

Water Supply Assessment for The Woodlands at Chanate

City Council

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Santa Rosa Water



Overview

- SB 610 – Water Supply Assessments (WSA)
- The Woodlands at Chanate
- Water Demand & Supply Analysis
 - How demand is calculated
 - Compare demand to supply under three scenarios
- Sufficiency Determination
- Recommendation

Water Supply Assessment (WSA), Senate Bill 610

- Requires water suppliers to
 - Analyze total projected water demand and supply for next 20 years over three scenarios:
 - Normal year
 - Single dry year
 - Multi-dry years
 - Determine sufficiency of water supplies for the Project



The Woodlands at Chanate



- Rezoning to allow for:
- Low density
 - Medium-low density
 - A maximum of 660.5 units

Project Description

Project (Density)	Acres	Allowable Dwelling Units Per Acre	Maximum Dwelling Units
Neighborhood A (Low)	18.6	8	148.8
Neighborhood B (Medium Low)	20.9	13	271.7
Neighborhood C (Low)	30	8	240
Total	69.5		660.5

Current
Water
Demand
for Santa
Rosa

Future
Water
Demand
for Santa
Rosa

Projected
Demand
for
Woodlands
at Chanate

Projected
Supply for
Santa
Rosa

Sufficiency
Determination

Demand Projection Methodology

- Residential Equivalency Factors (REFs) - used to assess demands using a standard methodology across various land use classifications
Example: 1,000 square feet of retail development equal to 1 REF
- 1 REF = Average water use of one single-family home per year (65,345 gallons)

Source: 2010-2019 average single-family home usage (2020 UWMP, Appendix E Water Demand Analysis)

$$\text{Number of REFs} \times 65,345 \text{ gallons per REF} = \text{Total Demand}$$

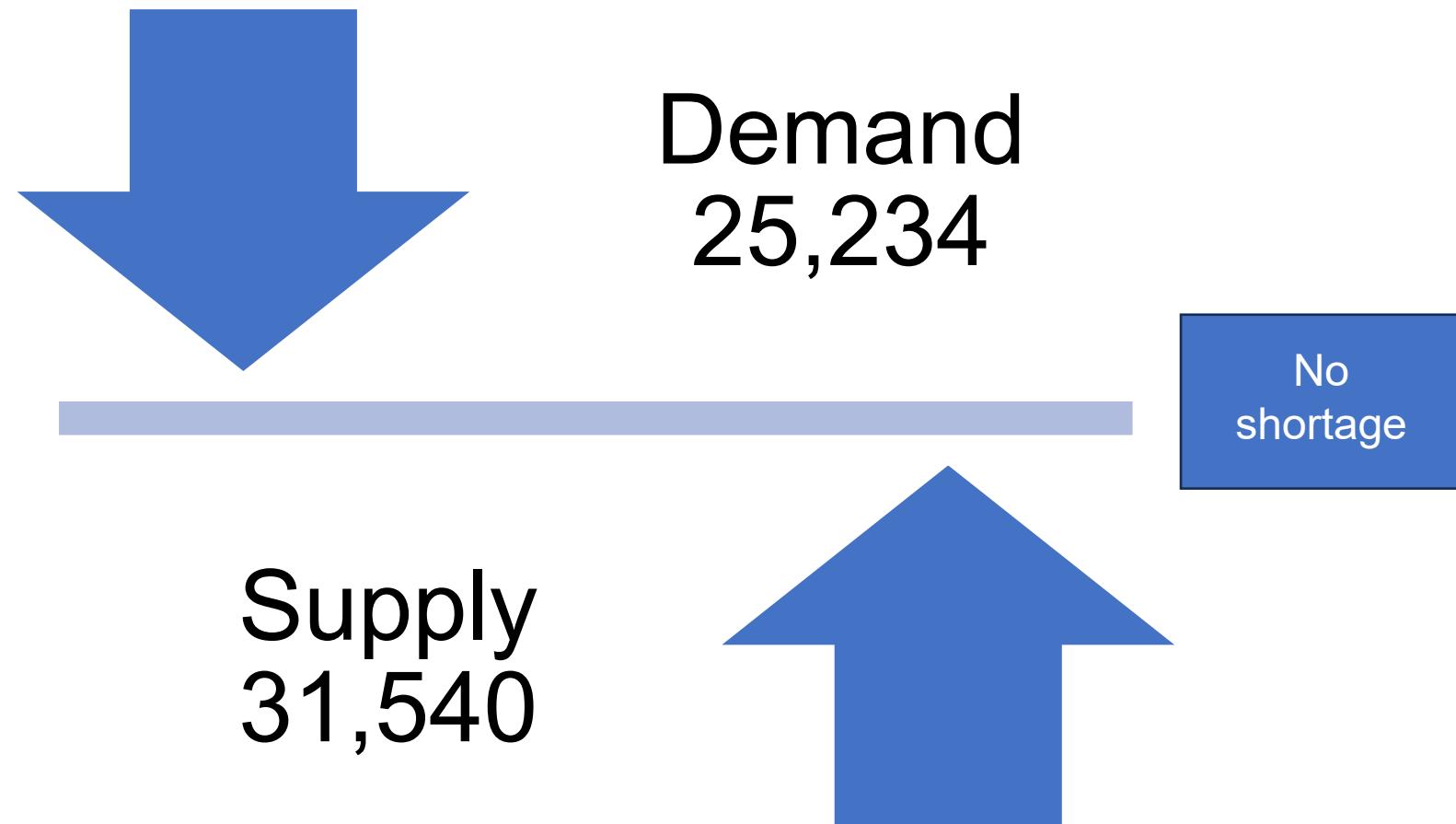
Growth to Residential Equivalency Factors

Land Use Category	Net Project Area (square feet)	Net Project Rooms/Students	Net Residential Units	REF Conversion Factor	REFs
Residential Detached	-	-	660	1 REF/unit	660
Residential Attached	-	-	-	0.7 REF/unit	-
Retail	-	-	-	1 REF/1,000 SF	-
Office	-	-	-	1 REF/500 SF	-
Industrial	-	-	-	1 REF/1,300 SF	-
Public/Institutional	-	-	-	1 REF/500 SF	-
Park/Public Landscape	-	-	-	1 REF/2,819 SF	-
Hotel	-	-	-	0.75 REF/Room	-
Education	-	-	-	0.11 REF/Student	-
Total				N/A	660

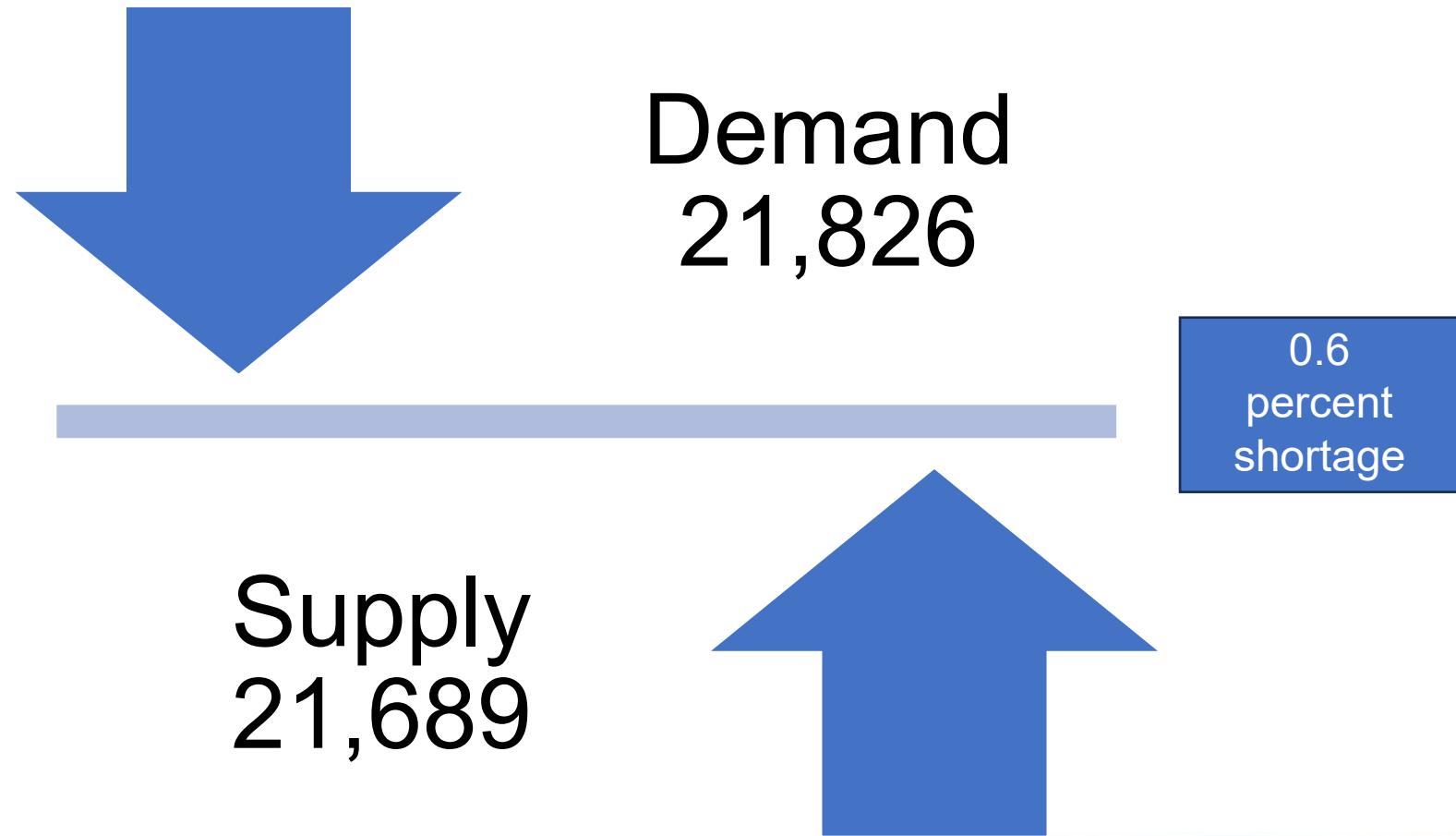
Water Demand for Woodlands at Chanate

$$\begin{array}{l} 660 \text{ REFs} \times 65,345 \text{ gallons/REF} = 43,160,373 \text{ Gallons} \text{ or } 132.5 \text{ acre} \\ \text{feet per year} \\ \\ + 11 \text{ acre feet} \\ \text{(non-revenue water} \\ \text{and misc. water} \\ \text{sales)} - 7 \text{ acre feet} \\ \text{(existing} \\ \text{demand)} \\ \\ = 136.5 \text{ AFY} \\ \text{Total} \\ \text{Demand} \end{array}$$

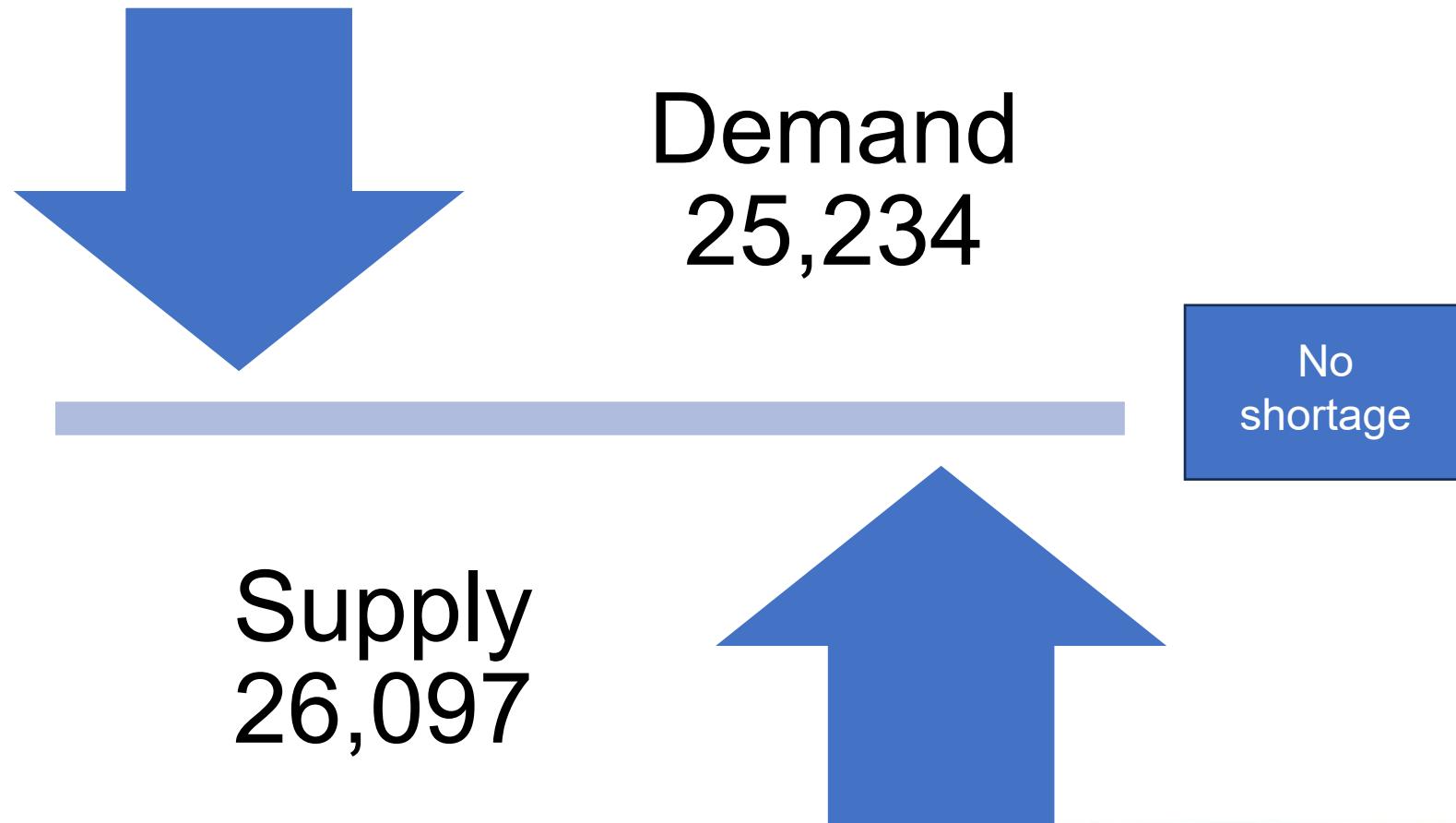
Scenario One: Normal Year Supply (AF) in 2045



Scenario One: Single Dry Year Supply (AF) in 2045



Scenario One: Multi-Dry Year Supply (AF) in 2045



Water Shortage Contingency Plan

- Enacted during a water shortage
- Plan requirements, depending on stage enacted:
 - Water waste patrols
 - Limit flushing of system
 - Restaurants only serve water upon request
 - Hotels wash linens upon request
 - No pressure washing
 - Net-zero water demand impact from new building
 - Water rationing
 - Limited or no irrigation allowed
 - Excess use penalty



Demand Management Measures

- Indoor and outdoor rebates
- Free toilet giveaway
- Free water-saving devices
- Irrigation scheduling tools
- Plant selection support
- Webinars and workshops
- Events
- Water Waste Ordinance
- Advanced Metering Infrastructure





Sufficiency Determination

The WSA finds that Santa Rosa has adequate existing and projected water supplies to meet the planned development of the proposed Woodlands at Chanate, in addition to existing development, with the implementation of demand management measures in dry years as needed.

NOTE: WSA will be included in the EIR for General Plan.

Recommendation

It is recommended by Santa Rosa Water that the Council, by resolution, approve the Water Supply Assessment for the Woodlands at Chanate.

Questions?