

SAN DIEGO PUBLIC UTILITIES DEPARTMENT
SB 610 WATER SUPPLY ASSESSMENT
Water Code § 10910 and SB 610 *et seq.*

To: (Lead Agency)
San Diego Development Services Department
1222 1st Ave MS 301
San Diego, CA 92101

(Applicant)
Atlantis Group Land Use Consultants

Project Information


Project Title: Riverwalk (Project No. 581984)
WSA Rev: This revision and data update to supersede the 4/5/19 SB 610 Water Supply Assessment

Assessment of Availability of Water Supply

The Public Utilities Department (PUD) has completed the requested SB 610 Water Supply Assessment and made the following determination regarding the Riverwalk Project as submitted:

- The projected water demand for the Project is within the forecasted demands of the respective water service area. Evaluation of infrastructure requirements and capital facility charges to meet higher water demand requirements would be evaluated in a respective hydraulic water study and during the permitting stage as is appropriate.
- A sufficient water supply is available for the proposed Project. The total water supplies available to PUD during normal, single-dry and multiple-dry years within a 20-year projection will meet the projected water demand of the Project in addition to the demand of existing and other planned future uses.

The foregoing determination is based on the following Water Supply Assessment Information and supporting information in the records of PUD.

	7/27/20	Associate Engineer, Public Utilities Department
Signature	Date	Title

Purpose

On January 1, 2002, Senate Bill 610 (SB 610) took effect. The intent of SB 610 was to improve the link between information on water supply availability and certain land use decisions made by cities and counties. Under SB 610 as codified in the California Water Code beginning at Section 10910, a Water Supply Assessment (SB 610 WSA) must be furnished to cities and counties for inclusion in any environmental documentation of projects (defined in the California Water Code) that propose to construct 500 or more residential units, or that will use an amount of water equivalent to what would be used by 500 residential units and that are subject to the California Environmental Quality Act (CEQA).

This Assessment evaluates water supplies that are or will be available during normal, single-dry year, and multiple-dry water years during a 20-year projection to meet the projected demands of the Project in addition to existing and planned future water demands of PUD. Note that this Assessment evaluates the availability of water supplies for the Project only and does not constitute approval or rejection of the Project itself.

The City of San Diego and County Water Authority's (SDCWA) 2015 Urban Water Management Plans are available online and are incorporated by reference into this document to support the required determination on the availability of sufficient supplies.

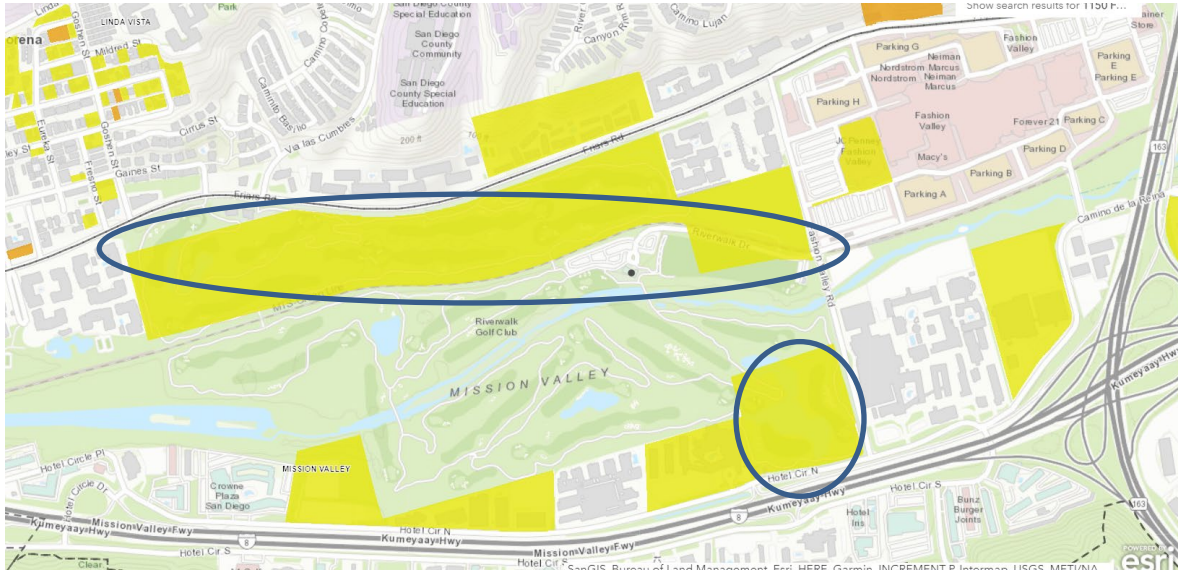
Project Description

The Riverwalk Project entails development of a mixed-use project consisting of multi-family residential, neighborhood retail, office, and a large community park. The project site encompasses approximately 195-acres and is currently developed as the Riverwalk Golf Course, with three nine-hole golf courses and a clubhouse building. Situated in the western portion of central Mission Valley, the project site abuts Friars Road on the north; Fashion Valley Road on the east; a portion of Hotel Circle North on the south; and privately owned undeveloped property to the southwest.

The mix and quantity of land uses would include approximately 4,300 multi-family residential dwelling units; 14 swimming pools 152,000 square feet of community retail space; 1,000,000 square feet of office; and 103 acres of park, open space, and trails.

City was in discussions with Developer regarding municipal use of two low-yield groundwater wells subject to abandonment in the area, however these are no longer being considered for municipal use as of June 2020 and the activity should be removed from respective EIR consideration.

Cumulative Demands



Other planned developments in the Project vicinity. Source: City Planning Department, Adequate Sites Web Map <https://sandiego.maps.arcgis.com/apps/webappviewer/index.html?id=b59b6b74eb734adb9c12b081af40924b>

Project is understood to include all circled parcels and all planned parcel development in the above figure (yellow) are accounted for as reported in the 2019 Adequate Sites Inventory of the City’s General Plan, Housing Element Update which is incorporated into the latest SANDAG Series 14 Regional Growth Forecast (SR14). SR14 will in turn be incorporated into the City’s Urban Water Management Plan and PUD Long-Range Water Demand Forecast with the following Project Specific data accounted for:

APN	Acres	Net Potential Units
43724026	14.16	1,389
43724026	21.65	2,123
43661106	9.94	975
43724028	11.92	1,169
43661129	9.96	976
43724028	14.31	1,404
Total Net Potential Units	81.94	8,036

Water Demand Estimate (2040)

Mixed Use	Area	Units	Water Use Factor	Gallons per Day (gpd)	Average Annual Demand (afy)			
					2020-2025	2025-2030	2030-2035	2035-2040
Multi-family Residential		4,300	134 gpd	576,200	645	645	645	645
Commercial/Retail	152,000 sf		0.1 gpd/sf	15,200	17	17	17	17
Restaurant / Community Dining	5,000 sf		0.3 gpd/sf	1,500	2	2	2	2
Office	1,000,000 sf		0.04 gpd/sf	40,000	45	45	45	45
Pools		14	2,100 gpd/unit	29,400	33	33	33	33
Landscape Irrigation	57.2 ac		2,000 gpd/ac	114,400	128	128	128	128
Construction Water (potable)	1,640,000 cy		60 gal/cf	53,918	302	302	0	0
Total Project Demands					1,172	1,172	870	870
2015 Existing Site Demand Projection (Offset)	146 ac		2,000 gpd/ac	292,000	327	327	327	327
Net Water Demand Projection					845	845	543	543
Total with 25% Planning Level Contingency					1,056	1,056	679	679

The method of estimation conservatively accounts for total construction water and an assumed two phase construction ending between 2025-2030.

Availability of Sufficient Supplies

The City 2015 UWMP’s forecasted citywide water demands compared with planned supplies are shown in the following series of **Tables 1-3** which conservatively account for all the City service areas. The latest data at the time of this assessment was also considered. PUD evaluation of combined service area demand and supply projections result in a finding of sufficient overall planned water supply to serve this SB 610 WSA’s identified cumulative water demands in normal, single-dry year, and multiple-dry water year forecasts within a 20-year projection. See City’s 2012 Recycled Water Master Plan and the SDCWA 2015 UWMP for details on respective water resources.

TABLE 1 - PROJECTED SUPPLY AND DEMAND COMPARISON – NORMAL YEAR

Normal Year Demands/Supplies	Demand and Supplies (AFY)				
	2020	2025	2030	2035	2040
Water Demand (with wholesale and conservation)	200,984	242,038	264,840	273,748	273,408
Local Water Supplies					
Recycled Water (City service area only)	13,650	13,650	13,650	13,650	13,650
Local Surface Supply	22,900	22,800	22,700	22,600	22,500
Groundwater	3,100	3,100	3,100	3,100	3,100
Sub-Total Local Supplies	39,650	39,550	39,450	39,350	39,250
Water Supply from SDCWA (purchased water)	161,334	202,488	225,390	234,398	234,158
Total City Water Supplies	200,984	242,038	264,840	273,748	273,408
Estimated Water Shortages	0	0	0	0	0

TABLE 2 - PROJECTED SINGLE-DRY YEAR SUPPLY AND DEMAND COMPARISON

Single-Dry Year (1990)	Demand and Supplies (AFY)				
	2020	2025	2030	2035	2040
Water Demand (with wholesale and conservation)	213,161	256,883	281,167	290,654	290,292
Local Water Supplies					
Recycled Water (City service area only)	13,650	13,650	13,650	13,650	13,650
Local Surface Supply	16,657	16,584	16,512	16,439	16,366
Groundwater	3,100	3,100	3,100	3,100	3,100
Sub-Total Local Supplies	33,407	33,334	33,262	33,189	33,116
Water Supply from SDCWA (purchased water)	179,754	223,549	247,906	257,466	257,176
Total City Water Supplies	213,161	256,883	281,167	290,654	290,292

TABLE 3 - PROJECTED SUPPLY AND DEMAND COMPARISON DURING MULTIPLE DRY YEAR PERIOD ENDING IN 2040

Dry Year 1 (1990) Demands/Supplies	Demand and Supplies (AFY)				
	2020	2025	2030	2035	2040
Water Demand (with wholesale and conservation)	213,161	256,883	281,167	290,654	290,292
Local Water Supplies					
Recycled Water (City service area only)	13,650	13,650	13,650	13,650	13,650
Local Surface Supply	16,657	16,584	16,512	16,439	16,366
Groundwater	3,100	3,100	3,100	3,100	3,100
Sub-Total Local Supplies	33,407	33,334	33,262	33,189	33,116
Water Supply from SDCWA (purchased water)	179,754	223,549	247,906	257,466	257,176
Total City Water Supplies	213,161	256,883	281,167	290,654	290,292
Estimated Water Shortages	0	0	0	0	0
Dry Year 2 (1991) Demands/Supplies	Demand and Supplies (AFY)				
	2020	2025	2030	2035	2040
Water Demand (with wholesale and conservation)	200,610	241,581	264,338	273,228	272,888
Local Water Supplies					
Recycled Water (City service area only)	13,650	13,650	13,650	13,650	13,650
Local Surface Supply	16,233	16,162	16,091	16,020	15,949
Groundwater	3,100	3,100	3,100	3,100	3,100
Sub-Total Local Supplies	32,983	32,912	32,841	32,770	32,699
Water Supply from SDCWA (purchased water)	167,627	208,669	231,469	240,457	240,189
Total City Water Supplies	200,610	241,581	264,338	273,228	272,888
Estimated Water Shortages	0	0	0	0	0
Dry Year 3 (1992) Demands/Supplies	Demand and Supplies (AFY)				
	2020	2025	2030	2035	2040
Water Demand (with wholesale and conservation)	208,665	251,402	275,139	284,412	284,058
Local Water Supplies					
Recycled Water (City service area only)	13,650	13,650	13,650	13,650	13,650
Local Surface Supply	18,962	18,879	18,796	18,714	18,631
Groundwater	3,100	3,100	3,100	3,100	3,100
Sub-Total Local Supplies	35,712	35,629	35,546	35,464	35,381
Water Supply from SDCWA (purchased water)	175,953	215,773	239,592	248,948	248,677
Total City Water Supplies	208,665	251,402	275,139	284,412	284,058
Estimated Water Shortages	0	0	0	0	0