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

• 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
Site B – Private Property on Sage Avenue
Site C – Private Property on Andre Avenue
Site D – Vacant Area South of Sunny Oaks MHP
Site A – Adjacent to LOMS Play Fields

Site B – Private Property on Sage Avenue
Site C – Private Property on Andre Avenue
Site D – Vacant Area South of Sunny Oaks MHP

Los Osos Valley Road
Basin Cross Section – Looking East
Annual Production

- 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)

- 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

- 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

- Site A – LOMS: Advantage
- Site B – Sage: Unknown, premature
- Site C – Andre: Advantage
- Site D – Sunny Oaks: Unknown, premature
Aesthetic Concerns
Noise, Visual, other

- 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

- 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
Example well sites – Palisades Well

- Library building
- Well in enclosure/building
Potential interference with Surrounding wells

- 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

- 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

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

- 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