

REPORT

To the Honorable Mayor and City Council From the City Manager

February 23, 2009

SUBJECT

Water Supply Assessment for the Proposed Stanford in Redwood City Project

RECOMMENDATION

Approve by motion a continuance of the matter to the regularly scheduled City Council meeting on March 9, 2009.

BACKGROUND

In 2001, the California Legislature enacted two laws – SB 610 (Costa) and SB 221 (Kuehl) – each designed to achieve greater coordination during the land use planning process between water suppliers and local land use agencies when considering certain large-scale development projects.

SB 610 requires preparation of a Water Supply Assessment (WSA) for any development whose approval is subject to the California Environmental Quality Act (CEQA) and which meets the definition of “project” in Water Code Section 10910 (g)(1), (2) – i.e., residential development projects of more than 500 dwelling units or other types of developments (e.g., hotels and motels, commercial buildings, industrial parks, etc.) using a comparable amount of water.

The WSA must describe the proposed project’s water demand over a 20-year period, identify the sources of water available to meet that demand, and include an assessment of whether or not those water supplies are, or will be, sufficient to meet the demand for water associated with the proposed project, in addition to the demand of existing customers and other planned future development.

Both SB 610 and SB 221 were drafted on the assumption that the land use planning agency (i.e., the city or county) is not the water supplier for the proposed project. The statutes thus identify distinct duties on the city/county and on the water supplier – which is assumed to be an entirely separate agency. In the case of Redwood City, this assumption is not applicable since the City performs both roles. However, the statute’s terminology, while awkward, can be adapted to the City’s situation relatively easily.

The “City,” as that term is used in the statute, means the components of city government that have responsibilities for the land use decision process. At the staff level, in Redwood City this is the Community Development Services Department, Planning and Redevelopment Division.

The “water supplier,” for SB 610 purposes, can be understood to mean the Public Works Services Department, which is responsible for the City’s Water Enterprise Fund.

The "governing body," as used in SB 610, refers to the City Council, which is required to approve the WSA at a regular or special meeting.

What this means is that, in Redwood City, the Community Development Services Department is responsible for requesting the preparation of the WSA and the Public Works Services Department is responsible for preparing the WSA. The City Council is therefore responsible for approving the WSA. The Community Development Services Department then directs the inclusion of the WSA in the environmental documentation of the project.

On November 6, 2008, the City of Redwood City Public Works Services Department received a request from the Community Development Services Department to prepare a WSA for the proposed Stanford in Redwood City Project. The Public Works Services Department has subsequently prepared a WSA within the 90 days allowed by State law for preparation of WSAs (and subsequent 30 day extension in accordance with California Water Code Section 10910, subdivision (g)(2)).

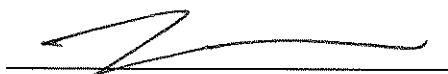
The WSA was then scheduled to be presented to the Redwood City Council for its consideration at its regularly scheduled meeting on February 23, 2009. However, Stanford has requested that City Council approval of the WSA be continued to the regularly scheduled meeting on March 9, 2009. This will give Stanford sufficient time to review the WSA and prepare comments for both staff and the City Council at its regularly scheduled meeting.

ALTERNATIVES


The Public Works Services Department is required to draft the WSA and the City Council is required to approve and adopt it. The consequences of postponing or canceling action are unknown.

FISCAL IMPACT

None


Justin Ezell
Public Works Superintendent


Larry Barwacz
Public Works Services Director


Peter Ingram
City Manager

ATTACHMENTS

Request from Stanford to continue City Council approval of the WSA to March 9, 2009

RELATED DOCUMENTS IN CITY CLERK'S OFFICE

None

ATTACHMENT ONE

STANFORD
UNIVERSITY



February 18, 2009

Mr. Peter Ingram
City Manager
City Hall
1017 Middlefield Road
Redwood City, CA 94063

Re: Water Supply Assessment for *Stanford in Redwood City* Project

Dear Mr. Ingram:

As we have discussed with City staff, we would like to request an extension of the February 23 date for the City Council to consider the Water Supply Assessment for the proposed *Stanford in Redwood City* project. Before the WSA is presented for the Council's approval, there are a number of issues relating to the assumptions and conclusions in the WSA that Stanford would like to resolve with City staff.

Stanford would like to continue to work with City staff to demonstrate that the planned water usage for the project could reflect significant water savings that can be achieved through aggressive conservation measures and fixtures. Stanford and City staff have discussed this in the past and Stanford is now in the process of outlining the specific conservation measures that will be used and the resulting water savings that will be accomplished. We believe that by quantifying these potential savings, the WSA will be in agreement with Stanford's plans for the project as well as the CEQA documents being prepared for the project.

In addition, Stanford would like to ensure that the findings of the WSA are consistent with the growth projections for the commercial sector contained in the City's 2005 Urban Water Management Plan. The UWMP, in projecting that commercial water use will increase by 11 percent during the period from 2000 to 2030, clearly anticipated an increase in water use from commercial development projects such as the *Stanford in Redwood City* project.

In order to have an opportunity to discuss and resolve these and other issues associated with the WSA before it is presented for the Council's approval, Stanford believes that an extension of the February 23 date is necessary. We look forward to working with the City on these issues and we appreciate your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Elliott".

Steve Elliott
Managing Director, Development Projects

cc: Marc Bruner
Chu Chang
John Donahoe
Jill Ekas
Maureen Riordan