RESOLUTION NO. 1871-18 WWD

A RESOLUTION OF THE WINDSOR WATER DISTRICT APPROVING THE WATER SUPPLY ASSESSMENT REPORT FOR A PORTION OF THE NORTH OF ARATA LANE AREA

WHEREAS, the 2040 General Plan ("General Plan") of the Town of Windsor was adopted April 4, 2018 by Resolution No. 2448-18; and

WHEREAS, the General Plan applies to an area herein referred to as a portion of North of Arata Lane Area that is outside the Town in unincorporated Sonoma County that includes the following parcels: Assessor Parcel Numbers 161-020-014, 017, 049, 051, 052, 053, 056, 057, 058, 059, 060, 061, 062, 063, 064 and 065 ("Proposed Annexation Area"); and

WHEREAS, an application with the Sonoma Local Area Formation Commission (LAFCO) has been filed for the annexation of a portion of North of Arata Lane Area; and

WHEREAS, the future proposed project for the Proposed Annexation Area will generally consist of a mixed commercial and residential development consistent with the land uses identified in the Windsor 2040 General Plan; and

WHEREAS, a Water Supply Assessment (WSA) Report has been prepared by the District Engineer for the Windsor Water District to satisfy the requirements of Senate Bill 610 and Senate Bill 221 to provide an assessment of whether the District will have sufficient water supplies to meet the projected water demand associated with the future proposed project for the Proposed Annexation Area.

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of the Windsor Water District hereby approves the Water Supply Assessment Report for a Portion of North of Arata Lane Area, prepared by Toni Bertolero, District Engineer, dated November 30, 2018, a true copy of which is attached to this Resolution as Exhibit A.

PASSED, APPROVED AND ADOPTED this 19th day of December 2018, by the following vote:

AYES:	**COUNCILMEMBERS LEMUS, OKREPKIE, SALMON, VICE MAYOR FUDGE AND MAYOR FOPPOLI**
NOES:	**NONE**
ABSTAIN:	**NONE**
ABSENT:	**NONE**

Dominic Foppoli

DOMINIC FOPPOLI, PRESIDENT

ATTEST:

IRENE CAMACHO-WERBY,
ACTING DISTRICT SECRETARY

Attachment:

- **Exhibit A** - Water Supply Assessment Report dated November 30, 2018

EXHIBIT A

TOWN OF WINDSOR
Public Works Department

MEMORANDUM

DATE:	November 30, 2018
FROM:	Toni Bertolero, District Engineer, P.E. #C36539
TO:	John Jansons, General Manager
C:	Sandi Potter, Deputy Director of Water and Environmental Management John Jaeger, Deputy Director of Engineering Carl Euphrat, Senior Civil Engineer
SUBJECT:	Water Supply Assessment (WSA) Report for a Portion of North of Arata Lane Area

Section 1 - Purpose

The purpose of this Water Supply Assessment Report (WSA Report) is to satisfy the requirements of Senate Bill 610 (SB 610), Water Code Section 10910 et. seq., and Senate Bill 221 (SB 221), Government Code Section 66473.7 et seq., for the proposed annexation of the area as described further in Section 2, Project Description. The provisions of SB 610 require the governing body of the water supplier to approve a water supply assessment for a proposed project.

In general, a water supply assessment is prepared to satisfy the requirements under SB 610, Water Code Section 10910 et seq., and Senate Bill 221 (SB 221), Government Code Section 66473.7 that adequate water supplies are or will be available to meet the water demand associated with a proposed development. SB 610 focuses on the content of a water supply agency's Urban Water Management Plan (UWMP). It also stipulates that, when an environmental impact report is required in connection with a project, the appropriate water supply agency must provide an assessment of whether its total projected water supplies will meet the projected water demand associated with the proposed project.

SB 221 requires water supply verification when a tentative map, parcel map, or development agreement for a project is submitted to a land use agency for approval. Senate Bill 221 applies to proposed residential development of more than 500 dwelling units, with some exceptions. Senate Bill 610 applies to a proposed residential development of more than 500 dwelling units, or large commercial, industrial, or mixed-use development. The need for an assessment or verification is determined by the lead agency for the project.

Section 2 - Project Description

The project is the proposed annexation of the westerly two thirds portion of the North of Arata Lane Area (Project Area) into the Town of Windsor. The Project Area, which is within the Town's Urban Growth Boundary, will consist of a mixed commercial and residential development. The project is further described as the proposed annexation of properties currently owned by multiple owners in the area north of Arata Lane and east of Highway 101. The specific properties to be considered for annexation, which is the subject of this WSA Report, include the following parcels: Assessor Parcel Numbers (APNs) 161-020-014, 017, 049, 051, 052, 053, 056, 057, 058, 059, 060, 061, 062, 063, 064 and 065. Exhibit 1 is attached to this memo showing the parcels.

Properties included within the North of Arata Lane Area identified in the 2040 General Plan but not part of the Project Area include the following parcels: APNs 161-020-025, 026, 027, 028, 029, 030, 031, 032, 035, 036, 037, 038, 039, 069. See Exhibit 1 for a map of the Project Area as well as the remainder of the North of Arata Lane Area that is not part of the Project Area.

Section 3 - Requirements

The Windsor Water District (District) prepared this WSA Report. The District has confirmed that the demand from the project is within the limits of demand accounted for in the most recently adopted urban water management plan, the 2015 Urban Water Management Plan adopted in June 2016. Accordingly, the District has elected to incorporate information from the 2015 UWMP in the preparation of this WSA Report as authorized by Water Code Section 10910 (c)(2). The 2015 UWMP is incorporated herein by reference and is found at: http://bit.ly/2PcFO0q.

In accordance with Water Code Section 10910(d) – (f), the Water Supply Assessment shall:

1. Identify any existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the Proposed Project, and provide a description of the quantities of water received in prior years by the public water system, under existing water supply entitlements, water rights, or water service contracts

2. If no water has been received in prior years by the public water system, identify other public water systems or water service contract holders that receive a water supply or have existing water supply entitlements, water rights, or water service contracts to the same source of water as the public water system; and

3. If groundwater is included in the proposed supply, identify the groundwater basin or basins from which the Proposed Project will be supplied; and include any applicable documentation of adjudicated rights to pump. If the basin is not adjudicated, regardless of whether the basin has been identified as over-drafted; provide a detailed description and analysis of the amount and location of groundwater pumped by the public water system for the past five years from any groundwater basin from which the Proposed Project will be supplied; and provide a detailed description and analysis of the amount and location of groundwater from the basin or basins from which the Proposed Project will be supplied to meet the projected water demand associated with the Proposed Project.

Pursuant to SB 221, if the project includes a "subdivision" of more than 500 residential dwelling units as defined by Government Code Section 66473.7(a)(1), the public water system shall also provide verification as to whether the public water system is able or unable to provide a sufficient water supply based upon an analysis of whether water supplies available during normal, single-dry, and multiple-dry years within a 20-year projection, will meet the projected demand associated with the proposed subdivision which considers:

- The historical record for at least 20 years;
- The applicability of any urban water shortage contingency analysis;
- The reduction in water supply for "specific water use sector" per an adopted resolution, ordinance or contract; and
- The amount of water that can be reasonably relied upon from specified supply projects.

Section 4 - System Description

The District serves as the water provider for the Town of Windsor as well as other outside service areas including the Airport Area and the Shiloh/Mayacama Area. The District is governed by a Board of Directors that also serve as the Town Council of the Town of Windsor.

Section 5 - Basis of Water Supply Assessment

5.1 Windsor General Plan 2040

The Town of Windsor recently updated and adopted a 2040 General Plan in April 2018. The proposed North of Arata Lane Area annexation was part of the prior 2015 General Plan as well as the 2040 General Plan with no change in land area, and a few changes to the land use designations. The certified Environmental Impact Report (EIR) for the 2040 General Plan included a water analysis and the discussion of the analysis is included in Section 5.2, Urban Water Management Plan.

5.2 Urban Water Management Plan (UWMP)

In June 2016, the Town Council and the District Board adopted the 2015 UWMP (Resolution No. 3296-16 and Resolution No. 1860-16 WWD). This plan details the District's demand projections and provides information regarding the District's supply. As noted previously, a copy of the adopted 2015 UWMP, which is incorporated by reference herein, can be found at the following link: http://bit.ly/2PcFO0q.

The 2015 UWMP included potential demand from the North of Arata Lane Area and concluded that "based on current population projections, projected available water supply and continued water conservation programs, the Town is projected to have adequate water supplies to 2040."

The basis of the 2015 UWMP was the then current 2015 General Plan. The Town adopted its 2040 General Plan in April 2018, after the current UWMP was prepared. As part of the 2040 General Plan EIR, a water analysis was conducted to determine if the conclusions of the 2015 UWMP would still apply with the resulting changes to the population projections. Based on the updated population projections, it was determined that the 2015 UWMP was adequate for use in the 2040 General Plan EIR water analysis. A copy of the adopted 2040 General Plan and EIR, which are incorporated herein by reference, can be found at the following link: http://www.windsor2040.com/documents/.

5.3 2011 Water Master Plan

The Town of Windsor adopted the 2011 Water Master Plan (WMP) in September 2011 (Resolution No. 2837-11). The WMP identified various system capacity needs to serve future development through 2035. The projected demands for the Project Area were calculated by the project applicant's engineer, Carlile Macy. The projected water use demands were calculated for the purpose of determining water system capacity deficiencies for the Project Area. The 2011 WMP included a water model of the water system and an evaluation was made to determine if the 2011 WMP was adequate for use in this WSA Report given the updated information from the applicant's Engineer. A comparison of the water use demands in the 2011 WMP versus the calculated water use demands from the applicant's engineer showed that the 2011 WMP modeling results are still adequate for use. A comparison table is included in Exhibit 2.

Public Works staff is currently updating the 2011 WMP and the final results will be available in spring 2019. However, any changes to system capacity as a result of this project would be accommodated during the future development's entitlement approval process that is governed by the Town of Windsor's land use planning application process.

Section 6 - Water Supply Assessment

6.1 Potable Water

Based on the Town's adopted 2015 UWMP and the updated evaluation described in Section 5.2, the conclusion of the 2015 UWMP that "... the Town is projected to have adequate water supplies to 2040" applies for the proposed annexation.

6.2 Duration of Approval

At the discretion of the District, this assessment will be reviewed every three years until the project begins construction. The review will ensure that the information included in this assessment remains accurate and no significant changes to either the project or the District's water supply have occurred.

6.3 Conditions of Approval

This assessment is a technical, informational, advisory opinion only and is not a supporting document for an environmental document for proposed development in the Project Area. The information included is based on information available at the time of the report and changing circumstances could affect the District's water supply evaluation presented in this document.

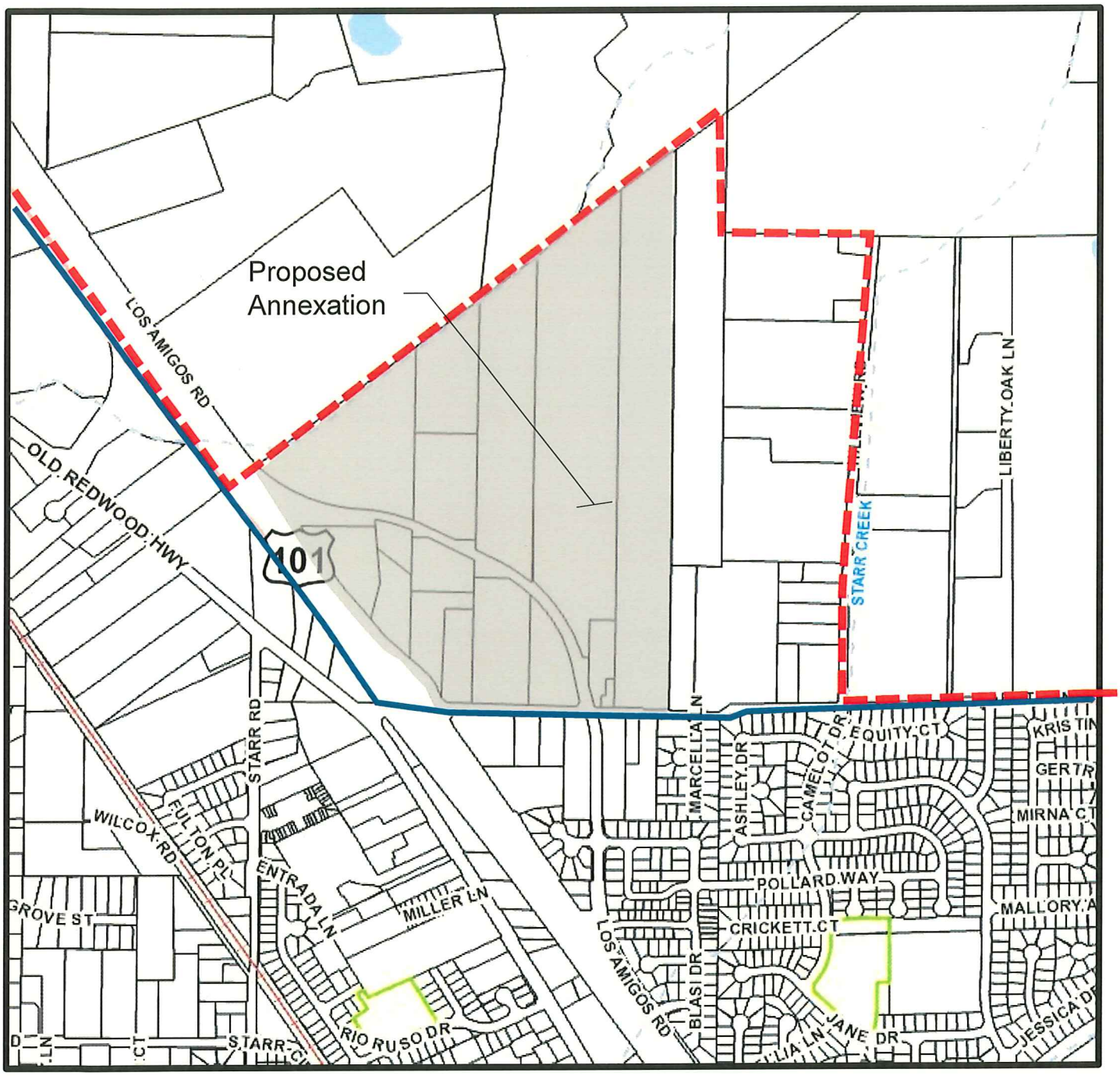
This assessment does not address funding of new or existing supplies. The cost of water supplies and water system capacity improvements will increase over time. The owners in the proposed annexation area will be required to fund the acquisition of new supplemental supplies, treatment or recycled water facilities pertaining to new development impacts and may be required to fund water efficiency measures for existing customers should demand reduction be utilized to address a supply deficiency. The extent of additional funding will be determined by the District and may take the form of a new component of connection fees or a separate charge.

Prior to construction, the developer of this project is required to meet with District staff to develop an improvement plan that includes water hook-up and connection. The plan will detail water, wastewater and possibly, recycled water requirements to serve the future development projects within the Project Area. If there is a change in the circumstances detailed in this assessment, the District will address the changes in the entitlement and/or improvement plan stage. Modifications at the entitlement and/or improvement plan stage could reduce the amount of water available to serve this project and may require additional water reduction and conservation measures.

Attachments:
Exhibit 1 – Map of North of Arata Lane Area
Exhibit 2 – Comparison Table for Water System Model Demands

EXHIBIT 1

NORTH OF ARATA AREA



Urban Growth Boundary

Town Limits

Area to be Annexed

Proposed Annexation APNs
161-020-014, 017, 049,
051, 052, 053, 056, 057,
058, 059, 060, 061, 062,
063, 064, 065

TOWN OF WINDSOR

EXHIBIT 2

North of Arata Lane Area – Comparison of Water Use Demands

Project Engineer's Estimated Water Demands

Category	Total Estimated Demand (gpd)	(AFY)
Proposed Residential	195,650	219.1
Future Residential	122,333	137.0
Commercial/Institutional/Industrial	8,435	9.4
Landscape	21,343	23.9
Total	**347,761**	**389.5**

Ref: North of Arata Lane Area Draft Water System Capacity Assessment, September 2018, Carlile Macy

District Estimated Water Demands

Category	Total Estimated Demand (gpd)	(AFY)
Proposed Residential (incl. landscape)	242,551	272
Future Residential (incl. landscape)	128,205	144
Commercial/Institutional/Industrial	14,383	16
Total	**385,140**	**431**

Ref: Town of Windsor Water Master Plan Update Final Report, September 2011, RMC