

1 Introduction

1.1 Purpose

This Water Supply Assessment (WSA) describes the relationship between projected demands on the City of Rohnert Park's (City) water supply and the availability of that supply under normal and dry years. The WSA is required by both Senate Bill 610 (SB 610) and City Resolution Number 2004-95 and is designed to assist in water supply planning efforts.

The WSA is a comprehensive document which is prepared to assist the City Council in making decisions related to land use and water supply from the present until 2025. The WSA proposes a strategy for utilizing the City's Sonoma County Water Agency allocation, its current and future recycled water supplies and its local groundwater supply to meet the water supply demands associated with implementation of the City's General Plan.

While SB 610 does not require a formal hearing on a proposed WSA, the City conducted one in order to give the public added opportunity to comment on how the WSA should address the projects. The City received written and oral comments. Through this process and by other means of gathering as much information as possible the City has assembled extensive evidence that is reflected in this WSA. Based upon all the information before it, the City Council may determine whether projected water supplies will be sufficient to satisfy the demands of the proposed projects in addition to existing and planned future uses. The City must include the assessment in the environmental documents prepared for designated projects pursuant to the California Environmental Quality Act.

1.2 Scope of Analysis

The WSA includes a review of the City's water supplies and existing and future development as described in the City's General Plan. The water demands created by this development are then related to City's available water supply in normal, single dry and multiple dry years and the sufficiency of that supply to meet the demand is analyzed. The WSA is based upon and intended to fulfill the requirements of SB 610 and City Resolution No. 2004-95 (the "Water Policy Resolution") each described below.

1.2.1 Senate Bill 610

SB 610 (Costa) became effective January 1, 2002. The stated intent of SB 610 is to strengthen the process by which local agencies determine the adequacy and sufficiency of current and future water supplies to meet current and future demands. SB 610 amended the California Public Resources Code to incorporate Water Code findings within the CEQA process for certain types of projects. SB 610 amended the Water Code to broaden the types of information included in Urban Water Management Plans ((UWMP) – Water Code Section 10620 et. seq.) and to add Water Code Part 2.10 Water Supply Planning to Support Existing and Planned Future Uses (Section 10910 et. seq.). Part 2.10 clarifies the roles and responsibilities of the Lead Agency under CEQA and the "water supplier" with

respect to describing current and future supplies compared to current and future demands.

1.2.1.1 Water Code Part 2.10

Water Code Part 2.10 defines the “Projects” that are subject to a WSA and the Lead Agency’s responsibilities related to the WSA.

A WSA is required for (1) a proposed residential development of more than 500 dwelling units, (2) a proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space, (3) a proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space (4) a proposed hotel or motel, or both, having more than 500 rooms, (5) a proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area, (6) a mixed-use development that includes one or more of the uses described above, (7) a development that would demand an amount of water equivalent to or greater than the amount of water required by a 500-dwelling-unit project and (8) for Lead Agencies with under 5,000 water service connections, any new development that will increase the number of water service connections in the service area by ten percent or more.

Under Part 2.10, the Lead Agency must identify the affected water supplier and research whether the new demands are included in the suppliers’ UWMP. If the UWMP includes the demands it may be incorporated by reference. If not, the Lead Agency must prepare the WSA. (Water Code Section 10912(c)).

The UWMP adopted by the City was prepared in 2000 by the Sonoma County Water Agency (Agency). The UWMP was prepared and approved prior to the adoption of SB 610. While the Agency is a wholesale water supplier to the City, it also acts a forum through which local governments in Sonoma County coordinate water policy. Thus the Agency prepared an UWMP applicable to all participating jurisdictions in Sonoma County.

The UWMP does not include all the information required by SB 610 particularly as it relates to the City’s groundwater and recycled water supplies. In addition, the UWMP anticipated the construction of the Agency’s Water Supply and Transmission System Project (WSTSP), which was planned in the 1990s. Due to a series of legal and regulatory activities, the Agency’s Board of Directors has directed its staff to begin work on a new long-term project, the Water Supply, Transmission, and Reliability Project (“Water Project”) that will replace the WSTSP and

more closely reflects the Agency's and its customers' current water supply circumstances.

Therefore this analysis augments the UWMP information to provide a comprehensive picture of the City's water supplies.

1.2.1.2 The Urban Water Management Planning Act

The Urban Water Management Planning Act requires the supplier to document water supplies available during normal, single dry, and multiple dry water years during a 20-year projection and the existing and projected future water demand during a 20-year projection. The Act requires that the projected supplies and demands be presented in 5-year increments for the 20-year projection. In order to comply with the SB 610 requirements the WSA includes the following information:

- A description of the water service area including climate, current and projected population and other demographic factors that affect water management planning. Demographic data is presented in 5-year increments for 20-years.
- A description and quantification of the existing and planned water sources.
- A description of the reliability and vulnerability of the water supply to seasonal or climatic shortages in the average water year, single dry water year and multiple dry water year. Contingency plans including demand management and conjunctive use potential are discussed.
- A description of current and projected water demands among all user classes in 5-year increments.
- A description of all water supply projects and water supply programs that may be undertaken by the City, the Agency and the Subregional Water Reclamation Project to meet the total projected water use.
- A description of demand management measures employed and scheduled to be employed. Because the City is a signatory to the California Urban Water Conservation Council's Memorandum of Understanding (CUWWC MOU), its annual reports are incorporated by reference to provide this documentation.

In addition, because the City utilizes ground water as one of its three supply sources, the WSA includes:

- A discussion of whether and how adopted or authorized groundwater management plans affect the City's use of the basin.
- A description of any groundwater basin (or basins) from which the City pumps groundwater.
- A description of any court orders, decrees adopted by the court or the State Water Resources Control Board and a description of the amount

of groundwater the City has a legal right to pump under the order or decree if the basin has been adjudicated.

- Information that characterizes the condition of the groundwater basin and a description of the measures currently being taken by the City to minimize any potential for overdraft conditions occurring (*the groundwater basin used by the City is not overdrafted*).
- A detailed description and analysis of the amount and location of groundwater pumped by the City for the past five years from any groundwater basin from which the proposed project will be supplied.
- An analysis of the location, amount, and sufficiency of the groundwater from the basin or basins from which the proposed project will be supplied to meet the projected water demand associated with the proposed projects.

If the Lead Agency is preparing the WSA, it must also:

- Determine the sufficiency of the supply to meet the project demands under normal, single dry and multiple dry years.
- Identify existing water supply entitlements and water rights for the proposed project and quantify water received in prior years pursuant to these existing entitlements and rights.
- Describe the groundwater basin from which the proposed project will be supplied, if applicable. The description must include information regarding overdraft in the basin. The amount and location of groundwater pumped by the City must be quantified, based on reasonably available information.
- Describe and analyze the amount and location of groundwater projected to be pumped by the City from a basin from which the project will be supplied. The assessment must include an analysis of the sufficiency of groundwater from the basin to meet the projected water demand associated with the proposed project.
- Provide information related to capital outlay programs for financing delivery of water supply.
- Provide information on federal, state, and local permits for construction of necessary infrastructure and regulatory requirements associated with delivery of the water supply.

1.2.2 The Water Policy Resolution

On April 27, 2004, the City Council adopted its *Resolution No 2004-95, A Resolution of the City Council of the City of Rohnert Park Implementing Requirements Imposed on Specific Plan Areas Outside the City's 1999 Boundaries*. This resolution essentially requires the City to undertake analysis consistent with SB 610 for all development envisioned by its 2000 General Plan and occurring outside its 1999 City limits and within its Sphere of Influence *regardless of the size of the development proposal*.

1.3 Summary of Proposed Projects

The City is currently processing development applications from five Specific Plan Areas (SPAs) within its Sphere of Influence and one redevelopment proposal within its Stadium Lands area. Several of these developments may be small enough to avoid definition as a “Project” under Water Code Part 2.10. However, because of the City Resolution 2004-95, these developments are included in the WSA. Each of these proposed developments is described briefly below and illustrated on Figure 1-1.

The WSA covers these proposals and all other new development described in the General Plan except the Canon Manor Specific Plan Area (SPA). The Canon Manor SPA is located in unincorporated Sonoma County. The County has an agreement with the Penngrove Water Company to supply water to the Canon Manor SPA. Because the City will not supply water to this SPA, it is not included in this WSA. However, the projected increases in water consumption related to the County’s Canon Manor West Assessment District are included in future water pumping estimates for the groundwater analysis.

1.3.1 University District SPA

The University District SPA consists of 20 assessor’s parcels on approximately 300 acres. A Specific Plan application has been submitted covering the entire SPA. The application requests 1610 residential units and approximately 250,000 square feet of commercial land uses. The application triggers a review under SB 610 and the Water Policy Resolution. The Draft EIR for the University District SPA is currently being prepared and is expected to be considered for certification in the spring of 2005.

The entire SPA has the potential for 1,610 units and 350,000 square feet of commercial space under the City’s General Plan.¹

1.3.2 Northeast SPA

The Northeast SPA consists of 36 assessor’s parcels on approximately 264 acres. A Specific Plan Application has been submitted covering 122 acres and 11 of these parcels. The application requests 559 residential units which triggers review under SB 610 and the Water Policy Resolution. The Draft EIR for the Northeast SPA is currently being prepared and is expected to be considered for certification in the spring of 2005.

The entire SPA has the potential for 1085 units under the City’s General Plan.²

1.3.3 Southeast SPA

The Southeast SPA consists of 2 assessor’s parcels on approximately 80 acres. A Specific Plan Application has been submitted covering this entire SPA. The application requests 499 residential units and 20,000 square feet of commercial use. While the residential unit count is just under the SB 610 threshold for a “project”, the addition of the commercial square footage likely pushes the project

¹ Table 2.4-1 Land Use Program: University District Specific Plan Area, General Plan.

² Table 2.4-4: Land Use Program: Northeast Specific Plan Area, General Plan.

above the SB 610 threshold. In addition, because the area is outside of the current City limits, review is required by the City's Water Policy Resolution. The Draft EIR for the Southeast SPA is currently being prepared and is expected to be considered for certification in the spring of 2005.

1.3.4 Northwest SPA

The Northwest SPA consists of approximately 170 acres. A Specific Plan Application has been submitted for the southern portion of the SPA covering approximately 102 acres on 16 assessor's parcels. The application requests 495 residential units and 495,000 square feet of commercial/industrial use, which triggers review under SB 610 and the Water Policy Resolution. The Draft EIR for the project is underway and expected to be complete in 2005.

The entire SPA has the potential for 900 units, 480,000 square feet of commercial space, 260,000 square feet of office space and 560,000 square feet of industrial space under the City's General Plan.³

1.3.5 Wilfred Dowdell SPA

The Wilfred Dowdell SPA consists of approximately 25 acres. The City is sponsoring an EIR on the proposed development plan because of its location between the existing City limits and the Northwest SPA. The future land uses include approximately 300,000 square feet commercial space. A Specific Plan Application has been submitted. The proposed development does not trigger SB 610 review (it is not large enough to meet the definition of a "project"). However because the SPA is outside the current City limits, review is required by the Water Policy Resolution. The City is currently preparing a Supplemental EIR for the project. It is expected to be considered for certification in 2005.

1.3.6 Stadium Lands

The Stadium Lands is an area consisting of approximately 55 acres intended for commercial and residential use. The area is within the City limits and the City's redevelopment area. While specific square footages and unit counts within the planning area are not yet available, it will likely meet the threshold that triggers SB 610 review. A Preliminary Development Plan and General Plan Amendment Application have been submitted. The Draft EIR is not yet underway.

1.4 Structure of this Report

This report is structured to facilitate the presentation of information required by the Water Code and to outline the analysis necessary to evaluate the sufficient of water supply to meet planned growth.

Chapter 1 provides an overview of the legal requirements for the WSA and describes the development "projects" that are covered by this WSA.

³ Table 2.4-2: Land Use Program: Northwest Specific Plan Area, General Plan.

Chapter 2 outlines the Water Service Area (basically the City of Rohnert Park and its sphere of influence, describes the City's two wholesale water supplies: the Sonoma County Water Agency supply and the Santa Rosa Subregional System recycled water supply. The chapter includes discussions of the contractual supply arrangements and the reliability of the supply under a range of hydrologic conditions.

Chapter 3 describes the City's local groundwater supply. The chapter analyzes the full range of demands placed on the local supply (including City and non-City pumpage) and evaluates the sufficiency of the ground water supply to meet the City's needs and the needs of other pumpers.

Chapter 4 describes current and future water demands based on the City's planned growth, including the six "projects" that triggered the preparation of this WSA. Chapter 4 also describes the City's demand management program.

Chapter 5 provides an overview of the overall supply sufficiency by comparing projected water demands to supplies available from each of the City's three water sources, under a range of hydrologic conditions. This chapter outlines the City's overall supply management strategy including the potential for conjunctive use. Because the City has commissioned this WSA in its role as lead Agency under CEQA, this chapter also includes a discussion of the projects and permits necessary to make the water supply available to planned new development.