

8-5-2

Submitted by  
District staff  
Item 8

**September Ranch Subdivision Project  
Revised Water Demand Analysis**

acre-feet  $([39.055 \text{ AFY} + 1.209 \text{ AFY}] / 73 = 0.55156)$ .<sup>35</sup> Consequently, the EIR's analysis of environmental effects accounts for a higher-than-anticipated average market-rate lot water demand.

The water demand for inclusionary/employee homes in the comparable subdivisions is currently at about 0.27 (inclusionary) to 0.30 (workforce) acre-feet per year, on average, though the Santa Lucia Preserve workforce water demand has recently been significantly lower. As discussed above, the inclusionary water demand for Monterra Ranch and Tehama / Cañada Woods is expected to decrease when tiered billing goes into effect. These rates are similar to the September Ranch forecasted water demand of 0.239 and 0.293 acre-feet per year respectively for inclusionary and workforce.

System losses for September Ranch are estimated at 7% per year. Monterra Ranch and Tehama / Cañada Woods track system losses, and median losses are 8.1% and 6.4% respectively.<sup>36</sup> These loss rates are comparable to September Ranch's forecast. The Monterra Ranch and Tehama / Cañada Woods system losses should be a fairly reliable barometer for September Ranch's system losses: both systems will be operated by a small water company<sup>37</sup> operated solely for the benefit of local residents, who will have a strong interest in cutting their water costs by reducing system losses. Moreover, the September Ranch water supply will be delivered by underground pipes, so if the pipes leak at a greater than calculated rate, the water will return to the local aquifer and offset any potential impacts to the groundwater supply. Leaked water would also be particularly clean, because it will have been treated for domestic use.

## OVERSIGHT AND ENFORCEMENT

In the event that the September Ranch Project initially uses more water than is forecast in this Revised Water Demand Analysis or approaches the demand prior to buildout, the record shows that MPWMD and the County will take sufficient enforcement measures to keep demand within the forecasted range.

<sup>35</sup> **September Ranch Water Demand Assuming 57.21 Afy**

Demand Component	Average Demand	# Units	Water Use (AFY)
Market-Rate Units	0.55156	73	40.264
Inclusionary Units	0.239	15	3.585
Workforce Units	0.293	7	2.051
Equestrian Center	3 (existing/baseline)	--	3.000
Total Deliveries		--	<b>SUBTOTAL</b> 48.900
Treatment Loss	10% Total Deliveries	--	4.890
System Loss	7% Total Deliveries	--	3.423
			<b>TOTAL:</b> 57.213

<sup>36</sup> The operator of the Monterra Ranch and Tehama / Cañada Woods systems has informed the County that system losses have been higher in some years because (1) a pipe burst and (2) the need to conduct line-testing in connection with permitting.

<sup>37</sup> Condition of Approval 40 prohibits September Ranch from being served by Cal-Am and requires formation of a public water system to deliver potable water to the subdivision.