

Program C Well Site Selection Process

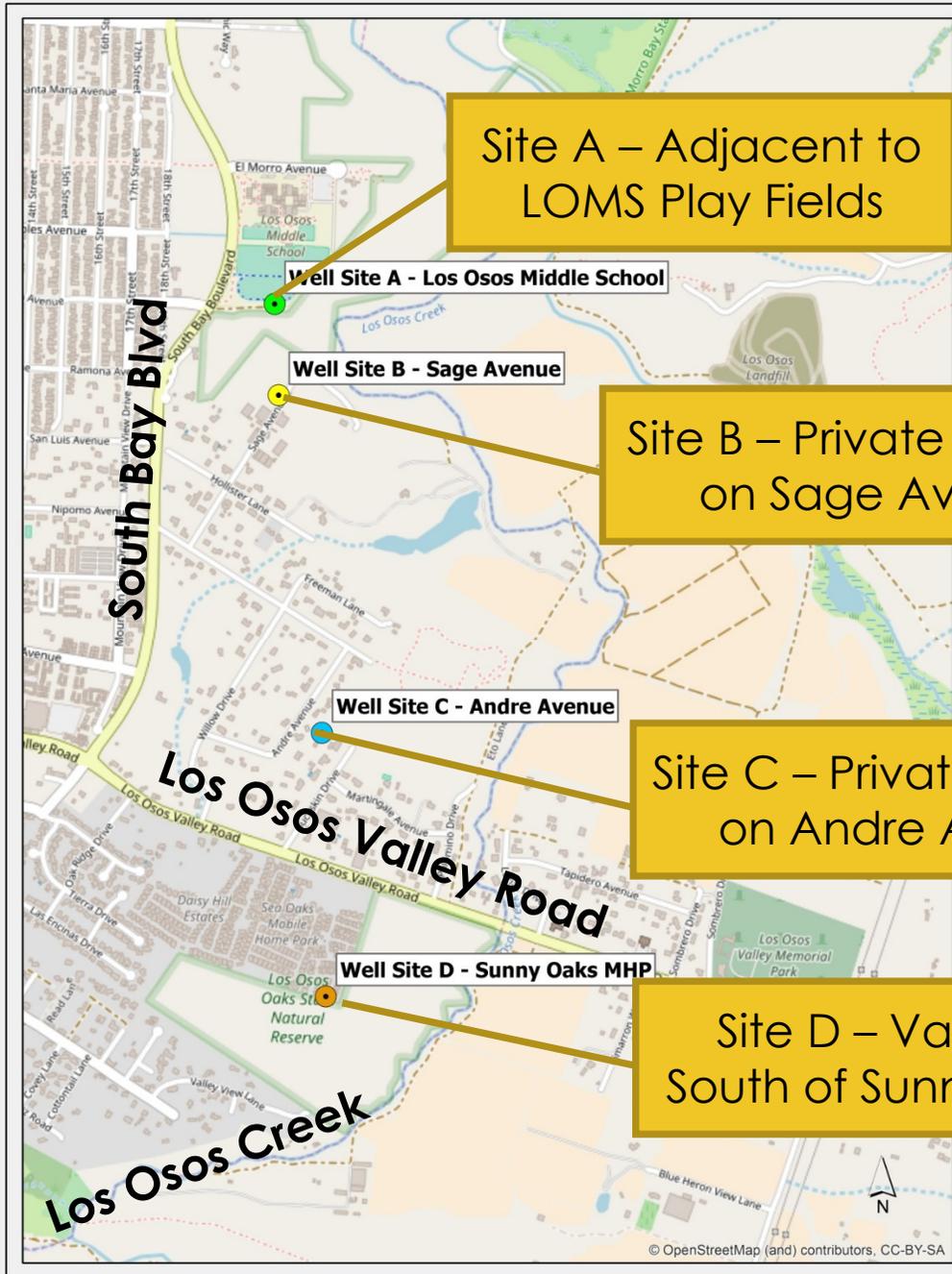
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- Technical discussion today, identifying selection factors and hydrogeology
- No final site is selected or recommended at this time
- July workshop with Los Osos CSD
- Environmental review with multiple alternatives
- Staff recommends final site
- Final property purchase after environmental review
- Coast Development Permit process

Program C Well Site Selection

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- No assumptions on willingness of sellers
- Other sites may be identified and pursued
- Other factors or criteria may be identified



Site A – Adjacent to LOMS Play Fields

Well Site A - Los Osos Middle School

Site B – Private Property on Sage Avenue

Well Site B - Sage Avenue

Site C – Private Property on Andre Avenue

Well Site C - Andre Avenue

Site D – Vacant Area South of Sunny Oaks MHP

Well Site D - Sunny Oaks MHP



Well Site A - Los Osos Middle School

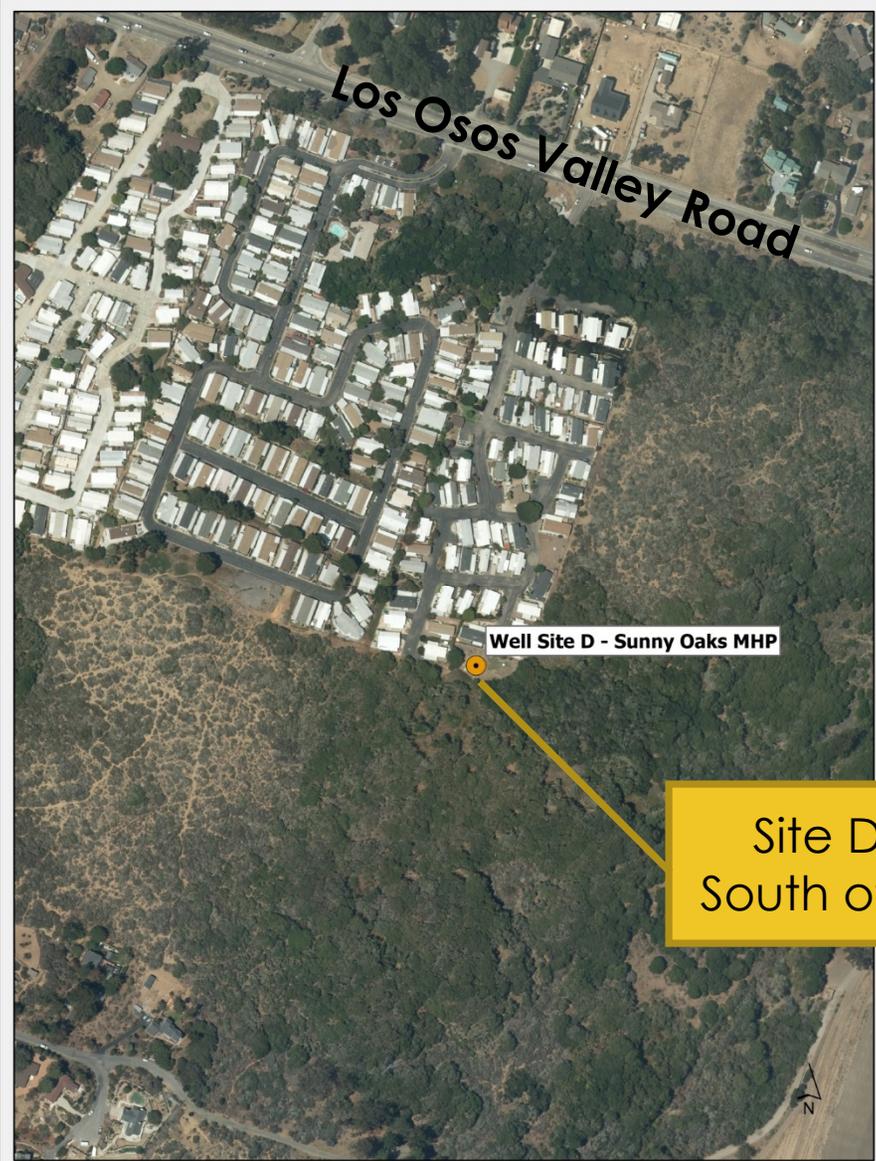
Site A – Adjacent to
LOMS Play Fields

Well Site B - Sage Avenue

Site B – Private Property
on Sage Avenue



Site C - Private Property
on Andre Avenue



Los Osos Valley Road

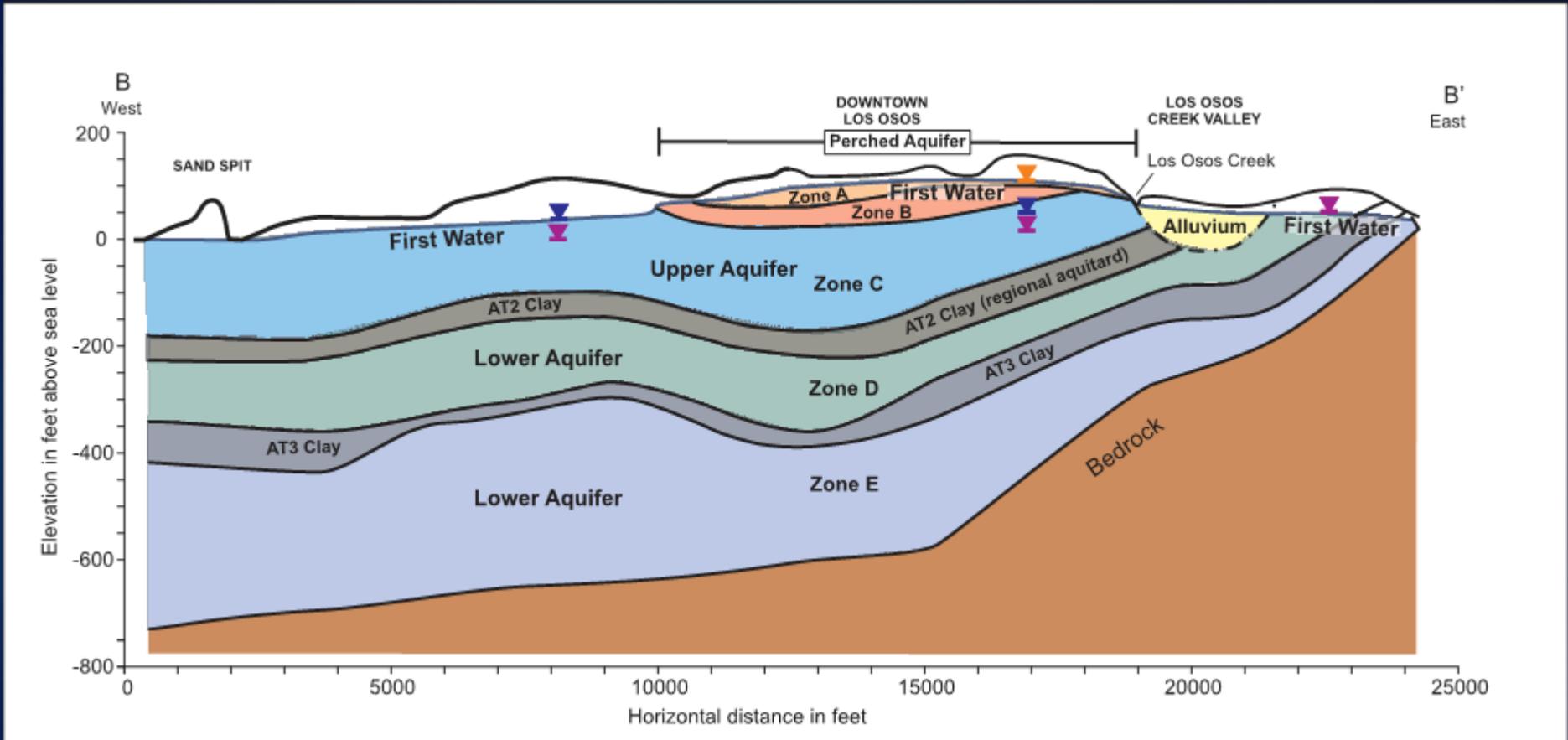
Well Site D - Sunny Oaks MHP

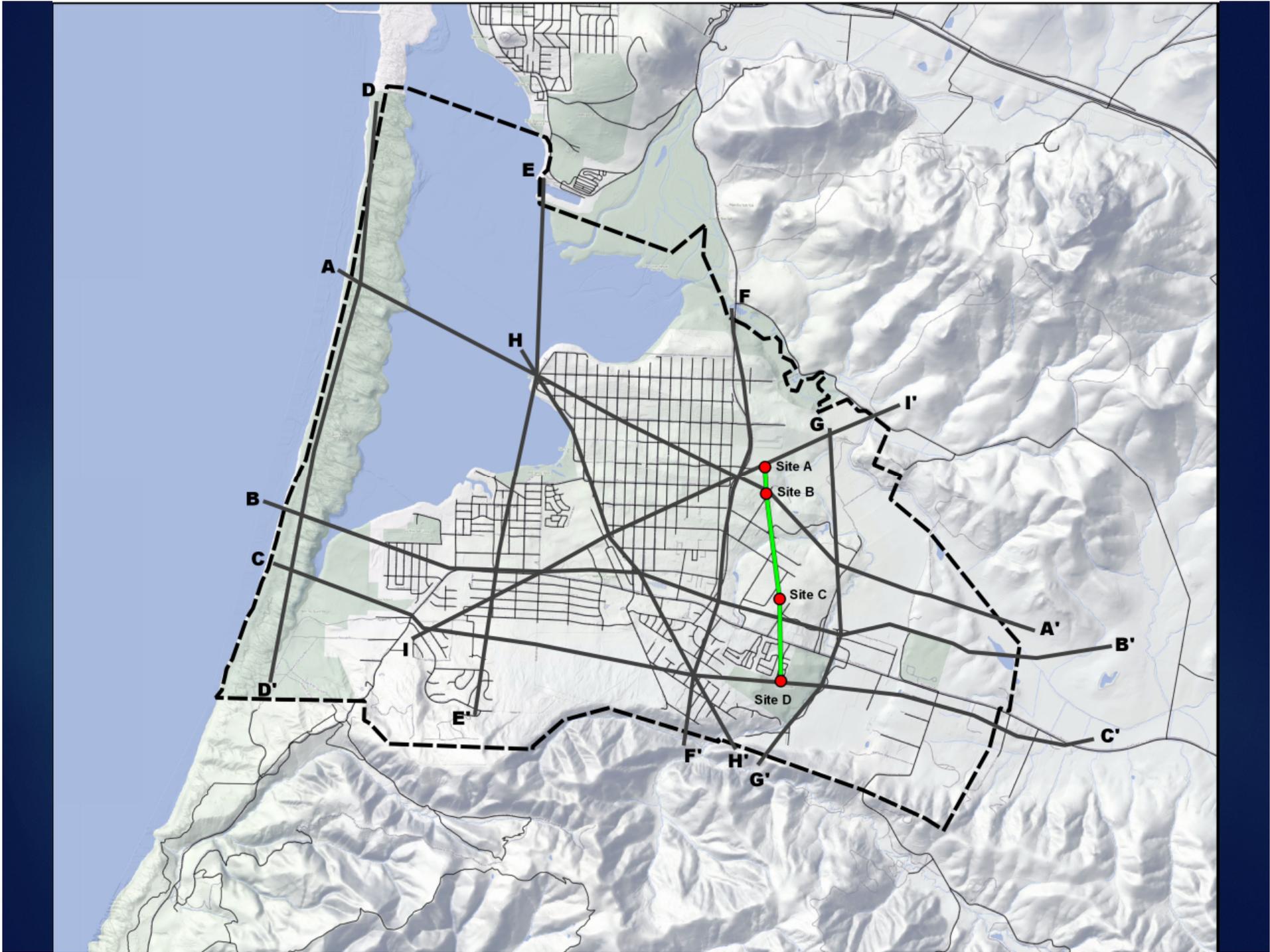
Site D - Vacant Area
South of Sunny Oaks MHP



Basin Cross Section

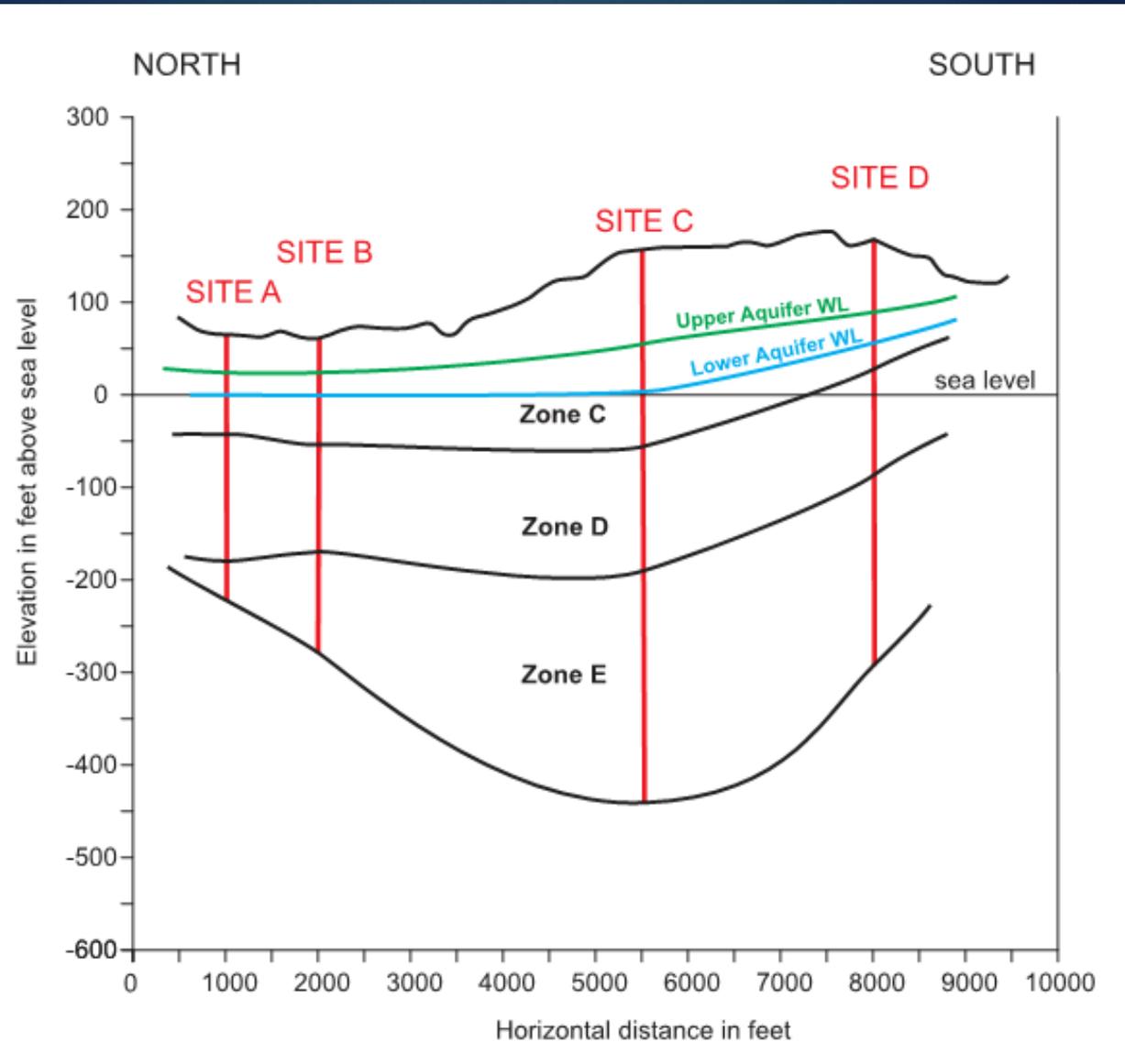
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Basin Cross Section – Looking East

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Annual Production

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- Site A – LOMS (Zone D/E): Key concern, disadvantage
- Site B – Sage (Zone D/E): Neutral, acceptable production
- Site C – Andre (Zone D/E): Deepest portion of Zones D & E, advantage
- Site D – Sunny Oaks (Zone C/D/E) – good production including Zone C, advantage

Proximity to Infrastructure (Community Water Mains)

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- Site A – LOMS: 1,100' pipeline required, neutral
- Site B – Sage: 2,200' pipeline required, disadvantage
- Site C – Andre: 600' pipeline required, advantage
- Site D – Sunny Oaks: 1,200 ' pipeline required using trenchless technology, neutral

Neighborhood/Community Acceptance

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- Site A – LOMS: Expected to be non-controversial - advantage
- Site B – Sage: Potential controversy, neutral
- Site C – Andre: Significant community concern - disadvantage
- Site D – Sunny Oaks: Neighborhood opinion unknown at this time

Seller Status and Land Cost

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- Site A – LOMS: Advantage
- Site B – Sage: Unknown, premature
- Site C – Andre: Advantage
- Site D – Sunny Oaks: Unknown, premature

Aesthetic Concerns

Noise, Visual, other

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- Site A – LOMS: Advantage – not in residential neighborhood
- Site B – Sage: On large residential parcel - mitigation required including submersible pump and sound proof enclosure
- Site C – Andre: 1-acre lot in residential neighborhood – mitigation required including submersible pump and sound proof enclosure
- Site D – Sunny Oaks: adjacent to mobile homes - mitigation required including submersible pump and sound proof enclosure

Example well site

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No above ground motor – submersible proposed for all sites

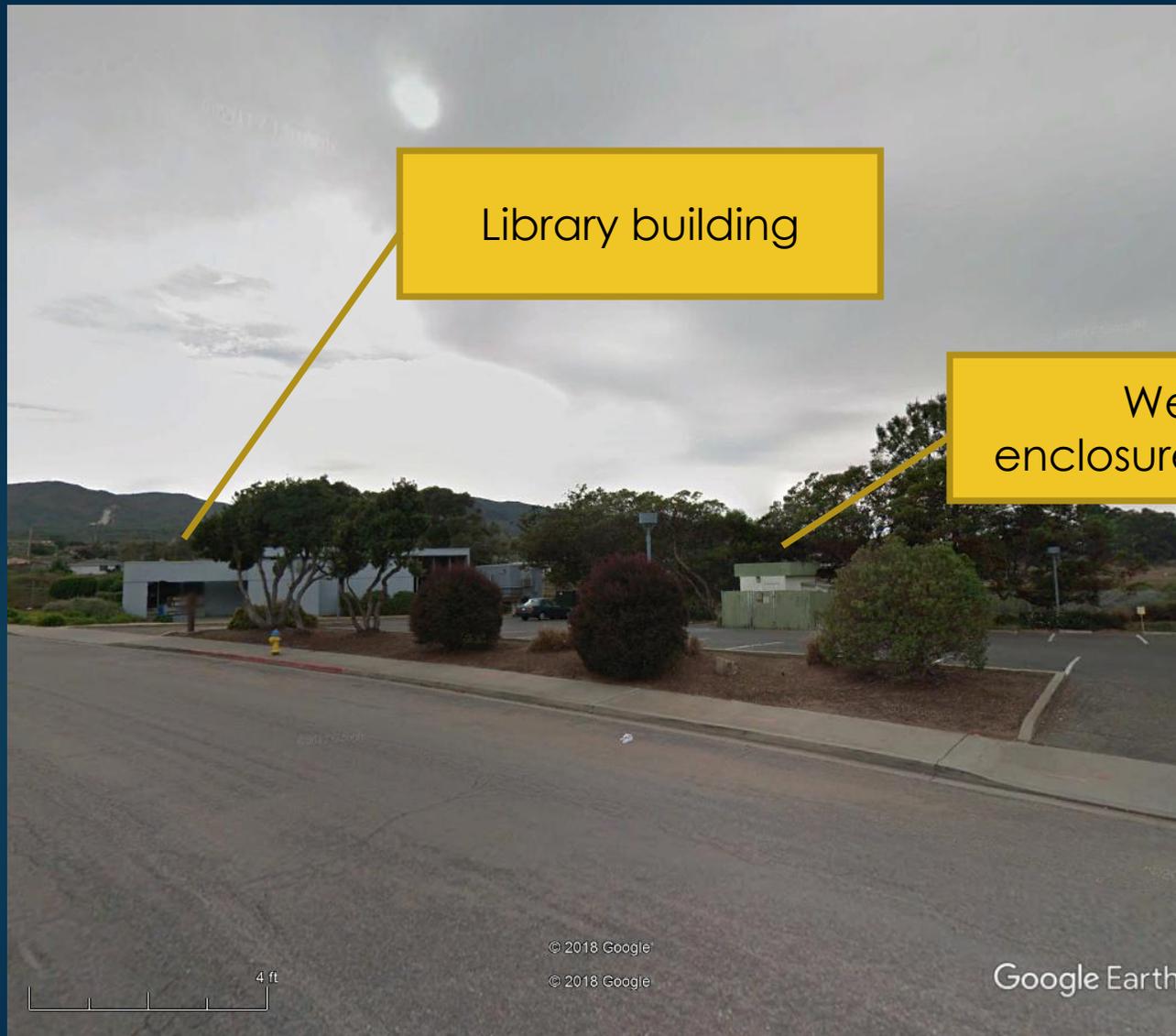
Well piping and controls will be enclosed in building

Use of site as corporation yard not anticipated – Example from LOCSD South Bay Well

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Example well sites – Palisades Well



Potential interference with Surrounding wells

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- Site A – LOMS: Advantage – no residential wells in vicinity
- Site B – Sage: Minor or negligible impacts to existing residential wells expected, mitigation may be required in environmental document
- Site C – Andre: Minor or negligible impacts to existing residential wells expected, mitigation may be required in environmental document
- Site D – Sunny Oaks: Advantage – no residential wells in vicinity

Environmental and Endangered Species Impacts

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- Site A – LOMS: Advantage – developed area
- Site B – Sage: Disadvantage – undeveloped with potential habitat
- Site C – Andre: Advantage - developed
- Site D – Sunny Oaks: Disadvantage – undeveloped with potential habitat

Site Layout and Access

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- Site A – LOMS: Advantage with some constraints
 - Site B – Sage: Advantage
 - Site C – Andre: Disadvantage, but feasible
 - Site D – Sunny Oaks: Advantage
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Environmental and Coastal Development Permit Timing

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- Site A – LOMS: Advantage – developed, non-controversial site
- Site B – Sage: Disadvantage – undeveloped habitat with potential neighborhood concerns
- Site C – Andre: Disadvantage – neighborhood concerns
- Site D – Sunny Oaks: Disadvantage – undeveloped habitat with potential neighborhood concerns