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APPENDIX UTIL-3: SACRAMENTO SUBURBAN WATER  
DISTRICT CORRESPONDENCE AND WATER SUPPLY  
ASSESSMENT

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**THESE CORRESPONDENCES INCLUDED FOUR ADDITIONAL SITES THAT ARE LONGER INCLUDED IN THE PROJECT. ADDITIONALLY, NUMBERING OF THE CANDIDATE REZONE SITES HAVE BEEN MODIFIED SINCE THE OCCURRENCE OF THESE CORRESPONDENCES.**

**Todd Smith, Planning Director**  
Planning and Environmental  
Review



**Troy Givans, Director**  
Department of Community  
Development

## County of Sacramento

December 29, 2023

Dan York, General Manager  
Sacramento Suburban Water District  
3701 Marconi Avenue #100  
Sacramento, CA 95821  
[epc@sswd.org](mailto:epc@sswd.org); [newdevelopment@sswd.org](mailto:newdevelopment@sswd.org)

**Subject:** Request for a Water Supply Assessment for the Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project (Control No. PLNP2020-00042)

Dear Dan York,

Planning and Environmental Review (PER) is currently preparing the environmental analysis associated with the Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project (Project). The Project's revised Notice of Preparation (NOP) was released on December 22, 2023, and may be viewed online at: <https://planning.saccounty.gov/PlansandProjectsInProgress/Pages/Countywide-Rezone-Program.aspx>.

The Sacramento County Housing Element of 2021-2029 identifies a shortfall of 2,884 units for the lower-income category (includes the low, very low, and extremely low income categories; incomes ranging from \$0 to \$69,050 annually) in the County. Simply, there is insufficient appropriately-zoned sites to accommodate the County's RHNA obligation for the lower-income category. As such, PER is undertaking a rezone of ±248.33 acres comprising 83 candidate rezone sites within the unincorporated County to provide additional lower-income (to fulfill the RHNA obligation and increase the buffer) and moderate income (to increase the buffer) category housing opportunities. The Project does not propose to construct new residential or other development on the ±248.33 acres proposed to be rezoned; rather, it provides capacity for future development of housing units to meet the County's remaining unmet RHNA of 2,884 lower income category units, consistent with State law. The planning horizon year for the Project is 2029.

Attachment 1 lists the 21 candidate rezone sites (Sites 1-4, 6-7, 9-11, 14-15, 20-24, and 72-76) within Sacramento Suburban Water District's (SSWD's) service area that are proposed to be rezoned with the Project. Information regarding site acreage, existing and proposed zoning designations, and net increase in units are also provided. The net increase in residential units is calculated as the difference between an existing zoning designation's maximum density and the proposed zoning designation's maximum density. For example, a 1-acre site currently zoned RD-20 (maximum density of 20 units per acre) with a proposed zoning of RD-30 (maximum density of 30 units per acre) nets 10 additional units the Project. Attachment 2 depicts the locations of these sites within SSWD's service area, as well as individual site maps. In total, the Project is

anticipated to result in a net increase of 1,088 units (1,020 lower-income units and 68 moderate-income units) within SSWD's service area.

It is noted that Section 4.7 of SSWD's 2020 Urban Water Management Plan provides a projection of water use for lower income households. Pursuant to California Water Code §10910 through 10915, PER requests the following information:

1. Whether the projected water demand associated with the Project was include as part of the most recently adopted urban water management plan; and
2. If the Project's water demand was not included as part of the most recently adopted urban water management plan, since the Project would result in a net increase of more than 500 dwelling units within SSWD's service area, please provide a water supply assessment (WSA) for the Project.

California Water Code §10910(c) identifies that the WSA shall include a discussion regarding whether the public water system's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection will meet the projected water demand associated with a proposed project, in addition to the public water system's existing and planned future uses, including agricultural and manufacturing uses.

Additionally, PER requests any comments (including conditions of approval or advisories) SSWD may have for the Project. If you have any questions or would like to set up a meeting to further discuss the Project, please contact me at [shenj@saccounty.gov](mailto:shenj@saccounty.gov) or 916.875.3711.

Sincerely,



Jessie Shen  
Senior Planner

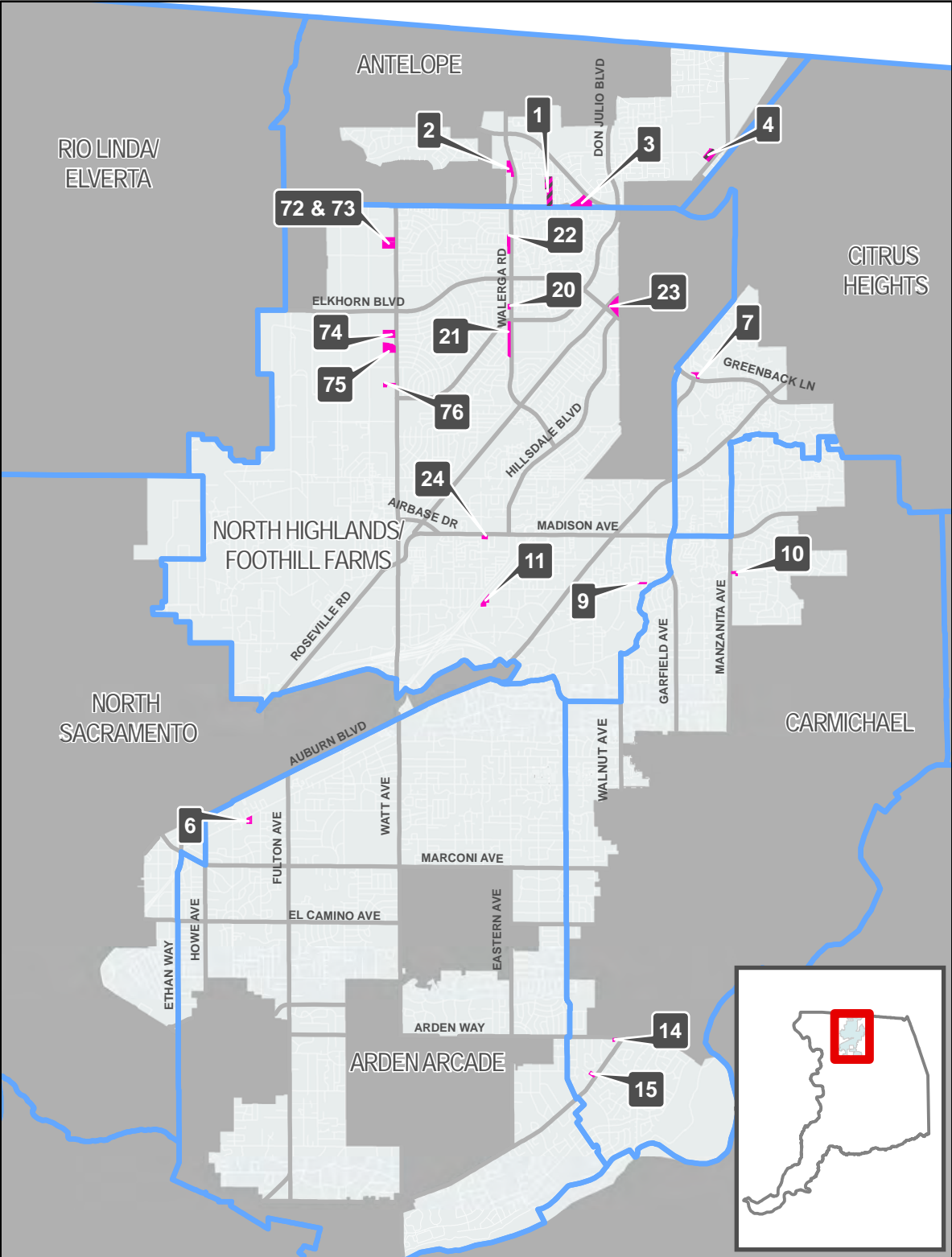
Attachments

Attachment 1 – Sacramento Suburban Water District List of Candidate Rezone Sites

Attachment 2 – Sacramento Suburban Water District Maps of Candidate Rezone Sites

Site #	APN	Address/Siting Description	Lot size / Portion of Lot Rezoned (net acres)	Zoning Designation/SPA/ Specific or Master Plan Area (Current)	Zoning Designation (Proposed)	Net Increase
1	203-0110-047-0000	0.3 miles W of Antelope Road/Walerga Road	10.00	RD-20	RD-30	100
2	203-0110-069-0000	0.2 miles S of Elverta Road/Walerga Road	4.66	UR	RD-30	138
3	203-0120-089-0000	S Antelope Road/Elverta Road	9.69	RD-20	RD-40	194
4	203-0260-064-0000	7907 Antelope North Road	5.80	RD-20/RD-7/O	RD-30	58
6	268-0010-007-0000, 268-0010-008-0000 & 268-0010-009-0000	2328 Edison Avenue, 2332 Edison Avenue & 2336 Edison Avenue	1.98	RD-20	RD-30	20
7	220-0025-002-0000	6344 Verner Avenue	1.80	RD-5	RD-30	45
9	230-0091-056-0000	4921 Hemlock Street	1.32	RD-20	RD-30	13
10	236-0051-073-0000	5817 Muldrow Road	1.33	RD-5	RD-10	7
11	240-0050-026-0000	5108 Pasadena Avenue	3.01	RD-2	RD-15	39
14	289-0042-005-0000	5020 Arden Way	0.72	RD-2	RD-10	6
15	289-0600-022-0000	4845 Fair Oaks Boulevard	1.46	RD-4	RD-15	16
20	219-0032-004-0000	NW Walerga Road/Blackjack Way	0.97	BP	RD-20	0
21	219-0033-001-0000	SW Walerga Road/Don Julio Boulevard	5.70	RD-20/BP	RD-30	57
22	219-0042-019-0000	NW Walerga Road/Galbraith Drive	3.36	BP	RD-30	33
23	222-0024-001-0000 & 222-0024-041-0000	E Roseville Road/Elkhorn Boulevard overpass	9.96	RD-10	RD-30	120
24	228-0182-005-0000	5140 Harrison Street	1.22	BP	RD-30	12
72	208-0122-066-0000	500 feet N of Watt Avenue/Q Street	3.06	SPA (North Watt - RMU-1)	RD-40	46
73	208-0132-008-0000	7235 Watt Avenue	4.62	SPA (North Watt - RMU-1)	RD-40	69
74	208-0162-018-0000	0.2 miles S Watt Avenue/Elkhorn Boulevard	5.15	SPA (North Watt - RMU-2)	RD-30	51
75	208-0162-027-0000	0.1 miles N Watt Avenue/I Street	6.35	SPA (North Watt - RMU-1)	RD-30	32
76	215-0062-057-0000	6233 Watt Avenue	2.13	SPA (North Watt - RMU-1)	RD-40	32

# Sacramento Suburban Water District

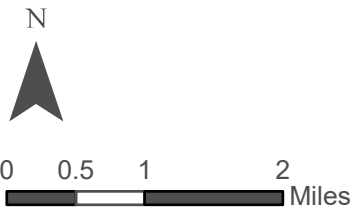


- 1 APN 203-0110-047-0000
- 2 APN 203-0110-069-0000
- 3 APN 203-0120-089-0000
- 4 APN 203-0260-064-0000
- 6 APNs 268-0010-007-0000, 268-0010-008-0000, & 268-0010-009-0000
- 7 APN 220-0025-002-0000
- 9 APN 230-0091-056-0000
- 10 APN 236-0051-073-0000
- 11 APN 240-0050-026-0000
- 14 APN 289-0042-005-0000
- 15 APN 289-0600-022-0000
- 20 APN 219-0032-004-0000
- 21 APN 219-0033-001-0000
- 22 APN 219-0042-019-0000
- 23 APN 222-0024-001-0000\*
- 24 APN 228-0182-005-0000
- 72 APN 208-0122-066-0000
- 73 APN 208-0132-008-0000
- 74 APN 208-0162-018-0000
- 75 APN 208-0162-027-0000
- 76 APN 215-0062-057-0000

\*overlaps with California American Water

**Legend**

- Proposed Rezone Sites
- Partially Rezoned Parcels
- Community Boundaries
- Major Roads
- Local Roads

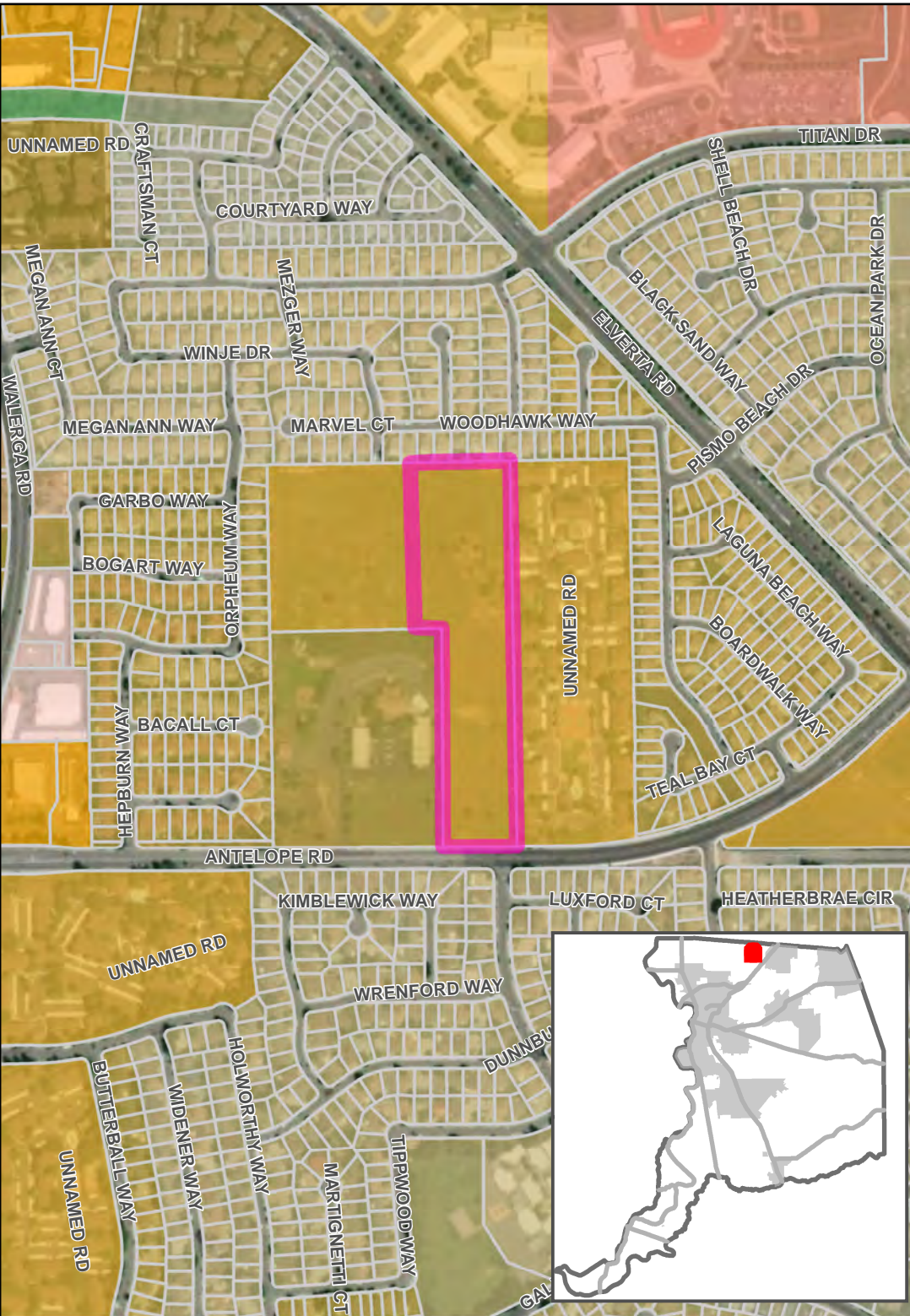





# Site 1

APN 203-0110-047-0000











0.3 miles West of Antelope Road/Walerga Road, Antelope

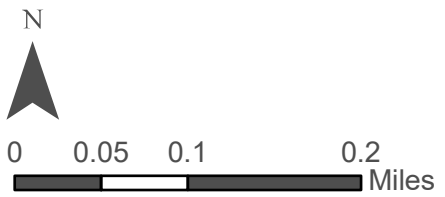


**Legend**

-  Proposed Rezone Site

**Zoning**

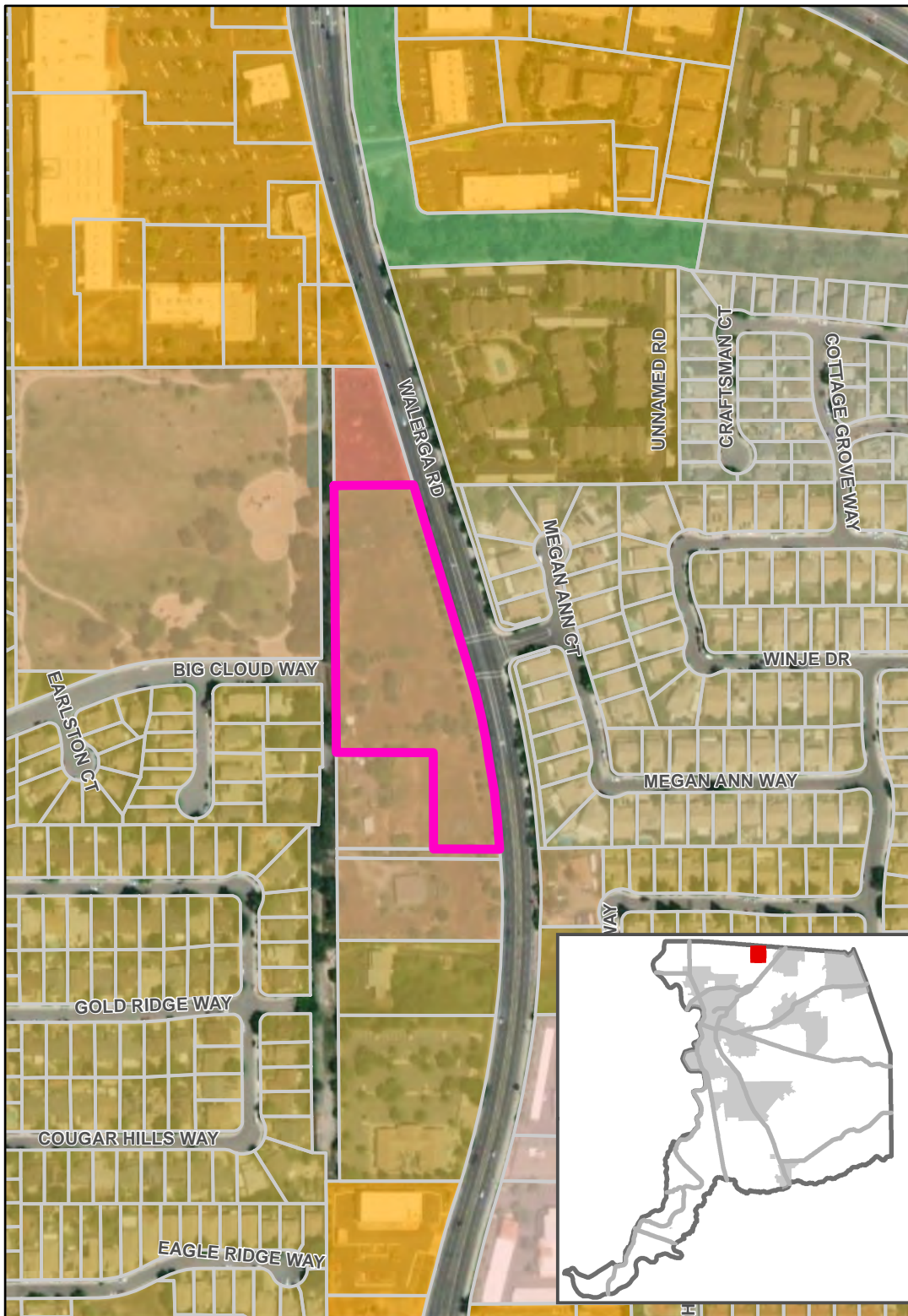
-  GC General Commercial
-  LC Light Commercial
-  O Recreation
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential
-  SC Shopping Center
-  UR Urban Reserve




# Site 2

APN 203-0110-069-0000










0.2 miles South of Elverta Road/Walerga Road, Antelope



## Legend

 Proposed Rezone Site

## Zoning

-  GC General Commercial
-  LC Light Commercial
-  O Recreation
-  RD-10 Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential
-  SC Shopping Center
-  UR Urban Reserve



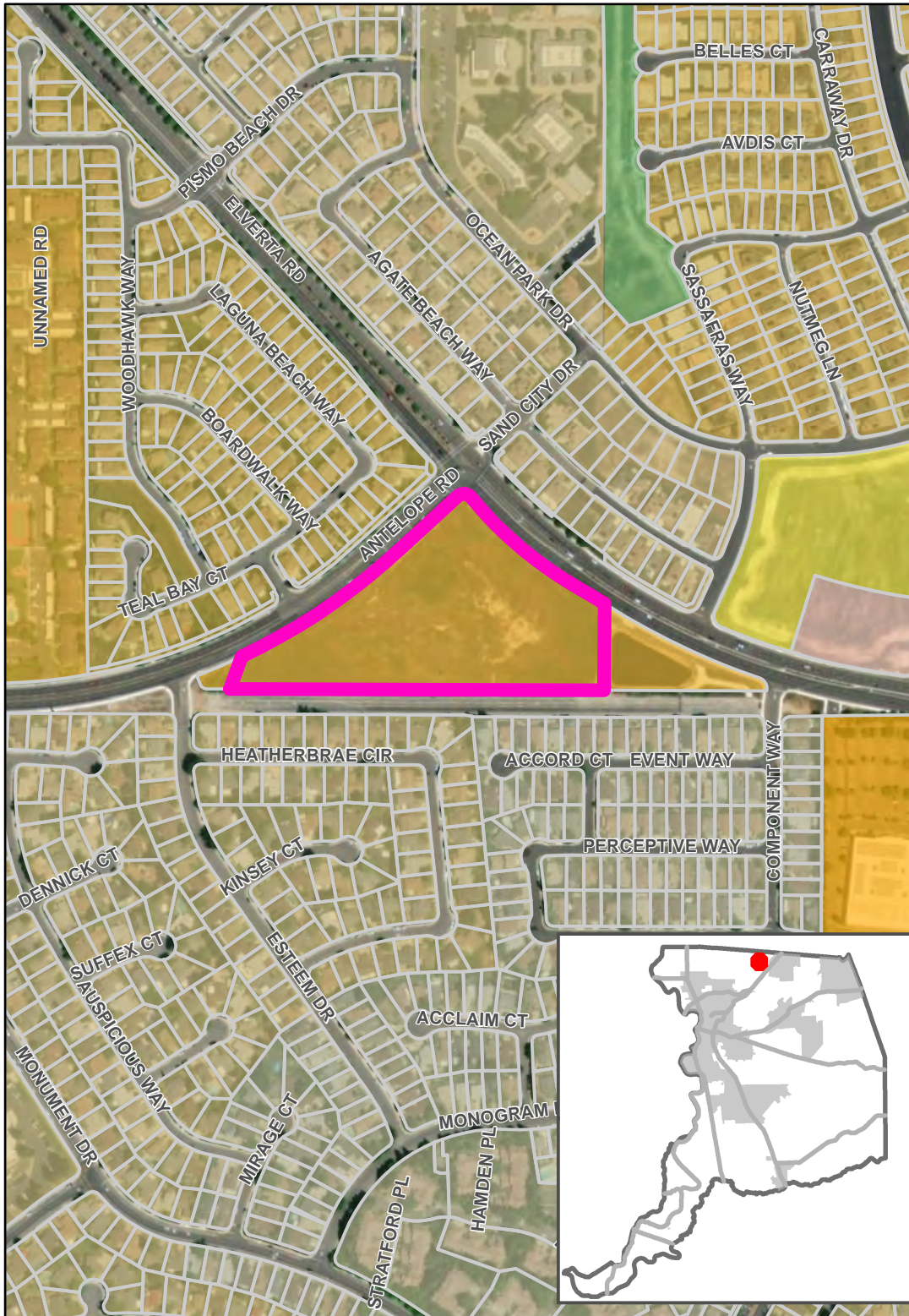
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# Site 3

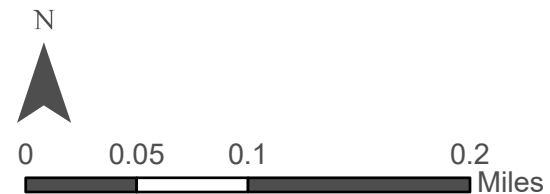
APN 203-0120-089-0000

South Antelope Road/  
Elverta Road, Antelope



## Legend

-  Proposed Rezone Sites
- Zoning**
-  GC General Commercial
-  O Recreation
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-25 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential
-  SC Shopping Center

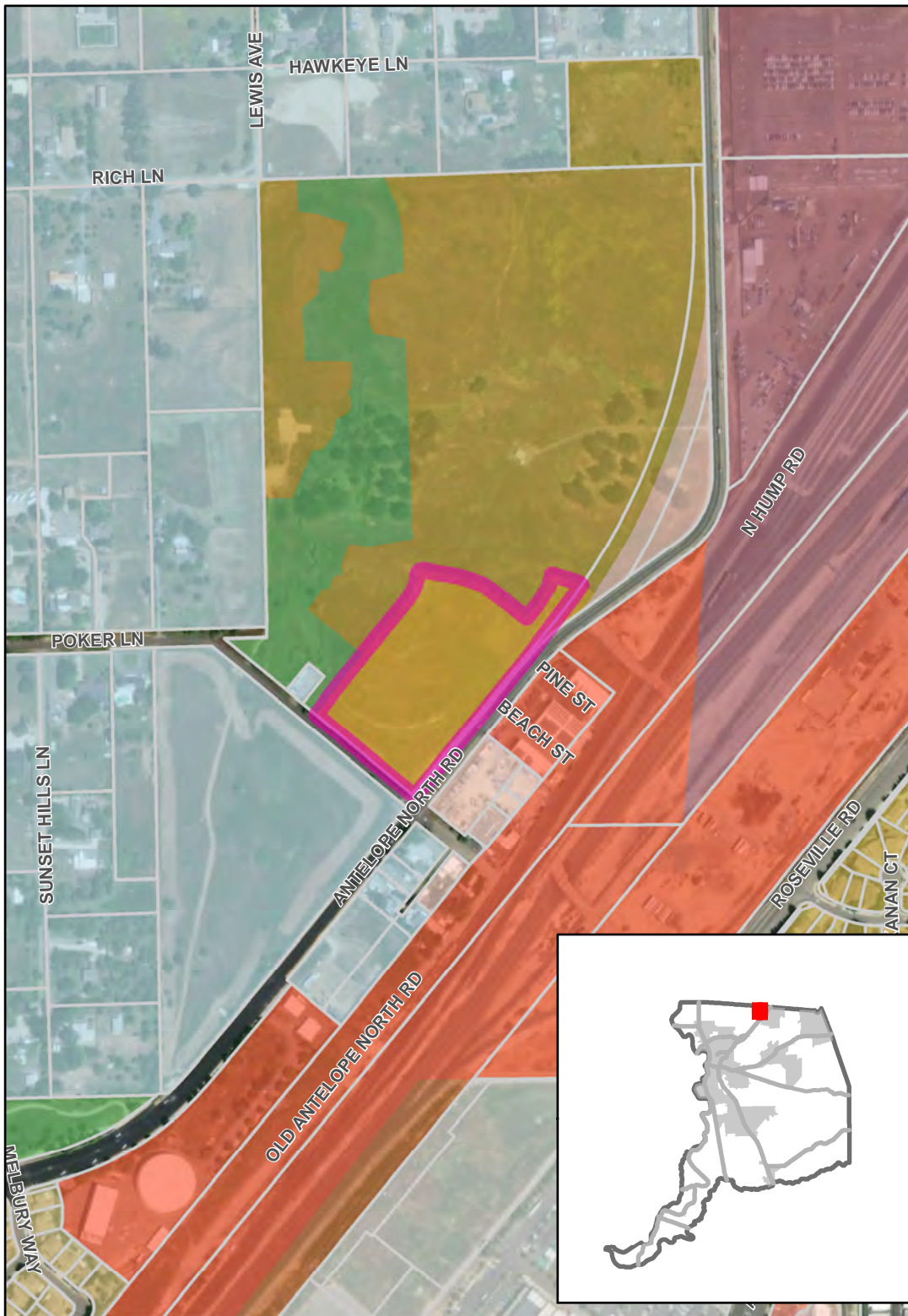





# Site 4

APN 203-0260-064-0000

7907 Antelope North Road,  
Antelope





## Legend

 Proposed Rezone Site

## Zoning

 AR-2 Agricultural-Residential - 2 Acres


 GC General Commercial

 IR Interim-Agricultural Reserve

 LC Light Commercial


 M-1 Light Industrial

 M-2 Heavy Industrial

 MP Industrial - Office Park

 O Recreation

 RD-20 Multiple Family Residential

 RD-7 Residential

 SPA Special Planning Area

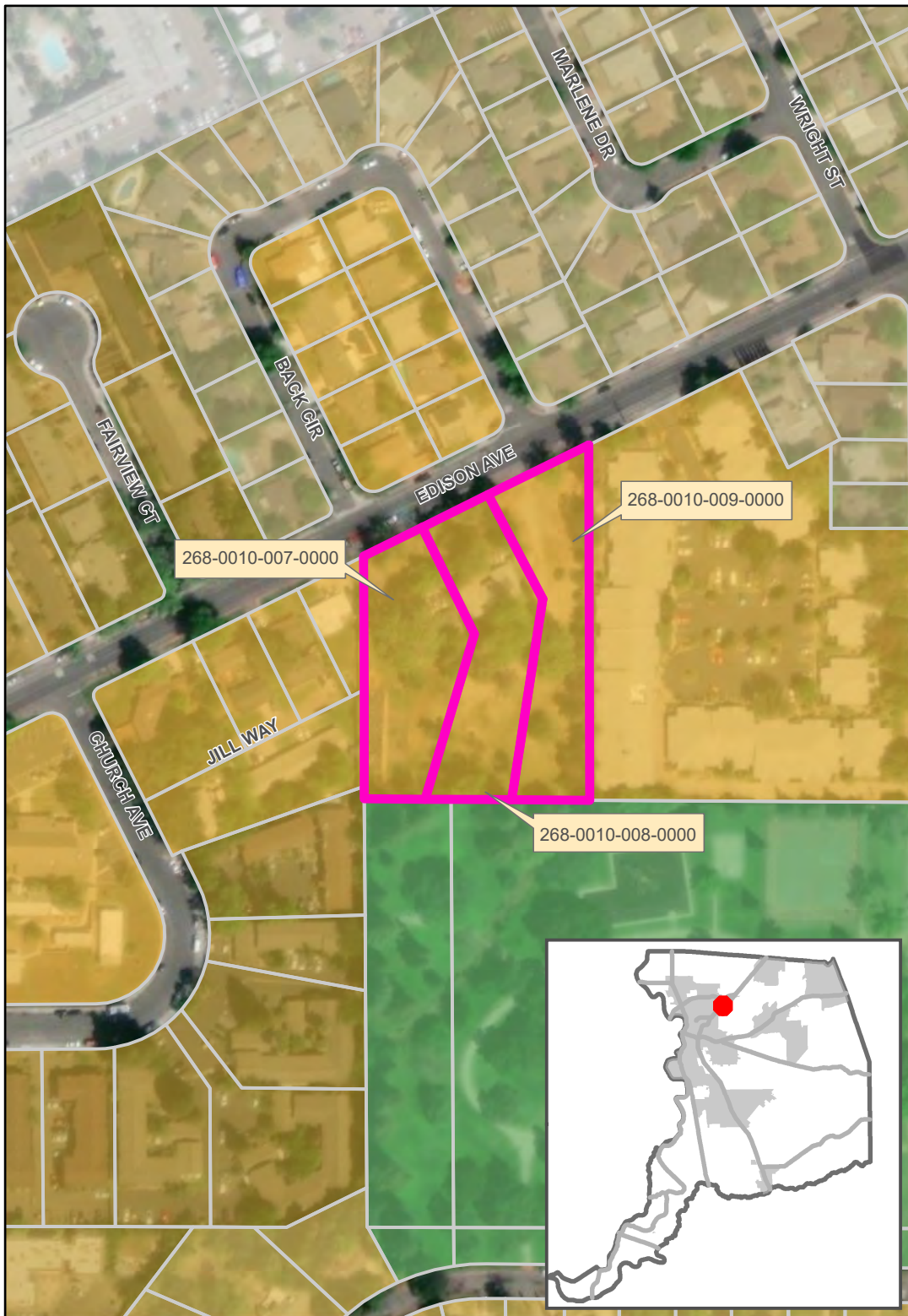


0 0.05 0.1 0.2 Miles


# Site 6

APNs 268-0010-007-0000,  
268-0010-008-0000 &  
268-0010-009-0000

2328, 2332, & 2336  
Edison Avenue, Arden Arcade



## Legend


 Proposed Rezone Site


## Zone

 O Recreation

 RD-20 Multiple Family Residential

 RD-30 Multiple Family Residential

 RD-4 Residential

 RD-5 Residential

 SPA Special Planning Area



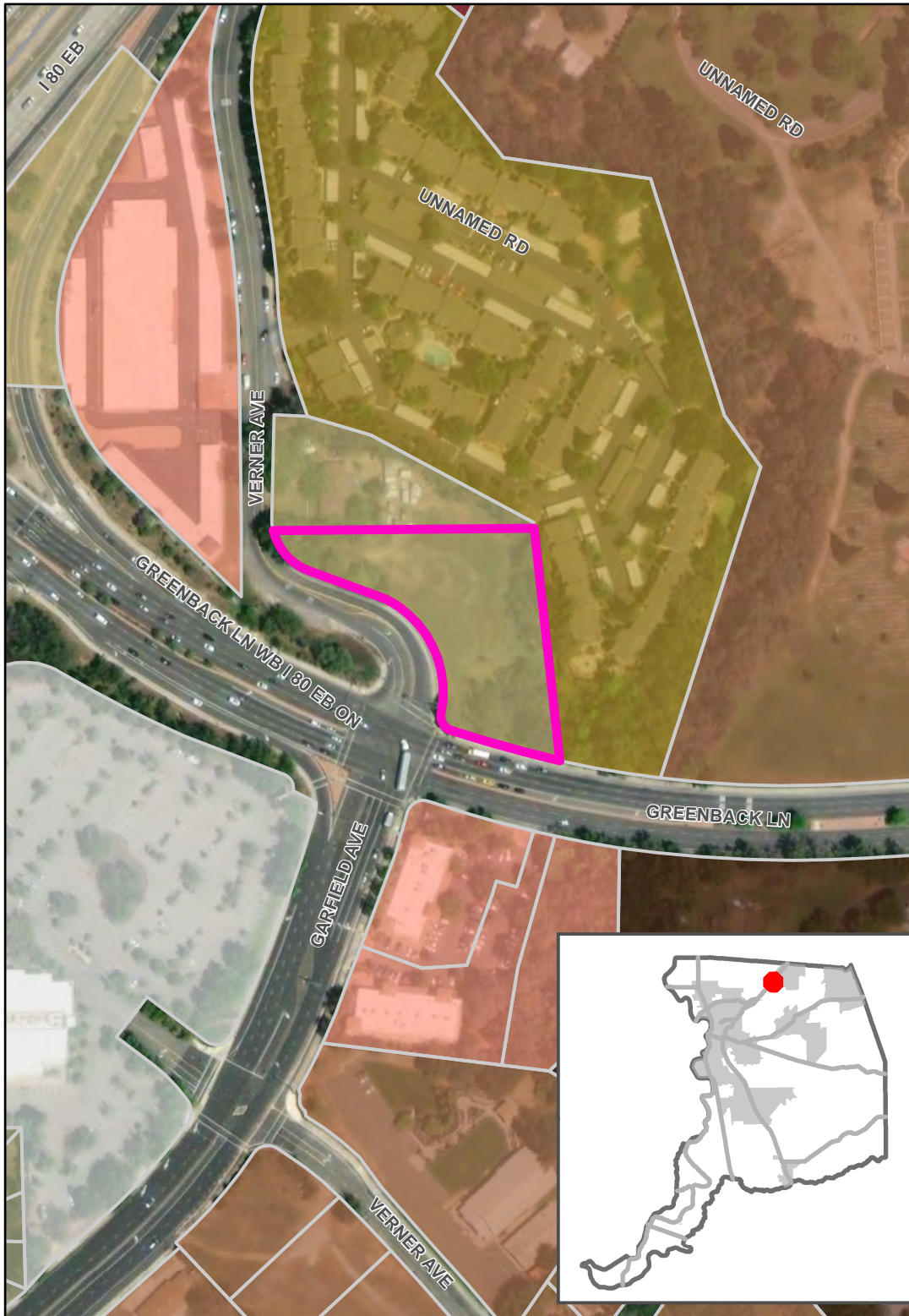
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# Site 7

APN 220-0025-002-0000









6344 Verner Avenue,  
Carmichael/Old Foothill Farms



## Legend

 Proposed Rezone Site

## Zoning

-  BP Business and Professional Office
-  LC Light Commercial
-  RD-10 Residential
-  RD-2 Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  RM-1 Mobile Home Subdivision
-  SPA Special Planning Area

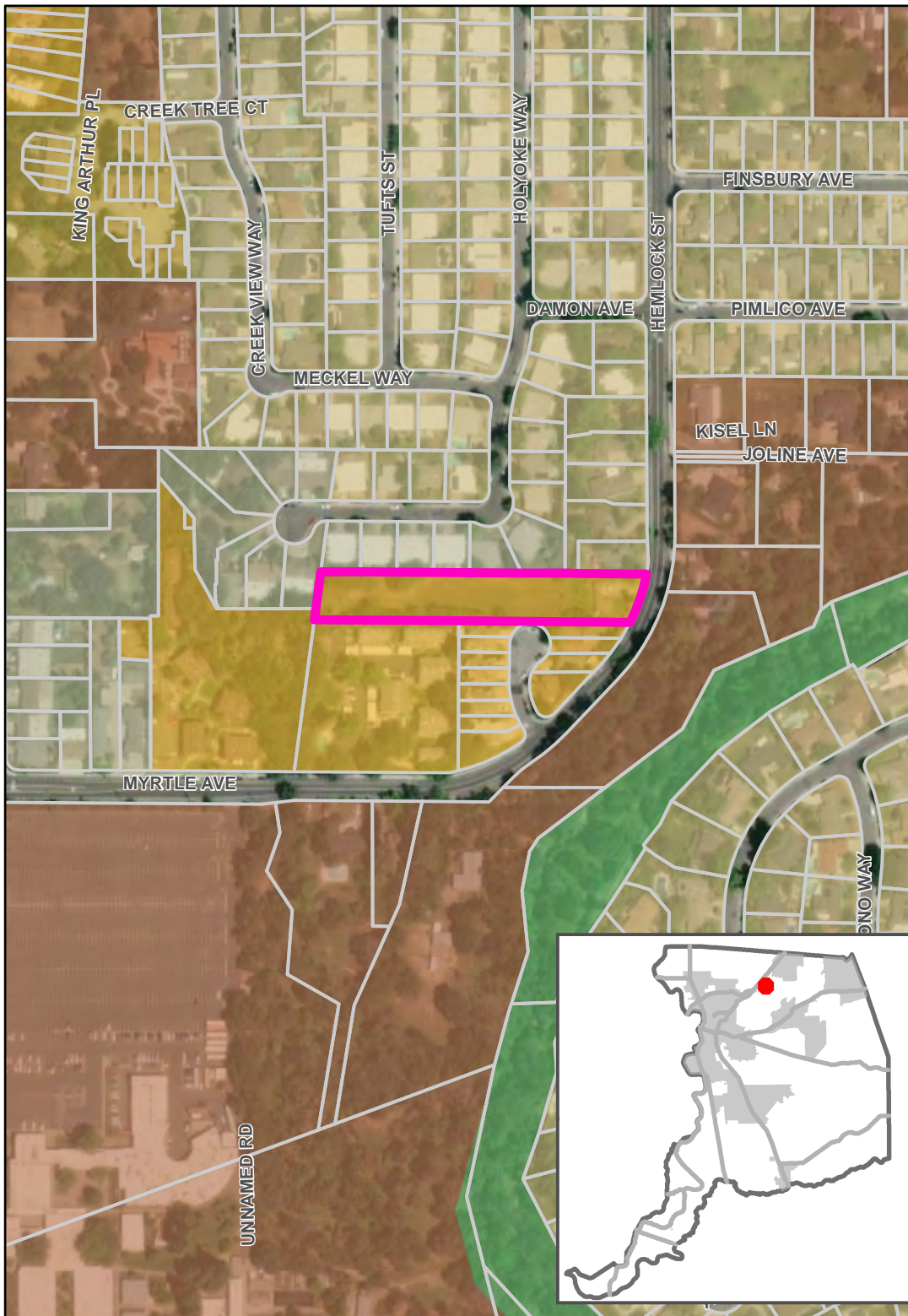


0 0.025 0.05 0.1 Miles


# Site 9

APN 230-0091-056-0000







4921 Hemlock Street,  
Carmichael/Old Foothill Farms



## Legend

 Proposed Rezone Site

## Zoning

-  O Recreation
-  RD-10 Residential
-  RD-2 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential



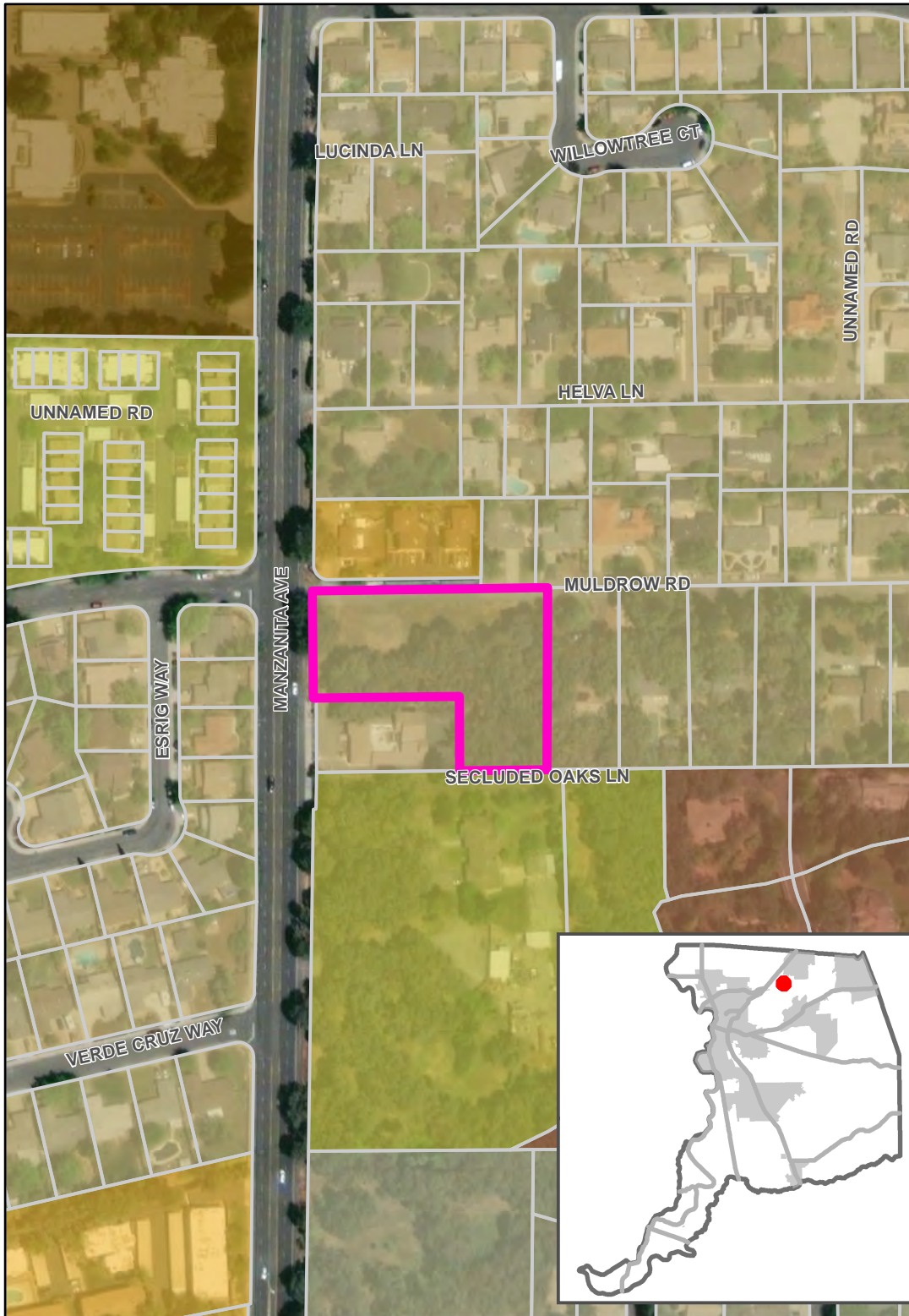
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# Site 10

APN 236-0051-073-0000








5817 Muldrow Road,  
Carmichael/Old Foothill Farms



## Legend

 Proposed Rezone Site

## Zoning

-  R-2-A Multiple Family Residential Zone
-  RD-1 Residential
-  RD-10 Residential
-  RD-2 Residential
-  RD-20 Multiple Family Residential
-  RD-40 Multiple Family Residential
-  RD-5 Residential

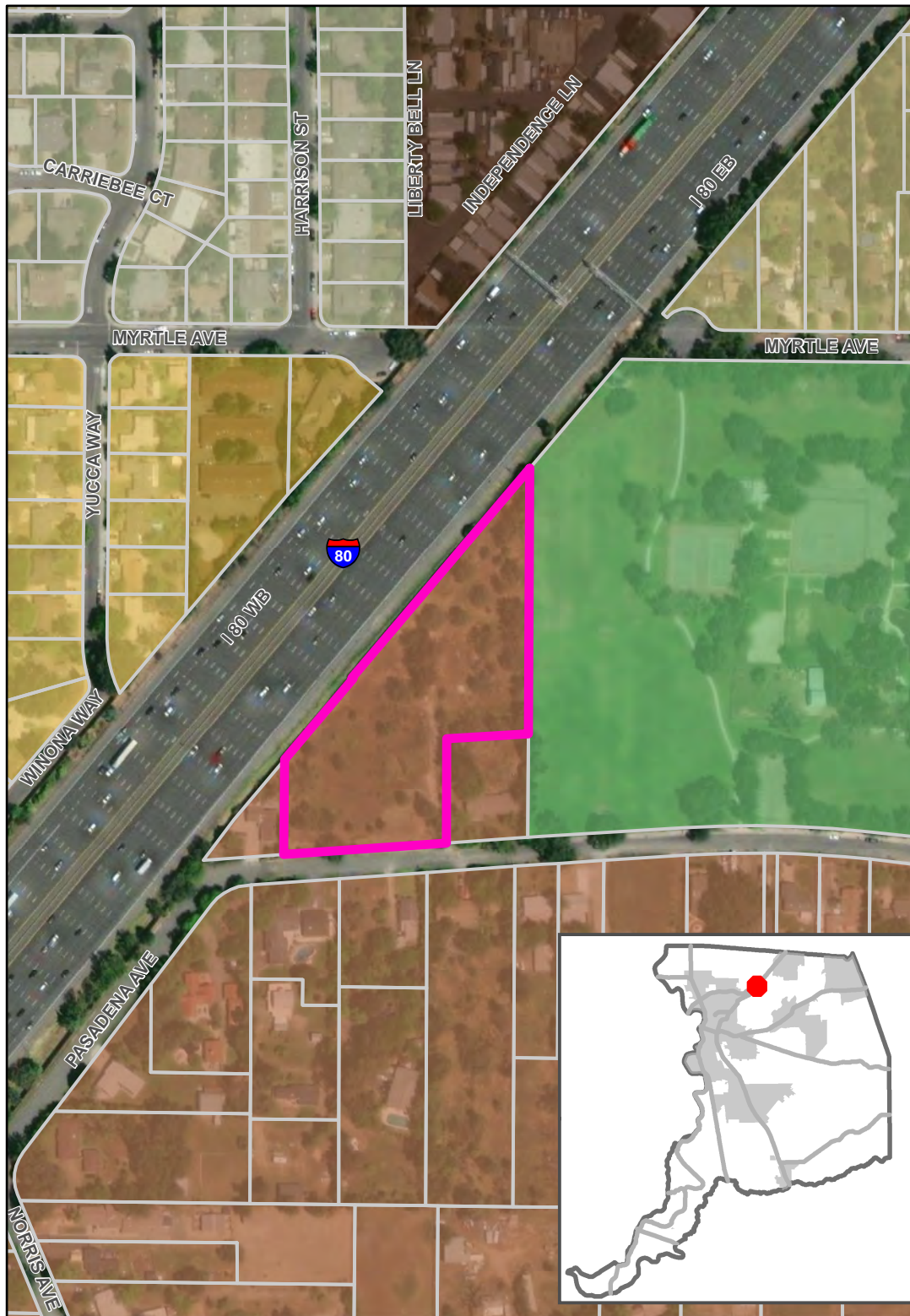


0 0.025 0.05 0.1 Miles


# Site 11

APN 240-0050-026-0000








5108 Pasadena Avenue,  
Carmichael/Old Foothill Farms



## Legend

 Proposed Rezone Site

## Zoning

-  O Recreation
-  RD-10 Residential
-  RD-2 Residential
-  RD-30 Multiple Family Residential
-  RD-4 Residential
-  RD-5 Residential
-  RM-1 Mobile Home Subdivision



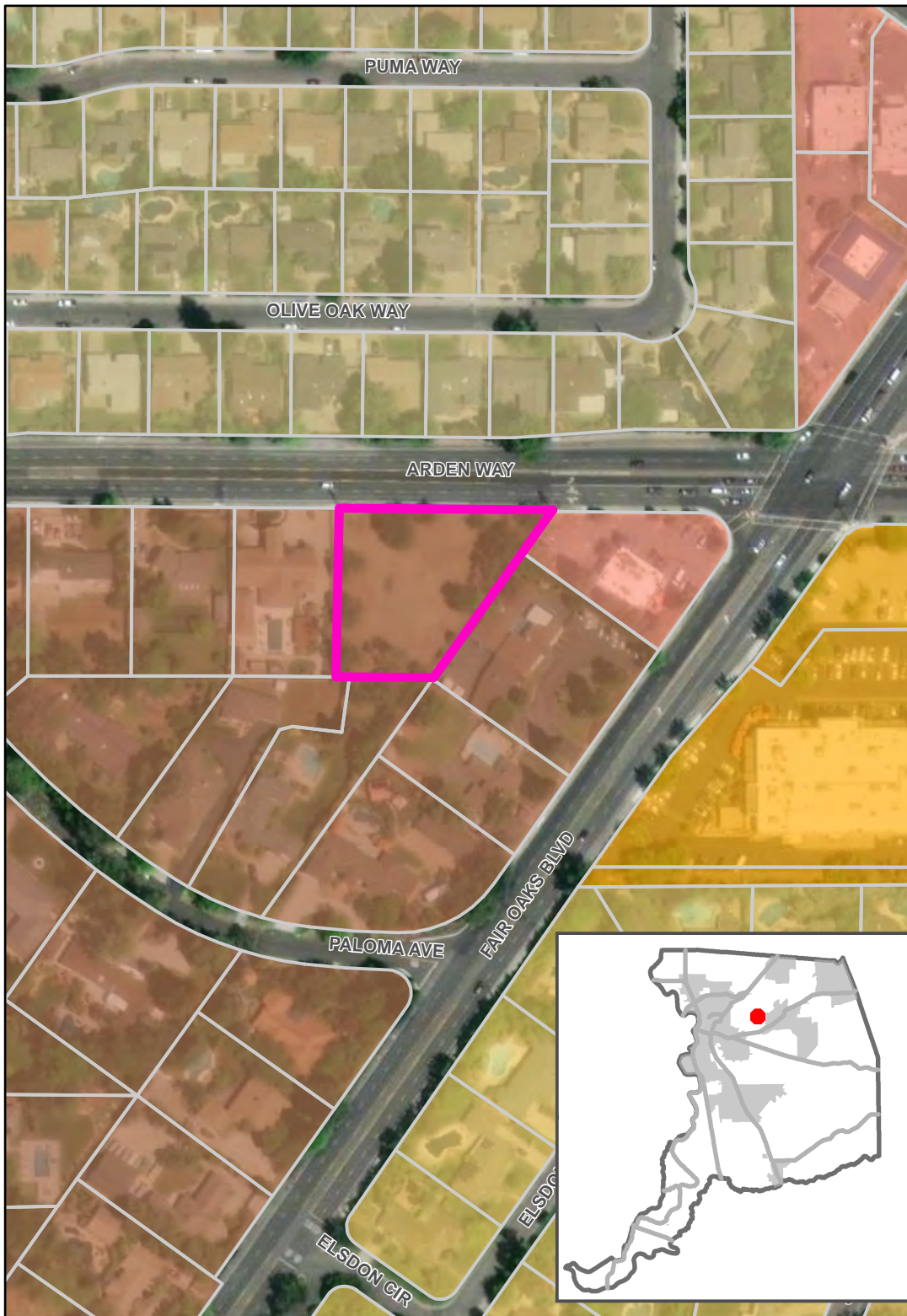
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# Site 14

APN 289-0042-005-0000

5020 Arden Way, Carmichael/  
Old Foothill Farms





## Legend


 Proposed Rezone Site

## Zoning

 LC Light Commercial

 RD-2 Residential

 RD-4 Residential

 RD-5 Residential

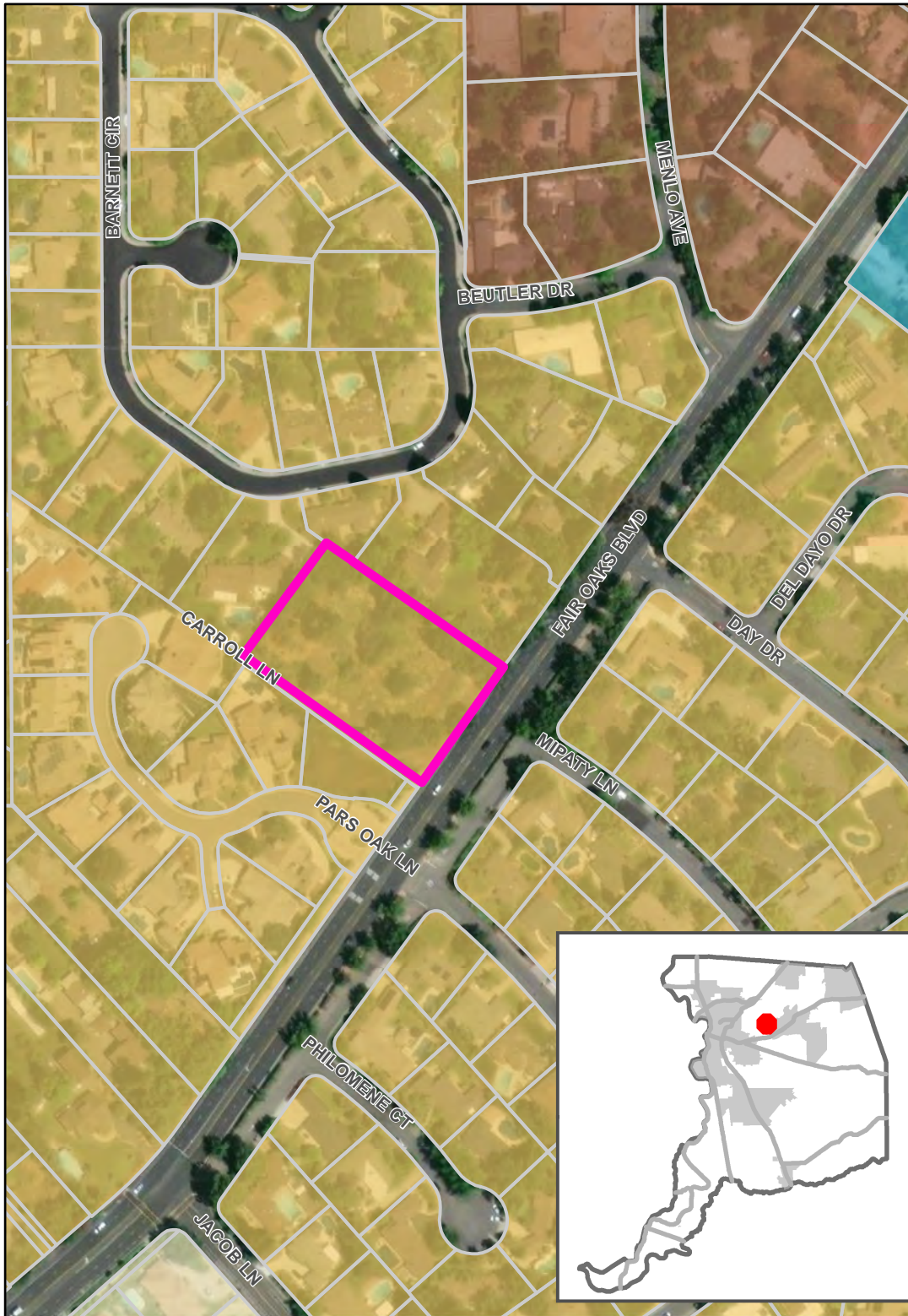
 SC Shopping Center




# Site 15

APN 289-0600-022-0000





4845 Fair Oaks Boulevard,  
Carmichael/Old Foothill Farms

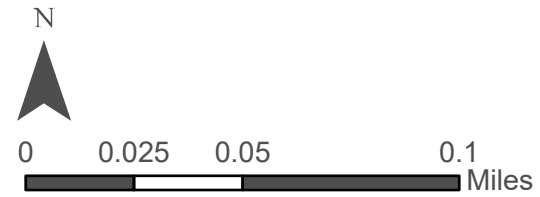


## Legend

 Proposed Rezone Site

## Zoning

-  AR-1 Agricultural-Residential - 1 Acre
-  RD-2 Residential
-  RD-3 Residential
-  RD-4 Residential

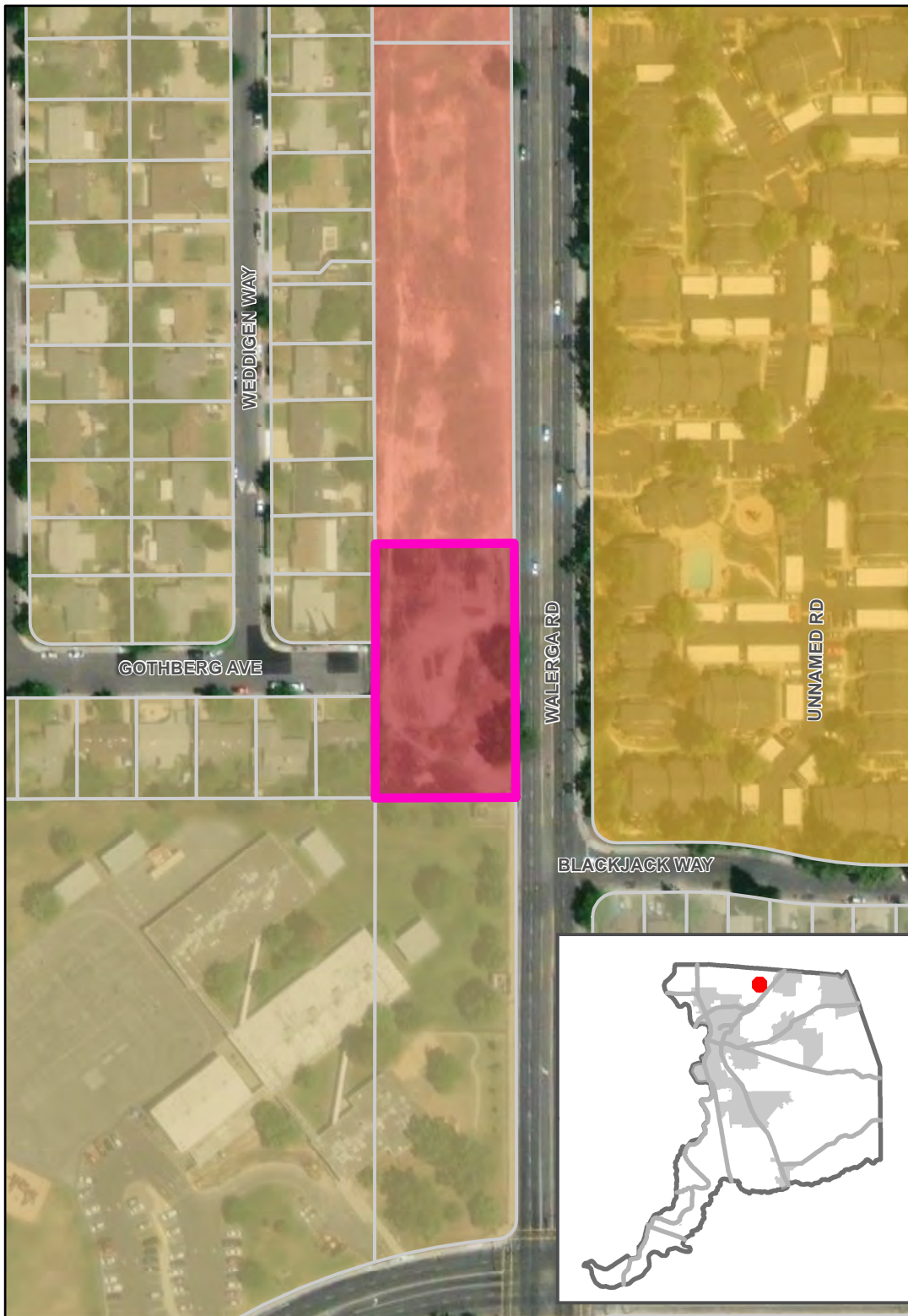





# Site 20

APN 219-0032-004-0000







Northwest Walerga Road/Blackjack Way,  
North Highlands



## Legend

 Proposed Rezone Site

## Zoning

-  BP Business and Professional Office
-  LC Light Commercial
-  RD-10 Residential
-  RD-2 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential



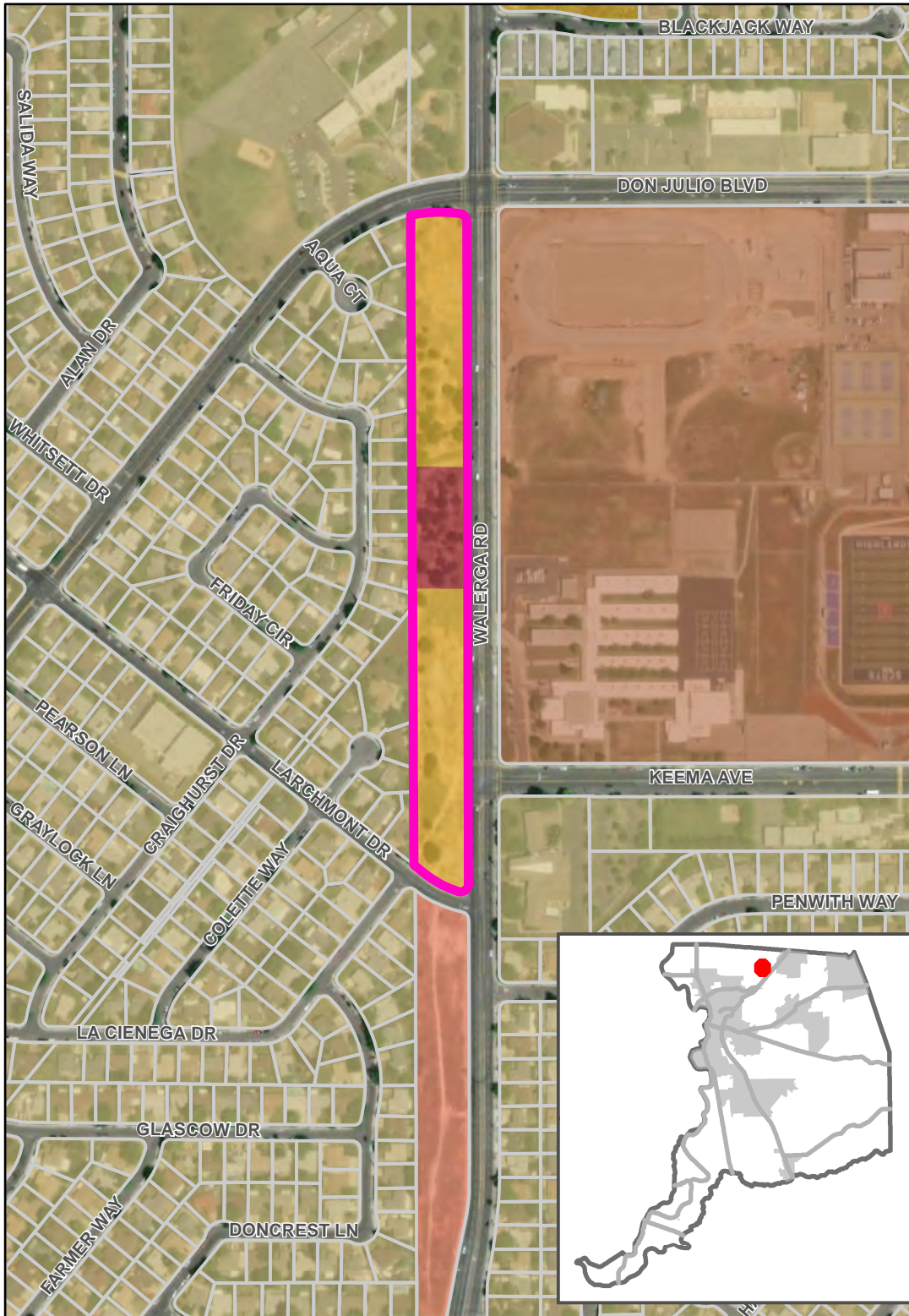
0 0.025 0.05 0.1 Miles




# Site 21

APN 219-0033-001-0000







Southwest Walerga Road/Don Julio Boulevard,  
North Highlands



## Legend

 Proposed Rezone Site

## Zoning

-  BP Business and Professional Office
-  LC Light Commercial
-  RD-10 Residential
-  RD-2 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential

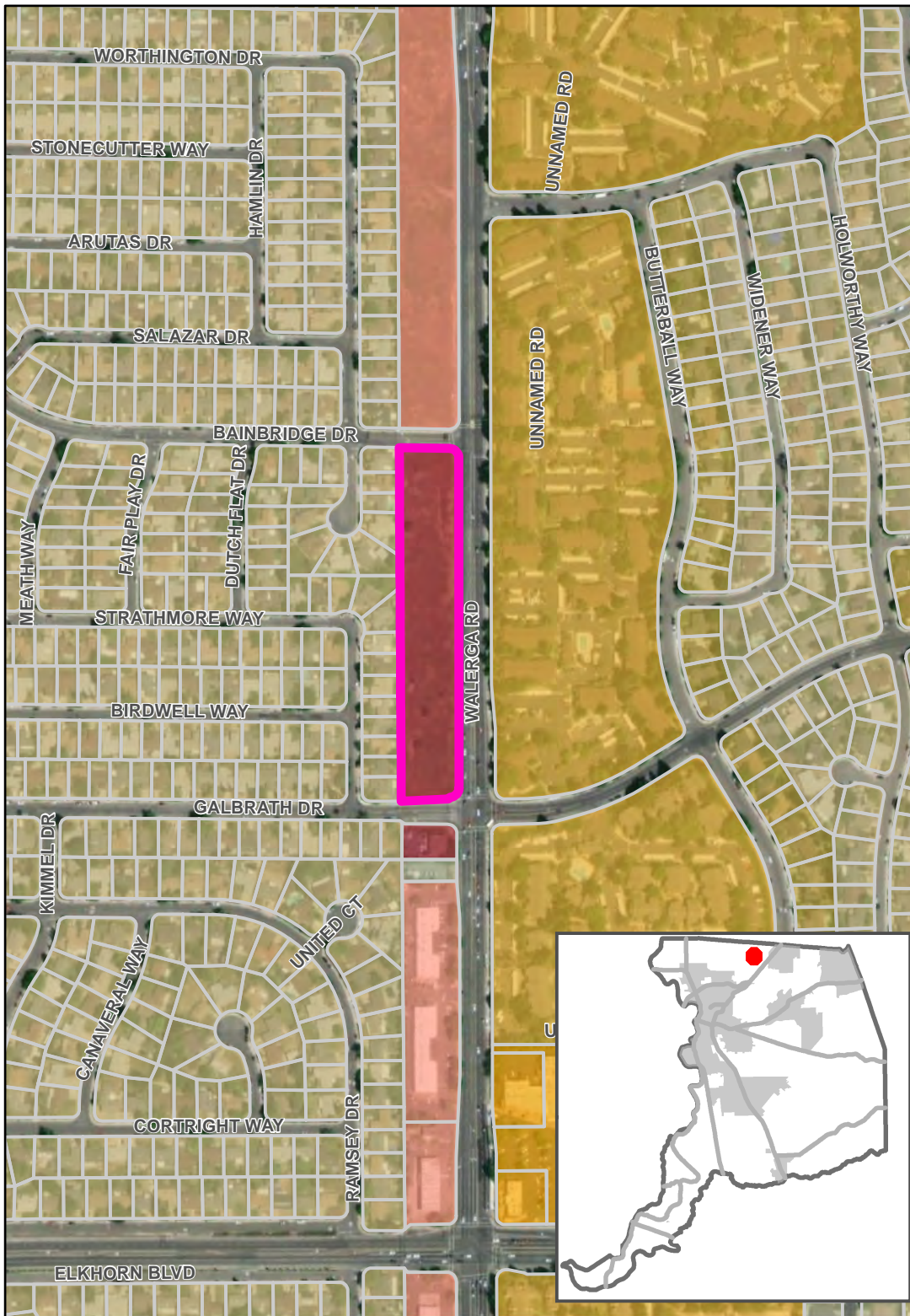


0 0.05 0.1 0.2 Miles


# Site 22

APN 219-0042-019-0000








NW Walerga Road/Galbraith Drive,  
North Highlands



## Legend

 Proposed Rezone Site

## Zoning

-  BP Business and Professional Office
-  LC Light Commercial
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential
-  SC Shopping Center



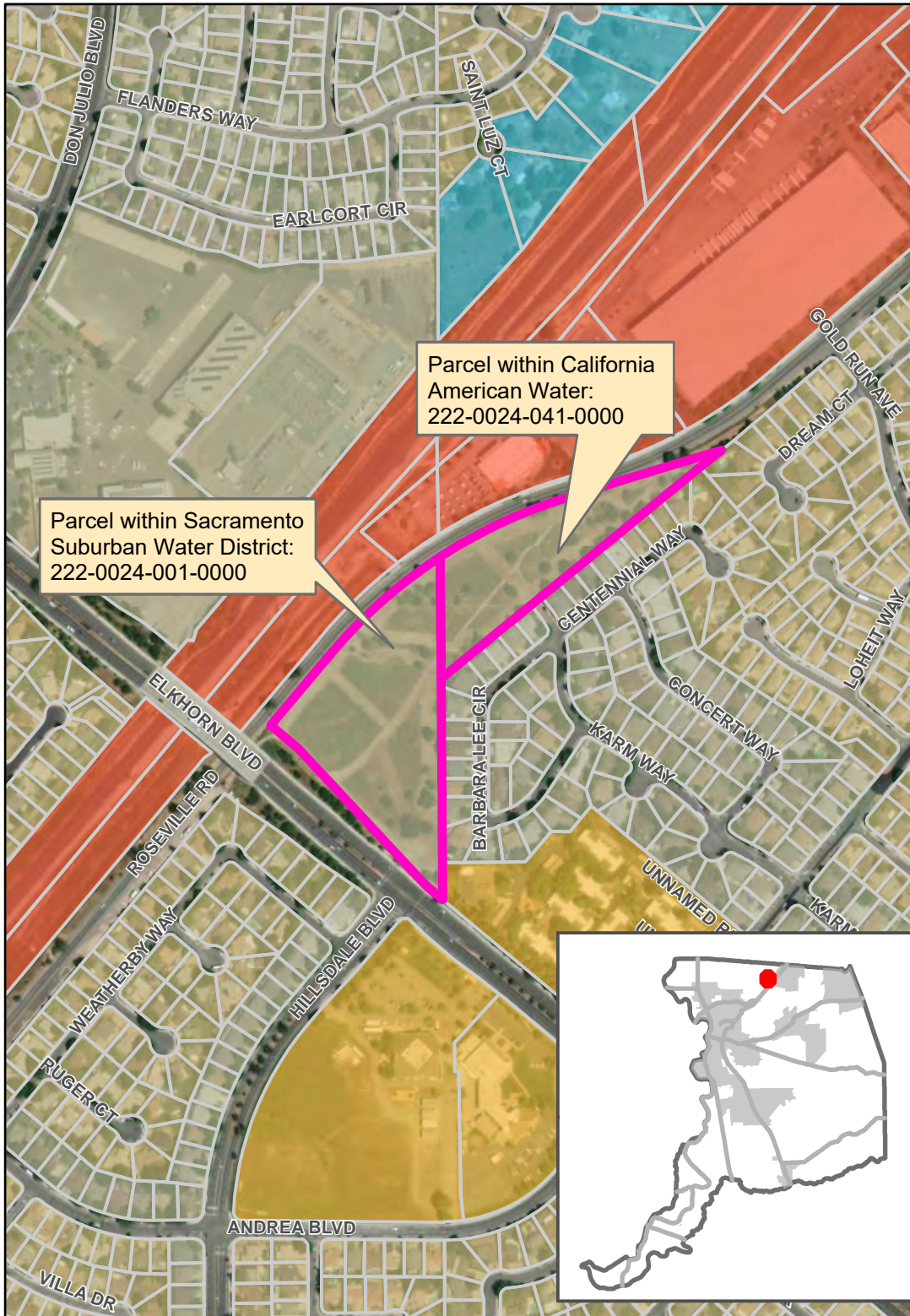
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# Site 23

APNs 222-0024-001-0000  
& 222-0024-041-0000







East Roseville Road/Elkhorn  
Boulevard Overpass, North  
Highlands

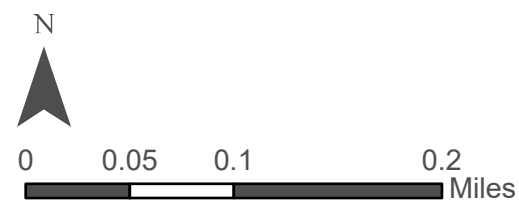


## Legend

 Proposed Rezone Site

## Zoning

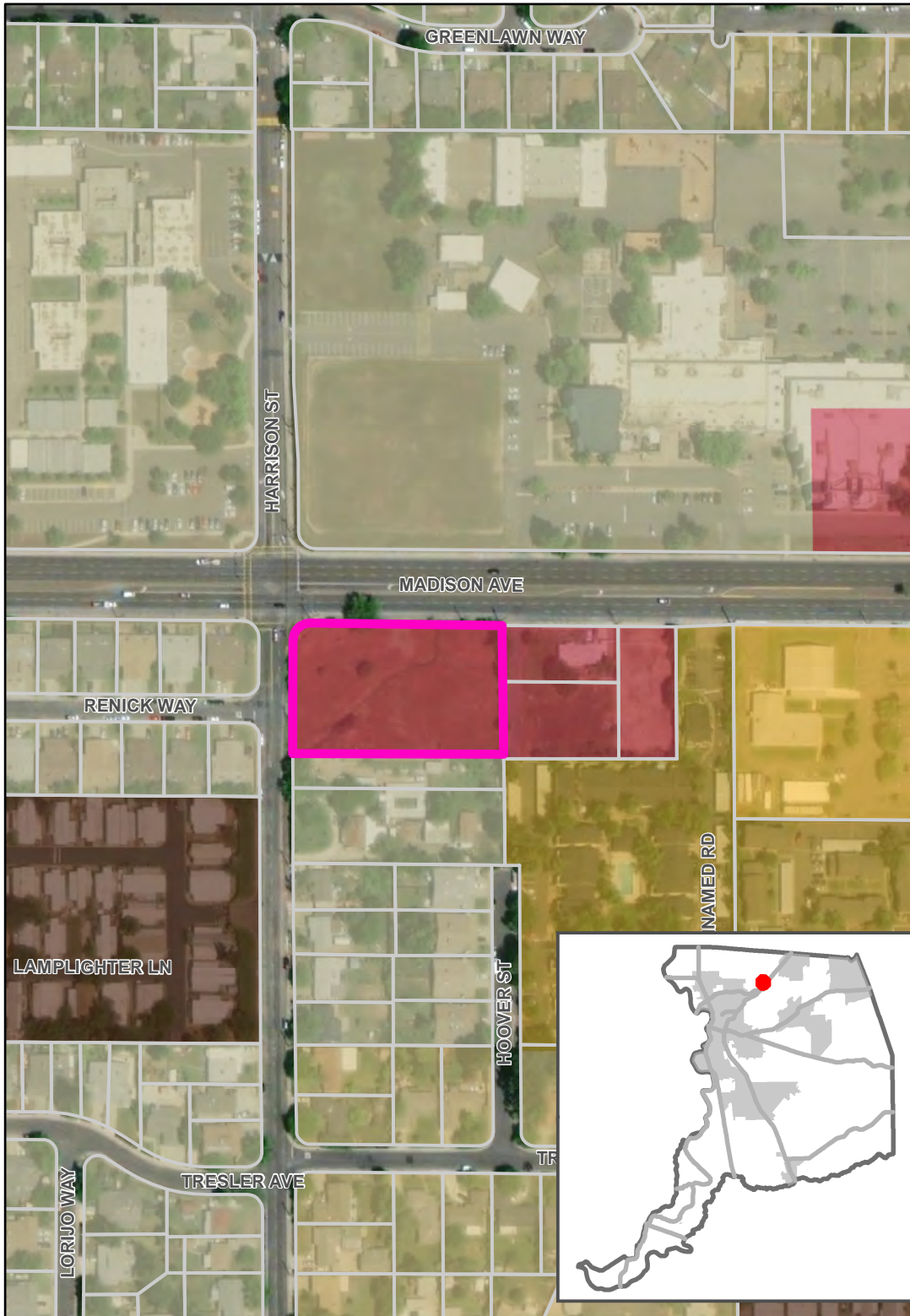
-  AR-1 Agricultural-Residential - 1 Acre
-  M-1 Light Industrial
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-5 Residential
-  SC Shopping Center




# Site 24

APN 228-0182-005-0000







5140 Harrison Street,  
North Highlands



## Legend

 Proposed Rezone Site

## Zoning

-  BP Business and Professional Office
-  RD-10 Residential
-  RD-20 Multiple Family Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  RM-1 Mobile Home Subdivision



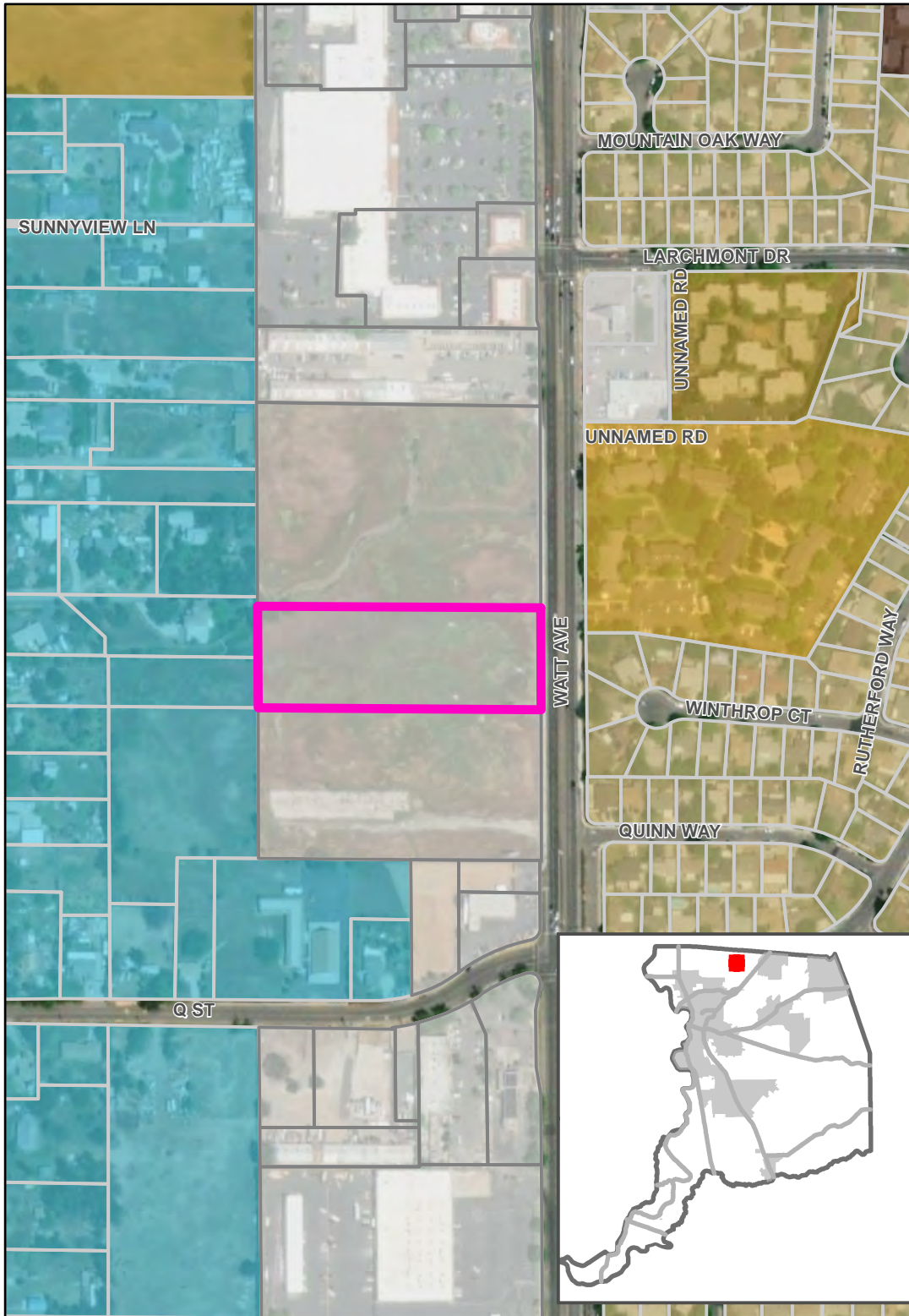
0 0.025 0.05 0.1 Miles




# Site 72

APN 208-0122-066-0000







500 feet North of Watt Avenue/Q Street,  
North Highlands



## Legend

 Proposed Rezone Site

## Zoning

-  AR-1 Agricultural-Residential - 1 Acre
-  RD-20 Multiple Family Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  RD-7 Residential
-  RM-1 Mobile Home Subdivision
-  SPA Special Planning Area

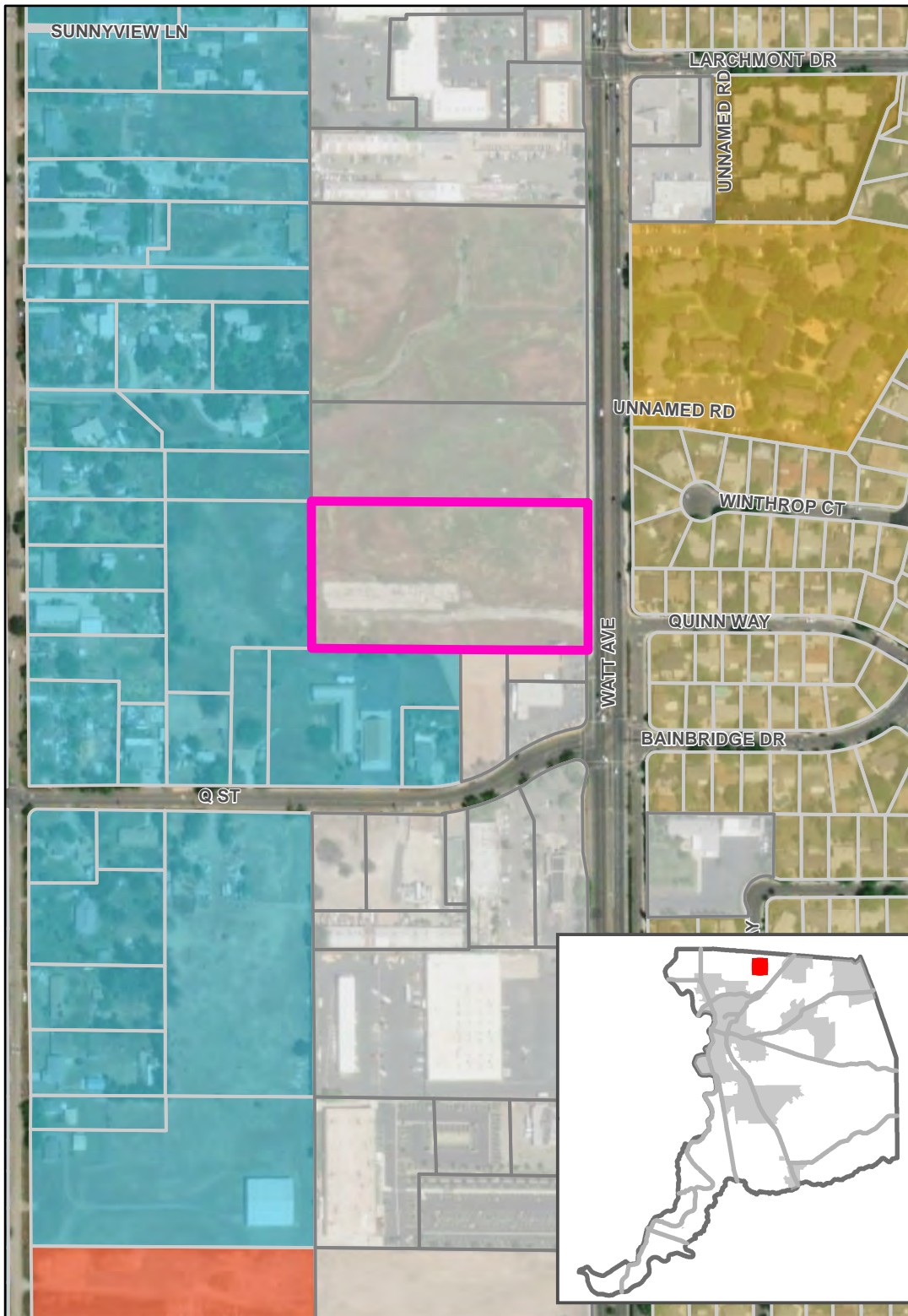





# Site 73

APN 208-0132-008-0000







7235 Watt Avenue,  
North Highlands



## Legend

 Proposed Rezone Site

## Zoning

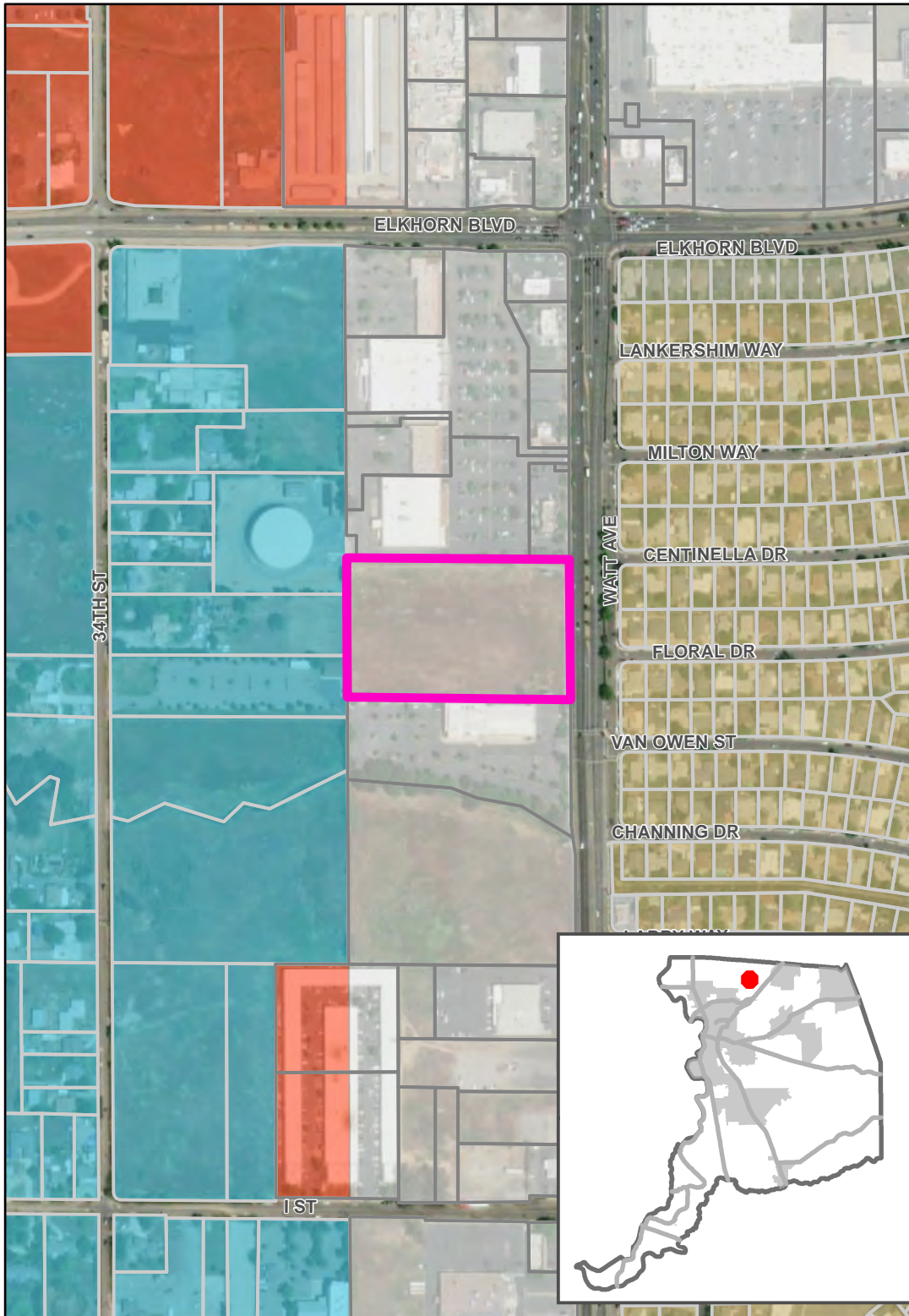
-  AR-1 Agricultural-Residential - 1 Acre
-  M-1 Light Industrial
-  RD-20 Multiple Family Residential
-  RD-30 Multiple Family Residential
-  RD-5 Residential
-  SPA Special Planning Area




# Site 74

APN 208-0162-018-0000


0.2 Miles South of Watt Avenue/Elkhorn Boulevard,  
North Highlands




## Legend


 Proposed Rezone Site

## Zoning

 AR-1 Agricultural-Residential - 1 Acre

 M-1 Light Industrial

 RD-10 Residential

 RD-5 Residential

 SPA Special Planning Area



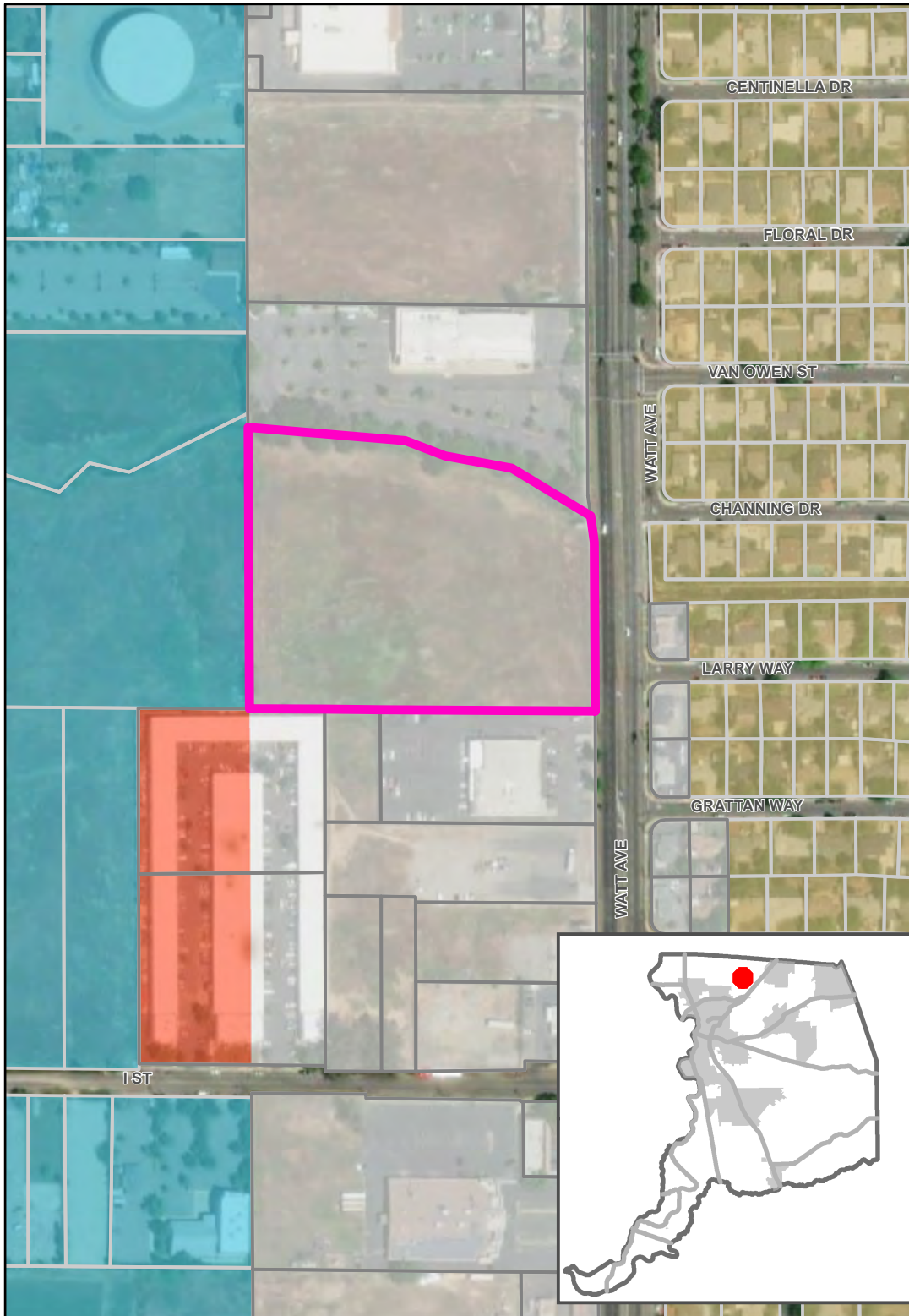
0 0.05 0.1 0.2 Miles




# Site 75

APN 208-0162-027-0000

0.1 miles North of Watt Avenue/I Street,  
North Highlands




## Legend

 Proposed Rezone Site

## Zoning

 AR-1 Agricultural-Residential - 1 Acre

 M-1 Light Industrial

 RD-5 Residential

 SPA Special Planning Area

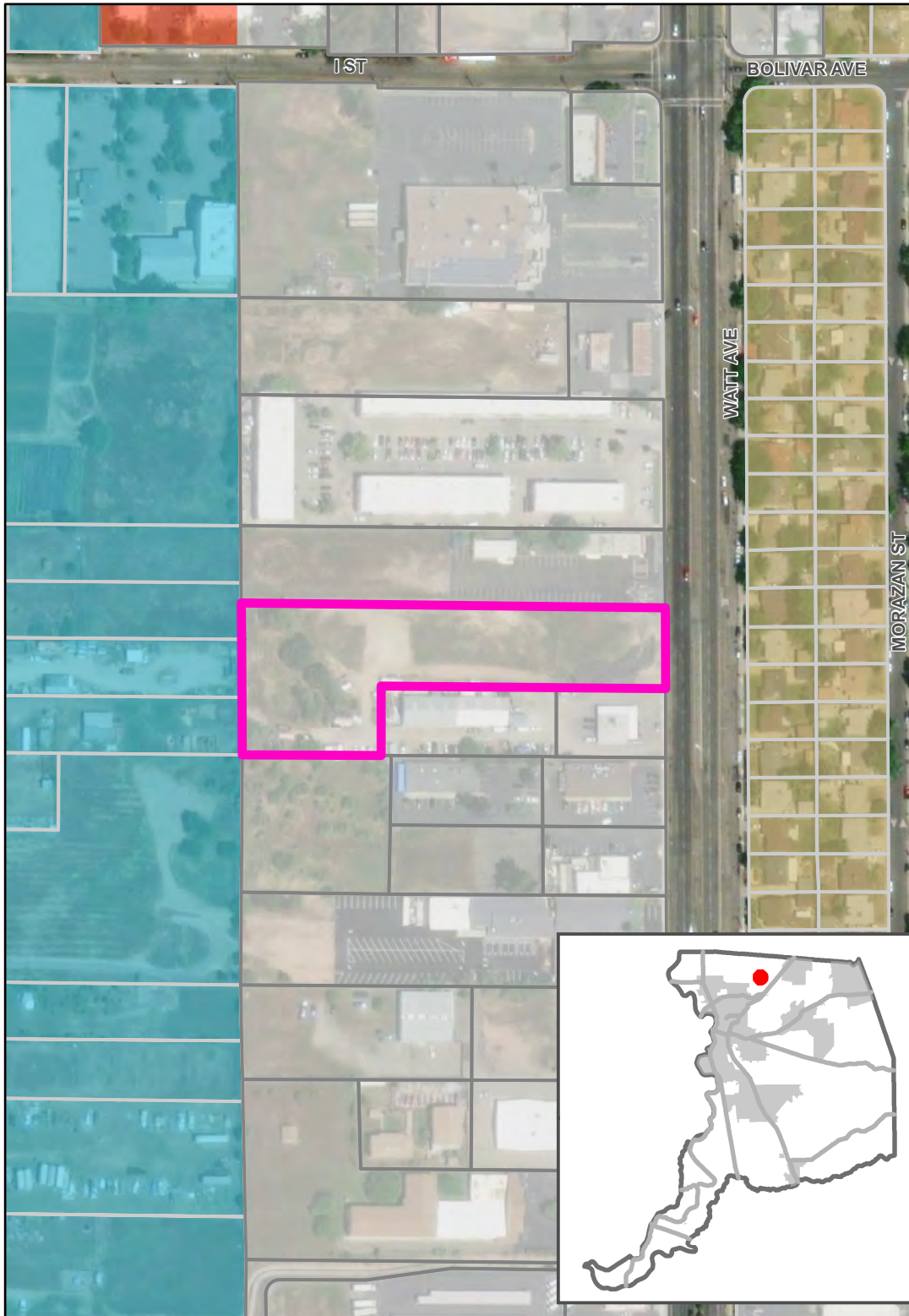


0 0.0375 0.075 0.15 Miles


# Site 76

APN 215-0062-057-0000

6233 Watt Avenue,  
North Highlands




## Legend

 Proposed Rezone Site

## Zoning

 AR-1 Agricultural-Residential - 1 Acre

 M-1 Light Industrial

 RD-5 Residential

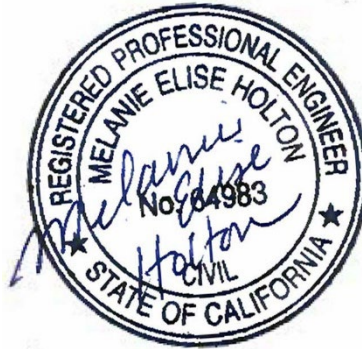
 SPA Special Planning Area



# Water Supply Assessment for Sacramento Suburban Water District Portion of the Sacramento County Regional Housing Needs Allocation (RHNA) Rezone Project

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Prepared for  
Sacramento Suburban Water District  
Sacramento, CA  
March 12, 2024



11020 White Rock Road, Suite 200  
Rancho Cordova, CA 95670



# Table of Contents

List of Tables .....	i
List of Abbreviations .....	ii
Executive Summary .....	ES-1
1. Introduction.....	1-1
1.1 Purpose.....	1-1
1.2 WSA Requirements .....	1-1
1.3 Description of Project.....	1-1
1.4 WSA Limitations .....	1-3
2. Water Demands .....	2-1
2.1 Multi-Family Unit Water Demand Factors .....	2-1
2.2 Projected Water Demand.....	2-2
2.2.1 Projected Water Demands for the Water Service Area (pre-Project).....	2-2
2.2.2 Projected Water Demands for the Project.....	2-3
2.2.3 Total Projected Water Demand .....	2-4
3. Water Supply to Demand Comparison.....	3-1
3.1 Water Supplies.....	3-1
3.2 Normal Year Water Supply and Demand Comparison.....	3-1
3.3 Single Dry Year Water Supply and Demand Comparison.....	3-1
3.4 Multiple Dry Years Water Supply and Demand Comparison.....	3-2
4. Conclusion.....	4-1
5. References.....	5-1

## List of Tables

Table 1-1. Land Use and Demographics for the Project.....	1-2
Table 2-1. Multi-Family Unit Water Demand Factors Estimate.....	2-2
Table 2-2. Projected Water Demands with Current Land Use Zoning (pre-Project), ac-ft/yr.....	2-2
Table 2-3. Project Water Demands.....	2-3
Table 2-4. Total Projected Water Demand for SSWD with Project, ac-ft/yr.....	2-4
Table 3-1. Normal Year Water Supply and Demand Comparison, ac-ft/yr.....	3-1
Table 3-2. Single Dry Year Water Supply and Demand Comparison, ac-ft/yr.....	3-2
Table 3-3. Multiple Dry Years Water Supply and Demand Comparison, ac-ft/yr.....	3-2



## List of Abbreviations

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ac-ft/yr	acre-feet per year
APN	Assessor Parcel Number
CEQA	California Environmental Quality Act
CIMIS	California Irrigation Management Information System
DU	dwelling unit
DWR	California Department of Water Resources
Eto	evapotranspiration
GPCD	gallons per capita per day
gpd	gallons per day
gpd/DU	gallons per day per dwelling unit
no	number
Project	Sacramento Suburban Water District portion of the Sacramento County Regional Housing Needs Allocation (RHNA) rezone project
RHNA	Regional Housing Needs Allocation
SB	Senate Bill
SSWD	Sacramento Suburban Water District
UWMP	Urban Water Management Plan
UWDF	unit water demand factor
WSA	Water Supply Assessment
WSMP	Water System Master Plan



# Executive Summary

This Water Supply Assessment (WSA) was prepared on behalf of Sacramento Suburban Water District (SSWD) for the portion of the Sacramento County Regional Housing Needs Allocation (RHNA) rezone project that would be served by and is located in SSWD's service area (Project) in accordance with Senate Bill (SB) 610 (now codified as California Water Code sections 10910 and 10911) and SB 221. SB 610 and SB 221 require land use planning entities that are evaluating certain large development projects to verify that sufficient water supplies are projected to exist to supply the Project. A WSA is a document required to be prepared for use in Sacramento County's environmental review of the Project under the California Environmental Quality Act (CEQA).

The Project addressed in this WSA is a rezoning of a total of 74.55 acres on 20 sites to a range of higher density residential land uses within the SSWD service area.

As described in SSWD's 2020 Urban Water Management Plan (Brown and Caldwell, 2021), SSWD uses mainly groundwater that is supplemented with surface water when it is available. Surface water is obtained under contracts with Placer County Water Agency, the United States Bureau of Reclamation, San Juan Water District, and the City of Sacramento. Groundwater has historically been the primary source of water for SSWD and is the primary source of supply in dry years.

The Project is estimated to increase SSWD's projected 2045 water demand by 0.8 percent from 38,536 acre-feet per year (ac-ft/yr) to 38,835 ac-ft/yr. SSWD's projected 2045 available annual water supply is 93,064 ac-ft/yr (48,000 ac-ft/yr in a dry year), which is 139 percent and 24 percent above the projected 2045 total demand of 38,835 ac-ft/yr for the total service area including the Project in a normal and dry year, respectively. Therefore, SSWD's projected available annual water supplies are sufficient to serve the demands of SSWD's existing water service area including the increased demands due to the Project.

This WSA does not verify the adequacy of the existing and planned future groundwater well pumping capacity and the distribution system's hydraulic capacity to serve the Project.

## Section 1

# Introduction

This section describes the purpose of this water supply assessment (WSA), the WSA requirements, the portion of the Sacramento County Regional Housing Needs Allocation (RHNA) rezone project that is served by and located in SSWD's service area (Project), and limitations of the WSA.

### 1.1 Purpose

This WSA has been prepared for the purpose of documenting the availability of water supplies to serve the Sacramento Suburban Water District (SSWD) and the Project.

SSWD intends to supply water to the existing water system's service area including the demands due to the Project through buildout. Water supplies that are excess to the amount needed to supply the buildout of the existing water system's service area are available to supply additional demands due to the Project.

This WSA documents the projected buildout demand of SSWD's water system's service area that includes the estimated Project demand. The SSWD demands including the Project are compared to SSWD's projected water supplies to verify that sufficient water supplies are projected to exist to supply the Project.

### 1.2 WSA Requirements

Senate Bills (SB) 610 (now codified as California Water Code sections 10910 and 10911) and 221 require that WSAs be included in environmental documentation for certain projects and an affirmative written verification of sufficient water supply be included in the WSA for approval of certain development. Applicable developments are those that would have a water demand that would be equivalent to or greater than the amount of water used by a 500 dwelling unit (DU) project or would increase the number of service connections by at least 10 percent. The WSA is performed in conjunction with a project's land-use approval process and must include an evaluation of the sufficiency of the water supplies available to the water supplier to meet existing and anticipated future demands including the demand associated with the Project. The evaluation must cover a twenty-year period and address the following water year types: a) normal; b) single dry; and c) multiple dry.

The WSA must identify any existing water supply entitlements, water rights, or water service contracts held by the water supplier or relevant to the identified water supply for the Project. If the public water supplier relies on groundwater supplies, the WSA must describe the groundwater basins from which the Project will be supplied. For each basin that has not been adjudicated, the assessment should indicate whether the California Department of Water Resources (DWR) has identified the basin as being critically overdrafted.

### 1.3 Description of Project

The Project addressed in this WSA is the SSWD portion of the greater Sacramento County RHNA rezone project. The Project is a rezoning of a total of 74.55 acres on 20 sites from a mixture of residential and non-residential land use zoning to a range of higher density residential land use with the SSWD service area. Table 1-1 summarizes those Project site locations, current and proposed land use zoning, and increase in DUs due to the proposed zoning changes.



**Table 1-1. Land Use and Demographics for the Project**

Site No.	Assessor Parcel Number (APN)	Address/Siting Description	Redeveloped acreage <sup>a</sup> , acre	Land Use Zoning		Project Dwelling Units	
				Current	Project	Net Increase <sup>c</sup>	Total
1	203-0110-047-0000	0.3 miles west of Antelope Road/Walerga Road	10.0 <sup>b</sup>	RD-20	RD-30	100	300
2	203-0110-069-0000	0.2 miles south of Elverta Road/Walerga Road	4.66	UR	RD-30	138	140
3	203-0120-089-0000	S Antelope Road/Elverta Road	9.69	RD-20	RD-40	194	388
5	268-0010-007-0000 268-0010-008-0000 268-0010-009-0000	2328 Edison Avenue 2332 Edison Avenue 2336 Edison Avenue	1.98	RD-20	RD-30	20	59
6	220-0025-002-0000	6344 Verner Avenue	1.80	RD-5	RD-30	45	54
8	230-0091-056-0000	4921 Hemlock Street	1.32	RD-20	RD-30	13	40
9	236-0051-073-0000	5817 Muldrow Road	1.33	RD-5	RD-10	7	13
10	240-0050-026-0000	5108 Pasadena Avenue	3.01	RD-2	RD-15	39	45
13	289-0042-005-0000	5020 Arden Way	0.72	RD-2	RD-10	6	7
14	289-0600-022-0000	4845 Fair Oaks Boulevard	1.46	RD-4	RD-15	16	22
19	219-0032-004-0000	NW Walerga Road/Blackjack Way	0.97	BP	RD-20	0	19
20	219-0033-001-0000	SW Walerga Road/Don Julio Boulevard	5.70	RD-20/BP	RD-30	57	171
21	219-0042-019-0000	NW Walerga Road/Galbraith Drive	3.36	BP	RD-30	33	101
22	222-0024-001-0000 222-0024-041-0000	E Roseville Road/Elkhorn Boulevard overpass	6.02 <sup>d</sup>	RD-10	RD-30	120	181
23	228-0182-005-0000	5140 Harrison Street	1.22	BP	RD-30	12	37
68	208-0122-066-0000	500 feet north of Watt Avenue/Q Street	3.06	SPA (North Watt - RMU-1)	RD-40	46	122
69	208-0132-008-0000	7235 Watt Avenue	4.62	SPA (North Watt - RMU-1)	RD-40	69	185
70	208-0162-018-0000	0.2 miles south of Watt Avenue/Elkhorn Boulevard	5.15	SPA (North Watt - RMU-2)	RD-30	51	155
71	208-0162-027-0000	0.1 miles north of Watt Avenue/I Street	6.35	SPA (North Watt - RMU-1)	RD-30	32	191
72	215-0062-057-0000	6233 Watt Avenue	2.13	SPA (North Watt - RMU-1)	RD-40	32	85
<b>Total</b>			<b>74.55</b>	--	--	<b>1,030</b>	<b>2,314</b>

a. Redeveloped acreage is equal to lot size, except as noted.

b. Site No. 1: Lot size is 16.64 acres, but only 10.0 acres are being re-developed in this Project.

c. Net increase in dwelling units is difference between dwelling units for Project land use zoning minus current land use zoning.

d. Site No. 22: The SSWD service area parcel (222-0024-001-000) area is 6.02 acres. Parcel 222-0024-041-0000 is within the California American Water Company service area, so it is excluded from the WSA.



## 1.4 WSA Limitations

A WSA is a document required to be prepared for use in Sacramento County's environmental review of the Project under the California Environmental Quality Act (CEQA). This WSA does not verify the adequacy of the existing and planned future groundwater well pumping capacity and the distribution system's hydraulic capacity to serve the Project.



## Section 2

# Water Demands

This section describes the projected water demand for the existing SSWD water service area and the Project. SSWD's historical and projected water use is described in Section 4 of the SSWD 2020 Urban Water Management Plan (UWMP) (Brown and Caldwell, 2021).

## 2.1 Multi-Family Unit Water Demand Factors

Multi-family unit water demand factors (UWDF) were established for each of the Project's proposed land use zoning categories for RD-10 to RD-40 (i.e., the revised land uses proposed by Sacramento County for the Project). SSWD's Water System Master Plan (WSMP) (Brown and Caldwell, 2017) identifies multi-family UWDFs. The majority (99 percent) of the buildout multi-family land use area within the SSWD service area as documented in the WSMP is within the low density category, which is defined as 7 to 15 DUs per acre.

The approach to estimate the multi-family UWDFs consisted of the following steps:

1. Usage Factors
  - a. Use the 1.6 people per multi-family DU (WSMP)
  - b. Use 209 gallons per day per multi-family DU (UWMP)
  - c. Use 131 gallons per capita per day demand for buildout for the multi-family low density land use category, with an average density of 11 DUs per acre (WSMP).
2. Outdoor Usage
  - a. Estimate the outdoor water use for the multi-family low density land use category using: a) the evapotranspiration and effective precipitation values for the Project area; and b) an estimate of the landscape area.
3. Indoor Usage
  - a. Calculate the indoor water use per capita and per DU by subtracting the outdoor demand in step 2 from the total demand in step 1.
  - b. Indoor water usage is assumed to be 105 gpd/person.
4. UWDFs
  - a. For each land use zone, apply the respective DUs per acre to the indoor UWDF from step 3; and then
  - b. add the estimated outdoor water use from step 2.

Table 2-1 presents the estimated UWDFs for each of the multi-family land use zones.

Table 2-1. Multi-Family Unit Water Demand Factors Estimate						
Item	Units	Multi-Family Land Use Zoning				
		SSWD existing multi-family land use	RD-15	RD-20	RD-30	RD-40
Dwelling units (DU)	DU/acre	11	15	20	30	40
Population <sup>a</sup>	people/acre	17.6	24	32	48	64
Indoor water use <sup>b</sup>	gpd/acre	1,848	2,520	3,360	5,040	6,720
	ac-ft/yr/acre	2.1	2.8	3.8	5.6	7.5
Landscape area <sup>c</sup>	Landscaped acre/acre	0.15	0.15	0.15	0.15	0.15
Outdoor water use <sup>d</sup>	ac-ft/yr/acre	0.51	0.51	0.51	0.51	0.51
	gpd/acre	453	453	453	453	453
UWDF						
Total water usage	ac-ft/yr/acre	2.6	3.3	4.3	6.2	8.0
	gpd/acre	2,301	2,973	3,813	5,493	7,173
Demand per DU	gpd/DU	209	198	191	183	179
Per capita demand	GPCD	131	124	119	114	112

- a. Based on 1.6 people per DU (WSMP) (Brown and Caldwell, 2017)
- b. Based on assumed indoor usage of 105 gpd/person
- c. Based on assumed 15% irrigated landscape per acre
- d. Based on a net evapotranspiration (ET<sub>o</sub>) of 58 in/year, with a 70% ET<sub>o</sub> factor. The net ET<sub>o</sub> is from SSWD’s Urban Water Use Objective (UWUO) Report to DWR (DWR, 2024)

## 2.2 Projected Water Demand

This section presents the projected water demands for the SSWD water service area (pre-Project) and the Project, both individually and combined, through 2045.

### 2.2.1 Projected Water Demands for the Water Service Area (pre-Project)

The projected water demands for the current land use zoning in the water service area were estimated in Section 4 of the SSWD 2020 UWMP. Table 2-2 presents the projected water demands for the current land use zoning as projected in the 2020 UWMP, minus the water demand previously estimated for the current land use zoning of the Project parcels. Water demand projections for 2025 through 2045 assume a normal water year type.

Table 2-2. Projected Water Demands with Current Land Use Zoning (pre-Project), ac-ft/yr					
Area	2025	2030	2035	2040	2045
Total Service Area (pre-Project) <sup>a</sup>	38,184	38,617	38,611	38,574	38,536
Project Parcels (current land use zoning) <sup>b</sup>	- 174	- 174	- 174	- 174	- 174
<b>Total Service Area Minus Project Parcels</b>	<b>38,010</b>	<b>38,443</b>	<b>38,437</b>	<b>38,400</b>	<b>38,362</b>

- a. 2020 UWMP Table 4-5
- b. Calculated based on SSWD Water System Master Plan UWDFs (WSMP Table 3-14) combined with the Project parcel acreage and current land use zoning



### 2.2.2 Projected Water Demands for the Project

The projected water demands for the Project are based on the UWDFs in Table 2-1 and the Project land use and dwelling units summarized in Table 1-1. The Project is estimated to be constructed after 2025 with Project completion by 2029. The projected demand for the Project is 473 ac-ft/yr as shown in Table 2-3. A portion of this demand (174 ac-ft/yr) is already accounted for in the 2020 UWMP (see Table 2-2). The net increase in demand as a result of the Project is 299 ac-ft/yr (473 ac-ft/yr – 174 ac-ft/yr = 299 ac-ft/yr).

**Table 2-3. Project Water Demands**

Site No.	APN	Address/Siting Description	Redeveloped acreage <sup>a</sup> , acre	Project Land Use Zoning	Total Project Dwelling Units <sup>b</sup>	UWDF <sup>c</sup> , gpd/DU	Project Demand, ac-ft/yr
1	203-0110-047-0000	0.3 miles west of Antelope Road/Walerga Road	10.0 <sup>d</sup>	RD-30	300	183	61.5
2	203-0110-069-0000	0.2 miles south of Elverta Road/Walerga Road	4.66	RD-30	140	183	28.7
3	203-0120-089-0000	S Antelope Road/Elverta Road	9.69	RD-40	388	179	77.9
5	268-0010-007-0000268-0010-008-0000268-0010-009-0000	2328 Edison Avenue 2332 Edison Avenue 2336 Edison Avenue	1.98	RD-30	59	183	12.2
6	220-0025-002-0000	6344 Verner Avenue	1.80	RD-30	54	183	11.1
8	230-0091-056-0000	4921 Hemlock Street	1.32	RD-30	40	183	8.1
9	236-0051-073-0000	5817 Muldrow Road	1.33	RD-10	13	209	3.1
10	240-0050-026-0000	5108 Pasadena Avenue	3.01	RD-15	45	198	10.0
13	289-0042-005-0000	5020 Arden Way	0.72	RD-10	7	209	1.7
14	289-0600-022-0000	4845 Fair Oaks Boulevard	1.46	RD-15	22	198	4.9
19	219-0032-004-0000	NW Walerga Road/Blackjack Way	0.97	RD-20	19	191	4.1
20	219-0033-001-0000	SW Walerga Road/Don Julio Boulevard	5.70	RD-30	171	183	35.1
21	219-0042-019-0000	NW Walerga Road/Galbraith Drive	3.36	RD-30	101	183	20.7
22	222-0024-001-0000 222-0024-041-0000	E Roseville Road/Elkhom Boulevard overpass	6.02 <sup>e</sup>	RD-30	181	183	37.0
23	228-0182-005-0000	5140 Harrison Street	1.22	RD-30	37	183	7.5
68	208-0122-066-0000	500 feet north of Watt Avenue/Q Street	3.06	RD-40	122	179	24.6
69	208-0132-008-0000	7235 Watt Avenue	4.62	RD-40	185	179	37.1
70	208-0162-018-0000	0.2 miles south of Watt Avenue/Elkhom Boulevard	5.15	RD-30	155	183	31.7
71	208-0162-027-0000	0.1 miles north of Watt Avenue/I Street	6.35	RD-30	191	183	39.1
72	215-0062-057-0000	6233 Watt Avenue	2.13	RD-40	85	179	17.1
<b>Total</b>			<b>74.55</b>	<b>--</b>	<b>2,314</b>	<b>--</b>	<b>473</b>





**Table 2-3. Project Water Demands**

- a. *Redeveloped acreage is equal to lot size, except as noted.*
- b. *Total dwelling units are dwelling units for Project land use zoning and Project redeveloped acreage.*
- c. *UWDF from Table 2-1.*
- d. *Site No. 1: Lot size is 16.64 acres, but only 10.0 acres are being re-developed in this Project.*
- e. *Site No. 22: The SSWD service area parcel (222-0024-001-000) area is 6.02 acres. Parcel 222-0024-041-0000 is within the California American Water Company service area, so it is excluded from the WSA.*

**2.2.3 Total Projected Water Demand**

Table 2-4 presents the projected demand for the water service area (excluding the Project demands) and the projected demand for the Project sites. The Project is estimated to increase SSWD’s projected 2045 demand by 0.8 percent from 38,536 acre-feet per year (ac-ft/yr) to 38,835 ac-ft/yr.

<b>Table 2-4. Total Projected Water Demand for SSWD with Project, ac-ft/yr</b>					
<b>Area</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
Total Service Area Minus Project Parcels <sup>a</sup>	38,010	38,443	38,437	38,400	38,362
Project <sup>b</sup>	0	473	473	473	473
<b>Total</b>	<b>38,010</b>	<b>38,916</b>	<b>38,910</b>	<b>38,873</b>	<b>38,835</b>

- a. *See Table 2-2.*
- b. *See Table 2-3. The Project is estimated to be constructed after 2025 with Project completion by 2029.*



## Section 3

# Water Supply to Demand Comparison

This section provides a comparison of SSWD’s normal and dry water year supplies and water demands. SSWD’s water demands are described in Section 2. SSWD’s total water supplies for normal and dry years through 2045 shown in this section are from SSWD’s 2020 UWMP.

### 3.1 Water Supplies

As described in SSWD’s 2020 UWMP, SSWD uses mainly groundwater that is supplemented with surface water when it is available that is obtained under contracts with Placer County Water Agency, the United States Bureau of Reclamation, San Juan Water District, and the City of Sacramento. Groundwater has historically been the primary source of water for SSWD and is the primary source of supply in dry years. The groundwater use in SSWD has significantly declined since 1998 due to the availability of surface water as an alternative supply.

### 3.2 Normal Year Water Supply and Demand Comparison

Table 3-1 compares SSWD’s projected normal year water demands to the supplies in five-year intervals through 2045. The water demands represent the SSWD’s total projected water demands for the existing water service area plus the Project. The supply minus demand row indicates that in all years there is a surplus of projected supply.

Table 3-1. Normal Year Water Supply and Demand Comparison, ac-ft/yr					
Year	2025	2030	2035	2040	2045
Total supply <sup>a</sup>	93,064	93,064	93,064	93,064	93,064
Total demand <sup>b</sup>	38,010	38,916	38,910	38,873	38,835
Supply minus demand, surplus/(deficit)	55,054	54,148	54,154	54,191	54,229

a. See SSWD 2020 UWMP Table 7-4.

b. See Table 2-4.

### 3.3 Single Dry Year Water Supply and Demand Comparison

Table 3-2 provides a projected water supply and demand comparison for single dry years through the year 2045. Purchased surface water supplies from Placer County Water Agency, United States Bureau of Reclamation, and the City of Sacramento are reduced to zero and groundwater is the primary source of supply in dry years with some dry year supply from San Juan Water District and from City of Sacramento exchange (groundwater substitution transfer). As can be seen in Table 3-2, SSWD has the supplies to meet single dry year demands of the existing service area and the Project.

<b>Table 3-2. Single Dry Year Water Supply and Demand Comparison, ac-ft/yr</b>					
	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>Total supply<sup>a</sup></b>	48,000	48,000	48,000	48,000	48,000
<b>Total demand<sup>b</sup></b>	38,010	38,916	38,910	38,873	38,835
<b>Supply minus demand, surplus/(deficit)</b>	9,990	9,084	9,090	9,127	9,165

a. See SSWD 2020 UWMP Table 7-5.

b. See Table 2-4.

### 3.4 Multiple Dry Years Water Supply and Demand Comparison

Table 3-3 provides a projected water supply and demand comparison for multiple dry years through the year 2045. Purchased surface water supplies from Placer County Water Agency, United States Bureau of Reclamation, and the City of Sacramento are reduced to zero and groundwater is the primary source of supply in dry years with some dry year supply from San Juan Water District and from City of Sacramento exchange (groundwater substitution transfer). As can be seen in Table 3-3, SSWD has the supplies to meet multiple dry year demands of the existing service area and the Project.

<b>Table 3-3. Multiple Dry Years Water Supply and Demand Comparison, ac-ft/yr</b>						
		<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>First year</b>	<b>Supply<sup>a</sup></b>	48,000	48,000	48,000	48,000	48,000
	<b>Demand<sup>b</sup></b>	38,010	38,916	38,910	38,873	38,835
	<b>Supply minus demand, surplus/(deficit)</b>	9,990	9,084	9,090	9,127	9,165
<b>Second year</b>	<b>Supply<sup>a</sup></b>	48,000	48,000	48,000	48,000	48,000
	<b>Demand<sup>b</sup></b>	38,010	38,916	38,910	38,873	38,835
	<b>Supply minus demand, surplus/(deficit)</b>	9,990	9,084	9,090	9,127	9,165
<b>Third year</b>	<b>Supply<sup>a</sup></b>	48,000	48,000	48,000	48,000	48,000
	<b>Demand<sup>b</sup></b>	38,010	38,916	38,910	38,873	38,835
	<b>Supply minus demand, surplus/(deficit)</b>	9,990	9,084	9,090	9,127	9,165
<b>Fourth year</b>	<b>Supply<sup>a</sup></b>	48,000	48,000	48,000	48,000	48,000
	<b>Demand<sup>b</sup></b>	38,010	38,916	38,910	38,873	38,835
	<b>Supply minus demand, surplus/(deficit)</b>	9,990	9,084	9,090	9,127	9,165
<b>Fifth year</b>	<b>Supply<sup>a</sup></b>	48,000	48,000	48,000	48,000	48,000
	<b>Demand<sup>b</sup></b>	38,010	38,916	38,910	38,873	38,835
	<b>Supply minus demand, surplus/(deficit)</b>	9,990	9,084	9,090	9,127	9,165

a. See SSWD 2020 UWMP Table 7-6.

b. See Table 2-4.





## Section 4

# Conclusion

In accordance with the requirements of California Water Code sections 10910 through 10915, this WSA verifies that sufficient water supplies are available to serve the Project as well as the other projected demands within SSWD's service area. SSWD's projected water supplies are sufficient under non-drought (normal year) and drought (single and multiple dry years) conditions.

## Section 5

# References

Brown and Caldwell, SSWD Urban Water Management Plan. June 2021.

Brown and Caldwell, SSWD Water System Master Plan. April 2017.

Sacramento Suburban Water District, California Department of Water Resources Water Use Efficiency Data – 2022 SSWD UWUO Interim Report DWR Reporting Forms.xlsx. February 13, 2024. [https://wuedata.water.ca.gov/uwuo\\_plans](https://wuedata.water.ca.gov/uwuo_plans)