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July 27, 2016 (Revised March 14, 2017)

Subject: Central Village Specific Plan - Water Supply Assessment Update for Specific Plan Portion Served Water by the City of San Diego and Otay Water District

Dear Mr. Fisher,

This is an update to the Water Supply Assessment letter dated July 7, 2016, to provide a more inclusive evaluation of the Central Village Specific Plan water supply. The purpose of this letter report is to document that the proposed Central Village Specific Plan located within the City of San Diego (City) and Otay Water District (District) Water Service Areas has been included in an approved Water Supply Assessment as required by Senate Bill (SB) 610 and no further water supply documentation is required as part of the Specific Plan entitlement process. The District has confirmed this inclusive approach based on a review of the draft Central Village water demands within their water service area and an understanding of the proposed two-part entitlement process: A Specific Plan and followed by Tentative Maps.

Background

The proposed Specific Plan (Project) includes approximately 230 acres located on Otay Mesa, generally west of Cactus Road and north of Siempre Viva Road, extending north to Airway Road (see Figure 1). The Project is planned to include 4,485 multi-family (MF) residential units and 139,700 square feet of commercial development. In addition, the Project will include approximately 16.1 acres of park sites and a ~~15.5~~ 13.1 acre school/recreation site. The Project is being planned in accordance with the City of San Diego's Otay Mesa Community Plan Update (OMCPU) (March 2014).

The Project will primarily be supplied water by the District, which serves the City generally east of Heritage Road on Otay Mesa. However, a small portion of the Project is located west of Heritage Road, which is within the City water service area. Table 1 lists the proposed land uses by water service area for the Project.

Table 1. Central Village Proposed Land Uses

Land Use Description	Area, ac	Dwelling Units
Otay WD Service Area		
Multi-Family Residential	86.4	3,922
Elementary School	13.1	---
Commercial	44.9	---
Parks	12.6	---
Open Space	15.9	---
Circulation	40.0	---
City of San Diego Service Area		
Multi-Family Residential	6.7	563
Commercial	6.1	---
Parks	3.5	---
TOTAL	229.2	4,485

As part of the OMCPU environmental review and approval, the City obtained Water Supply Assessments (WSAs), in accordance with SB 610 requirements, from the District and the City documenting water supply availability within their respective service areas for the OMCPU. These reports were approved by their respective Board and Council, as referenced below:

- “Water Supply Assessment and Verification Report, City of San Diego Otay Mesa Community Plan Update (D0899-090154)”, prepared May 2013 by the District and approved by its Board of Directors on June 19, 2013.
- “Water Supply Assessment Report, Otay Mesa Community Plan Update (Project #30330)” (OMCPU WSA), prepared September 2011 by the City Public Water Utilities Department and approved by its City Director on October 5, 2011.

City Water Supply Update

The specific plan entitlement process for the Project requires an addendum to the OMCPU Environmental Impact Report (EIR) and therefore subsequent review of water supply documentation. Based on the approved City OMCPU WSA and water duty factors, this City water service area of the Project will generate an average annual water demand of approximately 173 afy (0.15 mgd).

Table 2. Projected City Potable Water Annual Average Demands

Location (Land Use)	Quantity	Unit Rate	Average Demand, GPD
OMCPU EIR Assumptions			
MF Residential	563 units	267 GPD/unit ¹	150,321
Mixed Use Commercial	6.1 ac	435 GPD/ac ²	2,653
Parks	3.5 ac	435 GPD/ac ²	1,522
Total			154,496

1. 80 gallons per person per day is the City’s standard for MFR water consumption. The City assumes a residential occupancy of 3.42 persons per household and a vacancy rate of 2.3%.
2. The City assumes 60 gallons per person per day for employment water use and an average of 7.25 employees per non-residential acre.

Upon review of the City’s approved OMCPU WSA, the proposed Project land use and water demand for the approximate 15 acres is consistent and has therefore been included as part of the water supply documentation for the City.

District Water Supply Update

The expected potable water demand for the Project area served by Otay WD is 1,307,283 gallons per day (GPD) or about 1,465 acre feet per year (AFY), as shown in Table 3. The current development plan is expected to only slightly increase the potable water demand for this project by ~~20~~ 157 AFY from the May 2013 Water Supply Assessment and Verification Report that was prepared for the Project and approved by the District Board. This is primarily due to proposed recycled water demands now planned to be served by the potable water system. The previously estimated ~~1,445~~ 1,309 AFY demand (May 2013 WSA&V Report) was accounted for in the District’s 2015 Urban Water Management Plan (UWMP) and the Water Authority’s 2015 UWMP for the Central Village Specific Plan (within the Central District noted in the WSA&V). Therefore, based on the findings from the District’s 2015 UWMP and the Water Authority’s 2015 UWMP, this project will result in minor unanticipated demands that could be supplied by the Water Authority’s Accelerated Forecasted Growth supply.

Table 3. Projected District Potable Water Annual Average Demands

Location (Land Use)	Quantity	Unit Rate	Average Demand, GPD
OMCPU EIR Assumptions [Central Village Specific Plan within the Central District]			
MF Residential (>10 DU/AC)	4,683 units 4,205 units	255 GPD/unit ¹	1,194,165 1,072,275
Elementary School	13.1 ac	1,785 GPD/ac ¹	23,384
Mixed Use Commercial	51.0 ac	1,607 GPD/ac ¹	72,154
Parks	16.1 ac 14.7 ac	0 GPD/ac ¹	0
Circulation	40.0 ac	0	0
Open Space	15.9 ac	0	0
Subtotal			1,289,703 1,167,813
Proposed Central Village Specific Plan			
MF Residential (>10 DU/AC)	3,922 units	300 GPD/unit	1,176,600
Elementary School	13.1 ac	1,785 GPD/ac	23,384
Mixed Use Commercial	44.9 ac ²	1,785 GPD/ac	80,147
Parks	12.6 ac	2,155 GPD/ac	27,153
Circulation	40.0 ac	0	0
Open Space	15.9 ac	0	0
Subtotal	3,922 units		1,307,283

¹ OMCPU EIR potable water unit demands assumed a potable water factor to account for proposed recycled water supply

² 139,700 SF of commercial is proposed on approximately 2.0 acres of these sites.

In summary, the only notable change in water supply from the OMCPU is that the District has implemented a moratorium on the use of recycled water in the Otay Mesa area due to the high capital cost to extend recycled water service to the area, in a District Board action dated July 2, 2014. As a result, the District will not require the construction of any recycled water facilities as part of the Otay Mesa Central Village Specific Plan and all future irrigation will be via the potable water system.

Conclusion

The Project portions within the City and District water service areas have sufficient water supply based on the proposed land uses and approved OMCPU WSAs and these findings would serve as sufficient water supply documentation for the Project Specific Plan addendum EIR.

The District will review individual proposed Tentative Maps within the Central Village Specific Plan area to determine if any additional water supply documentation is required at that time, or if the OMCPU WSA remains adequate. If required, assuming due to changes in water demand or service area boundaries, the District will prepare a revised WSA at the City's request, for approval by their Board.

We appreciate the opportunity to assist the City and should have any additional questions please call me at 619.272.7283 or Leanne Hammond at 619.272.7226.

Regards,
CH2M



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