon year of 2045.

Pursuant to California Water Code 10617, the district water service is considered a small community water supplier and is not qualified as an Urban Water Supplier. As a result, the District is not required to prepare an Urban Water Management Plan (UWMP). Nevertheless, the District requested the consultant (Akel Engineering Group) to prepare this master plan addendum based on certain requirements for the Urban Water Management Plan Act (UWMP Act) and 2020 Urban Water Management Plan Guidebook (Guidebook) for the purpose of obtaining a determination of water that is available for new developments.

Pursuant to California Water Code Division 6, Part 2.10, Sections 10910-10915, any city or county, which has proposed larger developments or land use plans that are subject to California Environmental Quality Act (CEQA), is required to prepare Water Supply Assessment (WSA) to document potential environmental impacts of the projects.

The report includes a discussion of this project’s water supply requirements and potential impact on the District’s supply availability. This report references multiple land use planning and groundwater supply documents, including the San Simeon 2018 CSD Master Plan (2018 Master Plan), 2007 North Coast Area Plan (2007 NCAP), the 2014 Groundwater Availability Study – Pico Creek Valley Groundwater Basin (2014 GAS), the San Simeon CSD Water Conservation Plan (Ordinance No.117), San Simeon CSD 2013 Water Usage Calculations (2013 EDU Study), Water License issued by the State Water Resource Control Board, the SSCSD 2020 Water Wait List Reconciliation (Wait List), and the updated Water Wait List Reconciliation.

1.2 Project Description

San Simeon is a small unincorporated community situated within San Luis Obispo County on California’s central coast, is located along State Highway 1 approximately halfway between Los Angeles and San Francisco. The San Simeon community is bordered on the east side by open space owned by the Hearst Corporation, and the north and south sides by State Parks property. As an aside, Hearst Castle is visible from portions of the District. The community is located on a coastal plain, bordered by the Pacific Ocean on the west and the Santa Lucia mountain range on the east. The District’s existing land uses are depicted in **Figure 1** and briefly described as follows:

- **Multi-Family Residential:** The existing multi-family residential land use area is approximately 23.7 acres within the District’s service area, and will expand to a total of 40.1 acres in the buildout, as shown in **Figure 1**. This development was documented in the 2007 NACP, though the current conceptual land use plan has differing land use acreage than the 2007 NACP, which was documented as 39.21 acres.



- **Irrigation:** In the middle of the District Service Area, along Highway 1, which locates approximately 10.5 acres of existing irrigation land use, in the buildout, the irrigation land use is expected to decrease to approximately 6.2 acres. Approximately 4.3 acres of existing irrigation land use are proposed to be converted to commercial retail land use, which is a part

of proposed No.1 development (Cavalier Inn Inc.) on the District's Water Sewer Connection Waitlist ([Appendix B](#)).

- **Commercial Retail:** This tourism-centric district includes approximately 26.3 acres of existing commercial retail land use on both sides of Highway 1, and will increase to approximately 41.4 acres in the buildout. This development was documented in the 2007 NACP, though the current conceptual land use plan has differing land use acreage than the 2007 NACP, which was documented as 41.81 acres.



- **Vacant:** Within the District Service Area, the 2020 existing vacant land use consists of approximately 12 acres of residential, 18.5 acres of commercial, and 21 acres of others land uses. Some proposed future developments were documented in the District's Water Sewer Connection Waitlist.

1.3 Relevant Reports

Several reports provide detailed information and factual data related to this analysis. Exhibits from these reports were included in the appendices for ease of reference.

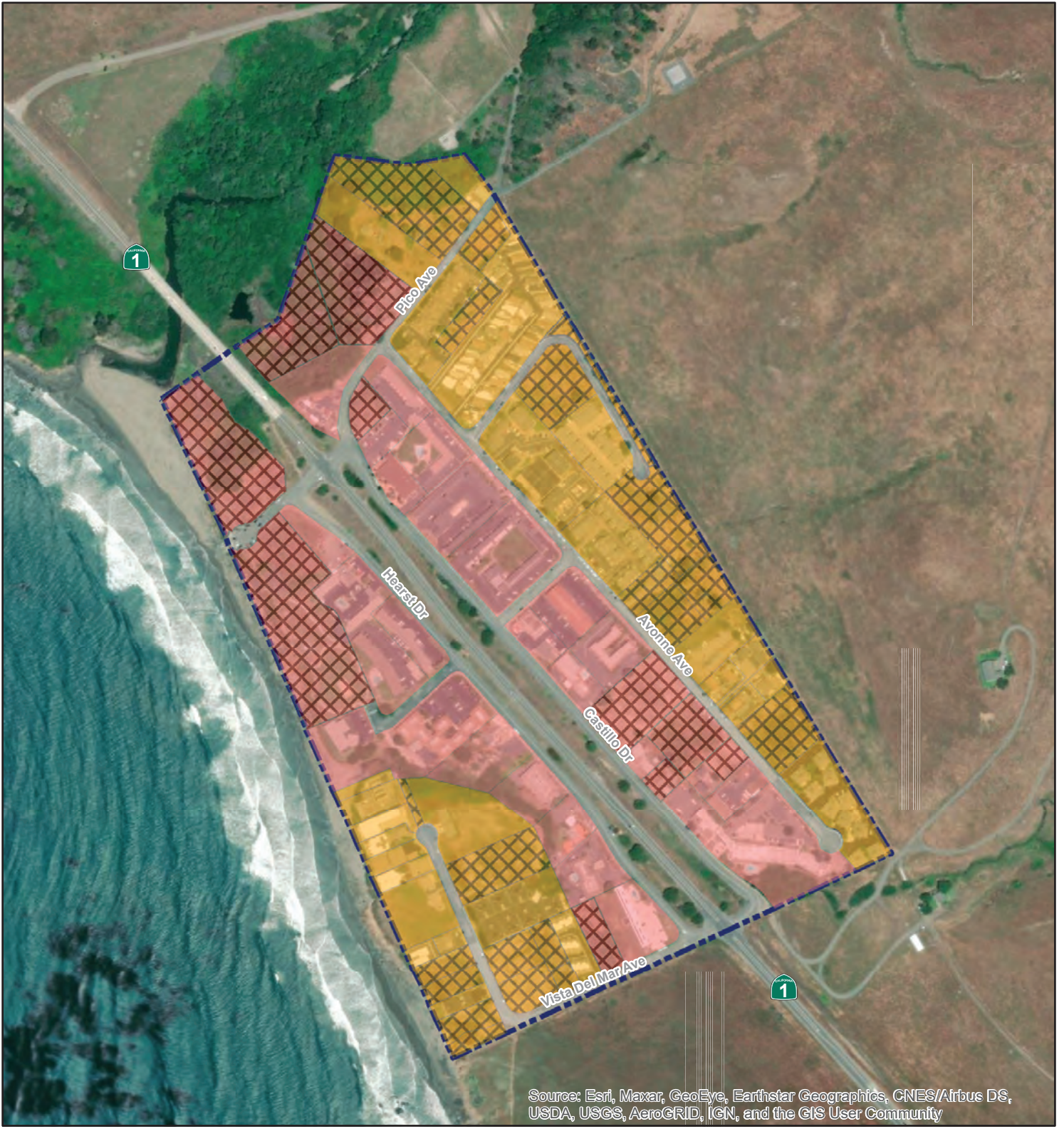
- **San Simeon CSD Master Plan – Potable Water, Wastewater, Recycled Water and Road Network Improvement Plan, May 2018 (2018 Master Plan).** The District's 2018 Master Plan presents historical and projected water demands, identifies existing and future water system capacity deficiencies, recommends projects to correct these deficiencies, and identifies water facilities for servicing future developments.
- **County Of San Luis Obispo North Coast Area Plan, Revised October 2018 (NCAP).** The North Coast Area Plan is part of the County of San Luis Obispo Local Coastal Plan. The NCAP presents possible population growth within the District, county land use policies for the North Coast Planning Area, and general goals for communities within the planning area.
- **Groundwater Availability Study Pico Creek Valley Groundwater Study 2014 Update, September 2014 (Groundwater Study).** This Groundwater Sustainability Plan updates the previously Groundwater Availability Study, compares potential impacts of different

groundwater productions, and summarizes plans to achieve groundwater sustainability and maintain groundwater quality.

- **San Simeon Community Services District – Water Usage Calculation, January 2014 (2013 EDU Study).** This EDU Calculation Report ([Appendix A](#)), prepared by the Phoenix Civil Engineering, documents the water usage from 2010 to 2013, a three (3) fiscal year period, by different account types. This study establishes a methodology to determine the average water consumption for one single family residence and calculate equivalent dwelling unit values for multi-family, motel, retail, restaurant, and irrigation accounts.
- **San Simeon CSD Resolution No. 20-426 Water Sewer Connection Waitlist, September 2020 (Water Waitlist).** This Waitlist ([Appendix B](#)), documents the proposed 11 future developments, including residential, motel, retail, restaurant development, along with the qualifications to add more positions to the Wait List. It is a foundational document and source of information about the proposed developments and projected water demands, water supplies, supply reliability, and potential vulnerabilities, water shortage contingency planning.
- **San Simeon CSD Water Waitlist Reconciliation, March 2022 (Updated Water Waitlist).** This updated water waitlist ([Appendix C](#)) received from District staff on 3/7/2022 includes 2 more proposed developments compared to the 2020 Water Waitlist. Also, the Hather proposed developments have been split up based on the date of request. The additional developments consist of residential and mixed use (retail) projects.
- **SSCSD Water Conservation Plan (Ordinance No. 117).** On December 14, 2016, the District adopted Ordinance No. 117, which includes three (3) stages of water shortages. It's a foundational document for the crosswalk that translates the District's water shortage levels to DWR standardized 6-level water shortage contingency levels
- **State Water Board Water License 12272.** The water license issued to the District provides annual limits of 140 acre-feet per year and a maximum diversion rate of twenty-seven hundredths (0.27) cubic foot per second with other provisions allowing diversion of greater quantities over shorter periods of time while adhering to seven day limitations.

1.4 Conceptual Land Use Plans

According to the maps and Geodatabase of the District's Development Status and Zoning, a large portion of the conceptual land use plan areas is commercial retail land use (approximately 54% of the total buildable area), as shown in [Figure 1](#); while approximately 46% of the developable area is multi-family residential land use within the District limits. The existing land use of this District consists of residential, commercial, and open space land uses. The District's existing Master Plan designates the project site as various land uses, including residential, commercial, and paved roads, the land use inventory is documented in [Table 1](#).



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Existing Land Use**
- Residential Multi-Family
 - Residential Multi-Family (Vacant)
 - Commercial Retail
 - Commercial Retail (Vacant)
 - District Limit

Figure 1 Existing Land Use
 System-Wide Water Supply Analysis
 San Simeon Community Services District



Update: January 12, 2022



Table 1 Existing and Future Land Use Inventory

System-Wide Water Supply Assessment
San Simeon Community Services District

Existing vs. Future	Unit	Land Use Type		
		Multi-Family Residential ^{1,2}	Commercial Retail ²	Total
Existing				
Existing	(acres)	23.7	26.3	50.0
Future				
On Waitlist	(acres)	10.9	8.6	19.6
Not Yet on Waitlist	(acres)	3.1	1.9	5.0
Other Vacant	(acres)	2.4	4.5	6.9
Subtotal	(acres)	16.4	15.1	31.4
Non-Demand Generating				
Right-Of-Way	(acres)			20.0
Total				
	(acres)	40.1	41.4	101.5

A K E L
ENGINEERING GROUP, INC.

3/9/2022

1. Existing dwelling units extracted from the U.S. 2020 Census database.
2. Land use acreage determined using GIS database received from District staff on 12/13/2021.
3. Land use type determined using the zoning designations in GIS database received from District staff on 12/13/2021.

1.5 Proposed Future Developments Phasing – Water Wait List

Law

10631 (f) ...The urban water supplier shall include a detailed description of expected future water projects and programs...that the urban water supplier may implement to increase the amount of the water supply available to the urban water supplier in normal and single dry water years and for a period of drought lasting five consecutive water years.. The description shall identify specific projects and include a description of the increase in water supply that is expected to be available from each project. The description shall include an estimate with regard to the implementation timeline for each project or program.

Combining the 2020 and recently updated SSCSD Water Wait Lists (dated 9/28/2020 and 03/07/2022), the total full buildout is estimated to be 1,500 EDUs, which includes approximately 1,057 present EDUs, 364 EDUs of proposed developments on the waitlist, and an estimated additional 100 EDUs of proposed development not on waitlist. The sites of the proposed future development are graphically shown in [Figure 2](#).

Pursuant to the County's Growth Management Ordinance, the county-wide allowed annual dwelling units growth rate is generally 2.3% of the existing county dwelling units. Therefore, San Simeon CSD shall follow the county's guidelines, limit the maximum residential growth rate to 2.3 percent, the planned and actual residential development shall be under the growth cap.

Per District staff's comments, 2 more developments have been added to the Water Waitlist with position numbers of 13 and 14, which are not included in the SSCSD Resolution No. 20-426. And the Hather proposed developments (previous No.8 on waitlist), has been split up according to the request date. The Water Waitlist Reconciliation dated 3/7/2022 is shown in [Appendix C](#) for ease of reference.

The estimated water demand of the proposed future development on the waitlist was intentionally phased in 5-year windows through the planning horizon in order to satisfy the requirements of state law. Further details about water demand estimation are discussed in **section 2**.

It should be noted that the actual timing of construction for the proposed developments is subject to change, and might be different from this WSA. While the projected demands cover all construction work (on the waitlist), it is anticipated to be completed within the 25-year planning horizon of this WSA.

2.0 PROJECTED WATER DEMANDS

Domestic water demand unit factors are coefficients commonly used in planning level analysis to estimate future average daily demands for areas with predetermined land uses. The unit factors are multiplied by the number of dwelling units or net acreages for residential categories, and by the net acreages for non-residential categories, to yield the average daily demand projections.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

General Plan Land Use

- Existing Developments
- Proposed Developments on Waitlist
- Proposed Developments Not Yet on Waitlist
- Other Vacant
- District Limit

Note:
The number on top of the parcels represents the position number on the water waitlist.

Figure 2
General Plan Land Use
System-Wide Water Supply Analysis
San Simeon Community Services District



2.1 Water Use Demand Factors

There are several methods for developing the unit factors. The projected water demands in the currently adopted Master Plan were based on the entire system's average daily demand. The average daily demand represented the demand from all of the land uses and is not specific to commercial, residential or industrial uses. However, to account for the proposed developments, which consist of different types of land use, this WSA uses the 2013 EDU Study (prepared by Phoenix Civil Engineering, January 2014) as a fundamental document to project the future demand.

2.2 Equivalent Dwelling Unit

Equivalent Dwelling Unit (EDU), a standard unit of water demand equal to one single family residence. In the 2013 EDU Study, the methodology to calculate the EDU is first to review the metered water usage data by account type and manually remove the single family residential accounts that had been metered under 2,000 cubic feet per year, which was regarded as not occupied full time by the resident. The average historical 3-year single family residential water usage per account is defined as one EDU water demand. Through this process, the 2013 EDU Study came up with 1 EDU equaling to 4,050 cubic feet per year water consumption.

Akel Engineering Group has updated the EDU calculations by applying the methodology used in the 2013 Study and updating the water usage to the available recent data. In 2018-2019 fiscal year water usage records, 56 single family residential units had been metered having over 2,000 cfy water consumption, and their 3-year actual water usages were averaged to get the water consumption baseline per EDU.

In this way, one EDU is calculated as equaling 4,400 cubic feet per year, or 0.101 AFY. The EDU conversions have been updated accordingly and are documented in [Table 2](#).

It should be noted that the 2013 EDU Study was prepared based on the water usage meter readings, which were water consumption data. In order to reflect the water losses in the system, the EDU calculation in this WSA was based on the water consumption data and balanced to the same year's water production amount.

2.3 Proposed Project Water Demand Projections

The development information provided by District staff identified the project site would develop as a combination of residential and non-residential land use types. It is assumed that the water use based on the most recent land use plan, zoning and updated Water Waitlist received from the District staff will supersede the estimates previously provided in the Master Plan. The calculated and phased water demand projection results of this Project from initiation to the year 2045 are documented in [Table 3](#) and [Table 4](#) and summarized below.

Table 2 Existing Water Demand and EDUs by Land Use

System-Wide Water Supply Assessment
San Simeon Community Services District

Land Use	Number of Units		EDU Conversion		Number of EDUs		Water Demand Unit Factor ³		Water Demand	
	2013 EDU Study ¹	2022 WSA ²	2013 EDU Study ¹	2022 WSA ²	2013 EDU Study	2022 WSA	2013 EDU Study	2022 WSA	2013 EDU Study (AFY)	2022 WSA (AFY)
Single Family Residential	59 ⁴	56 units ≥ 2,000 cfy 100 units < 2,000 cfy	1 unit = 1 EDU	1 unit = 1 EDU	59.0	81.4 ⁵			5.48 ⁶	8.22
Multi-Family Residential	9	8	1 unit = 9.6 EDUs	1 unit = 7.9 EDUs	86.4	63.2			8.03	6.38
Retail	5	5	1 unit = 2.2 EDUs	1 unit = 3.8 EDUs	11.0	19.0	1 EDU = 4,050 cf/yr or 0.093 AFY	1 EDU = 4,400 cf/yr or 0.101 AFY	1.02	1.92
Motel	11	10	1 unit = 52.9 EDUs	1 unit = 49.9 EDUs	581.9	499.0			54.10	50.41
Restaurant	6	6	1 unit = 10.1 EDUs	1 unit = 11.1 EDUs	60.4	66.6			5.62	6.73
Irrigation	12	12	1 unit = 1.1 EDUs	1 unit = 0.8 EDUs	13.2	9.6			1.33	0.97
				Total	798.7	647.8			75.59	74.63



Notes:

1. Source: SSCSD - EDU Calculations, January 2014, prepared by Phoenix Engineering.
2. Based on 2018-2019 fiscal year water consumption data received from District staff on 1/19/2021.
3. Based on 2018-2019 Fiscal Year End Water Usage data and balanced using 2020 water production to water consumption ratio.
4. 2013 EDU study didn't document single family units of which annual water usage was lower than 2,000 cubic feet per year, which were regarded as "part-time" residents.
5. This WSA applies the same EDU calculation methodology as the 2013 Study to establish the water usage EDU baseline, and the EDU number documented was accounted for the actual 2020 water production amount.
6. This result should be lower than the actual projected demand, since water demand from "part-time" single family accounts are not included.

Table 3 Water Wait List
 System-Wide Water Supply Assessment
 San Simeon Community Services District

Position Number	Name	Proposed Future Developments	Estimated Water Demand (AFY)
1	Cavalier Inn Inc. ¹	145 Motel & 2400 sq ft. restaurant	11.81
2	Evans ¹	Retail	0.38
3	Mouchawar ¹	35 Motel	2.58
4	V& H Holdings ¹	1 Residence	0.10
5	Hurlbert for Tides of San Simeon ¹	6 Condos + 1 irrigation meter	0.65
6	Seifert ¹	6 Condos	0.61
7	Tyo ¹	3 Residences	0.30
8	Hather and/or Hulbert ¹	10 Residences	1.01
9	Sansone, Inc. ¹	30.5 (30 Multi-Family Edu's + .5 Irrigation)	3.07
10	Sansone, Inc. ¹	64.5 (64 Multi-Family EDU's + .5 Irrigation)	6.51
11	Sansone, Inc. ¹	10.5 (10 Multi-Family EDU's + .5 Irrigation)	1.05
12	Hather ²	5 Residences	0.51
13	Lloyd Marcum ³	26 (13 residential 13 mixed use)	6.30
14	V&H Holdings ³	25 residential units	2.53
		Total	37.41



3/8/2022

Notes:

1. Source: San Simeon Community Services District Resolution No. 20-426, 2020 Water Sewer Connection Waitlist, Exhibit "A".
2. Proposed Hather developments were split up per updated Water Wait List Reconciliation document dated 03/07/2022.
3. 2 developments has been added to the waitlist per updated Water Wait List Reconciliation document provided by District staff on 03/07/2022.

Table 4 Water Demand Projections

System-Wide Water Supply Assessment
San Simeon Community Services District

	Projected Water Demand					
	2020 ¹ (AFY)	2025 ² (AFY)	2030 ² (AFY)	2035 ² (AFY)	2040 ² (AFY)	2045 ² (AFY)
Residential	16.6	20.11	23.64	27.16	30.69	34.2
Commercial	58.2	62.16	66.11	70.06	74.02	78.0
Total	74.78	82.27	89.75	97.23	104.71	112.2
Annual Percent Growth³	-	2.0%	1.8%	1.7%	1.5%	1.4%



3/8/2022

Notes:

1. 2020 Demand based on 2020 yearly well production from RVS Month End Reports received from District staff on 12/13/2021.
2. Estimated Demand for future developments was extracted from Water Wait List Reconciliation received from District staff on 3/7/2022 and evenly distributed through the planning horizon.
3. Pursuant to the San Luis Obispo County's Growth Management Ordinance, the county-wide allowed annual dwelling units growth rate is generally 2.3% of the existing county dwelling units.

- **Residential Water Demand** – On the Updated Water Waitlist, the proposed future residential development has a total of 173 residential units and 2 irrigation accounts, which are equivalent to 173 EDUs and 2 EDUs. Using the updated water demand per EDU, the residential and irrigation water demands of the proposed future development on the waitlist within the District are estimated at approximately 17.5 AFY and 0.2 AFY, respectively. The total residential (with irrigation) water demand for the existing and proposed future development at the end of the 25-year horizon is estimated to be approximately 34.2 AFY.
- **Commercial Water Demand** – The proposed future commercial development consists of 14 retail, 1 restaurant, and 180 motel rooms. Applying the EDU conversions to the proposed development, the commercial developments are expected to result in a growth of 195.7 EDUs. The non-residential water demands of the proposed future development within the District are estimated at 19.8 AFY for developments on the waitlist. The total Commercial water demand for the existing developments and proposed future development at the end of the 25-year horizon is estimated to be 78.0 AFY.

It should be noted that, according to the Water Waitlist, 1 motel room equals 0.73 EDU. Additionally, the projected demands of the on waitlist developments were intentionally evenly distributed to each year during the 25-year window, which was for information and analysis purposes only. The future actual demand is depending on the construction timing of each project, while this WSA basically covers the total demands of the Project.

3.0 PROJECTED WATER SUPPLY

This section characterizes the intended water supply that will be used to serve the estimated water demands as detailed in **Section 2**.

3.1 Groundwater Basin

Law

10631. (b)(4) *If groundwater is identified as an existing or planned source of water available to the supplier, all of the following information shall be included in the plan:*

(B) A description of any groundwater basin or basins from which the urban water supplier pumps groundwater.

The District is located above the Pico Creek Valley Groundwater Basin. The San Simeon Community Services District is in the process of preparing the Pico Creek Valley Groundwater Basin Instream Flow Management Plan. Information from the draft and final version of the documents were not in the preparation of this WSA.

According to the 2014 Pico Creek Valley Groundwater Study, the groundwater basin includes an area of approximately 70 acres, and the Pico Creek watershed is approximately 14 square miles in area. The basin is noted as having significant seawater intrusion with the increases of water production and the length of the drought. The Groundwater Study also noted that the intrusion would typically not occur during normal wet and dry years at basin production levels of 80 AFY and 110 AFY (District well production only). However, during drought cycles, chloride concentrations would be significantly increased due to seawater intrusion, and last for a few months depending on the water production amount.

According to the District's Master Plan, three groundwater wells serve as the domestic water source of supply ([Table 5](#)). It should be noted that, per the Division of Drink Water Permit, Well 3 can only be operated 5 days per year.

3.2 Water Rights

Examples of legal factors that could impact the supply reliability of a water distribution system include pumping limitations in adjudicated groundwater basins and surface water contracts. Historically, groundwater has been the sole source of water supply within the District, and there are no new sources of supply currently planned. Groundwater is extracted from the Pico Creel Valley Groundwater Basin, which has not been adjudicated. According to the Water License (License 12272, Permit 12465), San Simeon Community Services District has the right to the maximum production of 140 AFY from Pico Creek underflow. Based on available information, including that which has been developed by the Groundwater Sustainability Agencies (GSAs) to date, the groundwater supply for the proposed future developments within the area of the District is expected to meet future demands, as discussed in the later sections.

3.3 Water Supply Reliability

There are two aspects of supply reliability to be considered. The first relates to immediate service needs and is primarily a function of the availability and adequacy of the supply facilities. This aspect is considered for emergency reliability. The second aspect is climate-related and involves the availability of water during mild or severe drought periods.

Law

10631 (b) Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision 10631(a).

(4) (Provide a) detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the urban water supplier. The description and analysis shall be based on information that is reasonable available, including, but not limited to, historic use records.

Table 5 Existing Water Supply Facilities
 System-Wide Water Supply Assessment
 San Simeon Community Services District

Supply Facility	Location ¹	Design Capacity ²		2020 Actual Production ³	
		(gpm)	(AFY)	(gpm)	(AFY)
Well 1	Pico Creek Valley	300	483	26.3	42.4
Well 2	Pico Creek Valley	300	483	20.1	32.4
Well 3 ⁴	Hearst Pico Creek Ranch	100	161	0	0
System Well Supply Capacity					
	Total Well Capacity	700	1,127	46.4	74.8
	Firm Well Capacity⁵	300	483	46.4	74.8



2/23/2021

Notes:

1. Source: Table 1 from Pico Creek Valley Groundwater Basin 2014 Groundwater Availability Update.
2. Well design capacity information from email received from District staff on 01/19/22.
3. Source: 2020 RVS Month End Reports received from San Simeon CSD staff on 12/13/2021.
4. Per Division of Drink Water (DDW) permit, Well 3 can only be operated 5 days per year.
Therefore, Well 3 does not count as District's firm capacity.
5. Firm well capacity is defined as the largest available well is intentionally excluded for standby.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Figure 3
Existing Water System
 System-Wide Water
 Supply Analysis
 San Simeon Community
 Services District



Legend

Existing System

Tanks

Wells

RO Treatment Facility

Hydrants

Pipelines by Diameter

4"

6"

8"

10"

District Limit



Update: January 5, 2022



3.3.1 Groundwater Supply Facilities

The District currently uses local groundwater as its primary source of supply. Water supply for the municipal water system is extracted from underground aquifers via two existing 300 gallons per minute (gpm) groundwater wells located north of the community, in the Pico Creek Valley, and a third 100 gpm standby well on the Hearst Pico Creek Ranch (Figure 3 and Table 5). The firm well capacity, which assumes the largest well standby for emergency purposes, of the supply system, is 300 gpm, or 483 acre-feet per year (AFY). Note that per the Division of Drink Water permit, the third well can only be operated 5 days per year. Therefore, Well 3 does not account for the District's firm capacity.

The District's Master Plan recommends the construction of future storage tanks to enhance long-term reliability. These facilities provide emergency storage sufficient to handle the service area needs during power outages or other emergencies. Adding supply and distribution system enhancements will also add reliability through redundancy.

3.3.2 Groundwater Basin Sustainable Yield

Law

10631 (b)(1) *A detailed discussion of anticipated supply availability under a normal water year, single dry year, and droughts lasting at least five years, as well as more frequent and severe periods of drought, as described in the drought risk assessment. For each source of water supply, consider any information pertinent to the reliability analysis conducted pursuant to Section 10635, including changes in supply due to climate change.*

The Groundwater Study describes the simulated impacts to the groundwater levels for different total production amounts of the two wells. The severity and duration of seawater intrusion increase significantly with both increases in the well production and the length of the drought.

80 AFY Groundwater Well Production

The District has a current well production of approximately 80 AFY, which is identified in the Groundwater Study that intrusions are less likely to occur until the second year of severe drought. Based on the historical metered depths to groundwater provided by the District staff, which is shown in Figure 4, in the past 5 years, from 2016 to 2020, the groundwater level was consistent and wasn't significantly affected by the District's water production.

110 AFY Groundwater Well Production

At a production of 110 AFY, intrusions would not be expected during a combination of normal wet and dry years, but in some typical drought cycles. Therefore, the sustainable yield of Pico Creek Valley Groundwater Basin for the District is 110 AFY without water filtering facilities.

140 AFY Groundwater Well Production

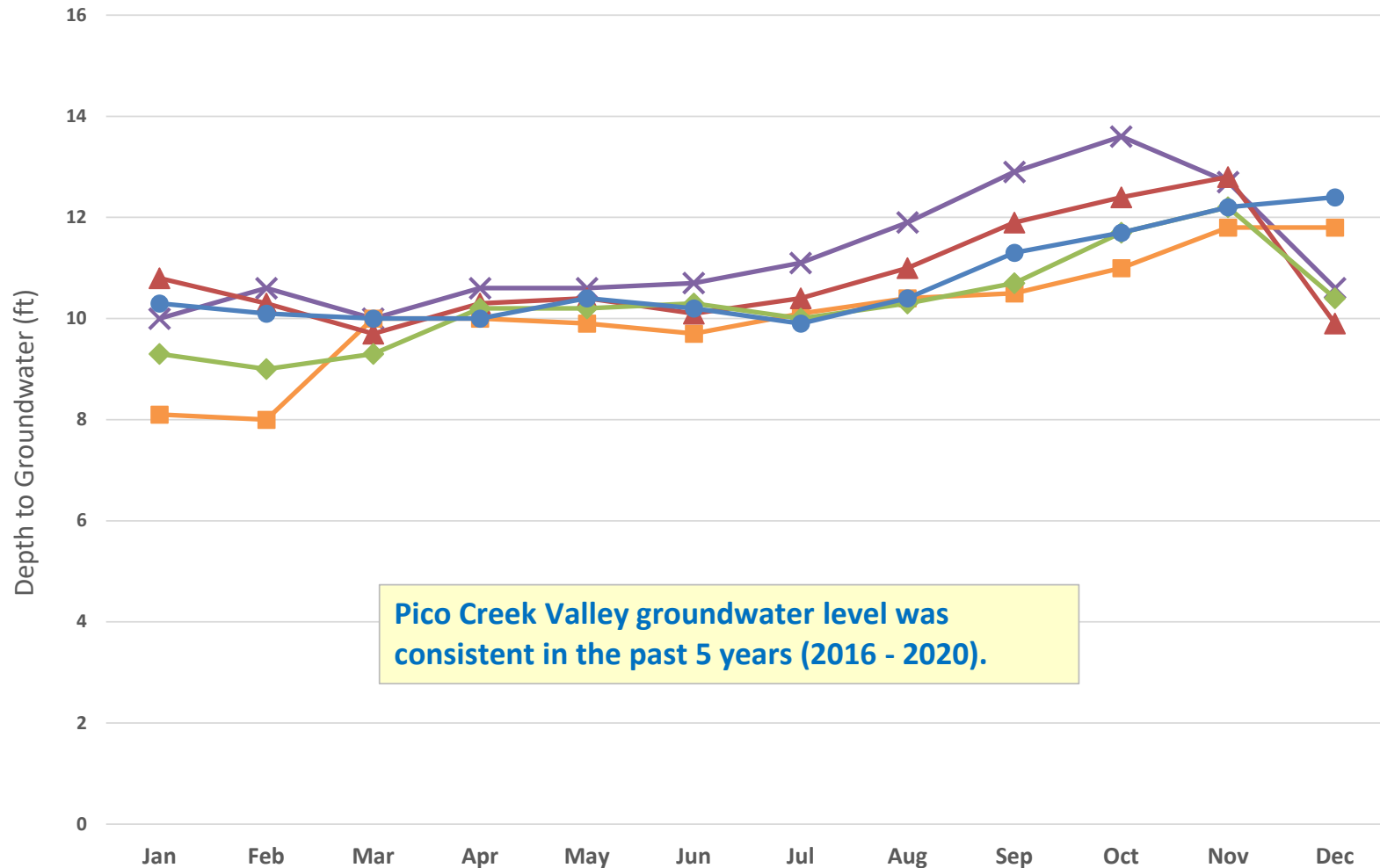
According to the DWR Water License, the district is allowed to divert from the groundwater basin with an annual limit of 140 AFY. In the Groundwater Study, as the simulated well production increased to 140 AFY, it was observed that during either a single dry year or multiple dry years, the chloride concentrations would significantly exceed the practical limit of 1,000 mg/L. With the District's effort, a reverse osmosis (RO) unit was installed and used to treat brackish and mineral heavy community water from the existing well field.

However, during the RO treatment process, the pure water (product water) goes to the water storage tank, and the waste stream (RO reject water, or brine) that brings all the contaminants and chloride, goes down the drain. Per District staff direction, the District's RO system rejection rate is approximately 20%.

According to the Groundwater Study, if desalination facilities are available during dry winters and critical drought years, the well can produce 140 AFY groundwater without impacting water quality at the Hearst Pico Creek Stables. Therefore, during the RO operating period, the max amount of potable water supply is approximately 112 AFY, equaling 80 percent of the 140 AFY groundwater availability, as summarized in [Table 6](#).


Under different RO facility statuses (online or offline), the potable water availabilities are observed to be similar to some extent, which are 112 AFY with RO facility online and 110 AFY without RO operating.

(The remainder of this page is intentionally left blank.)



Pico Creek Valley groundwater level was consistent in the past 5 years (2016 - 2020).

LEGEND

-  Well Depth in 2016
-  Well Depth in 2017
-  Well Depth in 2018
-  Well Depth in 2019
-  Well Depth in 2020

Source: SSCSD 2021 Board Packet, January 2021,
Page 4, Superintendent's Report.

February 24, 2022

Figure 4

Historical Depth to Groundwater
System-Wide Water Supply Assessment
San Simeon Community Services District



Table 6 Water Supply Scenarios
 System-Wide Water Supply Assessment
 San Simeon Community Services District

Groundwater Basin Sustainable Yield ¹ (AFY)	Water Availability For the District ² (AFY) (gpm)		Average Production ^{3,4,5} (AFY)
140.0	112.0	69.4	86.9



2/10/2022

Notes:

1. Source: Groundwater Availability Study Pico Creek Valley Groundwater Basin 2014 Update, Part I, Basin Sustainable Yield Estimate (with desalination facilities online).
2. Per District staff direction, approximate 20% of water loss (rejection) generated during the RO treatment process.
3. 2001-2013 annual water production extracted from 2014 Pico Valley Groundwater Basin Study Table 2.
4. 2014-2016 annual water production extracted from 2018 Master Plan Table 3.
5. 2020 annual water production based on 2020 RVS Month End Reports received from SSCSD staff on 12/13/2021.

Table 7 Historical Precipitation and Production
 System-Wide Water Supply Assessment
 San Simeon Community Services District

Year	Actual Precipitation		Year Type ^{3,4}	Actual Production ^{5,6,7} (AFY)
	San Simeon ¹ (inch)	SLO West ² (inch)		
Historical				
2001	N/A	24.7	Wet	107.1
2002	N/A	5.5	Dry	102.5
2003	N/A	5.7	Dry	112.3
2004	N/A	21.4	Wet	89.0
2005	N/A	19.6	Wet	100.7
2006	N/A	20.0	Wet	93.3
2007	N/A	8.4	Dry	93.9
2008	N/A	14.8	Wet	84.1
2009	N/A	5.8	Dry	72.4
2010	N/A	18.7	Wet	81.3
2011	N/A	17.9	Wet	78.9
2012	16.6	9.7	Dry	75.8
2013	4.0	3.0	Dry	81.6
2014	13.7	12.7	Normal	76.5
2015	5.9	5.4	Dry	90.5
2016	20.6	17.3	Wet	89.6
2017	26.8	18.8	Wet	73.2
2018	14.9	10.9	Normal	78.7
2019	N/A	2.3	Dry	81.1
2020	N/A	2.3	Dry	74.8
Historical Average				
	14.6	12.2		86.9



3/17/2022

Notes:

1. Historical precipitation per San Luis Obispo County Rain Gauge #764 San Simeon records from 2011 to 2019. Since data from some years are not available or incomplete, records from this station are not used for analysis in this report.
2. Historical Precipitation per CIMS San Luis Obispo West Station (#160) Annual Precipitation from 2001 to 2020.
3. "Wet Year" assumes actual annual precipitation more than (average precipitation + 2 inch).
4. "Dry Year" assumes actual annual precipitation less than (average precipitation - 2 inch).
5. 2001-2013 annual water production extracted from 2014 Pico Valley Groundwater Basin Study Table 2.
6. 2014-2016 annual water production extracted from 2018 Master Plan Table 3.
7. 2017-2019 annual water production extracted from annual Board of Directors meeting packets.

4.0 SUPPLY SUFFICIENCY ANALYSIS

Law

10635 (a) *Every urban water supplier shall include, as part of its urban water management plan, an assessment of the reliability of its water service to its customers during normal, dry, and multiple dry water years. This water supply and demand assessment shall compare the total water supply sources available to the water supplier with the total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and multiple dry water years. The water service reliability assessment shall be based upon the information compiled pursuant to Section 10631, including available data from state, regional or local agency population projections within the service area of the urban water supplier.*

Pursuant to California Water Code § 10910, the water supply assessment for the project shall include a discussion with regard to whether the total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection will meet the projected water demand associated with the proposed project.

In this section, a detailed analysis of the water supply and demand comparison will be provided to determine the groundwater supply sufficiency within the District with proposed future developments, assuming the Project develops as the Water Sewer Waitlist received from District staff.

Historical precipitation data were used to determine the year type, when annual precipitation is 2 inches above the average amount, it's regarded as a wet year. Otherwise, if the annual precipitation is 2 inches below the average amount, it's regarded as a dry year, details are listed in [Table 7](#). There is a San Luis Obispo rain gauge installed within the District's service area, however, available data only covered a limited time range (2011-2019 fiscal years). To have a more comprehensive understanding of the climate impacts, historical precipitation data collected by DWR's San Luis Obispo West Station #160 from 2001 to 2020 were used in this report.

Due to limited data of the historical water use under different conditions, the demand projections in this WSA were based on the production percentage of base year production under single dry and multiple dry years conditions, as summarized in [Table 8](#).

The supply vs. demand analyses under different year types are listed below and summarized as shown in [Table 9](#), [Table 10](#), and [Table 11](#).

- **Normal Year:** The normal year is a year that represents the median runoff levels from precipitation, as well as the same general pattern of runoff. The supply quantities would be similar to historical average supplies. According to the Groundwater Basin Study, the projected sustainable yield is 112 AFY, and the projected future water demand within the District's area is calculated as 112.2 AFY in 2045 under normal year conditions. There is a supply deficiency of 0.2 AFY in the year 2045 to meet the estimated water demand,

generally, in normal years, minor supply deficiencies may be fixed by implementing permanent water conservation actions. Therefore, the system supply is expected to be sufficient to meet the future demand with the proposed developments on Water Waitlist under normal year conditions if water conservations take effect. The comparisons are documented in [Table 9](#) and depicted in [Figure 5](#).

- **Single-Dry Year:** The single dry year is defined as the individual year with the lowest usable water supply and slightly higher water demands, which is observed to be the year 2015 in the historical climate data. And the demand is projected to be approximately 132.7 AFY in the year 2045, which would exceed the sustainable yield by 20.7 AFY, as shown in [Table 10](#) and [Figure 6](#). Pursuant to the District's Ordinance No. 117, water shortage stages shall be declared based on the water supply conditions and implement the Water Conservation Plan to promote water conservation. In this way, the limited water supply may be sufficient to meet the reduced water demand.
- **Multiple Dry Years:** Similar to single-dry year, the five consecutive-year droughts is defined as the five consecutive years with the lowest usable water supply and slightly higher water demands, which are observed to be the year 2012, 2013, 2014, 2015, and 2016. In the year 2045, the demand is projected to be approximately 111.1 AFY, 119.6 AFY, 112.2 AFY, 132.7 AFY, and 131.4 AFY, if it's the first, second, third, fourth, or fifth year in a prolonged drought cycle, respectively. Generally, the supply system is observed to be sufficient to meet the demand requirement in some dry years in prolonged droughts. The supply might not be able to satisfy the demand during the entire cycle, see details in [Table 11](#). However, with the Water Conservation Plan taking effect, making the waste and unreasonable use of water being prevented, the limited water supply may meet the reduced water demand during drought.

(The remainder of this page is intentionally left blank.)

Table 8 Basis of Water Year Data
 System-Wide Water Supply Assessment
 San Simeon Community Services District

Year Type	Base Year	Actual Production (AFY)	Percentage of Average Production (%)
Base Year	2014	76.5	100%
Single-Dry Year	2015	90.5	118%
Consecutive Dry Years 1st Year	2012	75.8	99%
Consecutive Dry Years 2nd Year	2013	81.6	107%
Consecutive Dry Years 3rd Year	2014	76.5	100%
Consecutive Dry Years 4th Year	2015	90.5	118%
Consecutive Dry Years 5th Year	2016	89.6	117%

Table 9 Normal Year Supply and Demand Comparison
 System-Wide Water Supply Assessment
 San Simeon Community Services District

	2025	2030	2035	2040	2045
	(AFY)	(AFY)	(AFY)	(AFY)	(AFY)
Supply	112.0	112.0	112.0	112.0	112.0
Demand	82.3	89.7	97.2	104.7	112.2
Remaining Supply Capacity ^{1,2}	29.7	22.3	14.8	7.3	-0.2



3/8/2022

Notes:

1. Remaining supply capacity is calculated by Supply minus Demand.
2. Minor supply deficiencies may be fixed by implementing permanent water conservation actions.

Table 10 Single Dry Year Supply and Demand Comparison
 System-Wide Water Supply Assessment
 San Simeon Community Services District

	2025	2030	2035	2040	2045
	(AFY)	(AFY)	(AFY)	(AFY)	(AFY)
Supply	112.0	112.0	112.0	112.0	112.0
Demand	97.3	106.1	115.0	123.8	132.7
Remaining Supply Capacity ^{1,2}	14.7	5.9	-3.0	-11.8	-20.7



3/8/2022

Notes:

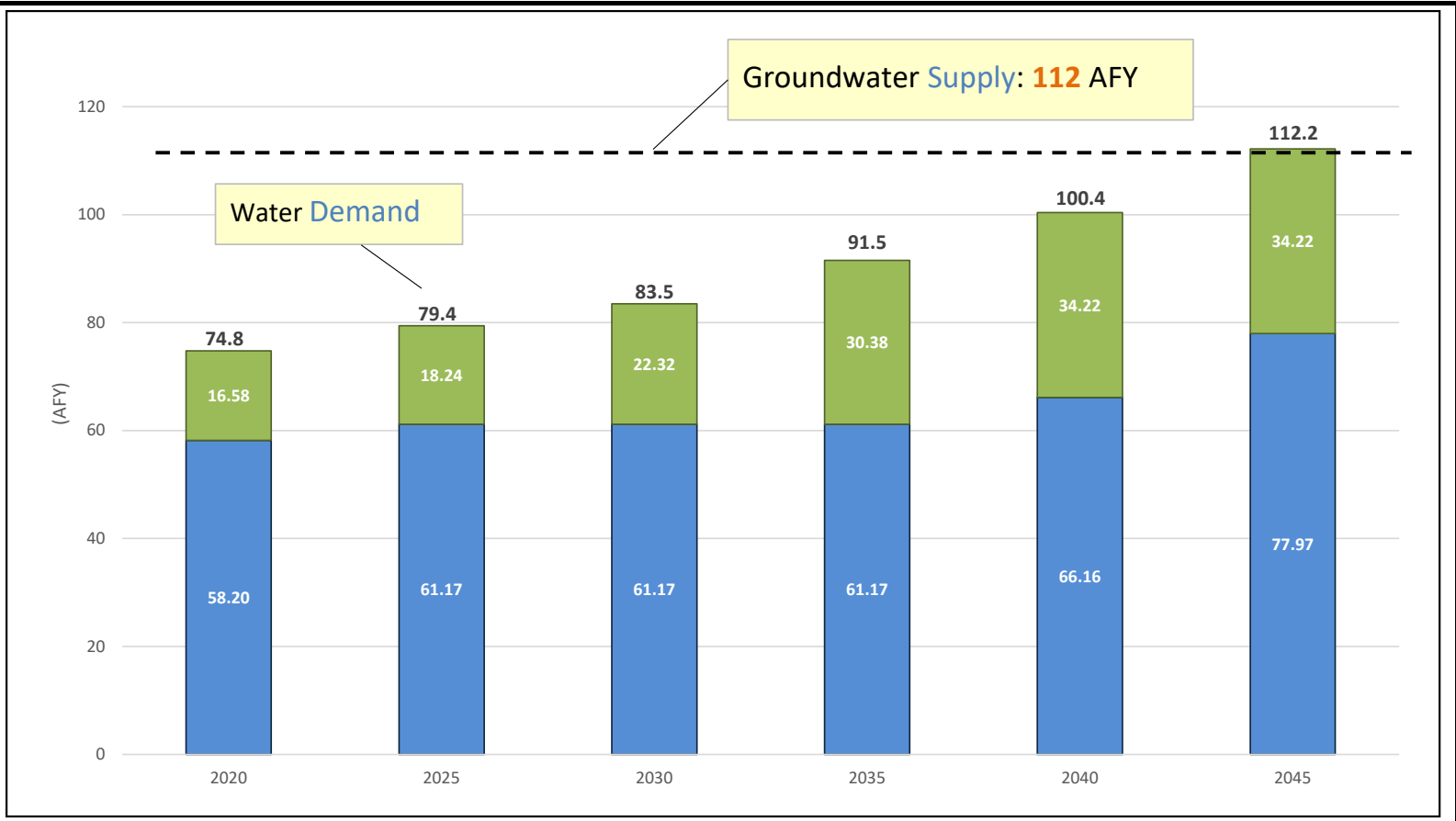
1. Remaining supply capacity is calculated by Supply minus Demand.
2. According to Ordinance No. 117, during drought, water shortage levels may be declared as necessary, and water demand is expected to be reduced due to implementation of water conservation.

Table 11 Multiple Dry Years Supply and Demand Comparison
 System-Wide Water Supply Assessment
 San Simeon Community Services District

Consecutive Dry Years	Supply vs. Demand	2025 (AFY)	2030 (AFY)	2035 (AFY)	2040 (AFY)	2045 (AFY)
1st Year	Supply	112.0	112.0	112.0	112.0	112.0
	Demand	81.5	88.9	96.3	103.7	111.1
	Remaining Supply Capacity¹	30.5	23.1	15.7	8.3	0.9
2nd Year	Supply	112.0	112.0	112.0	112.0	112.0
	Demand	87.7	95.7	103.7	111.7	119.6
	Remaining Supply Capacity^{1,2}	24.3	16.3	8.3	0.3	-7.6
3rd Year	Supply	112.0	112.0	112.0	112.0	112.0
	Demand	82.3	89.7	97.2	104.7	112.2
	Remaining Supply Capacity^{1,2}	29.7	22.3	14.8	7.3	-0.2
4th Year	Supply	112.0	112.0	112.0	112.0	112.0
	Demand	97.3	106.1	115.0	123.8	132.7
	Remaining Supply Capacity^{1,2}	14.7	5.9	-3.0	-11.8	-20.7
5th Year	Supply	112.0	112.0	112.0	112.0	112.0
	Demand	96.3	105.1	113.8	122.6	131.4
	Remaining Supply Capacity^{1,2}	15.7	6.9	-1.8	-10.6	-19.4

Notes:

1. Remaining supply capacity is calculated by Supply minus Demand.
2. According to Ordinance No. 117, during drought, water shortage levels may be declared as necessary, and water demand is expected to be reduced due to implementation of water conservation.



LEGEND

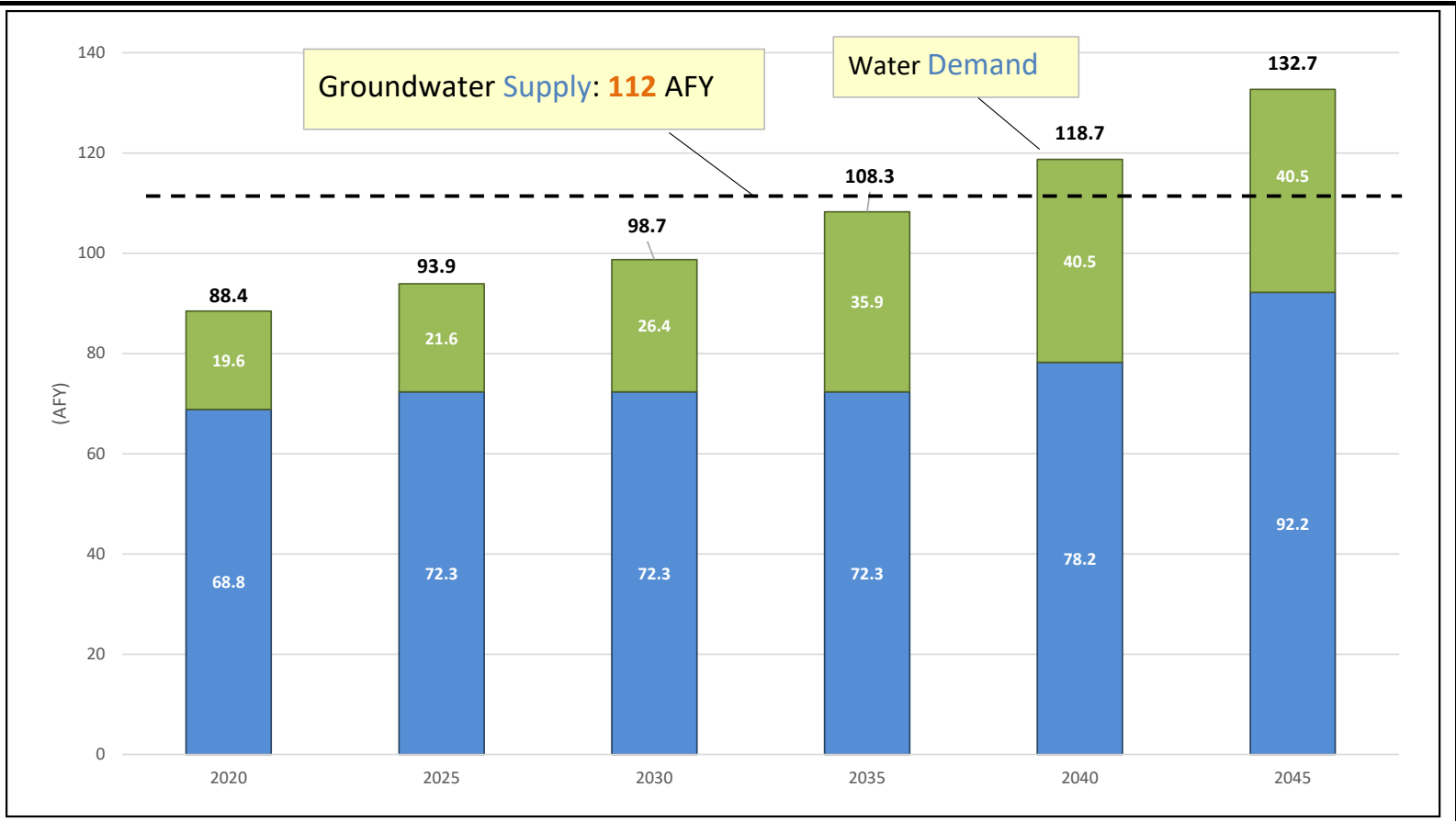
Annual Water Demand

- Commercial
- Residential

Figure 5
Existing and Projected Future
Water Demand vs. Supply Comparison
Under Normal Year Condition
 System-Wide Water Supply Assessment
 San Simeon Community Services District



March 8, 2022



LEGEND

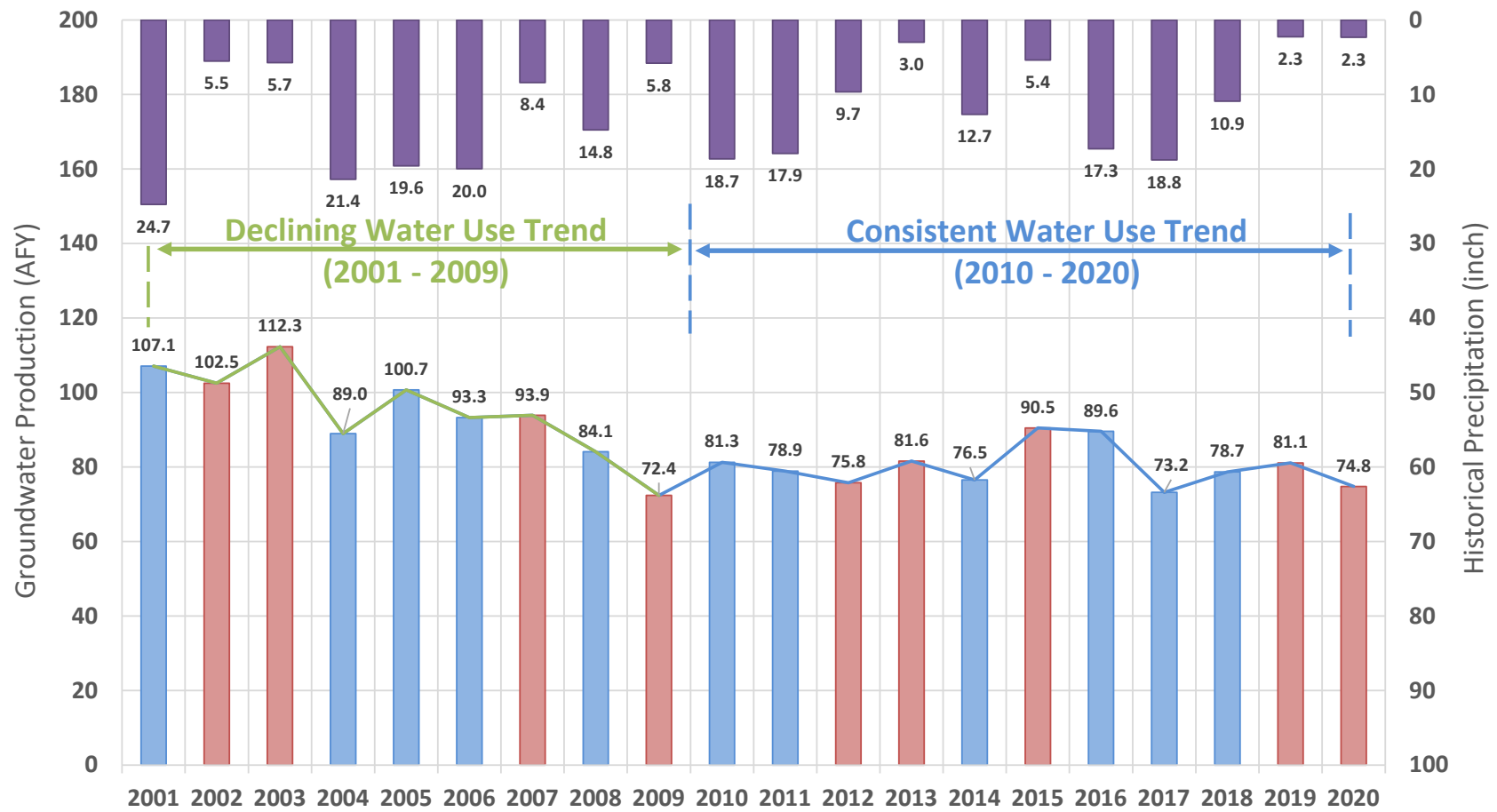
Annual Water Demand

- Commercial
- Residential

Figure 6
Existing and Projected Future
Water Demand vs. Supply Comparison
Under Single Dry Year Condition
 System-Wide Water Supply Assessment
 San Simeon Community Services District



March 8, 2022



LEGEND

Year Type

- Normal Year or Wet Year Water Production
- Dry Year Water Production
- Precipitation

Figure 7
Historical Groundwater Productions and Trends

System-Wide Water Supply Assessment
 San Simeon Community Services District



February 24, 2022

It should be noted that, from the historical groundwater productions and trends ([Figure 7](#)), the actual water production has a significant reduction from 2001 to 2009 (approximately 20% declining), after 2009, the water consumption amount trends to be consistent.

Comparing the groundwater sustainable yields and water demands, the water supply from the Pico Creek Valley Groundwater Basin is 0.2 AFY deficient to serve the system-wide demand in the year 2045 under normal year conditions. However, if implementing permanent demand reduction actions, the supply may be able to meet the reduced water demands. Additionally, in a single dry year or consecutive dry years, the projected demand is expected to exceed the system supply. Therefore, water conservation actions and procedures, such as declaring drought and calling for short-term water use reductions, are necessary for maximizing the use of available supplies in order to meet the potential shortage, more details are discussed in the next section.

5.0 WATER SHORTAGE CONTINGENCY PLANNING

Law

10632 (a)(1) Stages of action to be undertaken by the urban water supplier in response to water supply shortages, including up to a 50 percent reduction in water supply and an outline of specific water supply conditions which are applicable to each stage.

10632 (a)(3)

(A) Six standard water shortage levels corresponding to progressive ranges of up to 10, 20, 30, 40, and 50 percent shortages and greater than 50 percent shortage. Urban water suppliers shall define these shortage levels based on the suppliers' water supply conditions, including groundwater levels, changes in surface elevation or level of subsidence, or other changes in hydrological or other local conditions indicative of the water supply available for use. Shortage levels shall also apply to catastrophic interruption of water supplies, including but not limited to, a regional power outage, an earthquake, and other potential emergency events.

(B) An urban water supplier with an existing water shortage contingency plan that uses different water shortage levels may comply with the requirement in subparagraph (A) by developing and including a cross-reference relating its existing categories to the six standard water shortage

The DWR-recommended six standard water shortage levels in the 2020 Urban Water Master Plan Guidebook, as documented in [Table 12](#), that represent progressively increasing estimated shortages from the normal reliability. The shortage levels have been standardized to provide a consistent regional and statewide approach to conveying the relative severity of water supply shortage conditions. Identifying the appropriate shortage level will be in accordance with the supply conditions described in Ordinance No. 117, the District's Water Conservation Plan. This WSA maintains the current three stages of water shortages included in Ordinance No. 117 and develops a DWR approved crosswalk to meet overall reduction requirements stipulated by DWR.

As an example, if it's observed that the Pick Creek stops running to the ocean, which is Stage One in Ordinance No. 117, the District would be considered in an Alert or Significant Drought condition, corresponding to Stage One or Two in the DWR recommended stages.

With recommendations from District staff, the District Board of Directors has the authority to declare the appropriate conservation level considered necessary to manage the system demands and mitigate the water shortage. The Board of Directors can also downgrade, upgrade, or terminate a shortage response level based on District staff recommendations. The District's groundwater supply is dependent on natural recharge from surface water runoff as well as additional seawater intrusion. In periods of drought, when more groundwater is pumped out from the well field, the chloride concentrations of water from Pico Creek Valley Groundwater Basin would be expected to be significantly increased due to seawater intrusion. District Board of Directors will manage to reduce groundwater pumping to avoid severe seawater intrusion and minimize subsidence.

In order to reduce water consumption system-wide, the District has a water conservation ordinance that may be invoked to implement restrictions on water use. Currently, the District's conservation ordinance describes permanent water use restrictions as well as a multiple-stage water rationing plan that can be invoked to adjust water use with shortage conditions. Each water rationing stage includes a water demand reduction percentage, which is to be applied to normal water demands. The plan is dependent on the cause, severity, and anticipated duration of the water shortage, and a combination of voluntary and mandatory water conservation measures, which can be put in place to reduce system-wide water usage. The water shortage stages are summarized on the following page in [Table 12](#).

(The remainder of this page is intentionally left blank.)

Table 12 Water Shortage Levels Crosswalk
 System-Wide Water Supply Assessment
 San Simeon Community Services District

SSCSD Stage	Supply Condition	SSCSD Percent Supply Reduction	Demand Reduction Actions	Corresponding Relationship	DWR Recommended Stages	Percent Supply Reduction
0	Normal supply.	None	Permanent water conservation requirements are effective at all times	→	0	None
1	Pico Creek stops running to the ocean.	Up 20%	<ul style="list-style-type: none"> - Use of fire hydrants shall be limited to firefighting and/or activities necessary to maintain public health and safety. - Washing trailers, boats, mobile homes, parking areas, and buildings, while using District Potable Water shall be limited to once a month. - Washing automobiles and trucks shall be limited to twice a month. - All outdoor irrigation with DPW shall be limited to once a week. 	↙ ↘	1	Up to 10%
					2	10 to 20%
2	Well field levels drop 5% below monthly historical average for 3 consecutive weeks.	20 to 40%	<ul style="list-style-type: none"> - Using DPW for the filling, refilling, or adding water to swimming pools, wading pools, or spas more than the necessary amount for operation is prohibited. - All outdoor irrigation using DPW shall be limited to twice per month. - Washing automobiles and trucks with DPW shall be limited to once per month, with minor rinsing allowed. - Use of DPW for construction compaction is prohibited. 	↙ ↘	3	20 to 30%
					4	30 to 40%
3	Well field levels drop 12% below monthly historical average for 3 consecutive weeks unless monitored chloride levels can be found below 250mg/L.	Greater than 40%	<ul style="list-style-type: none"> - All outdoor irrigation with DPW shall be prohibited - Washing and rinsing of automobiles and trucks with DPW shall be prohibited 	↙ ↘	5	40 to 50%
					6	Greater than 50%



Notes:

1. Source: SSCSD 2016 Ordinance No. 117, Water Conservation Plan.

6.0 SUMMARY

The land use projections in this report were initially based on the information contained in the received District's Geodatabase, District's 2018 Master Plan, and NCAP 2018 Update. Proposed future development (on Waitlist) was integrated as part of this study, and phased in 5-year increments and through the project horizon year of 2045, with the very valuable assistance of San Simeon Community Services District staff. A summary of the findings include:

6.1 Land Use

The proposed future development within the San Simeon Community Services District consists of 3 commercial projects, 1 mixed use project (residential and retail), and 10 residential developments ([Table 3](#)). In the buildout, the land use is expected to consist of approximately 40.1 acres of residential, approximately 41.4 acres of commercial, and approximately 20 acres of other land uses (non-demand generating), which are summarized in [Table 1](#) and graphically depicted in [Figures 1](#) and [2](#).

6.2 Water Demands

At the end of the 25-year period, for the on waitlist developments, the projected future residential water demand is approximately 17.6 AFY, and the future commercial water demand is approximately 19.8 AFY.

Based on combined existing and projected future water demands, the existing system along with the proposed on waitlist developments result in an estimated demand of 112.2 AFY at the end of the year 2045, and estimated demand of 37.4 AFY within the on waitlist developments, as documented in [Table 3](#).

6.3 Water Supply

The total groundwater sustainable yield of the groundwater basin is expected to be 110 AFY when the reverse osmosis filter (RO) is offline or 140 AFY when the RO system is online ([Table 6](#)), which is estimated based on the Groundwater Availability Study – Pico Creek Valley Groundwater Basin 2014 Update. However, per the District staff's direction, during the RO treatment process, the water loss is expected to be approximately 20% of total water production. Therefore, with the RO facility in service, the max amount of potable water supply is estimated at 112 AFY, which is similar to the groundwater sustainable yield with the RO system offline.

6.4 Water Supply Sufficiency

Comparing the groundwater sustainable yields and water demands, the water supply from the Pico Creek Valley Groundwater Basin is 0.2 AFY deficient to serve the system-wide demand in the year 2045 under normal year conditions. The minor deficiency may be fixed by implementing permanent water conservation actions. Additionally, in a single dry year or consecutive dry years,

the projected demand is expected to exceed the system supply in the 25-year window (**Tables 9,10,11** and **Figures 6, 7**). Therefore, water conservation actions and procedures (**Table 12**), such as declaring drought and calling for short-term water use reductions, are necessary for maximizing the use of available supplies in order to meet the potential shortage, more details are discussed in **Section 5**.

(The remainder of this page is intentionally left blank.)

Appendices

Appendix A

2013 EDU Calculation Study

Mr. Charles Grace
San Simeon Community Services District
111 Pico Ave.
San Simeon, CA 93452

January 20, 2014

San Simeon Community Services District – Water Usage Calculations

Dear Mr. Grace -

The District retained Phoenix Civil Engineering, Inc. (Phoenix) to review the existing water usage meter readings for the District and develop an Equivalent Dwelling Unit (EDU) that could be used to determine future development impacts to the water/wastewater systems capacity.

An Equivalent Dwelling Unit is defined as any standard service unit determined to be equivalent to one single family dwelling unit. An EDU will consume water equivalent to a single family unit or discharge wastewater at a flow and strength equal to that of an average single family unit. EDUs are frequently used for wastewater flow calculations, but the same concept can be used for water demand values.

For the analysis, three years of water meter usage values were provided by the District. The years that were reviewed were from 2010/2011 to 2012/2013. A total of 327 residential (single family) accounts were provided along with multi-family, commercial, irrigation, hotel and restaurant accounts for that period. The method used to document the meter readings by the District creates a situation where if an account was in use for part of the period and then the account holder vacated the property (relocation, etc.), the account recorded zero values for the remainder of the period under review. Conversely, if an account was opened in the middle of the three year window, the account had no meter readings for the initial period. Both of these situations were eliminated from consideration as the data are considered incomplete. In addition, there were some accounts that from the meter readings were not occupied full time by the resident. The amount of water used by that account was not realistic when expanded to represent a daily potable water demand. For example, one cubic foot is equal to 7.48 gallons. So if an account meter recorded a usage of 2,000 cubic feet per year that would equal 14,960 gallons per year or 41 gallons per day. This is considered an extremely low water usage when factoring in the usage for laundry (typically 5 to 10 gallons per load), toilet use (approximately 2 gallons per flush), (5 to 10 gallons per shower), etc.

Once all of the incomplete or nonstandard single family accounts were removed from the group, a total of 59 single family residential accounts were used to determine the average annual water usage. This group was developed using only meter readings that were complete for all three years and had readings above 2,000 cubic feet. Using this group, it was determined that the average water consumption for a single family residence was 4,050 cubic feet per year or 83 gallons per day. This is an average value and low when compared to other communities, but consistent with the value calculated in the San Simeon CSD Water System Master and Wastewater Collection System Evaluation (Boyle, 2007 p. 12). That report calculated an average demand of 74 gallons per person per dwelling unit. Also provided in that report was that the County of San Luis Obispo estimates the number of residents per unit at 0.7 to 1.4 persons.

If the group was expanded to include other meter reading values that were either incomplete or not representative of a full time resident, the EDU value would be lower. The issue that could potentially be created by a low EDU base value is that future demand on the potable water system would be underestimated.

Using the 4,050 cubic feet value, the next step was to apply that value to each of the other metered type of customers (hotels, commercial, irrigation, etc.). From the tables attached, the EDU values for each metered account are shown. An example calculation would be as follows:

EDU Multifamily Account = 3 Year Average Multifamily Account / Single Family EDU of 4,050. This calculation was repeated for all of the accounts in the other categories. The summary table shows the respective EDU values for each account.

Sincerely,

Jon Turner, PE
Principal Engineer

**San Simeon Community Services District
Water Usage Account Summary
Equivalent Dwelling Unit Calculation
Summary Table**

Single Family Dwellings	2011-2012 Total Usage	2012-2013 Total Usage	3 YEAR BASE LINE AVG	Adjusted 3 Year Baseline Average
15	2,600	2,300	2,467	2,467
25	6,922	9,740	9,158	9,158
31	2,100	1,900	1,867	1,867
40	2,600	2,600	2,567	2,567
41	3,800	3,600	3,967	3,967
46	1,500	100	1,500	2,200
49	2,400	900	1,800	2,250
58	2,000	2,000	2,267	2,267
59	6,800	7,000	5,467	6,900
66	5,000	0	3,800	5,700
70	5,200	4,700	5,400	5,400
72	4,700	4,700	4,600	4,600
74	3,300	4,400	3,733	3,733
82	2,400	3,000	2,600	2,600
88	5,100	3,200	3,433	2,600
94	1,400	2,800	2,533	3,100
95	4,600	3,400	5,300	4,000
97	2,500	2,500	2,567	2,567
98	3,300	3,800	3,700	3,700
103	2,400	3,400	2,633	2,633
107	3,300	3,000	3,333	3,333
109	3,700	3,400	3,400	3,400
110	4,600	5,000	4,700	4,700
119	3,600	2,800	2,933	2,933
120	6,300	6,000	6,033	6,033
122	5,200	5,400	5,533	5,533
123	4,200	4,000	3,867	3,867
127	5,100	1,600	3,333	4,200
128	2,300	3,200	3,033	3,033
130	2,000	1,500	2,067	2,067
134	2,400	2,100	2,200	2,200
139	5,700	6,800	6,600	6,600
146	2,600	2,000	2,600	2,600
150	1,500	2,700	2,033	2,033
151	5,900	5,300	5,567	5,567
152	2,200	2,600	2,433	2,433
154	3,500	3,600	3,333	3,333
158	2,200	2,100	2,100	2,100
174	3,800	4,400	4,100	4,100
178	3,800	3,600	3,700	3,700

**San Simeon Community Services District
Water Usage Account Summary
Equivalent Dwelling Unit Calculation
Summary Table**

Single Family Dwellings	2011-2012 Total Usage	2012-2013 Total Usage	3 YEAR BASE LINE AVG	Adjusted 3 Year Baseline Average
187	8,800	8,500	8,667	8,667
188	4,000	4,200	4,200	4,200
189	2,500	1,900	2,000	2,000
197	10,900	5,100	7,467	5,750
200	11,300	9,100	10,433	10,433
201	4,800	4,200	3,933	3,933
204	3,400	2,800	3,167	3,167
209	2,600	2,700	2,600	2,600
240	2,100	2,200	2,133	2,133
243	2,700	2,200	2,433	2,433
250	6,300	6,300	5,533	5,533
257	9,600	7,800	8,767	8,767
269	2,700	2,400	2,567	2,567
271	8,300	7,100	7,533	7,533
272	2,700	1,900	2,333	2,333
287	2,300	1,500	2,167	2,167
288	3,600	3,900	3,467	3,467
294	6,900	6,800	5,467	6,850
298	6,500	6,300	4,767	6,400
total fiscal year end usage	246,522	224,040	231,534	238,974
			Equivalent Dwelling Unit	
(Usage in Cubic Feet)				4,050

Multi-Family Dwellings	2011-2012 Total Usage	2012-2013 Total Usage	3 YEAR BASE LINE AVG	Equivalent Dwelling Unit
16	93,000	115,100	69,367	30.6
217	300	300	1,000	0.4
26	56,900	60,200	42,733	18.8
221	300	300	2,333	1.0
27	17,800	15,900	17,300	7.6
28	11,100	10,900	17,300	7.6
29	20,200	20,800	14,200	6.3
30	30,300	17,200	15,867	7.0
37	25,000	20,000	15,367	6.8

**San Simeon Community Services District
Water Usage Account Summary
Equivalent Dwelling Unit Calculation
Summary Table**

MOTEL/HOTELS

4	116,500	119,700	109,100	26.9
225	269,800	252,900	270,300	66.7
223	88,800	123,400	92,933	22.9
219	254,800	257,400	238,300	58.8
1	594,200	440,200	546,733	135.0
218	147,600	154,600	136,600	33.7
6	274,900	235,900	238,300	58.8
252	120500	110400	128166.667	31.6
278	392,300	365,000	376,933	93.1
285	93,000	96,700	90,733	22.4
291	158,800	168,600	131,633	32.5

RESTAURANTS

5	38,000	35,500	36,200	8.9
12	76,700	78,700	76,700	18.9
18	90,200	80,500	80,267	19.8
22	23,800	16,900	23,533	5.8
61	9,400	8,500	9,467	2.3
78	19,400	20,300	19,033	4.7

COMMERCIAL ACCTS

7	2,800	1,300	2,400	0.6
8	23,000	36,800	29,500	7.3
33	3,100	3,000	3,067	0.8
38	8,600	6,600	7,733	1.9
213	1,400	1,200	1,267	0.3

IRRIGATION ACCTS

60	18,300	12,200	14,200	3.5
73	320	350	347	0.1
84	800	1,000	767	0.2
124	9,800	7,100	8,567	2.1
126	14,500	15,500	13,267	3.3
131	3,700	3,400	3,400	0.8
133	1,100	1,200	1,200	0.3
160	1,900	2,300	2,133	0.5
171	400	300	367	0.1
177	6,400	6,500	6,867	1.7
194	1,900	3,900	2,700	0.7
289	100	200	150	0.0

Notes:

**San Simeon Community Services District
Water Usage Account Summary
Equivalent Dwelling Unit Calculation
Summary Table**

Equivalent Dwelling Unit calculated from data where the usage in the account was relatively consistent over the period analyzed. In cases where one usage value was an outlier from the remaining two, the remaining two were used for calculation. Residential tab shows the accounts that were used in the calculation of Equivalent Dwelling Unit (EDU). EDU calculation for remaining account types were calculated as follows: $\text{Average Usage of account} / \text{average single family residential use} = \text{EDU of the account in question}$. Hotel usage was calculated as a summary of all accounts for the period in question.

**San Simeon Community Services District
Water Usage Account Summary
Equivalent Dwelling Unit Calculation
Hotel Accounts**

ACCT #	2010-2011	2011-2012	2012-2013	3 YEAR	Equivalent Dwelling Unit
	Total Usage	Total Usage	Total Usage	BASE LINE AVG.	
4	80,200	99,400	102,200	93,933	
126	9,800	14,500	15,500	13,267	
211	1,100	2,600	2,000	1,900	
	91,100	116,500	119,700	109,100	26.9
225	251,600	234,200	215,600	233,800	
79	36,600	35,600	37,300	36,500	
	288,200	269,800	252,900	270,300	66.7
223	900	3,300	6,200	3,467	
86	65,700	85,500	114,500	88,567	
23	0	0	2,700	900	
	66,600	88,800	123,400	92,933	22.9
219	25,100	33,800	37,800	32,233	
19	177,600	221,000	219,600	206,067	
	202,700	254,800	257,400	238,300	58.8
1	9,300	13,600	12,500	11,800	
85	59,200	66,200	59,200	61,533	
10	217,400	234,300	202,200	217,967	
11	146,600	152,800	152,700	150,700	
215	166,100	119,800	1,900	95,933	
216	7,000	7,200	7,700	7,300	
222	200	300	4,000	1,500	
	605,800	594,200	440,200	546,733	135.0
218	73,100	96,500	112,000	93,867	
14	34,500	51,100	42,600	42,733	
17	0	0	0	0	
	107,600	147,600	154,600	136,600	33.7
6	112,900	143,300	134,600	130,267	
92	3,700	5,000	4,400	4,367	
212	5,400	6,500	5,300	5,733	
228	82,100	120,100	91,600	97,933	
	204,100	274,900	235,900	238,300	58.8
252	1500	1,100	1,800	1,467	
253	5500	700	400	2,200	
254	19900	15,700	18,700	18,100	
255	57200	46,900	44,400	49,500	
256	69500	56,100	45,100	56,900	
	153600	120500	110400	128,167	31.6
278	298400	301,600	280,600	280,600	
279	75100	90,700	84,400	84,400	
	373,500	392,300	365,000	376,933	93.1
285	2600	5,800	6,000	4,800	

**San Simeon Community Services District
Water Usage Account Summary
Equivalent Dwelling Unit Calculation
Hotel Accounts**

ACCT #	2010-2011 Total Usage	2011-2012 Total Usage	2012-2013 Total Usage	3 YEAR BASE LINE AVG.	Equivalent Dwelling Unit
286	79900	87,200	90,700	85,933	
	82,500	93,000	96,700	90,733	22.4
291	53000	120,800	121,400	98,400	
292	13100	33,400	43,700	30,067	
293	1400	4,600	3,500	3,167	
	67,500	158,800	168,600	131,633	32.5

**San Simeon Community Services District
Water Usage Account Summary
Equivalent Dwelling Unit Calculation
Restaurant Accounts**

ACCT #	2010-2011 Total Usage	2011-2012 Total Usage	2012-2013 Total Usage	3 YEAR BASE LINE AVG.	Equivalent Dwelling Unit
5	35,100	38,000	35,500	36,200	8.9
12	74,700	76,700	78,700	76,700	18.9
18	70,100	90,200	80,500	80,267	19.8
22	29,900	23,800	16,900	23,533	5.8
61	10,500	9,400	8,500	9,467	2.3
78	17,400	19,400	20,300	19,033	4.7
	237,700	257,500	240,400	245,200	

**San Simeon Community Services District
Water Usage Account Summary
Equivalent Dwelling Unit Calculation
Commercial Accounts**

ACCT #	2010-2011 Total Usage	2011-2012 Total Usage	2012-2013 Total Usage	3 YEAR BASE LINE AVG.	Equivalent Dwelling Unit
7	3,100	2,800	1,300	2,400	0.6
8	28,700	23,000	36,800	29,500	7.3
33	3,100	3,100	3,000	3,067	0.8
38	8,000	8,600	6,600	7,733	1.9
213	1,200	1,400	1,200	1,267	0.3
	44,100	38,900	48,900	43,967	

**San Simeon Community Services District
Water Usage Account Summary
Equivalent Dwelling Unit Calculation
Irrigation Accounts**

ACCT #	2010-2011 Total Usage	2011-2012 Total Usage	2012-2013 Total Usage	3 YEAR BASE LINE AVG.	Equivalent Dwelling Unit
60	12,100	18,300	12,200	14,200	3.5
73	370	320	350	347	0.1
84	500	800	1,000	767	0.2
124	8,800	9,800	7,100	8,567	2.1
126	9,800	14,500	15,500	13,267	3.3
131	3,100	3,700	3,400	3,400	0.8
133	1,300	1,100	1,200	1,200	0.3
160	2,200	1,900	2,300	2,133	0.5
171	400	400	300	367	0.1
177	7,700	6,400	6,500	6,867	1.7
194	2,300	1,900	3,900	2,700	0.7
289	0	100	200	150	0.0
	48,570	59,220	53,950	53,913	

**San Simeon Community Services District
Water Usage Account Summary
Equivalent Dwelling Unit Calculation
Residential and Multifamily**

ACCT #	2010-2011 Total Usage	2011-2012 Total Usage	2012-2013 Total Usage	3 YEAR BASE LINE AVG.	Adjusted 3 Year Baseline Average
15	2,500	2,600	2,300	2,467	2,467
25	10,811	6,922	9,740	9,158	9,158
31	1,600	2,100	1,900	1,867	1,867
40	2,500	2,600	2,600	2,567	2,567
41	4,500	3,800	3,600	3,967	3,967
46	2,900	1,500	100	1,500	2,200
49	2,100	2,400	900	1,800	2,250
58	2,800	2,000	2,000	2,267	2,267
59	2,600	6,800	7,000	5,467	6,900
66	6,400	5,000	0	3,800	5,700
70	6,300	5,200	4,700	5,400	5,400
72	4,400	4,700	4,700	4,600	4,600
74	3,500	3,300	4,400	3,733	3,733
82	2,400	2,400	3,000	2,600	2,600
88	2,000	5,100	3,200	3,433	2,600
94	3,400	1,400	2,800	2,533	3,100
95	7,900	4,600	3,400	5,300	4,000
97	2,700	2,500	2,500	2,567	2,567
98	4,000	3,300	3,800	3,700	3,700
103	2,100	2,400	3,400	2,633	2,633
107	3,700	3,300	3,000	3,333	3,333
109	3,100	3,700	3,400	3,400	3,400
110	4,500	4,600	5,000	4,700	4,700
119	2,400	3,600	2,800	2,933	2,933
120	5,800	6,300	6,000	6,033	6,033
122	6,000	5,200	5,400	5,533	5,533
123	3,400	4,200	4,000	3,867	3,867
127	3,300	5,100	1,600	3,333	4,200
128	3,600	2,300	3,200	3,033	3,033
130	2,700	2,000	1,500	2,067	2,067
134	2,100	2,400	2,100	2,200	2,200
139	7,300	5,700	6,800	6,600	6,600
146	3,200	2,600	2,000	2,600	2,600
150	1,900	1,500	2,700	2,033	2,033
151	5,500	5,900	5,300	5,567	5,567
152	2,500	2,200	2,600	2,433	2,433
154	2,900	3,500	3,600	3,333	3,333
158	2,000	2,200	2,100	2,100	2,100
174	4,100	3,800	4,400	4,100	4,100
178	3,700	3,800	3,600	3,700	3,700
187	8,700	8,800	8,500	8,667	8,667
188	4,400	4,000	4,200	4,200	4,200

**San Simeon Community Services District
Water Usage Account Summary
Equivalent Dwelling Unit Calculation
Residential and Multifamily**

ACCT #	2010-2011 Total Usage	2011-2012 Total Usage	2012-2013 Total Usage	3 YEAR BASE LINE AVG.	Adjusted 3 Year Baseline Average
189	1,600	2,500	1,900	2,000	2,000
197	6,400	10,900	5,100	7,467	5,750
200	10,900	11,300	9,100	10,433	10,433
201	2,800	4,800	4,200	3,933	3,933
204	3,300	3,400	2,800	3,167	3,167
209	2,500	2,600	2,700	2,600	2,600
240	2,100	2,100	2,200	2,133	2,133
243	2,400	2,700	2,200	2,433	2,433
250	4000	6,300	6,300	5,533	5,533
257	8900	9,600	7,800	8,767	8,767
269	2600	2,700	2,400	2,567	2,567
271	7200	8,300	7,100	7,533	7,533
272	2400	2,700	1,900	2,333	2,333
287	2700	2,300	1,500	2,167	2,167
288	2900	3,600	3,900	3,467	3,467
294	2700	6,900	6,800	5,467	6,850
298	1500	6,500	6,300	4,767	6,400
	224,040	246,522	224,040	231,534	238,974
				Equivalent Dwelling Unit	4050

ACCT #	2010-2011 Total Usage	2011-2012 Total Usage	2012-2013 Total Usage	3 YEAR BASE LINE AVG.	Equivalent Dwelling Unit
16	0	93,000	115,100	69,367	17.1
217	2,400	300	300	1,000	0.2
26	11,100	56,900	60,200	42,733	10.6
221	6,400	300	300	2,333	0.6
27	18,200	17,800	15,900	17,300	4.3
28	29,900	11,100	10,900	17,300	4.3
29	1,600	20,200	20,800	14,200	3.5
30	100	30,300	17,200	15,867	3.9
37	1,100	25,000	20,000	15,367	3.8

Appendix B

Water Sewer Wait List

(Adopted October 14, 2020)

**San Simeon CSD Water Sewer Connection Waitlist
Exhibit "A" Hook Up Waiting List**

9/28/2020

Water Wait List Reconciliation

Position Number	APN Number	Name	Deposit Amount	Date Added	Request from Property Owners	Multiplier (CF/YR)	Retail requested	Restaurant requested	Motel Units requested	Resident units requested	Irrigation meters requested
1		Cavalier Inn Inc. ¹	2 0.00	1/25/1972	4 145 Motel & 2400 sq ft. restaurant		0.0	1.0	145.0	0.0	0.0
2	013-071-018	Evans	\$425.00	11/16/1975	Retail		1.0	0.0	0.0	0.0	0.0
3	013-391-001	Mouchawar	\$30,445.00	6/1/1979	35 Motel		0.0	0.0	35.0	0.0	0.0
4	013-031-022	V& H Holdings ⁵	\$1,200.00	11/21/2013	1 Residence		0.0	0.0	0.0	1.0	0.0
5	013-402-012	Hurlbert for Tides of San Simeon	\$2,280.00	9/6/1990	6 Condos + 1 irrigation meter		0.0	0.0	0.0	6.0	0.5
6	013-402-013	Seifert ⁷	\$2,280.00	3/9/2001	6 Condos		0.0	0.0	0.0	6.0	0.0
7	013-402-006	Tyo ⁶	\$6,840.00	12/11/2013	3 Residences		0.0	0.0	0.0	3.0	0.0
8	013-071-009	Hather and/or Hulbert ⁹	\$3,420.00	10/8/2014	15 Residences (added 5 Edu's on 11/2019)		0.0	0.0	0.0	15.0	0.0
9	013-091-030	Sansone, Inc. ⁸	\$6,498.00	7/11/2018	30.5 (30 Multi-Family Edu's + .5 Irrigation)		0.0	0.0	0.0	30.0	0.5
10	013-091-032, 013-071-023/024/025	Sansone, Inc.	\$14,706.00	7/11/2018	64.5 (64 Multi-Family EDU's + .5 Irrigation)		0.0	0.0	0.0	64.0	0.5
11	013-031-049	Sansone, Inc.	\$2,796.00	7/11/2018	10.5 (10 Multi-Family EDU's + .5 Irrigation)		0.0	0.0	0.0	10.0	0.5
Total							1.0	1.0	180.0	135.0	2.0

- 1 Cavalier Inn Inc. acquired the rights and obligations of Dalton through bankruptcy proceedings in July 1989.
- 2 The deposit of Dalton was forfeited when he failed to comply with the Terms of Agreement with the District.
- 3 The Date of the agreement between the District and Dalton.
- 4 Per agreement, remaining balance of project after Mouchawar foreclosure on 105 units.
- 5 V&H Holdings purchased property and wait list position #4 From Raymond Long.
- 6 John & Ann Tyo Purchased property and wait list position #7 from Eva Redwood-Chavez
- 7 Seifert purchased the property from Ramirez in 2004.
- 8 Sansone, Inc submitted one payment in the amount of \$24,000.00 for positions 9,10 & 11
- 9 Hather added 5 EDUs w/ a deposit in the amount of \$1140 on 11/2019
- 10 Sansone added 2 EDUs w/ a deposit in the amount of \$54 (there was a Cr. Bal. prior) on 9/2020

retail multiplier (see calculations below):	2.2	8,829.0								
See below restaurant multiplier (range 2.3 to 19.8 for 6 accounts) avg: 10.1 (this is used)	40,770.0		40,770.0							
motel unit multiplier = 0.73 EDU / motel unit	2,956.5			532,170.0						
residential multiplier:	4,050.0				546,750.0					
irrigation multiplier:	2,025.0								4,050.0	
		8,829.0	40,770.0	532,170.0	546,750.0	4,050.0				
total gallons:	8,471,616.1									
CF/Year for all uses:	1,132,569.0									
Convert to AF/ Year (divide by 43,560):	-26.0		(this is	51.8%	of the 50.2 AF available)					
AF available:	50.2									
Water available after list has been met:	24.2	which equals	279.6	EDU's						

SUMMARY:	
140.0	AcFt Permit Available
126.0	AcFt avail after 10% Water Loss
-70.3	AcFt Current 3 yr avg Use (from our records)
55.7	AcFt remaining Available (math)
-5.6	10% contingency (math)
50.2	AcFt avail after 10% Contingency (math)
-26.0	AcFt Wait List Demand (from this sheet)
24.2	AcFt available less any RO losses (math)

Restaurant Avg. Calc:	8.9
	18.9
(data from Phoenix study "Restaurant Accou	19.8
	5.8
	2.3
	4.7
S.T.	60.4
Used for Cavalier Average:	10.1

Retail Commercial Account Avg. Calc:	0.6
	7.3
(data from Phoenix study "Commercial	0.8
	1.9
	0.3
S.T.	10.9
Used for Evans Average:	2.2

Cavalier and Evans (Visitor Serving uses)
51.4% % of the total estimated consumption **
**** this complies with the North Coast Area Plan by SLO County, page 7-71**

RESOLUTION NO. 20-426

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SAN SIMEON COMMUNITY SERVICES DISTRICT
ESTABLISHING A WAIT LIST FOR
WATER, SEWER AND SERVICE ALLOCATIONS**

WHEREAS, the San Simeon Community Services District (“District”) adopted Ordinance No. 115 establishing water, sewer and service allocation transfer requirements; and

WHEREAS, Ordinance No. 115 defines “Wait List” as the list established by the District setting forth water, sewer and service allocations on parcels that are not active service or non-active service commitments.

WHEREAS, Ordinance No. 115 provides that the Board of Directors shall adopt the Wait List by resolution; and

NOW, THEREFORE, BE IT RESOLVED, by the San Simeon Community Services District Board of Directors as follows:

1. The above recitals are true and correct and are incorporated herein by this reference.
2. District Resolution 14-369 is repealed in its entirety and replaced and superseded by this Resolution 20-426.
3. The attached Exhibit A shall constitute the District’s Wait List as discussed in Ordinance No. 115. Exhibit A may be amended from time to time by District Staff, including by not limited to, when additions to the Wait List are made or a request is made by a property owner to be removed from the Wait List.
4. Prior to any addition(s) to the Wait List, the following conditions will be met:
 - a. District staff shall conduct a review of water availability. A request to be added to the Wait List shall be approved by District Staff if it has been determined that there is an adequate water supply for the requested number of EDUs.


- b. The property owner shall submit a deposit to the District in an amount equal to ten percent (10%) of the capacity fee required for the requested number of EDUs (the "Wait List Deposit.") The capacity fee amount used to calculate the Wait List Deposit shall be the amount in effect at the time that the property owner is added to the Wait List.
5. Wait List Deposits shall be credited towards the total capacity fee amount owed by the property owner at the time the connection is made. The property owner may request a refund of the Wait List Deposit prior to issuance of a will serve letter and the District shall issue such a refund.

PASSED AND ADOPTED THIS 14th day of October, 2020. Upon motion of Chairperson Kellas seconded by Director de la Rosa and on the following roll call vote to wit:

AYES: Chairperson Kellas, Director Maurer, NOES: Director Carson
ABSTAIN: Director de la Rosa ABSENT:



Gwen Kellas, Chairperson
Board of Directors

ATTEST:


Charles Grace,
Secretary/General Manager

EXHIBIT "A"

HOOK UP WAITING LIST

Position Number	APN Number	Name	Deposit Amount	Date Added	EDU's
1		Cavalier Inn Inc. ¹	² 0.00	³ 1/25/1972	⁴ 145 Motel & 2400 sq ft restaurant
2	013-071-018	Evans	\$425.00	11/16/1975	Retail
3	013-391-001	Mouchawar	\$30,445.00	6/1/1979	35 Motel
4	013-031-022	V& H Holdings ⁵	\$1,200.00	11/21/2013	1 Residence
5	013-402-012	Hurlbert for Tides of San Simeon	\$2,280.00	9/6/1990	6 Condos + 1 irrigation meter
6	013-402-013	Seifert ⁷	\$2,280.00	3/9/2001	6 Condos
7	013-402-006	Tyo ⁶	\$6,840.00	12/11/2013	3 Residences
8	013-071-009	Hather /or Hulbert ⁹	\$3420.00	10/8/2014	15 Residences (added 5 edu's)
9	013-091-030	Sansone, Inc. ⁸	\$6498.00	7/11/2018	30.5 (28 Multi-Family Edu's + .5 Irrigation)
10	013-091-032, 013-071-023/024/025	Sansone, Inc.	\$14706.00	7/11/2018	64.5 (64 Multi-Family EDU's + .5 Irrigation)
11	013-031-049	Sansone, Inc.	\$2796.00	7/11/2018	10.5 (10 Multi-Family EDU's + .5 Irrigation)

¹ Cavalier Inn Inc. acquired the rights and obligations of Dalton through bankruptcy proceedings in July 1989.

² The deposit of Dalton was forfeited when he failed to comply with the Terms of Agreement with the District.

³ The Date of the agreement between the District and Dalton.

⁴ Per agreement, remaining balance of project after Mouchawar foreclosure on 105 units.

⁵ V&H Holdings purchased property and wait list position #4 From Raymond Long.

⁶ John & Ann Tyo Purchased property and wait list position #7 from Eva Redwood-Chavez

⁷ Seifert purchased the property from Ramirez in 2004.

⁸ Sansone, Inc submitted one payment in the amount of \$24,000.00 for positions 9,10 & 11

⁹ Hather added 5 edus w/ a deposit in the amount of \$1140 on 11/2019

¹⁰ Sansone added 2 EDU's with a deposit in the amount of \$54.00 on 9/9/2020

Appendix C

Updated Water Sewer Wait List

(March 7, 2022)

**San Simeon CSD Water Sewer Connection Waitlist
Exhibit "A" Hook Up Waiting List**

3/7/2022

Water Wait List Reconciliation

Position Number	APN Number	Name	Deposit Amount	Date Added	Request from Property Owners	Multiplier (CF/YR)	Retail requested	Restaurant requested	Motel Units requested	Resident units requested	Irrigation meters requested
1		Cavalier Inn Inc. s	0.00	1/25/1972	4 145 Motel & 2400 sq ft. restaurant		0.0	1.0	145.0	0.0	0.0
2	013-071-018	Evans	\$425.00	11/16/1975	Retail		1.0	0.0	0.0	0.0	0.0
3	013-391-001	Mouchawar s	\$30,445.00	6/1/1979	35 Motel		0.0	0.0	35.0	0.0	0.0
4	013-031-022	V & H Holdings s	\$1,200.00	11/21/2013	1 Residence		0.0	0.0	0.0	1.0	0.0
5	013-402-012	Hurlbert for Tides of San Simeon	\$2,280.00	9/6/1990	6 Condos + 1 irrigation meter		0.0	0.0	0.0	6.0	0.5
6	013-402-013	Seifert r	\$2,280.00	3/9/2001	6 Condos		0.0	0.0	0.0	6.0	0.0
7	013-402-006	Tyo s	\$6,840.00	12/11/2013	3 Residences		0.0	0.0	0.0	3.0	0.0
8	013-071-009	Hather and/or Hulbert s	\$3,420.00	10/8/2014	10 Residences		0.0	0.0	0.0	10.0	0.0
9	013-091-030	Sansone, Inc. s	\$6,498.00	7/11/2018	30.5 (30 Multi-Family Edu's + .5 Irrigation)		0.0	0.0	0.0	30.0	0.5
10	013-091-032, 013-071-023/024/025	Sansone, Inc.	\$14,706.00	7/11/2018	64.5 (64 Multi-Family EDU's + .5 Irrigation)		0.0	0.0	0.0	64.0	0.5
11	013-031-049	Sansone, Inc.	\$2,796.00	7/11/2018	10.5 (10 Multi-Family EDU's + .5 Irrigation)		0.0	0.0	0.0	10.0	0.5
12	013-071-009	Hather	\$1,140.00	11/1/2019	5 Residences		0.0	0.0	0.0	5.0	0.0
13	013-071-016	Lloyd Marcum	\$9,154.60	3/31/2021	26 (13 residential 13 mixed use)		13.0	0.0	0.0	13.0	0.0
14	013-031-022 & 013-031-045	V&H Holdings	\$14,050.00	2/22/2022	25 residential units		0.0	0.0	0.0	25.0	0.0
Total							14.0	1.0	180.0	173.0	2.0

- 1 Cavalier Inn Inc. acquired the rights and obligations of Dalton through bankruptcy proceedings in July 1989.
- 2 The deposit of Dalton was forfeited when he failed to comply with the Terms of Agreement with the District.
- 3 The Date of the agreement between the District and Dalton.
- 4 Per agreement, remaining balance of project after Mouchawar foreclosure on 105 units.
- 5 V&H Holdings purchased property and wait list position #4 From Raymond Long.
- 6 John & Ann Tyo Purchased property and wait list position #7 from Eva Redwood-Chavez
- 7 Seifert purchased the property from Ramirez in 2004.
- 8 Sansone, Inc submitted one payment in the amount of \$24,000.00 for positions 9, 10 & 11
- 9 Hather added 5 EDUs w/ a deposit in the amount of \$1140 on 11/2019
- 10 Sansone added 2 EDUs w/ a deposit in the amount of \$54 (there was a Cr. Bal. prior) on 9/2020

retail multiplier (see calculations below):	2.2	8,829.0			
See below restaurant multiplier (range 2.3 to 19.8 for 6 accounts) avg: 10.1 (this is used)	40,770.0		40,770.0		
motel unit multiplier = 0.73 EDU / motel unit	2,956.5			532,170.0	
residential multiplier:	4,050.0				700,650.0
irrigation multiplier:	2,025.0				4,050.0
		8,829.0	40,770.0	532,170.0	700,650.0
total gallons:	9,622,788.1				
CF/Year for all uses:	1,286,469.0				
Convert to AF/ Year (divide by 43,560):	-29.5	(this is	58.9%	of the 50.2 AF available)	
AF available:	50.2				
Water available after list has been met:	20.6	which equals	317.6	EDU's	

SUMMARY:	
140.0	AcFt Permit Available
126.0	AcFt avail after 10% Water Loss
-70.3	AcFt Current 3 yr avg Use (from our records)
55.7	AcFt remaining Available (math)
-5.6	10% contingency (math)
50.2	AcFt avail after 10% Contingency (math)
-29.5	AcFt Wait List Demand (from this sheet)
20.6	AcFt available less any RO losses (math)

Restaurant Avg. Calc:	
	8.9
	18.9
(data from Phoenix study "Restaurant Accou	19.8
	5.8
	2.3
	4.7
S.T.	60.4
Used for Cavalier Average:	10.1

Retail Commercial Account Avg. Calc:	
	0.6
	7.3
(data from Phoenix study "Commercial Accounts")	0.8
	1.9
	0.3
	10.9
S.T.	10.9
Used for Evans Average:	2.2

Cavalier and Evans (Visitor Serving uses)
45.2% % of the total estimated consumption **
** this complies with the North Coast Area Plan by SLO County, page 7-71