

<h1 style="margin: 0;">REPORT</h1> <p style="text-align: right; margin: 0;"><b>To the Honorable Mayor and City Council From the City Manager</b></p>
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April 4, 2005

**Subject**  
Redwood City Water Supply Plan

**Recommendation**  
Receive information – No action required

**Background**

The San Francisco Public Utilities Commission (SFPUC) owns and operates the Hetch Hetchy regional water system, from which Redwood City purchases 100% of its current drinking water supply. Redwood City is over-drafting its contractual supply assurance by an average of 1,100 Acre-feet per year. The City Council has set a policy goal to erase this water supply deficit by the time the Master Sales Agreement with San Francisco expires in 2010.

The State of California’s 1984 Urban Water Management Planning Act (“The Act”) AB 797, requires every urban water supplier providing water for municipal purposes to more than 3,000 customers, or supplying more than 3,000 acre feet of water annually, to prepare and adopt an Urban Water Management Plan, the primary objective of which is to plan for the conservation and efficient use of water.

In 2001 the City’s Urban Water Management Plan (UWMP) was substantially updated to incorporate water use projections in the *Redwood City Water Use Forecast 2000-2020*, prepared by John Whitcomb, PhD, which the City Council accepted on July 1, 2002. The amendment also conformed the UWMP to the City’s then-pending draft General Plan Housing Element update, pending draft Downtown Plan Environmental Impact Report, and proposed developments west of Highway 101.

In 2003 the UWMP was updated again, and the Council approved the amendment, then authorized a water fund budget and rate adjustments necessary to implement the “active” conservation activities delineated in the new Plan, estimated to cost \$4.1 million over a 5-year period.

Chapter One of the UWMP describes past, current and projected water use for the City, and covers the planning horizon 2000 through 2020. The water demand projections include assumptions about plumbing code changes and increased water use efficiency that will occur with no city action or cost (“passive” conservation).

Appendix B of the UWMP – *Water Use Forecast 2000 to 2020* - provides a detailed list of the “water use drivers” that are imbedded in the forecast model, which generated the Base Demand projections. Key drivers are: Population, potential new housing units, and employment estimates which link to growth in commercial water use (See attachment).

6. A-2

State law requires the City to assess the potential impact of new development on existing and future water supply, consistent with its UWMP. Appendix B lists generic and specific development proposals that were identified by the Redwood City Community Development Services Department in 2000/2001 as potential future development applications. As such, the City's water use forecast must include the "worst-case" build-out and the potential aggregate impacts on its water supply. Subsequent water supply assessments must consider individual development proposals in the context of the long-term, "worst-case" scenario.

Appendix B of the UWMP is not a road map for land use decisions: It is a planning tool to understand the upper limits of the water supply's capacity to include potential new development over time. As shown in the appendix (see highlighted portions of the table), in the most extreme case, Redwood City could absorb up to 7,115 new multi-family dwelling units and not be in a water deficit over the long term. In this regard, it is staff's conclusion that water supply does not appear to be a future constraint on reasonable residential (and commercial growth) in Redwood City.

The Urban Water Management Plan will be updated in 2005, concurrent with the City's General Plan update.

The Council's Utilities Committee has asked staff to make a brief presentation to the City Council and the Planning Commission at the beginning of the April 4, 2005 meeting, concerning the city's overall water supply plan. This information is follow-up to the Council's request at their February 5, 2005 priority-setting session for information on availability of water to support future housing.

**Alternative**

No alternative, information only.

**Fiscal Impact**

None associated with this information follow-up.

  
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Peter Ingram  
Director, Public Works Services

  
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Ed Everett  
City Manager

**Attachment**

Urban Water Management Plan 2003 – Appendix B – *Water Use Forecast 2000 to 2020*

## Urban Water Management Plan 2003 – Appendix B – Water Use Forecast 2000 to 2020

Appendix  Water Use Drivers

Description	1950	1960	1970	1980	1990	2000	2005	2010	2015	2020
<b>Population - Service Area</b>						<b>82,088</b>	<b>85,788</b>	<b>87,638</b>	<b>90,033</b>	<b>91,558</b>
Population - City (1)	25,544	46,290	55,686	54,951	66,072	75,402	78,800	80,500	82,700	84,100
% Change from 2000							4.5%	6.8%	9.7%	11.5%
Population - Outside City (2)	NA	NA	NA	NA	NA	6,686	6,988	7,138	7,333	7,458
% Change from 2000							4.5%	6.8%	9.7%	11.5%
<b>Single Family Accounts/Units - Service Area</b>						<b>18,365</b>	<b>18,520</b>	<b>18,598</b>	<b>18,669</b>	<b>18,714</b>
% Change from 2000							0.8%	1.3%	1.7%	1.9%
Year Built										
Pre 1960						12,889	12,889	12,889	12,889	12,889
1960-69						1,414	1,414	1,414	1,414	1,414
1970-82						1,604	1,604	1,604	1,604	1,604
1983-92						1,400	1,400	1,400	1,400	1,400
1993-00						1,057	1,057	1,057	1,057	1,057
Post 2000							155	233	304	349
Post 2000 Inside City (3)							45	68	68	68
Post 2000 Outside City (4)							110	165	236	281

<b>Multiple Dwelling Units - Service Area</b>						<b>11,242</b>	<b>12,379</b>	<b>15,463</b>	<b>17,273</b>	<b>18,357</b>
% Change from 2000							10.1%	37.6%	53.6%	63.3%
Units per Site		% of new								
2-4 Units		0%				2,234	2,234	2,234	2,234	2,234
5-25 Units		0%				5,199	5,199	5,199	5,199	5,199
25+ Units		100%				3,810	4,947	8,031	9,840	10,925

Post 2000 (5)	<b>Total New Dwelling Units</b>					<b>1,137</b>	<b>4,221</b>	<b>6,031</b>	<b>7,115</b>
Development Projects:	Downtown Area Plan					491	1,892	2,579	3,410
	Manana Shores Village					200	1,065	1,930	1,930
	Century 12 Site					0	580	580	580
	Accessory Dwelling Units					50	100	150	200
	50-foot Wide Duplex lots					32	66	100	134
	Rolison Road Site					32	32	32	32
	Brewster/Winslow					0	79	160	239
	Arguello/Marshall					0	16	33	49
	Middlefield Area					0	19	40	59
	852-860 Walnut St.					15	5	10	15
	Transit Corridors (mixed use district)					50	100	150	200
	Franklin Street (Phase 1)					206	206	206	206
	885 Woodside Rd. - mixed use					4	4	4	4
	150 El Camino - mixed use					7	7	7	7
	El Camino/Vera site					50	50	50	50

<b>Total Dwelling Units - Service Area</b>						<b>29,607</b>	<b>30,899</b>	<b>34,061</b>	<b>35,941</b>	<b>37,071</b>
% Change from 2000							4.4%	15.0%	21.4%	25.2%

<b>Total Employment - City (6)</b>						<b>41,720</b>	<b>52,290</b>	<b>55,630</b>	<b>56,570</b>	<b>57,940</b>	<b>59,560</b>
% Change from 2000							6.4%	8.2%	10.8%	13.9%	

- (1) Association of Bay Area Governments (ABAG)
- (2) For 2000 = 2,352 SF accounts \* 2.74 persons plus 93 MF units \* 2.6 persons; others years = rate of population growth in RWC
- (3) RWC planners estimate maximum of 68 lots available for SF development.
- (4) Assumes that outside city growth of SF units is in direct proportion to RWC population growth.
- (5) MF Dwelling unit forecasts based on projects identified by RWC Planning.
- (6) Association of Bay Area Governments (ABAG)

## Sources

- Redwood City's web site at: [http://www.redwoodcity.org/publicworks/water/urban\\_water\\_management\\_plan.htm](http://www.redwoodcity.org/publicworks/water/urban_water_management_plan.htm)
- San Francisco PUC's web site at: [http://sfwater.org/main.cfm/MC\\_ID/7/MSD\\_ID/101](http://sfwater.org/main.cfm/MC_ID/7/MSD_ID/101)
- Bay Area Water Supply & Conservation Agency's web site at: <http://www.bawsca.org/>