

# MEMORANDUM

<b>Date: October 27, 2020</b>	
<b>To:</b> Engineering Department	<b>Organization:</b> San Luis Obispo County
<b>From:</b> Jesse Wilson	<b>Title:</b> Engineer I
<b>Project Name:</b> Morro Shores	<b>Project Number:</b> 0432-02
<b>Topic:</b> <b>Water Use Analysis Memo</b>	

## Existing Site:

Morro Shores Mobile Home Park has two open-space areas that will be developed with a combined area of 1.63 acres. The first open space area, approximately 1.05 acres, borders the western property line and is adjacent to two bocce ball courts. The existing area consists of 55,746 square feet of turf that is spray irrigated. The annual estimated total water use (ETWU) for this area is 1,379,045 gallons. This breaks down to 3,788 gallons a day. This area contains slopes along the western property line and slopes along the northern limits of work.

The second area to be developed, approximately 0.58 acres, borders the eastern property line of Morro Shores Mobile Home Park. This area currently contains five paved parking stalls, a dog park, and a mulched open-space area. This area slopes less than 5% in any direction.



**Proposed Site:**

The expansion of Morro Shores Mobile Home Park will add 10 units between the two open-space areas. Four lots will be placed in an open space area along the western property line and the remaining six lots will be placed in the area along the eastern property line. The lots along the western property line will require the extension of the existing road and a storm water basin for runoff. This project will also add approximately 11 parking stalls and a dog park. The area along the eastern property line will not need any improvements to the road infrastructure and will utilize

**Water Analysis**

San Luis Obispo County estimates the water usage for new single-family dwelling in Los Osos to be 150 gallons per day. The required offset is 300 gallons per day (2:1 offset). Mobile homes are estimated to use 50% of the single-family residences or 75 gallons per day and are required to offset 150 gallons per day (2:1). The water consumption of the additional 10 units increases the water use of the park by an estimated 750 gallons per day over the existing conditions. The use of mobile homes instead of single-family residences will save 750 gallons per day.

Estimated County Water Usage (gallons/day)		
	Single Resident Home	Mobile Home
Projected use/unit	150	75
Offset Use/unit (2:1)	300	150
Project use for 10 Units	1500	750
Offset Use for 10 units	3000	1500

Figure 1: Summary Table

The proposed site will contain 10 lots and a common area for a total of 34,302 square feet of irrigated area. The ETWU is 300,119 gallons per year or 822 gallons a day. Comparing the existing irrigation requirements to the proposed irrigation requirements reveals a difference of 2,956 gallons saved each day. The proposed savings exceeds the San Luis Obispo’s County standards for water use reduction.