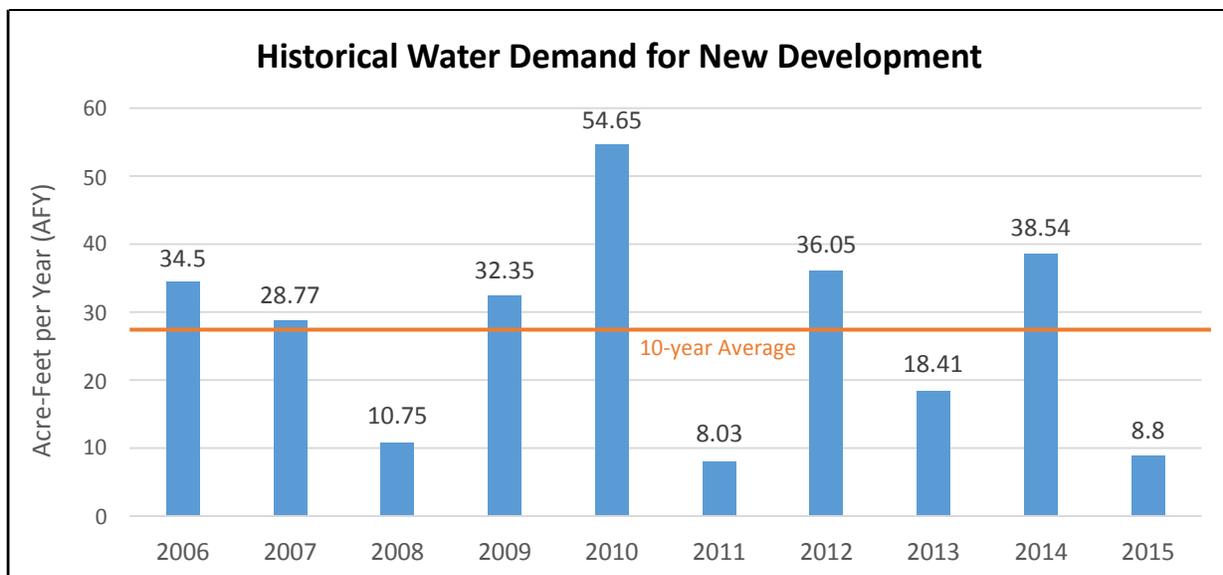


**ANALYSIS OF WATER DEMAND FOR NEW DEVELOPMENT**

AUGUST 2016

During a normal year, the City’s water demand is 14,600 acre feet per year (AFY). Currently, the City is in a Stage Three Drought Condition with projected annual demands of approximately 9,500 AFY (65% of normal potable demand). On average, new development represents approximately 0.28% of the City’s drought water demand projection, or an additional 27 AFY each year. This estimate is based on water demand factors used by the City for development over the last ten years (refer to the chart below). The General Plan Update Final Environmental Impact Report (FEIR) anticipated an added demand of 722 AFY for new development by the year 2030, or an average of 38 AFY each year.



Looking specifically at development projects currently submitted to the City, there is a total of approximately 179 AFY attributable to new development either pending (not yet approved) or approved (building permit not yet issued). Please refer to the table below. If all pending or approved projects were constructed next year, this would represent 1.9% of the City’s annual drought water demand projection (1.2% of normal year demand). These numbers represent projects that have been submitted over many years; some of these projects may never come to fruition, but it represents a worst-case scenario.

**Potential Water Demand From All New Development (as of July 31, 2016)**

	Approved Projects	Pending Projects	TOTAL
Water Demand	67.43 AFY	111.76 AFY	<b>179.19 AFY</b>

The following two tables break down this 179 AFY by land use, as well as magnitude of project water demand.

**Potential Water Demand From APPROVED Development  
By Land Use Category (as of July 31, 2016)**

	<b>Residential</b>	<b>Mixed Use</b>	<b>Non-Residential</b>	<b>TOTAL</b>
Affordable Housing	21.47 AFY (2 projects)	-	-	<b>21.47 AFY</b> (2 projects)
Projects > 5 AFY	6.51 AFY (1 project)	6.88 AFY (1 project)	-	<b>13.39 AFY</b> (2 projects)
Projects 1-5 AFY	3.26 AFY (2 projects)	5.48 AFY (7 projects)	4.27 AFY (2 projects)	<b>13.01 AFY</b> (11 projects)
Projects < 1 AFY	14.13 AFY (34 projects)	3.55 AFY (6 projects)	1.88 AFY (14 projects)	<b>19.56 AFY</b> (54 projects)
<b>TOTAL</b>	<b>45.37 AFY</b> (39 projects)	<b>15.91 AFY</b> (14 projects)	<b>6.15 AFY</b> (16 projects)	<b>67.43 AFY</b> (69 Projects)

**Potential Water Demand From PENDING Development  
By Land Use Category (as of July 31, 2016)**

	<b>Residential</b>	<b>Mixed Use</b>	<b>Non-Residential</b>	<b>TOTAL</b>
Affordable Housing	2.30 AFY (1 project)	-	-	<b>2.30 AFY</b> (1 project)
Projects > 5 AFY	-	39.80 AFY (3 projects)	23.22 AFY (2 projects)	<b>63.02 AFY</b> (5 projects)
Projects 1-5 AFY	7.88 AFY (5 projects)	18.17 AFY (6 projects)	6.66 AFY (4 projects)	<b>32.71 AFY</b> (15 projects)
Projects < 1 AFY	9.76 AFY (25 projects)	0.98 AFY (1 project)	2.99 AFY (13 projects)	<b>13.73 AFY</b> (39 projects)
<b>TOTAL</b>	<b>19.94 AFY</b> (31 projects)	<b>58.95 AFY</b> (10 projects)	<b>32.87 AFY</b> (19 projects)	<b>111.76 AFY</b> (60 Projects)

If the City Council were to restrict issuance of permits for new development, it could affect approximately 129 development projects, representing a net new water demand of 179 AFY, depending on the effective date of such a prohibition. Affordable Housing is a top priority for the City, and the General Plan includes policies supporting Affordable Housing. If development restrictions were imposed, the City Council could consider allowing a certain number/type of projects to continue moving forward, including Affordable Housing and other Community Benefit Projects. There are currently three pending or approved Affordable Housing projects with a total net new water demand of 23.77 AFY, which represents 13% of the total pending and approved development.