

Agenda Item

DATE: February 8, 2022
TO: Templeton Community Services District Board of Directors
FROM: Bettina Mayer, PE District Engineer
SUBJECT: Water Supply Model Update/ Release of 36 Water Units

RECOMMENDED ACTION:

That the Board of Directors receive the Water Supply Model Update and, by motion, authorize the release of 36 Water Units of Use for sale to applicants on the wait list in accordance with District Code Section 14.08.520 Water Allocation System.

FISCAL IMPACT:

Revenues from the sale of 36 water units @ \$41,225.00 = \$1,484,100.00, and once connected, will generate approximately \$1,460.00 in monthly fees at 2022 rates.

BACKGROUND:

The District's water supply portfolio relies on various water supply sources that consist of: two water permits; a water license; riparian agency agreements; deep aquifer groundwater; treated wastewater retrieval; and Nacimiento water. Both the wastewater and Nacimiento water flows are variable and only available 28 or 35 months after discharge at the Selby ponds. In 2021 wastewater discharges to the Selby ponds increased slightly and a limited amount of Nacimiento water discharge was resumed.

In 2016, the District established a 20% Water Supply Buffer Policy to ensure District water supply reliability and redundancy for current and future District residents and customers. Staff created a water supply model and the model is updated annually to reflecting current production and water use trends.

In 2021, some updates were made to the Water Supply Buffer Policy. These updates included the clarification of the calculation of the outstanding water units to reflect the actual allocation of 300, 430 or 575 gallons per day (gpd); and the omission of the riparian agency agreements in the calculation of the water supply capacity.

DISCUSSION:

This annual model update includes the production and consumption values from 2010 through 2021. The current model update removes the riparian agency agreement water amounts from both the production and predicted supply calculations, so these numbers are slightly lower than shown in previous years.

Overall, water production increased in 2021, reaching a high of 1479.4 AFY total production, or 1383 AFY excluding riparian production.

The projected future water production average is based on the last 12 years of production, subtracting the highest and lowest years resulting in an average of 1298 AFY using the remaining 10 points. Existing water unit commitments represented by virtual meter agreements, zero use meter accounts and outstanding water units subject to a water capacity fee add an additional 332 AFY, bringing the water demand forecast to 1630 AFY. The forecast reflects a continuing downward trend in projected demand based on actual production and water usage in the District. The projected average will continue to be re-calculated annually.

The number of new meters set in 2021 was very low and do not yet reflect the completion of approximately 42 active construction permits issued in 2019/2020. An additional 52 water units are committed to pending building permits and 53 water units are assigned to projects actively moving through the county planning process. These 147 units represent approximately 93 AFY of the 332 AFY reserved water supply.

This year's model update indicates that a 20% water supply buffer has been achieved at the current supply levels, freeing up 23 AF (~36 water units) of unallocated water. The model continues to predict that additional water units will become available once the Nacimiento water is relocated to the Creekside site, targeted for 2027 for the purposes of this model, however significant infrastructure is required to implement this additional supply. As the community continues to build out, the additional wastewater flows will also gradually increase available supply over time.

Based on the results of the model update, it is staff's recommendation that the Board of Directors authorize the release of 36 water units for sale to the Water Wait List. The wait list can be found here: <http://templetoncsd.org/DocumentCenter/View/1325/WAIT-LIST---JAN-2022?bidId=>

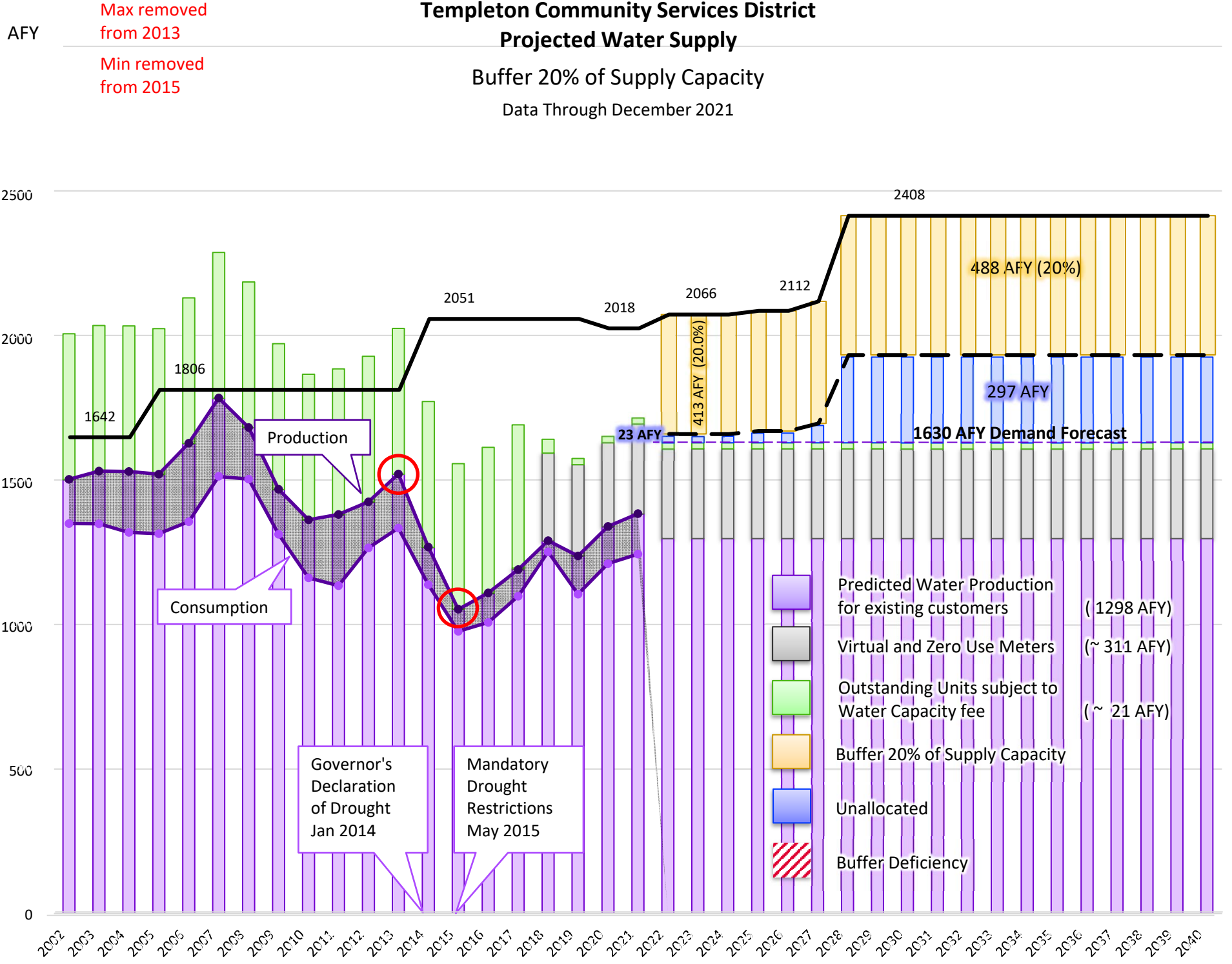
Attachments:

1. Water Buffer Chart updated through December 2021
2. 2021 Water Buffer Policy for reference
3. Water Supply Sources Overview
4. Dec 2021 Updated List of Outstanding Water Units by Allocation
5. Code Section 14.08.520 Water Allocation System Flow Chart

Templeton Community Services District Projected Water Supply

Buffer 20% of Supply Capacity

Data Through December 2021



Outstanding Water Units by Allocation

VIRTUAL WATER METER AGREEMENTS

APN	Physical Address	R or G	Type	No. Units	GPD	Type of Development
040-270-010	740 S Bethel Rd	G	Virtual	11	300	potential subdivision
040-270-010	740 S Bethel Rd	G	Virtual	3	300	potential subdivision
040-280-056	1155 Las Tablas Rd	G	Virtual	9	300	Assisted living facility
040-280-064	Roya Ave	G	Virtual	2	300	
040-282-029	639 S Bethel Rd	G	Virtual	3	300	
040-289-015	Las Tablas Rd	G	Virtual	46	300	
040-289-046	1310 Las Tablas Rd	G	Virtual	15	300	
040-311-012	765 Santa Rita Rd	G	Virtual	1	300	
040-372-006	Lot 7 of Tract Map 2992 - Phase 2 Las Tablas Rd	G	Virtual	1	300	subdivision
040-372-007	Lot 8 of Tract Map 2992 - Phase 2 Las Tablas Rd	G	Virtual	1	300	subdivision
040-372-010	PTN Lot CC, Parcel 1 of LLA Las Tablas Rd	G	Virtual	2	300	
040-372-011	PTN Lot FF, Las Tablas Rd	G	Virtual	10	300	
040-372-014	Lot 4 Tract 2992, Parcel 3 of LLA Las Tablas Rd	G	Virtual	9	300	subdivision
040-372-015	Lot 10 Tract 2992, Parcel 4 of LLA Las Tablas Rd	G	Virtual	100	300	Hotel
040-372-016	Lot 3 Tract 2992, Parcel 2 of LLA Las Tablas Rd	G	Virtual	3	300	subdivision
041-011-010	710 Florence Ave	G	Virtual	12	300	
041-064-036	777 Las Tablas Rd	G	Virtual	4	300	
041-101-055	Forest Ave, Lot 1 Block 48	G	Virtual	1	300	SFR
041-101-057	Forest Ave, Lots 3 and 4 Block 48	G	Virtual	2	300	
041-112-002	212 5th St	G	Virtual	1	300	
041-131-086	749 Gough Ave	G	Virtual	1	300	
	SUMMARY:	GROUNDWATER	VIRTUAL	237	300	

ZERO USE METERS

APN	Physical Address	R or G	Type	No. Units	GPD	Type of Development
040-214-063	Tract 2639, N Main St	G	Zero Use	8	300	
040-282-030	1480 Burning Hills Ln	G	Zero Use	1	300	SFR
041-011-008	Williams St	G	Zero Use	2	300	
041-083-032	72 S Main St	G	Zero Use	1	300	commercial
041-083-033	70 S Main St	G	Zero Use	1	300	commercial
041-101-043	799 Forest Ave (Lot 8 Block 47)	G	Zero Use	1	300	SFR
041-101-047	Forest Ave, Lot 1 Block 47	G	Zero Use	1	300	SFR
041-202-039	Tract 2743 common area, James St	G	Zero Use	1	300	
041-024-003	160 N Main	G	Zero Use	14	300	
	SUMMARY:	GROUNDWATER	ZERO USE	30	300	

SUBJECT TO WATER CAPACITY FEE

APN	Physical Address	R or G	Type	No. Units	GPD	Type of Development
039-301-021	Plum Orchard Lane	G	Wtr Cap	1	300	
040-289-014	Las Tablas Rd	G	Wtr Cap	1	300	
041-083-041	115, 117 Gibson Rd	G	Wtr Cap	8	300	commercial
	SUMMARY:	GROUNDWATER	WTR CAP	10	300	

Outstanding Water Units by Allocation

VIRTUAL WATER METER AGREEMENTS

APN	Physical Address	R or G	Type	No. Units	GPD	Type of Development
040-280-056	1155 Las Tablas Rd	G	Virtual	2	430	Assisted living facility
040-280-064	Roya Ave	G	Virtual	4	430	
040-280-066	Roya Ave	G	Virtual	6	430	
040-280-067	Roya Ave	G	Virtual	5	430	
040-363-042	Tract 2549 Lot 42 Calle de Pueblo (open space)	G	Virtual	1	430	subdivision
040-363-043	Tract 2549 Lot 43 Calle de Pueblo (open space)	G	Virtual	1	430	subdivision
040-363-044	Tract 2549 Lot 44 Calle de Pueblo (open space)	G	Virtual	2	430	subdivision
041-083-038	30 S Main St	G	Virtual	2	430	
041-083-039	20 S Main St	G	Virtual	2	430	
041-173-013	behind Main St along UPRR	G	Virtual	4	430	
041-211-011	Vineyard Dr	G	Virtual	20	430	
	SUMMARY:	GROUNDWATER	VIRTUAL	49	430	

ZERO USE METERS

APN	Physical Address	R or G	Type	No. Units	GPD	Type of Development
040-153-014	3233 La Cruz Way	G	Zero Use	3	430	commercial
040-216-001	221 N. Main Street	G	Zero Use	9	430	
040-301-025	1230 Vineyard Dr	G	Zero Use	1	430	SFR
	SUMMARY:	GROUNDWATER	ZERO USE	13	430	

SUBJECT TO WATER CAPACITY FEE

APN	Physical Address	R or G	Type	No. Units	GPD	Type of Development
040-061-017	unknown	G	Wtr Cap	1	430	
040-289-019	930 Templeton Hills Rd	G	Wtr Cap	1	430	
041-171-013	Lots 7, 8, & 9 on 7th St	G	Wtr Cap	3	430	
041-171-014	707 S Main St	G	Wtr Cap	1	430	
	SUMMARY:	GROUNDWATER	WTR CAP	6	430	

Outstanding Water Units by Allocation

VIRTUAL WATER METER AGREEMENTS

APN	Physical Address	R or G	Type	No. Units	GPD	Type of Development
040-201-009	690, 691 Peterson Ranch Rd	G	Virtual	12	575	
040-201-033	301 N Main St	G	Virtual	23	575	commercial
040-201-055	Parcel 1, Main St	G	Virtual	1	575	
040-201-057	Theater Dr (Parcel 3, Championship Way)	G	Virtual	3	575	
040-280-056	1155 Las Tablas Rd	G	Virtual	5	575	Assisted living facility
040-280-056	1155 Las Tablas Rd	G	Virtual	38	575	Avail. for future lot split
040-289-012	1041 Petersen Ranch Rd (Building 100)	G	Virtual	3	575	
040-289-012	1043 Petersen Ranch Rd (Building 200A)	G	Virtual	6	575	
040-289-012	1045 Petersen Ranch Rd (Building 200B)	G	Virtual	6	575	
040-289-012	1047 Petersen Ranch Rd (Building 200C)	G	Virtual	6	575	
040-289-012	1049 Petersen Ranch Rd (Building 200D)	G	Virtual	6	575	
040-289-012	1051 Petersen Ranch Rd (Building 200E)	G	Virtual	4	575	
040-289-012	Petersen Ranch Rd (Building 200F)	G	Virtual	1	575	
040-289-012	1055 Petersen Ranch Rd (Building 300A)	G	Virtual	3	575	
040-289-012	1035 Petersen Ranch Rd (Building 300B)	G	Virtual	3	575	
040-289-012	1057 Petersen Ranch Rd (Building 400)	G	Virtual	2	575	
040-289-020	246 Bennett Way	G	Virtual	23	575	
040-311-014	Bennett Rd	G	Virtual	19	575	
040-311-017	Casper Rd	G	Virtual	2	575	
040-311-049	Vineyard Dr	G	Virtual	4	575	
040-311-049	Vineyard Dr	G	Virtual	4	575	
040-311-050	Vineyard Dr	G	Virtual	7	575	
040-372-004	Lot 5 of Tract Map 2992 - Phase 2 Las Tablas Rd	G	Virtual	6	575	subdivision
040-372-005	Lot 6 of Tract Map 2992 - Phase 2 Las Tablas Rd	G	Virtual	3	575	subdivision
040-372-006	Lot 7 of Tract Map 2992 - Phase 2 Las Tablas Rd	G	Virtual	7	575	subdivision
040-372-007	Lot 8 of Tract Map 2992 - Phase 2 Las Tablas Rd	G	Virtual	7	575	subdivision
040-372-008	Lot 9 of Tract Map 2992 - Phase 2 Las Tablas Rd	G	Virtual	4	575	subdivision
040-372-010	PTN Lot CC, Parcel 1 of LLA Las Tablas Rd	G	Virtual	3	575	
041-075-006	316 Old County Rd	G	Virtual	1	575	SFR
041-075-010	Cayucos Ave	G	Virtual	1	575	SFR
041-131-018	718 Gough	G	Virtual	1	575	
041-154-002	55 2nd St (not 55 Main St!)	G	Virtual	35	575	
041-181-017	400 Crum Rd	G	Virtual	2	575	
041-181-018	400 Crum Rd	G	Virtual	2	575	
041-181-021	400 Crum Rd	G	Virtual	2	575	
041-181-022	400 Crum Rd	G	Virtual	4	575	
	SUMMARY:	GROUNDWATER	VIRTUAL	259	575	

Outstanding Water Units by Allocation

ZERO USE METERS

APN	Physical Address	R or G	Type	No. Units	GPD	Type of Development
040-201-047	Championship lot 8 open space	G	Zero Use	1	575	
039-281-021	1050 Santa Rita Rd	G	Zero Use	3	575	
039-381-028	995 S Main St	G	Zero Use	2	575	
041-011-008	Duncan	G	Zero Use	2	575	
041-211-012	710 Vineyard Dr, 720 Vineyard Dr	G	Zero Use	6	575	
	SUMMARY:	GROUNDWATER	ZERO USE	14	575	

SUBJECT TO WATER CAPACITY FEE

APN	Physical Address	R or G	Type	No. Units	GPD	Type of Development
040-182-055	1645 Shiloh Pl	G	Wtr Cap	1	575	SFR
039-201-021	Plum Orchard Land	G	Wtr Cap	1	575	
039-281-019	1331 Plum Orchard Ln	G	Wtr Cap	1	575	
040-271-053	1720 Vineyard Dr	G	Wtr Cap	1	575	
040-289-020	246 Bennett Way	G	Wtr Cap	6	575	MFR
040-289-020	246 Bennett Way	G	Wtr Cap	1	575	MFR
040-311-009	988 Vineyard Dr	G	Wtr Cap	1	575	
040-271-052	890 Hopkins St	G	Wtr Cap	5	575	
	SUMMARY:	GROUNDWATER	WTR CAP	17	575	

WATER UNIT PURCHASE AGREEMENT

APN	Physical Address	R or G	Type	No. Units	GPD	Type of Development
040-313-023	Bennett/Turkey Ranch Rd	G	Agmt	5	575	Open space lot
040-372-015	Lot 10 Tract 2992 - Phase 2 Las Tablas Rd	G	Agmt	20	575	Hotel
	SUMMARY:	GROUNDWATER	AGREEMENT	25	575	

District Code Section 14.08.520 Water Allocation System

