City of Santa Barbara
California

PLANNING COMMISSION
STAFF REPORT

REPORT DATE:	February 5, 2015
AGENDA DATE:	February 12, 2015
SUBJECT:	Consideration of Drought-Related Development Restrictions
TO:	Planning Commission
FROM:	Planning Division, (805) 564-5470, extension 4552 Renee Brooke, AICP, Senior Planner RLB Allison De Busk, Project Planner ALD

I. BACKGROUND

In response to the on-going drought situation, on October 14 and December 16, 2014, the City Council received reports on potential drought-related development restrictions and water use regulations. The Council directed staff to work with the Planning Commission to further develop potential development restrictions.

This is a major policy issue and feedback from the Planning Commission and the public will help inform the Council prior to their decision.

II. RECOMMENDATION

Review detailed information about water use from new development, receive public input, and provide feedback to staff and the City Council on potential drought-related development restrictions.

III. DISCUSSION

Per the City's adopted Water Shortage Contingency Plan, City Council should consider regulations on water use and suspension of permit approvals during Stage Two and Stage Three Drought Conditions. On May 20, 2014, a Stage Two Drought Condition was declared and water use regulations are currently in effect. However, no suspension of permit approvals was adopted at that time, nor have any other development restrictions been adopted since.

An inter-departmental staff team has been considering a range of options for possible action by Council to manage water use should a Stage Three Drought Condition be declared. These measures could also be implemented during Stage Two if deemed appropriate/necessary.

The primary drought-related development restrictions currently being considered include:

- Voluntary Landscape Deferral
- Mandatory Landscape Deferral
- Suspension of permits for new pools
- Suspension of building permits for projects with net new water use

Additional information on each of these options is provided in the subsections below.

When Council considers whether or not to impose development restrictions or additional water use regulations, it will be important to consider them in the context of how much water can be saved by their implementation. During a normal year, the City's water demand is 14,600 acre feet per year (AFY). During a drought, the City's targeted water demand is 80% of normal demand, or 11,680 AFY. On average, new development represents approximately 0.30% of the City's drought water demand projection, or 28-40 AFY (refer to Table 1 below). This estimate is based on information provided in the General Plan Update Final Environmental Impact Report (FEIR) and City data on development over the last ten years, as described below.

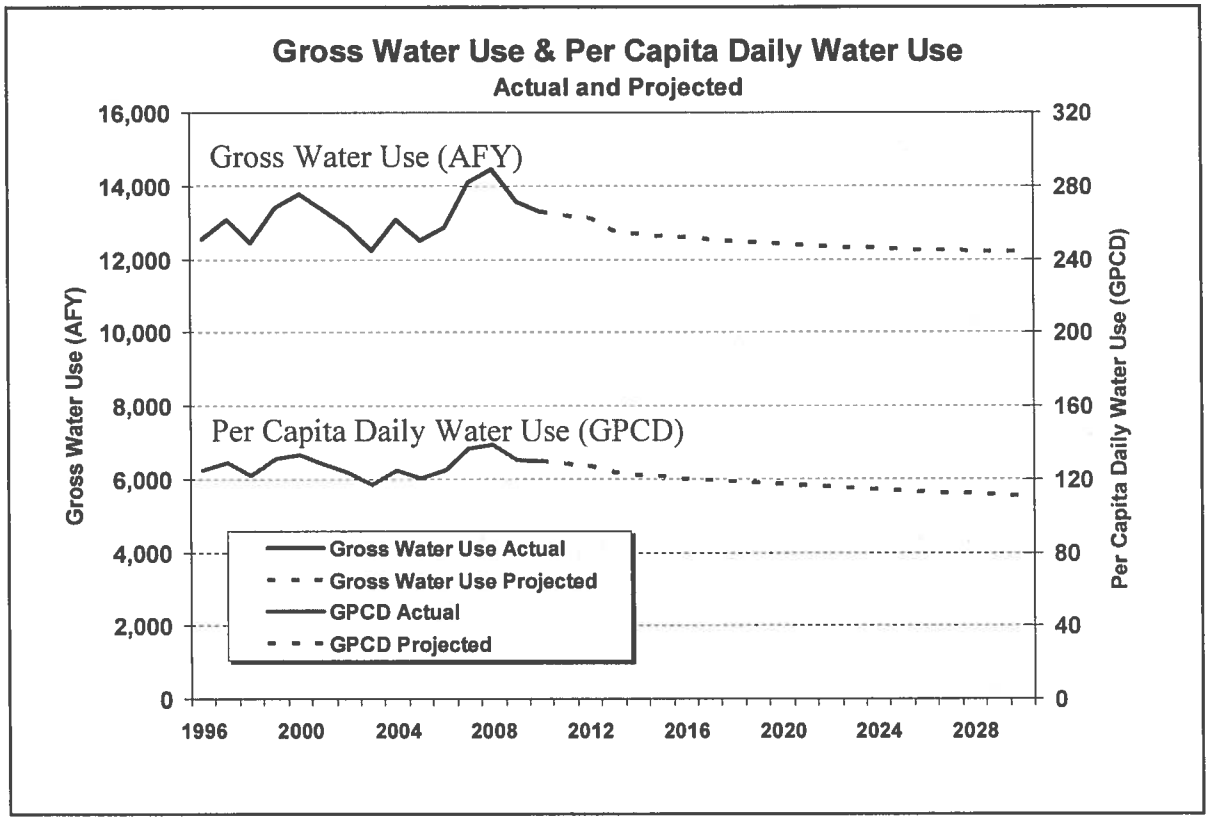
The FEIR prepared for the City's General Plan Update included an assessment of planned growth (assuming 2,800 new residential units and 2 million square feet of nonresidential development) over the 20-year planning period (2010-2030). This additional growth was estimated to increase long-term citywide water demand by a cumulative total of 791 AFY by the year 2030. This breaks down to approximately 40 AFY of annual new water demand, representing 0.34% of the annual drought demand projections.

City staff reviewed completed construction projects in the City over the last ten years (as determined by issuance of a certificate of occupancy) and found that an average of 28 AFY of new water demand went online each year from 2004-2013. Although the number varied greatly from one year to another (ranging from 8 to 55 AFY), this time period captured a development boom as well as the recent recession, and should serve as a realistic average in gauging development over the next 5 years. A 28 AFY increase would represent 0.24% of the annual drought demand projections.

Table 1: NET NEW WATER USE FROM DEVELOPMENT

	Estimated (Per General Plan Update FEIR)	**Actual** (Average over last 10 years)
Acre Feet Per Year (AFY)	40 AFY	28 AFY
Annual Demand (% of Annual Normal Water Demand (14,600 AFY))	0.27%	0.19%
Annual Demand (% of Annual Drought Water Demand (11,680 AFY))	0.34%	0.24%

While it may seem surprising that new development represents such a small portion of the City's water demand, this information is consistent with data from the City's 2011 Long-Term Water Supply Plan (LTWSP). The LTWSP anticipates declining potable water demand due to continuing water conservation measures (long-term efficiency improvements such as updated plumbing codes and appliance standards) offsetting the effects of new development, as illustrated in the following chart from the City's 2010 Urban Water Management Plan update (refer to graph below).



During the last prolonged drought event (approximately 1986-1992), significant time and effort was spent to determine, on a case by case basis, if a proposed project could be provided sufficient water supplies without significantly impacting the City's ability to provide adequate supplies to existing users. Two major differences today, in comparison to that last significant drought, are that new projects have substantially lower water use due to required water efficient plumbing fixtures and landscaping, and there are significantly fewer projects in the pipeline (estimated demand of 616 AFY for all pending and approved projects in 1986 vs. 133.48 AFY[1] currently). Additionally, the City's overall water consumption is less now than it was back then (approximately 16,225 AFY in 1986 vs. approximately 14,600 AFY currently).

While the water demand from new development is a very small portion of overall system demands, a drought emergency might warrant a building moratorium on projects that add any new demand to the system. During severe drought, when extraordinary conservation is required of existing users, demand from new development may be a concern.

On October 14, 2014, the City Council concurred with staff that it makes most sense to impose any potential restrictions at the building permit phase rather than at the planning phase, understanding how long it takes projects to get through the initial planning approvals, and that the actual water use goes online at the time of occupancy and not planning approval.

[1] Refer to Table 2 below and Exhibit B.

A. DEFERRAL OF LANDSCAPE INSTALLATION

This proposed restriction would involve a deferral of building permit issuance for the portion of a project that involves "aesthetic" landscape planting installation. Landscape plantings and features that serve a specified purpose beyond aesthetics would continue to be required, such as:

- plantings required for compliance with the City's Storm Water Management Program (required for the City to remain in compliance with its permit from the Regional Water Quality Control Board);
- plantings required as mitigation measures in an environmental document;;
- creek restoration;
- erosion control on slopes or to address landslide threat.

Hardscape and underground irrigation would be required to be installed, and interim groundcovers that do not require watering (e.g. mulch, bark or gravel) would be required, in addition to the landscape features that are not purely aesthetic, as listed above. Refer to Exhibit A for a rough draft of the landscape deferral process, as currently envisioned by staff.

The first phase of the landscape deferral would be voluntary for any applicant that chooses to defer landscape installation. Staff cannot predict the number of new developments that would take advantage of a voluntary landscape deferral, but we think it would be relatively low due to financing considerations and aesthetics. Nevertheless, the City has received inquiries about this, so we do think that some (particularly Public Works and Parks) projects would take advantage of a deferral. Should the drought continue, we anticipate that this voluntary deferral would become mandatory.

This would only apply to new development projects for which a landscape plan is required. In general, voluntary replacement of landscaping for single-family homes would not be regulated, although Water Resources staff have been encouraging residents hold off on installing new landscaping until after the drought.

Staff anticipates that the landscape deferral would be structured such that design review boards and Water Resources staff would continue to review and approve landscape plans per current City standards, and the approved landscape plan would remain on record as the required installation once the drought is over. Design review boards would also review and approve the interim landscape plan, which would include all hardscape and interim groundcovers.

Staff would need to track all of the deferred landscape plans and notify all affected parties when the drought is over of the deadline to install the required landscaping (could be 3 to 6 months after end of drought). Bonds or other forms of security/documentation may be required in order to ensure future compliance, although staff's initial thought is that, except for single-family subdivisions, handling compliance through an enforcement case may be more effective and efficient.

Landscape deferral was required during the last drought, and included exemptions for trees and shrubs and landscape material purchased and/or contracted for prior to the adoption of the landscape deferral regulations. In addition, developers and/or landowners were able to request exemptions on a case-by-case basis for slope stability, public health and safety, or hardships.

Staff's initial thought is that including exemptions could be cumbersome and, given that the deferral would only be for the aesthetic portion of the landscape plan, may not be necessary at this time.

Landscaping is estimated to account for approximately 50% of a site's overall water use. Since new development represents approximately 0.30% of the City's drought water demand, a complete restriction on landscape installation for new development would represent approximately 14-20 AFY, or 0.15% of the drought water demand. However, since the deferral would only cover the purely aesthetic portions of the landscape plan, the amount of water saved would be even less than that. Staff estimates that a landscape deferral program for purely aesthetic landscaping would, on average, reduce a project's net new water use by approximately 11%. This would translate to water savings of approximately 3.0-4.4 AFY (based on an average new yearly demand from new development of 28-40 AFY), or approximately 0.02-0.038% of annual drought water demand. The water savings would generally be more significant on lager project sites and on residential projects rather than on mixed-use or non-residential, primarily because the mixed-use and non-residential projects are in-fill developments that rely on all landscaped areas to satisfy storm water management requirements.

As a City, we want to prioritize maintenance of existing trees and shrubs, and implementing a temporary landscape deferral may help to achieve that. But, it would mean a deferral on aesthetics for new development/significant remodels. It also means, among other things, that new common outdoor areas for multi-family development may not be landscaped, and parking lot trees would not be planted to provide shade or reduce the heat island effect. However, these trade-offs may be warranted given the current drought condition.

B. SUSPENSION OF NEW POOLS

This proposed restriction would involve a deferral of building permit issuance for the portion of a project that involves installation of a new pool. Spas are not recommended for inclusion in the proposed suspension due to their small size and because they are typically covered, which minimizes evaporation. However, it would make sense to define a maximum allowable spa size as part of any regulations.

Based on a review of building permits issued over the last 5 years, staff has determined that an average of 14 new pools are installed each year. Working with Water Resources staff, we estimate that the average pool has a volume of 18,446 gallons, with an annual water use of about 23,483 gallons due to evaporation, backwashing, and draining/refilling for control of salt content.[2] Based on 14 new pools per year, annual water demand is estimated to be 0.79 AFY for initial filling of pools permitted in the first year, with subsequent annual demand of 1.8 AFY, for filling of new pools and continued operation of pools permitted in the prior year. This represents 0.015% of projected annual drought water demand.

[2] The estimated evaporation rate of 36 inches per year assumes use of a pool cover that reduces annual evaporation losses by 40% compared to an uncovered pool. The drain/refill rate is assumed to be limited to 33% per year, consistent with current drought regulations.

As part of the Stage Two Drought Declaration, there are water use regulations that prohibit the draining or filling of existing pools by more than one third, unless authorized. However, there are no restrictions on filling new pools. The proposed restriction would bring some consistency to the treatment of new and existing pools.

Staff did consider the option of allowing the proposed pool to be constructed, but not allow it to be filled with water. This would address some of the construction/access limitations associated with building a pool after any other construction on the site is complete. However, there can be structural issues associated with not filling the pool with water after construction. Additionally, most of the pools permitted by the City are not part of a larger development/redevelopment. For these reasons, staff finds that it is simpler to consider this as a complete suspension on the issuance of building permits for new pools during the drought.

C. SUSPENSION OF BUILDING PERMITS FOR PROJECTS WITH NET NEW WATER USE

This proposed restriction would involve full building permit suspension for projects that result in net new water use. Water use would be determined based on land use per the City's 2009 Water Demand Factors (refer to Exhibit C). This means that water use calculations would be based on typical citywide water use rates for the identified land use rather than historical water use at a particular site (as was done during the last significant drought). If a project does not result in a net increase in water use, then it could proceed without restrictions. If a project does result in net new water use, then it could complete the planning process, but would not be allowed to submit for a building permit. Staff believes that if this development restriction is enacted, it would likely include exemptions, and those are discussed below. Installation of landscape plants and pools for projects with no net new water use would be restricted per the proposed landscape deferral and pool restrictions outlined above.

It should be noted that this development restriction would still allow for remodels or additions to residential units, including new accessory buildings, as long as no new units are created. This is because the water demand factors for residential uses are based on unit count and lot size, and neither the size of the structure nor the number of bathrooms/fixtures contained therein would change the Water Demand Factor.

In calculating net new water use, staff would need to define "vacant" and establish a rule for how long previously demolished structures get credit for the prior use if not part of a larger development project.

As of January 26, 2015, all of the pending (submitted but not approved) and approved (approved but no building permit issued) projects would result in 133.48 AFY of net new water use (refer to Table 2 below). These numbers represent projects in various stages of the process that have been submitted over many years (refer to Exhibit B for a list of the projects and their associated water demand). Some of these projects may never come to fruition, but it represents a worst-case analysis for purposes of context. Even if <u>all</u> of the projects currently in the pipeline were approved <u>and</u> built in the next year, it would represent just 1.14% of the annual drought water demand projection (0.91% of normal year demand).

Table 2: POTENTIAL WATER USE FROM ALL PENDING AND APPROVED NEW DEVELOPMENT (AFY)				
PROJECT STATUS	**LAND USE**			**TOTAL**
	Residential	**Mixed Use**	**Non-Residential**	
Approved (No Building Permit Issued)	29.20	22.68	10.90	62.78
Pending (Not Approved; includes PRTs)	42.96	22.55	5.19	70.70
TOTAL	72.16	45.23	16.09	**133.48**

Exemptions

If a restriction on development with net new water use were to be implemented, staff anticipates that it would include exemptions to that rule. For example, projects that would result in a minimal increase in water demand or those projects deemed a priority (see examples below) would be exempt. Some or all of these exemptions could be considered, depending on how severely the City wants to limit new development. Potential exemptions to the "no net new water use" regulation could include:

- Affordable Housing Projects (100% Affordable) due to the City's General Plan policies supporting affordable housing and in accordance with State law.
- Projects for essential services. Some examples include:
  - Governmental Function Projects (e.g. schools, parks, libraries, Public Works projects)
  - Social Benefit and Public Health Projects (e.g. shelters and medical clinics)
- Projects that allow for reasonable development without adding significant additional demand (e.g. projects proposing a non-residential addition of 500 square feet or less where the water demand factor is not increasing). For instance, a 500 square foot addition to an existing office would result in 0.03 AFY of new water use. Before determining an acceptable maximum-size addition under this exemption, we would need to quantify what constitutes "significant" additional water demand.
- Revisions to approved building permits where the revision does not result in water demand greater than the approved project.
- Tea Fire rebuilds where the site has been unoccupied long enough that the parcel is considered vacant from a land use perspective.

Staff has reviewed all of the pending and approved projects and found that these proposed exemptions would total 21.12 AFY[3] (16%) of the projected 133.48 AFY of new water demand for all projects in the pipeline. Assuming the average annual net new water use from development is 28-40 AFY, if the suspension on building permits for projects with net new water use was implemented with the above exemptions, staff estimates that approximately 4.5-6.5 AFY of new development would still be allowed (assumes 16% of new water use would fall into one of the exemption categories). This represents 0.04 - 0.06% of the annual drought water demand.

The Council would also need to determine if the restriction would apply to building permit applications that have already been submitted but have not yet been issued. If the restriction becomes effective when the Ordinance goes into effect (rather than retroactively), then staff would anticipate a rush of applicants submitting for building permits prior to that effective date. This would reduce the amount of water demand savings achieved by the development restriction. There would also be pressure to allow applicants to submit for building permits prior to receiving final design approvals.

If the City Council decides to implements these restrictions, staff would recommend that the restrictions apply to out-of-City water customers as well, through the process of issuing Water Service Commitment letters.

D. ADDITIONAL/ALTERNATIVE OPTIONS

Building Division Regulations

Staff has also considered development regulations that could further reduce the water demand of existing and new development. Some of these considerations included mandatory graywater systems for single-family residences, requiring fixture retrofits at point of sale, formally adopting Appendix L of the Building Code (Sustainable Practices), reduced building permit fees for fixture retrofits, and going beyond the existing requirements for plumbing efficiency.

Many of these items are already being considered by the State for adoption over the next several years.

Staff is not recommending that any of these items be adopted at this time due to potentially significant increases in construction costs, net benefit in terms of water conservation quantities, and the timeline required for City implementation would be long and may not be in place much sooner than the state's implementation timeline.

Zoning Regulations

Planning staff is also considering a Zoning Ordinance Amendment to allow rain barrels to encroach into the required interior/rear setbacks, distance between main buildings, and open yard/open space. Staff anticipates that maximum encroachment and height limits would be established (e.g. tank shall be no closer than three feet to the property line, shall occupy no more than 1% of the required open yard, maximum height shall be six feet) to minimize impacts to neighbors and residents.

[3] 21.12 AFY is comprised of 20.96 AFY for affordable housing projects and 0.16 AFY for small projects (projects that generate less than 0.03 AFY.

Water Use Regulations

The Water Division is working with the Water Commission on additional water use regulations such as no watering of turf and restrictions on the method of irrigation for non-turf landscaping, as well as restrictions on construction of new private groundwater wells for City water customers. The intent is that these water use regulations would be considered by the City Council at the same time potential development restrictions are considered. It is expected that the most significant savings would come from water use regulations, with reductions from lawn watering regulations in the range of 630 AFY to 1,100 AFY.

E. SUMMARY

	Estimated Water Savings	**Percent of Annual Drought Water Supply**
Voluntary Landscape Deferral	?	?
Mandatory Landscape Deferral	3.0 - 4.4 AFY	0.02 - 0.038%
Suspension of Permits For Pools	1.8 AFY	0.015%
Suspension of Permits For New Development	28 - 40 AFY	0.24 - 0.34%
Water Use Regulations	630 AFY	5.4%

In reviewing this summary chart, it is important to note that the savings are not cumulative. For example, if a suspension on building permits for new development with net new water use is implemented, the amount of water saved from a mandatory landscape deferral would be significantly reduced. However, savings from water use regulations would be in addition to any savings from development restrictions.

Exhibits:

A. Landscape Deferral Process
B. Pending, Approved and Building Permit Issued Project List, as of January 26, 2015
C. Water Demand Factors

DRAFT Landscape Deferral Process

February 12, 2015

ADMINISTRATIVE PROCEDURES FOR POSTPONING THE INSTALLATION OF LANDSCAPE PLANT MATERIALS REQUIRED AS PART OF NEW CONSTRUCTION PROJECTS DURING STAGE TWO DROUGHT CONDITIONS

A. PURPOSE AND SCOPE

The purpose of these guidelines is to establish the criteria and procedures for postponing the installation of certain plantings in new construction projects in order to conserve water during the drought. These guidelines also outline required exemptions from the postponement requirements.

B. RULE

For the duration of the Stage Two Drought Emergency, all projects with approved landscape plans which have not received Certificates of Occupancy are directed by the Community Development Director of the City of Santa Barbara to postpone the installation of certain landscape plant portions of said design review-approved landscape plan. An interim landscape plan shall be installed consistent with the direction outlined below.

C. INTERIM LANDSCAPE REQUIREMENTS

All applicants must still comply with the following components of the landscape plan, as approved by the applicable design review board:

- All hardscape such as enhanced paving, walkways, driveways, outdoor structures, trellis, pergolas, fountains, etc. must be installed as shown on the originally-approved landscape plan. Installation of pools shall be governed by separate Council action. If there is no ban on their installation, then they can be installed, but would not be required to be installed.
- All underground irrigation systems must be installed (refer to additional information below).
- All grading up to finish grade must be completed.
- All landscaping, detention features, etc. required as part of the project's approved Storm Water Management Plan must be constructed and installed.

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- All landscape plantings specifically required as a condition of approval by the City Council, Planning Commission, Staff Hearing Officer or design-review board must be installed.
- All landscape plantings required as part of a mitigation measure in accordance with an adopted Mitigated Negative Declaration or Environmental Impact Report must be installed.
- All landscape plantings required as part of a restoration plan must be installed.
- All relocated trees and shrubs.
- Any plantings specifically required to address landslide threat or for erosion control purposes shall be installed.

Interim ground covers are required for areas to be planted at a later date. Appropriate ground covers include mulching, such as bark or tree chipping, or rock ground covers, such as decomposed granite or gravel.

Irrigation – Underground irrigation systems will require a valve and the system must be shut off unless needed for maintenance of plants required to be installed as part of the interim landscape plan. The customer can install an irrigation controller but it cannot be connected to the irrigation system (to avoid it turning on), unless necessary for maintenance of plants required to be installed as part of the interim landscape plan. Above ground irrigation systems (e.g. drip) are not allowed except in accordance with an approved irrigation plan to maintain plants required to be installed as part of the interim landscape plan.

D. PROCEDURES

1. Planting Postponement

a. Projects under construction: Projects presently under construction shall submit a copy of the design review-approved landscape plan delineating which plants and areas shall be planted and which plants and areas shall be postponed. The Building Inspector shall verify compliance with these Guidelines during periodic inspections of projects presently under construction.

b. Approved Projects that do not have building permits: Projects that have final design-review approval but have not yet received building permits shall submit, at the time of building permit application, a design review-approved landscape plan that clearly identifies a schedule of plants and delineates which areas will be

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planted and which areas will be postponed. Planted areas shall comply with the criteria of these Guidelines.

c. Projects that do not have design review approval: Projects that have not received final approval for the landscape plan from the applicable design review board shall submit said plan with plants and areas to be planted and areas to be postponed clearly delineated. Interim treatment of non-landscaped areas shall also be shown on this landscape plan.

d. Enforcement Cases: Projects that originate due to enforcement of approved landscape plans or other landscape-related enforcement, shall submit any required plans/information in order to obtain necessary approvals. Installation of new/replacement landscaping would be deferred consistent with rules for new projects.

2. Installation of Approved Landscaping

Once the City Council declares that the Drought is over and rescinds the Postponement of Landscape Installation, property owners that were subject to the Postponement of Landscape Installation must install all approved landscaping within six months. All landscape postponements will be tracked by the Community Development Department. Failure to install required landscaping within the six month timeline will result in enforcement action.

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MST Cases with Pending Status between 1/1/1990 and 1/26/2015, and Associated Water Demand

Mixed Use

			H_2O Demand
MST2014-00079	2720 DE LA VINA ST Application Received	M-NEW MIXED USE 2/24/2014	1.00
MST2014-00115	121 E MASON ST Application Received	MIXED USE 3/17/2014	19.53
MST2014-00410	927 HALEY ST Application Received	MF-NEW UNIT 8/22/2014	0.16
MST2014-00503	1023 CACIQUE ST A Application Received	MF AUD 2 NEW UNITS 10/14/2014	0.32
MST2014-00544	2217 OAK PARK LN Application Received	MF-NEW UNIT 11/3/2014	0.16
MST2014-00546	1623 DE LA VINA ST Application Received	MFR-3 NEW AUD UNITS 11/4/2014	0.22
MST2014-00567	312 RANCHERIA ST Application Received	MF-7 NEW AUD UNITS 11/11/2014	1.12
MST2014-00639	133 S SALINAS ST Application Received	MIXED USE 12/23/2014	0.04

Subtotal of Water Demand for Mixed Use: **22.55**

Non-residential

MST2006-00509	1298 LAS POSITAS RD Application Received	C-PARK CONSTRUCTION 8/28/2006	1.43
MST2012-00069	115 E GUTIERREZ ST Application Received	C-AS-BUILT BUILDING 2/22/2012	0.13

EXHIBIT B

MST Cases with Pending Status between 1/1/1990 and 1/26/2015, and Associated Water Demand

			H_2O Demand
MST2012-00451	301 S HOPE AVE Application Received	C-ADDN & ALTS 11/14/2012	0.50
MST2013-00080	632 E CANON PERDIDO ST Application Received	C-ADDITION 2/27/2013	1.07
MST2013-00141	1298 LAS POSITAS RD Application Received	C-TENNIS FACILITY 4/11/2013	0.45
MST2013-00264	350 CHAPALA ST B Application Received	C-ALTERATION 6/25/2013	0.10
MST2013-00309	134 S MILPAS ST Application Received	C-ADDITION 7/25/2013	0.08
MST2013-00368	130 S HOPE AVE Application Received	C- RECYCLING 9/6/2013	0.02
MST2014-00070	22 ANACAPA ST Application Received	C-ADDITION 2/18/2014	0.24
MST2014-00169	328 W MONTECITO ST Application Received	C-NEW BUILDING 4/14/2014	0.21
MST2014-00357	111 N MILPAS ST Application Received	C-ALT 7/25/2014	0.65
MST2014-00375	121 E MASON ST Application Received	C-NEW 7/31/2014	0.24
MST2014-00390	713 SANTA BARBARA ST Application Received	C-ADDITION 8/11/2014	0.01
MST2014-00414	304 E HALEY ST Application Received	C-NEW 8/25/2014	0.06
		Subtotal of Water Demand for Non-residential:	**5.19**

Residential

MST2002-00214	1837 1/2 EL CAMINO DE LA LUZ Application Received	R-NEW RESIDENCE 3/29/2002	0.42
MST2003-00793	1235 VERONICA SPRINGS RD Application Received	R-NEW UNITS 11/5/2003	19.36
MST2006-00736	1400 ROGERS CT Application Received	R-SUBDIVISION & REZONE 12/19/2006	0.49
MST2007-00533	1124 CHINO ST Application Received	R-CONDO CONV/NEW UNIT 10/18/2007	0.12

MST Cases with Pending Status between 1/1/1990 and 1/26/2015, and Associated Water Demand

			H_2O Demand
MST2008-00091	601 SAN PASCUAL ST Application Received	R-NEW UNIT 2/25/2008	0.16
MST2008-00527	1480 LOU DILLON (PARCEL B) Application Received	R-NEW UNIT 11/7/2008	0.95
MST2010-00265	309 E CANON PERDIDO ST Application Received	R-DEMO SFR/REBUILD DUPLEX 9/1/2010	0.06
MST2011-00446	1925 EL CAMINO DE LA LUZ Application Received	R-SFR 12/5/2011	0.42
MST2012-00007	940 ALSTON RD Application Received	R-NEW 1/5/2012	0.95
MST2013-00019	601 SAN PASCUAL ST Application Received	R- NEW UNITS 1/10/2013	0.32
MST2013-00034	119 S ALISOS ST Application Received	R-TWO NEW RESIDENTIAL UNITS 1/22/2013	0.32
MST2013-00358	515 RED ROSE LANE Application Received	R-ADDITIONS 8/29/2013	0.16
MST2013-00419	2334 DE LA VINA ST Application Received	R-3 CONDOS 10/7/2013	0.48
MST2013-00504	3626 SAN REMO DR Application Received	R-NEW HOUSE 12/2/2013	0.42
MST2013-00506	3626 SAN REMO DR Application Received	R-NEW HOUSE 12/2/2013	0.42
MST2014-00051	1120 & 1122 INDIO MUERTO ST Application Received	R-MULTI-FAMILY 2/7/2014	1.44
MST2014-00142	251 S HOPE AVE Application Received	R-90 UNITS 4/1/2014	14.56
MST2014-00418	2405 STATE ST Application Received	R-1 UNIT 8/27/2014	0.42
MST2014-00422	601 ALAMEDA PADRE SERRA Application Received	R-NEW UNIT 8/27/2014	0.16
MST2014-00547	433 ALAMEDA PADRE SERRA Application Received	R- NEW UNITS 11/4/2014	0.06

MST Cases with Pending Status between 1/1/1990 and 1/26/2015, and Associated Water Demand

			H_2O Demand
MST2014-00569	1320 OLIVE ST Application Received	R-NEW 11/12/2014	0.32
MST2014-00149	511 BROSIAN WAY Appealed to City Council	R-NEW SFR 1/27/2015	0.95
		Subtotal of Water Demand for Residential:	**42.96**

TOTAL Water Demand – ~~Approved~~ Pending Projects **70.70 AFY**

MST Cases with Approved Status between 1/1/1990 and 1/26/2015, and Associated Water Demand

Mixed Use

				H_2O Demand
MST2004-00132	1829 STATE ST	M-MIXED USE DEVELOPMENT		0.79
PC-Time Extension APVD		3/4/2014	FYI	
MST2004-00493	1298 COAST VILLAGE RD	M-MIXED USE		1.64
MST2005-00088	517 CHAPALA ST	M-NEW MIXED USE PROJECT		0.98
Level 3 SCD		8/25/2014	APVD	
MST2005-00126	117 W DE LA GUERRA ST	M-NEW MIXED-USE BUILDING		1.22
MST2005-00543	416 ANACAPA ST	M-NEW CONDOS		0.79
SHO-Time Extension APVD		10/17/2013	APVD	
MST2005-00667	817 N MILPAS ST	M-MIXED USE		0.77
Per AB 116, the Tentative Map is extended until 3-15-16.		10/3/2014	READ	
MST2006-00129	800 SANTA BARBARA ST	M-NEW		1.71
PC-Time Extension APVD		3/14/2012	APVD	
MST2006-00224	1025 SANTA BARBARA ST	M-MIXED-USE		2.40
Per State extensions, the Tentative Map expires 12-20-16		1/14/2015	READ	
MST2006-00510	803 N MILPAS ST	M-NEW		1.45
MST2006-00682	15 S HOPE AVE	M-MIXED-USE DEVT		1.77
PC-Time Extension APVD		5/19/2014	APVD	
MST2007-00092	540 W PUEBLO ST	M-MIXED USE		6.09
SCD Approved		9/18/2014	APVD	
MST2007-00400	825 DE LA VINA ST	M-NEW RES & COM CONDOS		1.15
SHO-Time Extension Requested		3/23/2011	APVD	
MST2007-00559	617 BRADBURY AVE	M-MIXED USE		0.17
MST2008-00322	412 ANACAPA ST	M-TSM, MIXED-USE		0.93
ABR-Consent (Final Review)		2/18/2014	APVD	
MST2008-00362	710 ANACAPA ST	M-MIXED USE		0.38
HLC-Resubmittal Received		5/23/2011	RECD	
MST2012-00422	3880 STATE ST	M-MIXED-USE		1.84
ABR-Project Design Hearing		1/21/2014	APVD	

MST Cases with Approved Status between 1/1/1990 and 1/26/2015, and Associated Water Demand

				H_2O Demand
MST2012-00443	3714 STATE ST	M-MIXED USE		-10.77
PC-Approved		4/3/2014	APVD	
MST2013-00169	1330 CHAPALA ST	M-MIXED USE		5.34
PC-Processing CC&R's		1/5/2015	PROC	
MST2014-00010	706 E HALEY ST	MIXED-USE ALTS		0.01
ABR-Consent (Final Review)		5/27/2014	APVD	
MST2014-00220	604 E COTA ST	MIXED-USE		4.02
ABR-Project Design Hearing		11/24/2014	APVD	
		Subtotal of Water Demand for Mixed Use:		**22.68**

Non-residential

MST2005-00831	920 SUMMIT RD	C-GOLF COURSE ALTS		0.27
Level 4 SCD		11/25/2014	APVD	
MST2006-00758	101 E VICTORIA ST	C-NEW		0.33
Per State extensions, the tentative map expires 12-23-17.			APVD	
MST2009-00119	125 STATE ST	C-NEW		2.84
PC-CC&R's Recorded		1/22/2015	DONE	
MST2010-00220	17 W MONTECITO ST	C-ADDN/ALTS/ENF		0.01
SHO-Approved		7/13/2011	APVD	
MST2011-00171	101 STATE ST	C-NEW BUILDING		4.30
PC-CC&R's Recorded		2/7/2014	FYI	
MST2012-00156	635 OLIVE ST	C-MIXED USE		0.24
ABR approved		10/15/2012	APVD	
MST2012-00248	224 S MILPAS ST	C-ALTERATIONS		-0.03
ABR Approved review after final		1/12/2015	APVD	
MST2013-00026	1013 BATH ST	C/A-ALTERATION		0.02
ABR-After Final (Staff Apvl)		9/25/2014	APVD	
MST2013-00232	116, 120, 122 SANTA BARBARA ST	C-ALTERATION		-0.02
ABR-F.A. (Staff Approval)		11/26/2013	APVD	
MST2013-00237	1130 STATE ST	C-ADDN & ALTS		1.53
HLC-In-Progress Review Hearing		1/14/2015	CONT	
MST2013-00388	520 E YANONALI ST	C-REPLACEMENT OF FACILITY		-0.18
ABR-Final Review Hearing		1/21/2014	APVD	

MST Cases with Approved Status between 1/1/1990 and 1/26/2015, and Associated Water Demand

					H_2O Demand
MST2013-00390	1017 & 1017 A STATE STREET	C-ADDN/ALT			0.01
HLC-F.A. (staff approval)			11/24/2014	APVD	
MST2013-00446	135 E ORTEGA ST	C-ADDITION			0.01
HLC-Consent (After Final)			3/12/2014	APVD	
MST2013-00526	205 ANACAPA ST	C-ALT			0.02
Coastal Exempt APVD-No Oth Rev			11/11/2014	APVD	
MST2014-00068	414 N SALSIPUEDES ST	C-ALTERATION			-0.11
ABR Consent – Final Approval			5/12/2014	APVD	
MST2014-00186	200 HELENA AVE	C-ALT			0.07
ABR-Consent (After Final)			12/1/2014	APVD	
MST2014-00320	701 CHAPALA ST	C-ADDITION			0.02
HLC – PDA and FA			11/19/2014	APVD	
MST2014-00437	915 STATE ST	C-DEMO & REBUILD			0.03
HLC-Concept Review (New) - PH			9/24/2014	APVD	
MST97-00357	35 STATE ST	C-NEW BLDG			1.54
HLC-F.A. (Staff Approval)			12/9/2014	APVD	
		Subtotal of Water Demand for Non-residential:			**10.90**

Residential

MST2004-00725	124 LOS AGUAJES AVE	R-3 CONDOS			0.22
MST2005-00295	85 N LA CUMBRE RD	R-CONDOS			-0.16
Per State extensions, tentative map expires 7-25-17				APVD	
MST2005-00442	420 E ANAPAMU ST	R-TWO NEW CONDOS			0.06
Per State extensions, tentative map expires 1/31/18				APVD	
MST2005-00504	824 E CANON PERDIDO ST	R-4 UNIT CONDO			1.12
Should be withdrawn – replacement project under construction					
MST2006-00318	222 W ALAMAR AVE	R-DEMO/CONDO, 3 UNITS			0.22
PC approved			2/7/2008	APVD	
MST2006-00364	1236 SAN ANDRES ST	R-CONDOS			0.32
CC denied appeal			7/22/2008	APVD	
MST2006-00421	927 OLIVE ST	R-CONDOS, 5 UNITS			0.28
ABR-Consent (Referred by FB)			2/25/2008	CONT	

MST Cases with Approved Status between 1/1/1990 and 1/26/2015, and Associated Water Demand

				H_2O Demand
MST2006-00476	210 MEIGS RD	R-5LOT SUBDIVISION		2.10
PC-Time Extension APVD		8/30/2013	FYI	
MST2006-00496	422 W PADRE ST	R-SFR		0.06
ABR-Resubmittal Received		3/3/2010	RECD	
MST2006-00564	457 N HOPE	R-SUBDIVISION		3.78
Oops! Still "A" Status		1/23/2014		
MST2007-00128	1030 CACIQUE ST	R-NEW UNIT		0.06
ABR-Consent (After Final)		8/30/2010	APVD	
MST2007-00331	915 E ANAPAMU ST	R-MULTI-FAMILY RESIDENTIAL		1.66
Time extension granted; project expires 4-19-15			APVD	
MST2007-00470	505 W LOS OLIVOS ST	R-CONDO CONV		0.92
PC-Time Extension APVD		10/17/2013	FYI	
MST2007-00634	203 CHAPALA ST	RES-7 CONDOS		0.92
PC-FYI/Research - project expires 6-1-16.		10/22/2014	FYI	
MST2008-00298	1210 E MASON ST	R-DUPLEX		0.06
ABR-Preliminary Review Hearing		11/3/2008	APVD	
MST2008-00435	1712 ANACAPA ST (ORIGINAL	R-SUBDIV/MODS		0.84
ABR-After Final (Staff Apvl)		10/29/2014	APVD	
MST2010-00074	31 S SALINAS ST	R-NEW UNIT AND GARAGE		0.33
ABR-Consent (Final Review)		9/27/2010	APVD	
MST2010-00097	1812 SAN PASCUAL ST	R- NEW DUPLEX		0.16
Oops! Still "A" Status		1/6/2015	DONE	
MST2010-00278	330 W CANON PERDIDO ST	R-NEW DUPLEX		0.06
ABR Final Approval		2/14/2011	APVD	
MST2011-00007	23 WADE CT	R-NEW SFR/COASTAL EXCL		0.42
Project has expired			EXPD	
MST2011-00267	108 ONTARE HILLS LN	R-NEW RESIDENCE		0.42
SFDB-Project Design Hearing		4/22/2013	APVD	
MST2011-00296	612 W MISSION ST	R-ALTERATION		0.06
ABR-Consent (Proj Des & Final)		10/10/2011	APVD	
MST2011-00426	517 W FIGUEROA ST	R-5 UNIT APARTMENT		0.96
ABR-Time Ext. (Staff Apvl)		9/29/2014	APVD	

MST Cases with Approved Status between 1/1/1990 and 1/26/2015, and Associated Water Demand

				H_2O Demand
MST2012-00054	1025 E COTA ST	R-2 NEW UNITS		0.06
ABR-Concept Review (Continued)		6/25/2012	APVD	
MST2012-00332	128 ANACAPA ST	R-NEW CONDOS		0.32
ABR-F.A. (Staff Approval)		6/10/2014	APVD	
MST2012-00362	415 ALAN RD	R-1 NEW HOUSE		0.42
SFDB-Consent (Final Review)		3/18/2013	APVD	
MST2012-00442	1611 OLIVE ST	R-MULTI-RES NEW UNIT		0.16
ABR-Consent (Final Review)		11/4/2013	APVD	
MST2013-00022	240 W ALAMAR AVE	R-NEW 4 UNITS		0.22
ABR-Consent (Final Review)		11/17/2014	APVD	
MST2013-00045	1714 ANACAPA ST (LOT 2)	R-NEW HOUSE		0.42
EXC-Zoning Exception Received		1/22/2015	RECD	
MST2013-00212	510 N SALSIPUEDES ST	R-MULTI FAMILY		6.40
CC-ABR Appeal (Project APVD)		5/21/2014	DENY	
MST2013-00261	1810 SAN PASCUAL ST	R-DEMO AND REBUILT MFR		0.22
ABR-Final Review Hearing		2/3/2014	APVD	
MST2013-00281	3435 MARINA DR	R-SFR		0.95
SFDB-Resubmittal Received		1/20/2015	RECD	
MST2013-00377	1135 SAN PASCUAL ST	R-3 CONDOS		0.22
SHO-Tentative SHO Hearing Date		10/1/2014	APVD	
MST2013-00406	296 SCHULTE LN	R-HOUSE		0.95
SFDB-Consent (Final Review)		12/8/2014	APVD	
MST2013-00418	1003 SANTA BARBARA ST A	R-NEW UNIT		0.19
HLC-Consent (Final Review)		12/3/2014	APVD	
MST2013-00456	810 E CANON PERDIDO ST A	R-NEW UNIT		0.16
ABR-Consent (After Final)		12/15/2014	APVD	
MST2013-00505	3626 SAN REMO DR	R-NEW HOUSE		0.42
SFDB-Resubmittal Received		12/11/2014	RCVD	
MST2013-00511	129 OLIVER RD	R-NEW RESIDENCE		0.42
COASTAL-FYI/Research		7/22/2014	READ	
MST2014-00046	1146 NIRVANA RD	R-PSP & MODS		0.16
SFDB-Consnt (Proj Des & Final)		6/30/2014	APVD	

MST Cases with Approved Status between 1/1/1990 and 1/26/2015, and Associated Water Demand

					H_2O Demand
MST2014-00047	122 S VOLUNTARIO ST	R-2 NEW UNITS			0.32
ABR-Consent		6/2/2014	APVD		
MST2014-00091	2101 MOUNTAIN	R-PSP			0.16
SFDB-Consent (Proj Des & Final)		1/20/2015	APVD		
MST2014-00112	725 OLIVE ST	R-NEW RES. UNIT			0.06
ABR-Project Design & Final Hrg		1/20/2015	APVD		
MST2014-00197	1314 FERRELO RD	R-NEW RESIDENCE			0.42
SFDB-Resubmittal Received		10/22/2014	RECD		
MST2014-00200	1632 LA VISTA DEL OCEANO DR	R-NEW-SFR			0.42
SFDB-Reconsideration Hearing		1/12/2015	DONE		
MST2014-00297	1565 LA CORONILLA DR	R-NEW SFR			0.42
SFDB-Consent (Final Review)		9/22/2014	APVD		
MST2014-00312	3753 LINCOLN RD	R-NEW DWELLING			0.42
SFDB-Consent (Final Review)		1/26/2015	APVD		
MST97-00764	1224 HARBOR HILLS DR	R-LLA			0.42
PC- Hearing		4/21/2005	APVD		

Subtotal of Water Demand for Residential: **29.20**

TOTAL Water Demand – Approved Projects **62.78 AFY**

MST Cases with Building Permit Issued between 1/1/1990 and 1/26/2015, and Associated Water Demand (Occupancy Not Granted)

Mixed Use

			Date BP Issued	H_2O Demand
MST2002-00191	427 BATH ST Building Permit Issued	M-MIXED USE	7/20/2004	0.35
MST2003-00243	128 E CANON PERDIDO ST Building Permit Issued	MIXED-USE	3/9/2011	0.27
MST2004-00243	415 E DE LA GUERRA ST Building Permit Issued	M-NEW UNIT	11/9/2007	0.16
MST2004-00793	520 N SALSIPUEDES ST Building Permit Issued	M-NEW AUTO REPAIR	2/18/2005	0.11
MST2005-00439	819 GARDEN ST Building Permit Issued	MIXED-USE	7/23/2009	0.20
MST2011-00220	1255 COAST VILLAGE RD Building Permit Issued	MIXED USE	4/25/2013	0.97
MST2011-00310	225 E HALEY ST Building Permit Issued	M-MINOR ALTERATIONS	7/24/2013	0.18
MST2012-00048	901 OLIVE ST Building Permit Issued	MIXED USE-NEW RES UNITS	7/23/2013	3.04
MST2012-00277	720 DE LA VINA ST Building Permit Issued	M-NEW	11/11/2013	0.03
MST2013-00411	3885 STATE ST Building Permit Issued	M- NEW MIXED USE	8/8/2014	9.53
MST2013-00464	522 GARDEN ST Building Permit Issued	M-MIXED USE	11/17/2014	0.35

Subtotal of Water Demand for Mixed Use: **15.19**

Non-residential

MST2006-00015	221 N NOPAL ST Building Permit Issued	C-ADDITION	8/24/2009	0.56
MST2007-00629	402 ORILLA DEL MAR Building Permit Issued	C-ADDITION/DPA	9/1/2009	0.13
MST2008-00401	28 W CABRILLO BLVD Building Permit Issued	C-NEW	4/7/2009	0.02
MST2009-00281	1816 STATE ST Building Permit Issued	C-ADDITION	3/11/2013	0.03

MST Cases with Building Permit Issued between 1/1/1990 and 1/26/2015, and Associated Water Demand (Occupancy Not Granted)

			Date BP Issued	H_2O Demand
MST2009-00486	633 E CABRILLO BLVD Building Permit Issued	C-NON-RES ALT	4/9/2010	0.02
MST2009-00517	1150 SAN ROQUE RD Building Permit Issued	C-OZONE PLANT	7/26/2011	1.25
MST2009-00523	130 S HOPE AVE D-12A Building Permit Issued	C-STOREFRONT	6/1/2010	-0.05
MST2009-00551	1130 N MILPAS ST Building Permit Issued	C-BOX OFFICE	7/24/2013	0.13
MST2010-00015	428 E HALEY ST Building Permit Issued	C-DEMO & ALTERATION	4/25/2013	-0.04
MST2010-00026	1085 COAST VILLAGE RD Building Permit Issued	C-ADDITIONS	7/9/2014	0.03
MST2010-00033	15 E CABRILLO BLVD Building Permit Issued	C-MAJOR ALTERATIONS	12/8/2014	0.22
MST2010-00067	130 N CALLE CESAR CHAVEZ Building Permit Issued	C-ADDITION	1/10/2012	0.26
MST2010-00168	513 GARDEN ST Building Permit Issued	C-MIXED-USE	4/16/2014	1.60
MST2010-00390	121 STATE ST Building Permit Issued	C-ALTERATIONS	1/27/2012	-1.56
MST2011-00167	1936 STATE ST Building Permit Issued	C-DPA NEW NONRES	8/4/2014	0.38
MST2011-00317	215 PESETAS LN Building Permit Issued	C-MINOR ADDITION/ALTERATIONS	7/30/2012	0.02
MST2012-00131	17 W ORTEGA ST Building Permit Issued	C-ALTS	1/2/2013	-0.08
MST2012-00180	1321 ALAMEDA PADRE SERRA Building Permit Issued	C-MINOR ADDN/ALTS	8/20/2013	0.04
MST2013-00230	410 N QUARANTINA ST Building Permit Issued	C- ALTERATIONS	12/9/2013	0.01
MST2013-00378	1013 STATE ST Building Permit Issued	C-ADDITION	11/12/2013	0.01

MST Cases with BP Issued between 1/1/1990 and 1/26/2015, and Associated Water Demand (Occupancy Not Granted)

			Date BP Issued	H_2O Demand
MST2013-00386	7 N NOPAL ST Building Permit Issued	C-ALTERATIONS	12/2/2013	0.04
MST2013-00397	608 & 614 CHAPALA STREET Building Permit Issued	C-ADDN	9/8/2014	0.32
MST2013-00402	3525 STATE ST Building Permit Issued	C-ADDITION	2/5/2014	0.01
MST2013-00478	515 STATE ST Building Permit Issued	C-ALT	5/21/2014	-0.05
MST2014-00042	412 E HALEY ST Building Permit Issued	C-ALTS	9/11/2014	0.06
MST2014-00072	525 STATE ST Building Permit Issued	COMM	6/18/2014	0.03
MST2014-00084	419 STATE ST Building Permit Issued	C-ALTERATIONS	8/11/2014	-0.20
MST2014-00134	100 FREDERIC LOPEZ RD Building Permit Issued	C-ALT	5/29/2014	0.02
MST92-00653	21 W VICTORIA ST BUILDING PERMIT ISSUED	C-EXT CHG RESTAURANT	10/9/1992	0.05
MST95-00175	433 E CABRILLO Building Permit Issued	C-DEVELOPMENT AGREM'T	5/20/2008	25.72

Subtotal of Water Demand for Non-residential: **28.98**

Residential

MST1999-01043	1576 LA VISTA DEL OCEANO DR Building Permit Issued	R-NEW RESIDENCE	12/9/2010	0.42
MST2002-00242	1819 DE LA VINA ST Building Permit Issued	R- 4 NEW UNITS	11/9/2005	0.38
MST2003-00227	1701- 1704; 1706 & 1708 LA VISTA DE Building Permit Issued	R-SIX LOT SUBDIVISION	5/7/2007	5.70
MST2003-00338	1533 W VALERIO ST Building Permit Issued	R-2-LOT SUBDIVISION	1/5/2011	0.95
MST2003-00652	1575 LA VISTA DEL OCEANO DR Building Permit Issued	R-NEW HOUSE	12/9/2010	0.42

MST Cases with Building Permit Issued between 1/1/1990 and 1/26/2015, and Associated Water Demand (Occupancy Not Granted)

			Date BP Issued	H_2O Demand
MST2004-00407	316 S CANADA ST Building Permit Issued	R-NEW UNIT	10/12/2005	0.06
MST2004-00613	415 W DE LA GUERRA ST Building Permit Issued	R-DUPLEX	6/20/2007	0.06
MST2004-00858	15 S ALISOS ST Building Permit Issued	R-NEW UNITS	6/19/2006	0.32
MST2005-00082	1303 FERRELO RD - LOT 28 Building Permit Issued	R-NEW RESIDENCE	1/30/2009	0.42
MST2005-00115	2032 MODOC RD Building Permit Issued	R-NEW UNIT	11/14/2005	0.16
MST2005-00344	910 CAMINO VIEJO RD Building Permit Issued	R-NEW RESIDENCE	9/25/2013	0.95
MST2005-00456	2108 LAS CANOAS RD Building Permit Issued	R-NEW SFR	7/5/2007	0.95
MST2006-00415	231 S ALISOS ST Building Permit Issued	R-NEW	1/16/2008	0.06
MST2007-00345	505 WENTWORTH AVE Building Permit Issued	R-3 NEW CONDOMINIUMS	4/8/2014	0.48
MST2007-00644	1478 LOU DILLON LN Building Permit Issued	R-NEW SFR	5/21/2013	0.95
MST2008-00011	826 W PEDREGOSA ST Building Permit Issued	R- NEW UNIT	8/25/2008	0.16
MST2008-00069	1021 ALPHONSE ST Building Permit Issued	R-2 UNITS	11/19/2008	0.16
MST2009-00149	960 W MOUNTAIN DR Building Permit Issued	R-NEW SFR	5/24/2011	0.95
MST2009-00558	1126 DEL MAR AVE Building Permit Issued	R-SECONDARY DWELLING UNIT	3/25/2011	0.16
MST2010-00186	1233 MISSION RIDGE RD Building Permit Issued	R- 2 SFR	5/6/2013	0.26
MST2010-00272	4119 SAN MARTIN WAY Building Permit Issued	R-NEW SFR	8/31/2011	0.26

MST Cases with Building Permit Issued between 1/1/1990 and 1/26/2015, and Associated Water Demand (Occupancy Not Granted)

			Date BP Issued	H_2O Demand
MST2010-00378	1216 E MONTECITO ST Building Permit Issued	R-DEMO/REBUILD SFR	8/22/2013	0.16
MST2011-00010	101 N SALINAS ST Building Permit Issued	R-ADDITIONAL UNIT	2/19/2014	0.16
MST2011-00034	1226 E MONTECITO ST Building Permit Issued	R-DUPLEX	10/25/2011	0.16
MST2011-00261	103 ONTARE HILLS LN Building Permit Issued	R-NEW RESIDENCE	4/10/2014	0.42
MST2012-00003	1482 LOU DILLON Building Permit Issued	R-SFR	5/21/2014	0.95
MST2012-00005	1301 W MOUNTAIN DR Building Permit Issued	R-NEW RESIDENCE	12/18/2014	0.16
MST2012-00030	1291 W MOUNTAIN DR Building Permit Issued	R-NEW DWELLING	4/30/2013	0.95
MST2012-00070	2204 PARKWAY DR Building Permit Issued	R-NEW UNIT	6/11/2013	0.16
MST2012-00205	1642 CALLE CANON Building Permit Issued	R-NEW	9/6/2013	0.42
MST2012-00385	836 BATH ST Building Permit Issued	R-NEW UNIT	12/9/2014	0.16
MST2012-00447	213 W COTA ST Building Permit Issued	R-NEW 3 UNIT MULTI-FAMILY	10/28/2014	0.06
MST2013-00047	965 W MOUNTAIN DR Building Permit Issued	R-CONVERSION	6/17/2014	0.42
MST2013-00197	1123 MANITOU RD Building Permit Issued	R-NEW	3/6/2014	0.42
MST2013-00276	1727 SANTA BARBARA ST Building Permit Issued	R-SFR	5/22/2014	0.42
MST2014-00140	121 S VOLUNTARIO ST Building Permit Issued	R-NEW UNIT	12/1/2014	0.16
MST98-00706	1570 LA VISTA DEL OCEANO DR Building Permit Issued	R-ONE NEW UNIT	12/9/2010	0.42

MST Cases with Building Permit Issued between 1/1/1990 and 1/26/2015, and Associated Water Demand (Occupancy Not Granted)

			Date BP Issued	H_2O Demand
MST99-00513	1568 LA VISTA DEL OCEANO DR Building Permit Issued	R-NEW SF RESIDENCE	12/16/2010	0.42

Subtotal of Water Demand for Residential: **20.25**

TOTAL Water Demand – Building Permit Issued **64.42 AFY**

Water Demand Factors[1]

(All values include indoor and outdoor usage)

Land Use Category	2009 Study Values
Single Family - Small Lot size (< 7000 sq. ft.)	0.26 AFY per unit
Single Family - Medium Lot size (7000 sq. ft. to 1 acre)	0.42 AFY per unit
Single Family - Large Lot size (> 1 acre)	0.95 AFY per unit
Multi-Family Residential[2] (Aggregate) – includes duplex, triplex and condos	0.16 AFY per unit
Service Commercial[3]	0.00017 AFY per sq. ft.
Retail[4] Large (>20,000 sq. ft.)	0.000068 AFY per sq. ft.
Small (< 20,000 sq. ft.)	0.00011 AFY per sq. ft.
Office	0.00006 AFY per sq. ft.
Industrial[5]	0.00008 AFY per sq. ft.
Institutional[6]	0.00017 AFY per sq. ft.
Hotel/Motel[7]	0.13 AFY per room
Hotel/Motel with Restaurant	0.20 AFY per room

[1] Refer to Appendix B of the Water Demand Factor Update Report, October 2009, for details on uses included within each land use category.
[2] Also includes nursing homes, convalescent hospitals, mobile homes.
[3] Includes restaurants, bars, auto service stations, banks, theatres and health services.
[4] Includes laundromats, shopping malls, grocery stores, and consumer goods.
[5] Includes manufacturing, warehousing, and construction related businesses.
[6] Includes educational services, hospitals, government buildings and agencies, public safety, and religious institutions.
[7] Includes bed and breakfast inns.

EXHIBIT C