Appendix J

Water Supply Assessments

PLACER COUNTY WATER AGENCY
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Joshua Alpine, District 5
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Auburn, CA 95604
(530) 823-4850
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June 28, 2021

David Mohlenbrok, Director
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

SUBJECT: Senate Bill (SB) 610 Request for the College Park, City of Rocklin

Dear Mr. Mohlenbrok:

This letter is in response to your request **(Appendix A)** on May 19, 2021, for an updated Water Supply Assessment (WSA) pursuant to Senate Bill 610 (SB 610) for the proposed College Park Project, Rocklin, California ("Project"). PCWA has reviewed the Project land use designations and water demands and have determined that the May 12, 2020 WSA (2020 WSA) is still appropriate for SB 610 compliance.

Wood Rodgers, Inc., had previously coordinated a request in January 2020 for a WSA pursuant to SB 610 for the proposed Project, located in Rocklin, CA. On May 11, 2020, PCWA's Board of Directors concluded that its existing and planned future supplies would be sufficient to meet the demand from the Project, authorizing staff to sign the 2020 WSA dated May 12, 2020. Since the 2020 WSA was signed, the Project has become more defined and added 1.2 acres. Areas which were previously designated as "Mixed Use" and "Retained by College" are now designated with discrete land uses with definitive development assumptions. Current land use breakdown, as well as comparison to last year's land use are identified in **Appendix B**.

An analysis was conducted by Wood Rodgers, Inc., (**Appendix C**) to estimate the treated water consumption of the Project by applying demand factors presented in the Agency's 2020 Urban Water Management Plan (UWMP) to the Project's new land-use designation. The Project's potable water demand (including system losses) is estimated to be 222 Acre-feet per year[1] (AFY), as detailed in **Table 1**.

[1] Wood Rodgers analysis used a demand factor of 1.0 for commercial in South Campus area, resulting in a system potable demand of 224 AFY. Demand factor was corrected to 0.79 resulting in 222 AFY.

***Table 1** - Project's Potable Water Consumption*

Land Use Designation	Acres	Dwelling Units	PCWA Demand Factor (AF/DU)	Customer Potable Demand (AFY)	System Potable Demand (AFY)[2]
North Campus					
Residential					
Single Family Res.	**35.6**	**317**		**70**	**75**
50' x 100' Lots	*6.1*	*38*	*0.34*	*13*	*14*
45' x 65' Lots	*16.9*	*147*	*0.23*	*34*	*36*
43' x 60' Lots	*8.0*	*78*	*0.18*	*14*	*15*
20' x 60' Lots	*4.6*	*54*	*0.18*	*9*	*10*
High Density Residential	**18.5**	**378**	**0.20**	**76**	**80**
Site A	*4.5*	*92*	*0.20*	*18*	*19*
Site B	*14.0*	*286*	*0.20*	*57*	*61*
Parks	**6.6**		**1.54**	**10**	**11**
Open Space	**8.9**		**0.00**	**0**	**0**
General Commercial (Site B)	**3.0**		**0.79**	**2**	**3**
Subtotal	**91.1**	**695**		**158**	**168**
South Campus					
Single Family Res.					
50' x 100' Lots	**4.9**	**25**	**0.34**	**9**	**10**
High Density Res. (C-2 East)	**5.2**	***180***	**0.20**	**36**	**38**
Commercial/Office (C-2 West)	**6.6**		**0.79**	**5**	**6**
Recreation/Conservation	**17.9**		**0.00**	**0**	**0**
Parks[1]	**1.2**		**0.00**	**0**	**0**
Subtotal	**24.0**	**205**		**50**	**54**
Total	**115.1**	**900**		**208**	**222**

[1] Area is not part of the development and captured in existing demands, therefore this area is not included in this analysis

[2] System losses are determined to be 6% by 2030 per 2020 UWMP

The revised Project's system water demand of 222 AFY falls within the budgeted demands of 223 AFY[2] previously identified in the 2020 WSA, as summarized in **Table 2**.

***Table 2** - Project Demand Comparison*

Analysis	UWMP version	Budgeted Demand (AFY)	Project Demand (AFY)
2020 WSA	2015	223	187
current letter	2020	223 [2]	222

[2] The 2020 UWMP utilizes demand factors from customer usage in 2020. Estimates of known projects remained unchanged between 2015 and 2020 UWMPs.

Furthermore, in comparing projected water supplies in the 2015 UWMP to the 2020 UWMP, there are no significant changes to warrant a change in the findings of sufficiency. The 2020 UWMP demonstrated adequate supply in normal, single dry, and multiple-dry years, specifically in Tables 7-5, 7-6, and 7-7. Chapter 7 of the 2020 UWMP details the complete supply versus demand conditions for each of these scenarios. This demonstrates that buildout demands can be met in droughts without extreme levels of customer conservation.

The revised Project's water demand is within the previous budgeted demand and PCWA has concluded that the 2020 WSA remains appropriate for the revised project. The Agency concludes that existing and planned future supplies will be sufficient to meet the demands of the Project, in addition to existing and planned future uses, including agricultural and manufacturing uses.

If you have any questions on this subject, please call Brian Rickards, PCWA Associate Engineer, at (530) 823-4886.

Sincerely,

R. Brent Smith, P.E.
Director of Technical Services

RBS:BR:sw

cc: Andy Fecko
Jeremy Shepard
Dan Kelly
Brian Rickards

Appendix A (Request Letter)

ROCKLIN

May 19, 2021

Brian Rickards - Associate Engineer
Placer County Water Agency
144 Ferguson Road
Auburn, CA 95604

Subject: Senate Bill (SB) 610 Request for College Park – Rocklin, California

Dear Mr. Rickards,

On May 12, 2020 Placer County Water Agency (PCWA) issued a response to a request for a Water Supply Assessment (WSA) on the College Park project which is under application in the City of Rocklin. Since the WSA was issued, the Project has become more defined. Areas that were previously designated as Mixed Use and Retained by College are now designated with discrete land uses with definitive development assumptions.

As a result of these changes, the City herby requests an updated WSA for the project.

Attached hereto are updated Land Use diagrams and tables for your use in the updated WSA. Wood Rodgers, the applicant's engineer, will also provide you with revised water demand calculations within the next few days along with a check in the amount of $3,000 as a deposit for your work related thereto.

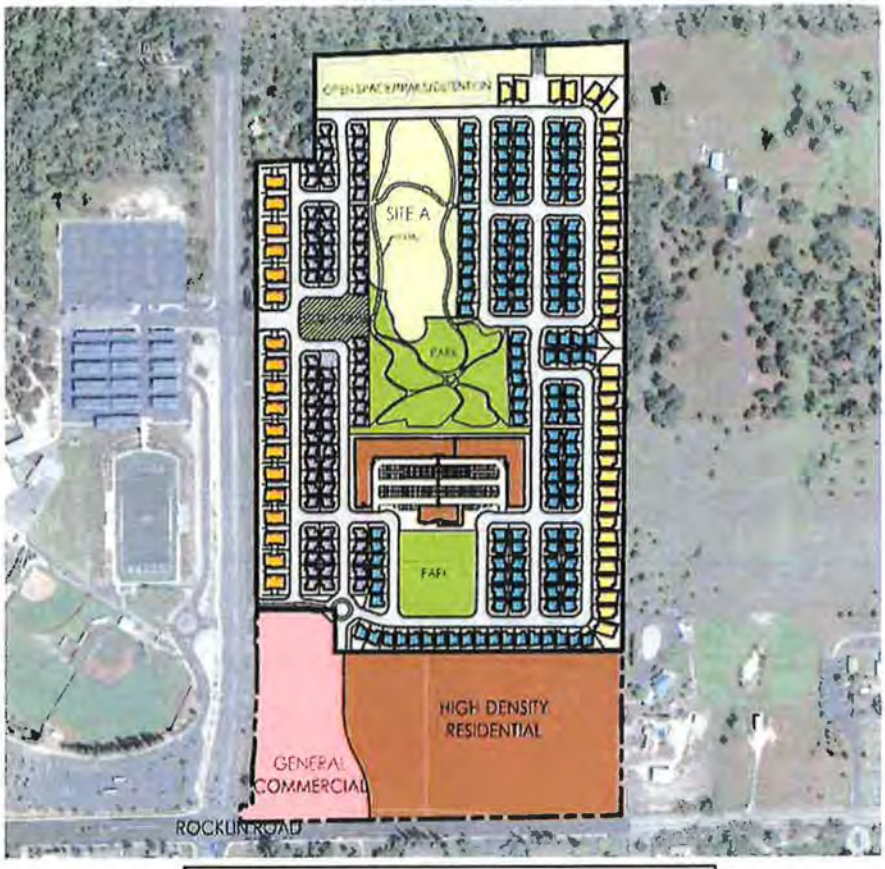
Sincerely,

David Mohlenbrok – Director
Community Development Department
City of Rocklin

COLLEGE PARK

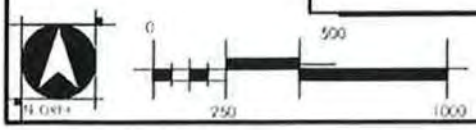
NORTH SITE PLAN

CITY OF ROCKLIN, CALIFORNIA
APRIL 2020
REVISED: APRIL 2021



LAND USE SUMMARY

LAND USE	DWELLING UNITS	GROSS AREA	GROSS DENSITY
SINGLE-FAMILY RESIDENTIAL			
50' x 100' LOTS (TYPICAL)	38	6.1	6.2
45' x 65' LOTS (TYPICAL)	147	16.9	8.7
40' x 60' LOTS (TYPICAL)	78	8.0	9.8
20' x 60' LOTS (TYPICAL)	54	4.6	11.7
HIGH DENSITY RESIDENTIAL	325-668	18.5	-
GENERAL COMMERCIAL		3.0	-
PARKS		6.6	-
OPEN SPACE	-	8.9	-
TOTAL	642-985	72.6	-



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD, STE 125 PH: 925.847.1556
PLEASANTON, CA 94588 Fax: 925.847.1557

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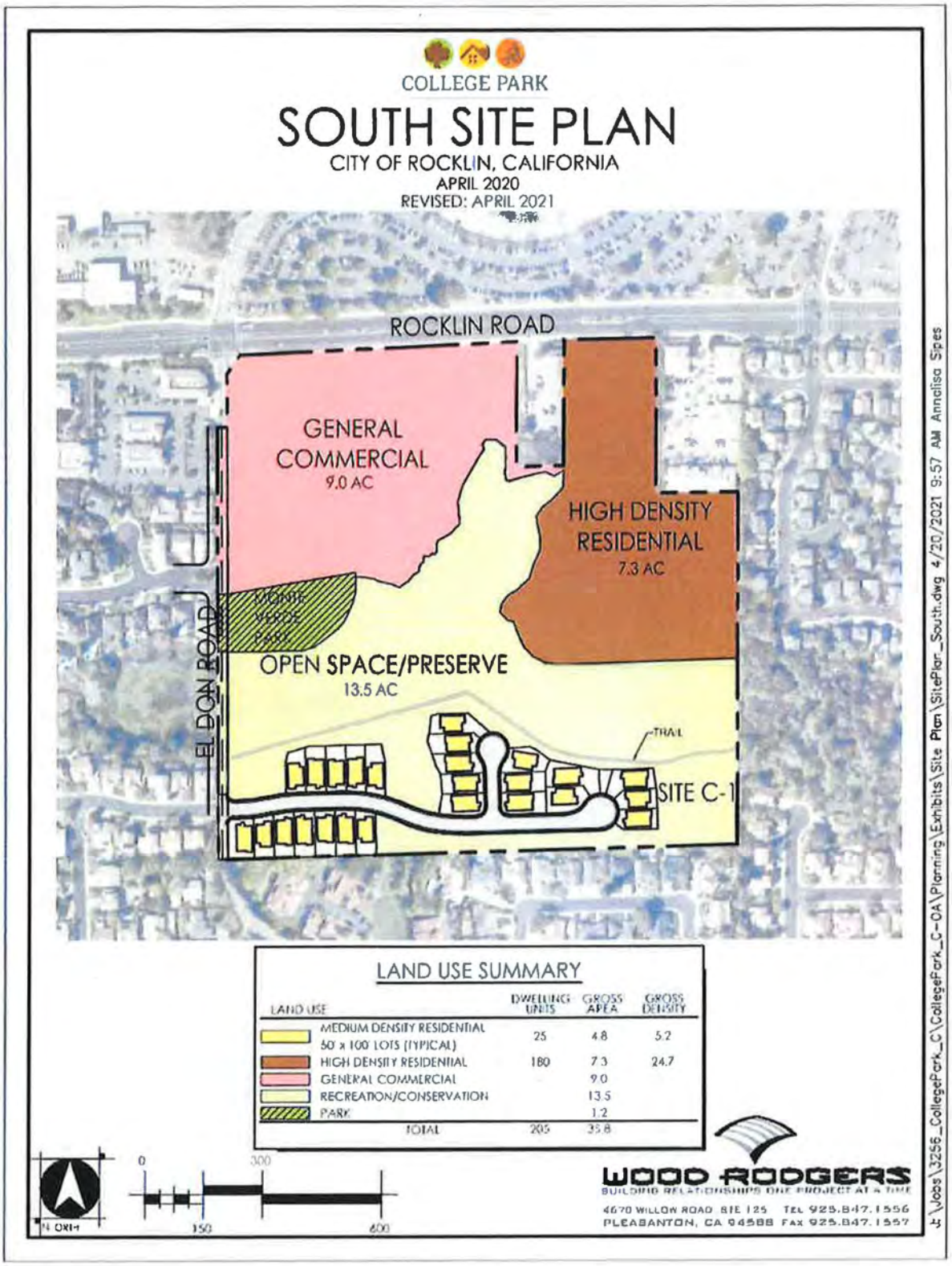
COLLEGE PARK
SOUTH SITE PLAN
CITY OF ROCKLIN, CALIFORNIA
APRIL 2020
REVISED: APRIL 2021
ROCKLIN ROAD
GENERAL COMMERCIAL
9.0 AC
HIGH DENSITY RESIDENTIAL
7.3 AC
MONTE VERDE PARK
EL DON ROAD
OPEN SPACE/PRESERVE
13.5 AC
TRAIL
SITE C-1
LAND USE SUMMARY
LAND USE
DWELLING UNITS
GROSS AREA
GROSS DENSITY
MEDIUM DENSITY RESIDENTIAL 50' x 100' LOTS (TYPICAL) 25 4.8 5.2
HIGH DENSITY RESIDENTIAL 180 7.3 24.7
GENERAL COMMERCIAL 9.0
RECREATION/CONSERVATION 13.5
PARK 1.2
TOTAL 205 35.8
0 300
150 600
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD STE 125 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557
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Appendix B (Land Use Breakdown)

College Park Land Use 19-May-21

Land Use Designation	Previous Year 2019 Acres	Previous Year 2019 Dwelling Units		Current Year 2020 Acres	Current Year 2020 Dwelling Units
North Campus					
Residential					
Single Family Res.	**36.2**	**326**		**35.6**	**317**
50' x 100' Lots	*6.1*	*40*		*6.1*	*38*
45' x 65' Lots	*16.5*	*146*		*16.9*	*147*
43' x 60' Lots	*9.1*	*86*		*8.0*	*78*
20' x 60' Lots	*4.5*	*54*		*4.6*	*54*
High Density Res.	**3.5**	**99**		**4.5**	**108**
Parks	**7**			**6.6**	
Open Space	**8.9**			**8.9**	
General Commercial (Site B)	**15.8**			**3.0**	
High Density Res. (Site B)	**0**			**14.0**	**270**
Subtotal	**71.4**	**425**		**72.6**	**695**
South Campus					
Single Family Res.					
50' x 100' Lots	**4.9**	**25**		**4.9**	**25**
Community College (Site C-2)	**11.8**			**11.8**	
High Density Res. (East)	5.2	**150**		5.2	**180**
Office/Commercial (West)	6.6			6.6	
Recreation/Conservation	**17.9**			**17.9**	
Parks	**1.2**			**1.2**	
Subtotal	**35.8**	**175**		**35.8**	**205**
Total	**107.2**	**600**		**108.4**	**900**

3

[3] The 2020 WSA utilized the "Previous" or "Year 2019" land use breakdown. The land use designation considered within this letter is the "Current" or "Year 2020" values.

Appendix C (Wood Rodgers' Technical Memorandum)

WOOD RODGERS

May 26, 2021

Brian Rickards, PE - Associate Engineer
Placer County Water Agency
144 Ferguson Road
Auburn, CA 95604
(530) 863-3246

Re: College Park, Water Supply Assessment (WSA) Update
City of Rocklin, California

Dear Mr. Rickards,

As a supplement to the previously submitted WSA application package, dated May 19, 2021, I have provided the following information which summarizes the recent changes in land use and projected water demands for the subject properties.

Wood Rodgers, Inc. had previously coordinated a request on January 23, 2020, for a WSA pursuant to SB 610 for the proposed College Park project, located in Rocklin, CA. On May 12, 2020, via written notification, PCWA concluded that the existing and planned future supplies would be sufficient to meet the demand from the College Park project.

Since that WSA notification was issued, the College Park project has become more defined. Areas which were previously designated as "Mixed Use" and "Retained by College" are now designated with discrete land uses with definitive development assumptions. Please refer to the "College Park Land Use" table provided in the May 19, 2021 submittal package. It is important to "note" that an additional 1.2 acres of property has been included as part of this project with the acquisition of the Otani property and increases the overall College Park project from a total of 107.2 acres to 108.4 acres.

As a result of these changes, the City herby requested an updated WSA for the project.

Based upon the "Draft" 2020 Urban Water Management Plan, which is expected to be adopted in June of 2021, Wood Rodgers, re-ran the "System Potable Demand" (AFY) for the project based upon the proposed reductions in the "Future Distribution System Water Losses" and "Western Area Treated Retail Demand Factors". The difference between the College Park project demands from 2020 to 2021 was calculated to be an increase of 1 AFY (223 AFY vs 224 AFY). Please refer to the following page for a summary table.

May 19, 2021 Projected Demands

Treated Water Demand for the College Park

Land Use Designation	Acres	Dwelling Units	PCWA Demand Factor (AF/DU)	Customer Potable Demand (AFY)	System Potable Demand (AFY)
North Campus					
Residential					
Single Family Res.	**35.6**	**317**		**70**	**74**
50' x 100' Lots	*6.1*	*38*	*0.34*	*13*	*14*
45' x 65' Lots	*16.9*	*147*	*0.23*	*34*	*36*
43' x 60' Lots	*8*	*78*	*0.18*	*14*	*15*
20' x 60' Lots	*4.6*	*54*	*0.18*	*9*	*10*
High Density Res. (Sites A and B)	**18.5**	**378**	**0.2**	**76**	**80**
Parks	**6.6**		**1.54**	**10**	**11**
Open Space	**8.9**		**0**	**0**	**0**
General Commercial (Site B)	**3**		**0.79**	2	3
Subtotal	**72.6**	**695**		**158**	**167**
South Campus					
Single Family Res.					
50' x 100' Lots	**4.9**	**25**	**0.34**	**9**	**10**
Community College (Site C-2)[2]	**11.8**			**44**	**47**
High Density Res. (East)	5.2	*180*	0.2	36	38
Office/Commercial (West)	6.6		1	8	9
Recreation/Conservation	**17.9**		**0**	**0**	**0**
Parks[3]	**1.2**		**0**	**0**	**0**
Subtotal	**35.8**	**205**		**53**	**57**
Total	**108.4**	**900**		**211**	**224**

I trust this sufficiently summarizes the project changes. Feel free to reach out with any questions at (916) 416-4150.

Sincerely,
Wood Rodgers, Inc.

Jeffrey M. Carpenter P.E. 55380
Principal

PCWA
water • energy • stewardship

PLACER COUNTY WATER AGENCY
Gray Allen, District 1
Primo Santini, District 2
Mike Lee, District 3
Robert Dugan, District 4
Joshua Alpine, District 5
Andrew Fecko, General Manager
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Auburn, CA 95604
(530) 823-4850
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May 12, 2020

Jeff Carpenter, Principal
Wood Rodgers, Inc.
3301 C Street, Bldg. 100-B
Sacramento, CA 95816

SUBJECT: Senate Bill (SB) 610 Request for the College Park - Rocklin Campus

Dear Mr. Carpenter:

This letter is in response to your request on January 23, 2020, for a Water Supply Assessment (WSA) pursuant to SB 610 for the proposed College Park Project, Rocklin, California (Project). As set forth in greater detail below, SB 610 requires water service providers to prepare WSAs for certain projects defined by Water Code section 10912 and otherwise subject to CEQA review. Ultimately, the goal of the WSA is to evaluate whether the water agency's total projected water supplies available during normal, single-dry and multiple-dry water years over the next 20-years are sufficient to meet the projected water demand associated with the proposed project. Under Water Code section 10912, projects subject to the WSA requirement include:

1) a proposed residential development of more than 500 dwelling units;
2) a proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space;
3) a proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space;
4) a proposed hotel or motel, or both, having more than 500 rooms;
5) a proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area;
6) a mixed-use project that includes one or more of the projects specified above;
7) a project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project. (Wat. Code § 10912(a).)

The land use authority and CEQA lead for the project, City of Rocklin, has concluded that the project does meet the criteria of the Water Code as a project requiring a WSA; therefore, this letter will be included in the Project's Environmental Impact Report (EIR). This response was approved by the PCWA Board of Directors at its May 11, 2020 meeting.

PROJECT OVERVIEW

The 107.2-acre College Park Project includes the 71.4-acre North Village and the 35.8-acre South Village site, as shown in **Figure 1**. The North Village (**Figure 2**) site would include approximately 425 dwelling units, and the South Village (**Figure 3**) site would include approximately 25 dwelling units. The North

Village site would primarily be composed of single-family residential land uses. The North Village site would also contain high-density residential uses in the central portion of the site, while the southern portion of the site would contain commercial and mixed use uses (along Rocklin Road). In contrast, the majority of the South Village site would be dedicated to recreation/conservation land uses. Community college land uses (mixed uses) would make up the bulk of the remaining portion of the South Village site.

Approach to SB 610 Compliance

Requirements of WSAs under SB 610 are contained in Water Code (WC) section 10910. If the project demand is accounted for in the Urban Water Management Plan (UWMP), per WC 10910(c), the analyses of the UWMP may be incorporated to comply with requirements of the WSA. Specifically, these analyses include surface water supply (subdivisions (d) and (e)), groundwater supplies (subdivision (f)), and finding of sufficiency (subdivision (g)). The potable water demand of the College Park Project is identified in the 2015 UWMP, Table 4-9 "Summary of Zone 1 Retailed Treated Demand by Subarea." This table presents a buildout customer demand value of 17,378 acre-feet per year (AFY) for the City of Rocklin sub-area as defined within the 2015 UWMP. The College Park Project is assumed as part of buildout as part of the City of Rocklin's 2012 General Plan as being mixed-use; in combination with other infill and remaining greenfield developments, future demands were assumed to be an additional 4,827 AFY.

Given that the College Park Project's potable water demands are accounted for in the 2015 UWMP, the information, analyses, and findings of the UWMP are incorporated herein. In order to provide a complete summary, this letter provides a description of project water demands, a brief summary of water supplies, and a conclusion of sufficiency. Additionally, a summary of water supply infrastructure requirements is provided herein.

Figure 1 *- Overall Site Plan*

***Figure 2**-College Park North Site Plan*

***Figure** 3-College Park South Site Plan*

WATER DEMANDS

2015 UWMP Demands

At the time of preparation of PCWA's 2015 UWMP, California was in the middle of a multi-year drought and demands were reduced. Potable water consumption was reduced by executive orders from the State of California, curbing consumption for 2014 and 2015. Therefore, PCWA utilized 2013 data in the UWMP for long-term planning, understanding that the data would be skewed if 2014 or 2015 data were used for baseline conditions.

With the drought past, PCWA expects some customers to rebound back towards 2013 levels of demand; however, there may be some level of permanent reduction in demand. Determination of the new normal levels of demand across the full demographic of customers will take years to establish. Some customers have implemented permanent water saving measures that will keep consumption at reduced levels. Even in the midst of growth over the last several years, the City of Rocklin's demands decreased since 2013, as shown in **Table 1**.

***Table 1**: Historical Treated Water Consumption for the City of Rocklin sub-area.*

Year	Consumption (AFY)	% Change from 2013	Added LIDs
2013	12,767		0
2014	10,753	16%	249
2015	8,921	30%	291
2016	10,062	21%	376
2017	11,049	13%	390
2018	11,464	10%	331
2019	11,652	9%	134
Total			**1,771**

Since 2013, approximately 1,800 meters (i.e. LIDs) have been installed, accounting for nearly 500 AFY of treated water demand in 2019. Nevertheless, demands decreased from 2013 to 2019, as shown above, with overall demands decreasing 9% and pre-2013 meters reducing demands by 13%. The historical consumption demonstrates a slow increase in demands since 2015, with some levels of drought-rebound still in effect; in addition, the historical consumption justifies the relevancy to the potentially conservative demand factors conveyed in the 2015 UWMP.

The exact demand assumed for this Project within the Agency's 2015 UWMP is unknown. PCWA does not have a demand factor for mixed-use, only demand factors for residential and non-residential categories. With the area being zoned mixed-use, a breakdown of land use categories was assumed herein to establish theoretical water demands that were likely captured within the 2015 UWMP. Based on these assumptions, staff approximates that 223 AFY was accounted for within the 2015 UWMP for this development, as shown in **Table 2**.

Table 2- Water estimates based on existing zoning captured in the 2015 UWMP

Land Use Designation	Percent	Area (acres)	Demand Factor [2] (AF/account)	Customer Potable Demand (AFY)	System Potable Demand (AFY)
Total Area		**107.2**			
Open Space/ROW [1]		**21.4**		**0**	**0**
Mixed Use		**85.8**			
Commercial	50%	43.0	1.25	54	58
MF 20.1+ DU/Acre	25%	21.4	0.2	86	93
Single Family (2,900 sf-4,400sf)	25%	21.4	0.26	67	72
Total	**100%**	**107.2**		**207**	**223**

[1] Assume 20% for public right-of-way and preserve area

[2] Per Table 4-6 of the 2015 UWMP

Project Water Demands

The Project does propose a General Plan Amendment to change land use designation of the Project Area. Previously designated at mixed-use, the Project proposes a blend of commercial and residential. A comparison of the existing and proposed land use breakdown from Table 2 of the Notice of Preparation of an EIR for the College Park Project, dated February 1, 2019, is shown in **Table 3**.

Table 3: General Plan comparison

General Plan Designations	North Village		South Village		College Park Total	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Mixed Use (MU)	71.4	15.8	27.9	11.7	99.3	27.5
Medium Density Residential (MDR)	0	6.2	0	6.1	0	12.3
Medium-High Density Residential (MHDR)	0	30	0	0	0	30
High-Density Residential (HDR)	0	3.9	0	0	0	3.9
Recreation-Conservation (R-C)	0	15.5	7.9	18	7.9	33.5
Total	**71.4**	**71.4**	**35.8**	**35.8**	**107.2**	**107.2**

An analysis was conducted by Agency staff to estimate the treated water consumption of the Project by demand factors presented in the Agency's 2015 UWMP, and applied to the Project's land-use designation. The Project's potable water demand (including system losses) is estimated to be 187 AFY, as detailed out in **Table 4**.

Table 4: Project's Potable Water Consumption

Land Use Designation	Acres	Dwelling Units	PCWA Demand Factor (AF/DU)	Customer Potable Demand (AFY)	System Potable Demand (AFY)
North Campus					
Residential					
Single Family Res.	**36.2**	**326**		**74**	**80**
50' x 100' Lots	6.1	40	0.35	14	15
45' x 65' Lots	16.5	146	0.26	38	41
43' x 60' Lots	9.1	86	0.16	14	15
20' x 60' Lots	4.5	54	0.16	8	9
High Density Res.	**3.5**	**99**	**0.2**	**20**	**21**
High Density Res. – Add[1]		**25**	**0.2**	**5**	**5**
Parks	**7**		**1.2**	**8**	**9**
Open Space	**8.9**		**0**	**0**	**0**
General Commercial (Site B)	**15.8**		**1.25**	**20**	**21**
Subtotal	**71.4**	**450**		**127**	**136**
South Campus					
Single Family Res.					
50' x 100' Lots	4.9	25	0.35	9	10
Community College (Site C-2)[2]	**11.8**			**38**	**41**
High Density Res. (East)	5.2	150	0.2	30	32
Office/Commercial (West)	6.6		1	8	9
Recreation/Conservation	**17.9**		**0**	**0**	**0**
Parks[3]	**1.2**		**0**	**0**	**0**
Subtotal	**35.8**	**175**		**47**	**51**
Total	**107.2**	**625**		**174**	**187**

[1] Site A is currently being considered to have an additional floor added to the facility, adding an additional 25 dwellings

[2] Area west is reserved for future expansion of Sierra College. Area east is currently being pursued as a HDR land use.

[3] Area is not part of the development and captured in existing demands, therefore this area is not included in this analysis

In comparison of the existing mixed-use zoning and proposed land-use designation, the estimated Project demands are within 10% of one another - 223 AFY estimated in the 2015 UWMP and 187 AFY estimated for the Project. This analysis determines that the zoning amendment does not significantly alter water use for the project and that the Project was adequately covered for demands under future supply conditions outlined in the Agency's UWMP.

Water Supply

A summary of each of the water supplies contemplated for the proposed College Park Project is provided below.

Surface Water

Surface water will be the main source of water for the College Park Project. Water will be supplied through the Foothill-Sunset-Ophir treated water system.

The Agency has several sources of surface water supply available for use in western Placer County. These supplies are listed as follows:

- Pacific Gas & Electric (PG&E) Company Contract – 100,400 AFY
- Middle Fork Project (MFP) Water Rights – 120,000 AFY
- Central Valley Project (CVP) Contract – 35,000 AFY
- Pre-1914 Water Rights – 3,400 AFY

Chapter 3 of the 2015 UWMP provides detailed discussion and information regarding these sources of water supply, including normal year, single dry year, and multi-dry year reliability. The 2015 UWMP defines the single dry year as the most severe case, modeled after 1977 drought conditions. The drought conditions of 2014-15 were similar, but not quite as severe as in 1977. For a single dry year, surface water supply allocations are assumed to be 67% for MFP supply, 50% for PG&E and CVP supplies, and 25% for pre-1914 supply. More details of water supply reliability can be found in section 3.7 of the 2015 UWMP.

Groundwater

The Agency is a member of the West Placer Groundwater Sustainability Agency (GSA) and operates two existing wells in western Placer County. The 2015 UWMP estimates a total of five wells at buildout, each producing 1,000 AFY for a total groundwater supply of 5,000 AFY. These wells are to be used for backup and dry-year supplies and therefore are accounted for as a single dry-year supply only, and not included in the water supply under average or multiple dry years. The existing and proposed wells are all within the North American Sub-basin.

The West Placer GSA has jurisdiction over a portion of the North American Sub-basin of the Sacramento Valley Groundwater Basin. The west Placer portion of this basin currently operates within sustainable yield, estimated to be approximately 90,000 AFY. Placer County General Plan Policy prohibits new development solely supplied by groundwater, which has contributed significantly to sustainable conditions.

The project site is located well east of existing and proposed groundwater pumping facilities and will not directly receive this source of supply. However, groundwater is anticipated as a backup supply for the integrated water system. As a backup supply, the Agency estimates that groundwater will be available in the amount needed as highlighted in Section 3.7 of the 2015 UWMP.

Recycled Water

Recycled water use by projects in western Placer County is estimated in the Agency's 2015 UWMP. Such demand is assumed in public landscape areas and for appropriate industrial uses. The assumed buildout use is 9,000 AFY, which can be adequately supplied by a combination of the City of Lincoln wastewater treatment plant and the South Placer Wastewater Authority wastewater treatment plants, which are operated by the City of Roseville.

The 2015 UWMP assumed other water suppliers to be the purveyors of recycled water, in which these supplies were accounted for only as a displacement of potable water use. However, more recent planning is for PCWA to be the retail recycled water supplier in certain areas of western Placer County.

The project site is located well east of planned recycled water distribution systems and will not directly receive this source of supply. However, recycled water is a planned component of the water supply portfolio for the integrated water system. The Agency estimates that recycled water will be available in the amount planned as highlighted in Section 3.7 of the 2015 UWMP.

WATER SUPPLY INFRASTRUCTURE REQUIREMENTS

The College Park Project currently is adjacent to PCWA treated water infrastructure, as shown in **Appendix B** and already receives some treated water for the existing park located at College Park South. College Park North has water available from the Agency's existing 14-inch treated water main located in Rocklin Road and a 20-inch treated water main located in Sierra College Boulevard; although the lines are at different pressures. College Park South has water available from the Agency's existing 10-inch treated water main located in Rocklin Road and El Don Drive.

Treated water infrastructure is sufficient for the College Park Project. Any minor water system improvements needed in support of College Park Project implementation, on-site or off-site, can be coordinated under Facilities Agreements with the Agency.

CONCLUSION OF SUFFICIENCY

The proposed College Park Project's demand was included in the Agency's 2015 UWMP, and confirmed by comparing existing and proposed land uses as well as comparing regional historic demands of the area. An analysis revealed the estimated potable water use of the Project is 187 AFY; compared to an estimate of 223 AFY based on existing zoning that was included in the 2015 UWMP. Additionally, historic treated water consumption trends display current demand factors may be on a downward trend. Given that these values are captured in the 2015 UWMP, there are sufficient supplies to meet the needs of the Project.

The 2015 UWMP demonstrated adequate supply in normal, single dry, and multi-dry years. Chapter 7 of the 2015 UWMP details the complete supply versus demand conditions for each of these scenarios. It is demonstrated that buildout demands can be met in droughts without extreme levels of customer conservation. The Agency concludes that existing and planned future supplies will be sufficient to meet demand from existing customers, the proposed College Park Project, and from other planned land uses, including agricultural and manufacturing uses.

If you have any questions on this subject, please call Brian Rickards, PCWA Associate Engineer, at (530) 823-4886.

Sincerely,

R. Brent Smith, P.E.
Director of Technical Services

RBS:BR:sw

cc: Board of Directors
Andy Fecko
Jeremy Shepard
Tony Firenzi
Brian Rickards

CresleighHomes®

Placer County Water Authority
144 Ferguson Rd, Auburn, CA 95603

Re: College Park-Rocklin CA

To Whom It May Concern:

As a Team representative of the common properties currently referred to as "College Park North", containing 71± acres and encompassing APN's 045-150-023, 048 and 052 and "College Park South", containing 36± acres, encompassing APN's 045-130-061 and 063, we respectively request that Placer County Water Agency (PCWA) prepare a Water Supply Assessment (WSA) for use with our project entitlements, currently in process with the City of Rocklin.

Additionally we ask that you communicate directly with our civil engineer firm Wood Rogers and with Jeff Carpenter in particular about any information you may need related to the preparation of the Water Supply Assessment (WSA).

Sincerely,

Sincerely,

CRESLEIGH HOMES

Deana Ellis
Vice President of Land Resources

CRESLEIGH HOMES CORPORATION
3001 Douglas Boulevard, #110, Roseville, CA 95661 Tel: (916) 781-6020 Fax: (916) 781-6080
433 California Street, 7th Floor, San Francisco, CA 94104 Tel: (415) 982-7777 Fax: (415) 982-7781

Appendix B (Distribution Map, 25-D)

ROCKLIN ROAD AREA
ROCKLIN

25-D-01 | 25-D-02 | 25-D-03 | 25-D-04
25-D-05 | 25-D-06 | 25-D-07 | 25-D-08
25-D-09 | 25-D-10 | 25-D-11 | 25-D-12
25-D-13 | 25-D-14 | 25-D-15 | 25-D-16

SCALE 0 400' 800'

PRESSURE ZONE LEGEND
643' HGL PENRYN TANK (PT)
440' HGL ROCKLIN (RO)

THIS MAP AND ASSOCIATED DATABASE IS A COMPILATION FROM RECORDS, DRAWINGS, MAPS AND INFORMATION LOCATED IN VARIOUS P.C.W.A., CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES. IT IS INTENDED TO BE USED FOR GENERAL REFERENCE PURPOSES ONLY. P.C.W.A. IS NOT RESPONSIBLE FOR ANY ERRORS WHICH MAY BE CONTAINED HEREIN.

PROJECT: MAPS | DISCIPLINE: WATER DISTRIBUTION | TITLE: ROCKLIN ROAD AREA ROCKLIN

PLACER COUNTY WATER AGENCY

REFERENCES: COUNTY PARCELS 10/09

DRAWN BY: SED/LDH
CHECKED BY: L. HAMMER
DATE DRAWN: 2/10/11 | SCALE: AS NOTED

NO.	DATE REV.	REVISION DESCRIPTION	CHK.
2	01/13/14	ADDED VARIOUS AB'S	SED
1	10/09/13	ADDED FA-2345	SED
0	2/10/11	NEW MAP	SED

DRAWING NO. 25-D

REV. NO. 2