



March 16, 2022

TO: Utilities Advisory Committee

FROM: Ron Munds, General Manager
Margaret Falkner, Utility Systems Manager

SUBJECT: Agenda Item 6 - 03/16/2022 Utilities Advisory Committee Meeting
Utilities Department Updates

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Utility Department Updates

8th St. Upper Aquifer Well

The piping, valves and other associated work on the 8th St. Upper Aquifer Well was completed February 14th. There will still be some delays in completing the project due to supply chain issues with the electrical components. If all goes according to schedule, it is anticipated the project will be completed in April.

16th Street South Tank Rehab and Coating Project

The 16th St. Tank project is underway. If you are in the neighborhood, you can see that the tank has been fully encapsulated to contain the paint as it is removed. We apologize for the noise during the sandblasting part of the project. The tank has never been fully rehabilitated and complete removal of the outside coating was necessary. The Project should be completed by the end of March.

Program C Well

The Program C Well Project Minor Use Permit was approved by the County on March 4th. There is a local and Coastal Commission appeals period which must lapse (beginning of April) before proceeding with the construction of the project. The bid package for the well drilling and pipeline phases of the project was on the Board's March 3rd agenda. We do not have a project schedule at this time. Additionally, the District heard back from the state on March 4, 2022 that we were approved for a grant in the amount of \$1.5 million. This will also include the transmission pipeline project to connect to our water system from the new well.

Guesthouse Water Use Evaluation

With the continuing drought and the uncertainties of the Los Osos Groundwater Basin resiliency to long term drought, there has been community concerns, primarily, about adding guesthouses to existing properties and their impacts on water supply. Staff has written a brief report (attached) which tries to add context to this issue. We will be reviewing the information at the March 16, 2022 meeting.

Looking Ahead

- Fiscal Year 2022-23 Fund 500 & 800 budgets
- Review of the 5 Year Capital Improvement Plan
- BMC project updates in April

Los Osos CSD Guesthouse Water Use Evaluation

Background

The District is in Stage III of its Water Shortage Contingency Plan which provides guidance to the Board on certain water use restrictions. One of the restrictions which the Board has approved is to not provide Will-Serve letters to vacant properties or install new water meters until drought conditions ease. This is also consistent with Condition 6 of the wastewater project's conditions of approval related to water supply availability and development on vacant lots. The District has provided "Continue to Serve" letters to existing customers that want to remodel or make additions to their residences.

Guesthouse Water Use Estimations

With the continuing drought and the uncertainties of the Los Osos Groundwater Basin resiliency to long term drought, there has been community concerns, primarily, about adding guesthouses to existing properties and their impacts on water supply. This brief report attempts to provide context and data to this important issue but purposely does not draw conclusions since more study would be required to verify and quantify the effects of adding guesthouses to existing properties.

SLO County Guesthouse Regulations

Guesthouses/Home Office: A guesthouse (sleeping/home office facilities without indoor connection to the living area of a principal residence) may be established as a use accessory to a residence as follows:

- A guesthouse may contain living area, a maximum of two bedrooms and one bathroom. A living area may include a wet bar, but such facility shall be limited to a single sink and an under-counter refrigerator, and shall not be located in a separate room. A guesthouse shall not be designed to contain or accommodate cooking or laundry facilities, and shall not be used for residential occupancy independent from the principal residence or as a dwelling unit for rental.
- A home office may contain the same facilities as a guesthouse. This includes the restriction on containing or designing to accommodate cooking or laundry facilities separate from the principal residence. The home office shall not be used for residential occupation independent from the principal residence or as a dwelling unit for rental.
- A guesthouse/home office shall not be allowed on any site containing a secondary dwelling established pursuant to Section 23.08.169 of this title.
- A guesthouse/home office in the Residential Multi-Family land use category shall satisfy the residential density provisions of Section 23.04.084 (Multi-Family Dwellings).
- A guesthouse/home office shall not be provided an electric meter separate from the principal residence.

Guesthouse Water Use Estimates

The information in the table below is taken from 2013 Water and Wastewater Development Impact Fee Study for the City of San Luis Obispo. The purpose of the data was to compare small residential dwelling unit water use to a single-family residential unit to establish the equivalency factor for their fee schedule. The analysis used water billing data for studio apartments that were

450 sq. ft. or less but can be applied to any size dwelling unit for a matter of comparison. Though studio apartments have kitchens and are typically occupied full-time, the water use would be close (probably more) to what one would expect a guesthouse to use.

2013 City of San Luis Obispo Studio Apt. Water Use Analysis - 450 sq.ft.					
Results:					
3.13	gallons per sq. ft./month				
1,409.64	gallons per 450 sq ft studio per month				
0.05	AF per year				
Data developed for a Water Impact Fee analysis					
Based on actual billing data in 2013					

Applying the 3.13 gallons/sq. ft./month to the square footage of the completed guesthouse units, the following table estimates what the annual water use would be in acre feet per year. As can be seen, there is a conservative estimate of 0.348-acre feet of water use from these units.

Actual County Permits Records			
Finaled Guesthouse (water use factor of 3.13 gal/sq.ft./month)			
Year	Square Feet	Estimated Water Use	
2020	592	0.068	
2019	548	0.063	
2019	572	0.066	
2018	228	0.026	
2018	250	0.029	
2018	485	0.056	
2018			
2017	347	0.040	
	Total	0.348	AFY

One permit info did not separate out the Guesthouse square footage/not included

The following table looks at the eight permitted guesthouse's that have had their permits finaled since 2017 and their water use before and after completion. Since utility billing information is considered confidential under California Government Code, the water use data and location of the guesthouses has been omitted in order to protect the water customer's confidentiality.

Location	Water Demand/After		Acct. Change
	Gallons (difference pre & post completion)	Acre Feet	
1	(8,976)	-0.028	Yes
2	4,488	0.014	No
3	17,952	0.055	No
4	17,952	0.055	Yes
5	(22,440)	-0.069	Yes
6	(26,928)	-0.083	No
7	22,440	0.069	Yes
8	4,488	0.014	No
Bi-monthly Total	8,976	0.028	
Annual Total	53,856	0.165	
Net change w/ no change in occp.		0.000	
Net change w/ change in occp.		0.165	

Finally, it is important to put these numbers in perspective when looking at the overall water use in the District's water service area. The following table summarizes the water use within the District during the same time period, 2017 to 2021 and the percentage of the guesthouse water use as compared to water production.

LOCS D Water Production vs. Estimate Water Use			
Year	Acre Feet	% of Total	Water Factor
2017	570	0.029%	0.061%
2018	522	0.032%	0.067%
2019	506	0.033%	0.069%
2020	527	0.031%	0.066%
2021	502	0.033%	0.069%
% of Total = Percent of production of 0.165 AFY (net increase from water billing records)			
Water Factor = Percent of production of 0.348 AFY (using City of SLO water use factor)			
Production is for a calendar year			

Summary

There are many variables, such as a customer change, drought conditions, an increase or decrease to the number of family members, landscape changes, that may affect water use. The purpose of compiling the data is to try to bring perspective to the estimated impacts of guesthouses on water supply. As stated, it is merely a comparison of water use before and after the date the permits were finalized. Any further conclusions would need further analysis to understand if any other events or changes influenced water use on a property.