WATER SYSTEM

The San Simeon Ranch & Vineyard water system is comprised of one well, three springs and eight storage tanks. There are also three seasonal creeks — South Fork Pico Creek, Arroyo Del Padre Juan and Van Gordon Creek — which flow northeast to southwest across the Ranch.

Spring No. 1 is located approximately 50' north of the rear of the main barn to the west of Van Gordon Creek. Its output is captured in a "spring box" and piped across Van Gordon Creek to one of the two storage tanks located to the rear of the residential storage shed.

Spring No. 2 is located approximately 100 yards behind the garage of the main residence and is adjacent to the dirt road leading up to the four water storage tanks on top of the hill behind the residence. Output from this spring is also captured and piped to one of the two water storage tanks located behind the residential storage shed.

Spring No. 3 is located on the hillside northwest of the main barn approximately halfway between the barn and Noel Way. This spring feeds into a cattle watering trough and is utilized for watering the cattle that graze pursuant to the grazing lease.

Two of the tanks, which hold 5,000 gallons, are located behind the residential storage shed and are utilized exclusively for landscape water use. Although their prime purpose is to store water collected from Springs No. 1 and No. 2, and subsequently supply water for landscape irrigation purposes, it is believed that the tanks can also be filled by using water from the main well system. However, use of well water for landscape irrigation is consistently discouraged because of conservation considerations.

The main well is positioned in Van Gordon Creek Valley between the Chardonnay Block VGC1 and the Pinot Meunier Block VGC5. Water is pumped through a 4" PVC water line that runs along the driveway. After crossing the bridge, the 4" line tees off.

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From the tee, one half of the line proceeds to serve the residential water needs. Water is moved to the residence under the head pressure created by the elevation difference between the tanks and the valley floor.

The 4" line from the other side of the tee goes up the hill to the four-11,300 gallon water tanks at the top of the hill, connecting at the bottom of the two northern most tanks.

The southern two tanks are connected to the northern two tanks by PVC pipes located at the mid-point of the four tanks, thereby ensuring that one half of the two northern tanks' contents will always be available for residential use.A float switch at the top of the southern two tanks controls the operation of the well.

Irrigation water is discharged from the bottom of the two southern tanks, then travels through a 4" PVC line down the access road which runs to the southerly property line where it crosses Van Gordon Creek. This line then continues to run parallel to the southerly property line and then turns north to run parallel to the driveway.

All drip irrigation water for Blocks VGC1 through VGC 5 take off from this line. The PVC line then crosses under the driveway and runs along the easterly side of the asphalt area, supplying water for the Blocks VGC6 & 7, firefighting water storage and shop use. This line then runs past the main barn to a booster pump behind the barn that pumps the water up the hillside to two 5,000 gallon water storage tanks alongside Noel Way.

Water is stored in these two tanks and pumped to the drip irrigation system that serves Blocks PB1&2, PC1&2, Blocks SS1, 2, 3, 4, 5 & 6, and CAM1, 2, & 3. A float switch in one of these storage tanks controls the booster pump down below to keep these storage tanks full.

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