

RESOLUTION NO. 2022-27

**APPROVING A WATER SUPPLY ASSESSMENT FOR A PROPOSED LIFE SCIENCE
BUILDING LOCATED AT 601 HARBOR BOULEVARD**

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MID-PENINSULA WATER DISTRICT

WHEREAS, in 2001, the State legislature enacted Senate Bill 610, codified in Section 10910 *et seq.* of the California Water Code, establishing requirements for Water Supply Assessments (WSA) for the purpose of promoting long-term water planning for public agencies with the intent of determining whether water supply existed for particularly large development projects as a part of the California Environmental Quality Act (CEQA) process, and requiring WSAs from water service providers, such as the Mid-Peninsula Water District (MPWD); and

WHEREAS, a WSA looks at the water supply over a 20-year planning horizon during normal, single-dry and multiple-dry years for development projects subject to CEQA and that exceed 250,000 square feet of floor space for commercial development, 500,000 square feet of floor space retail centers, a development of more than 500 dwelling units, or developments using an equivalent amount of water; and

WHEREAS, the MPWD has a contractual Individual Supply Guarantee (ISG) from the San Francisco Public Utilities Commission (SFPUC) Regional Water System of 1,421 Million Gallons per Year (MGY) or 3.891 million gallons per day (MGD); and

WHEREAS, an application has been filed with the City of Belmont Planning Department to construct a 381,622 square foot four-story life sciences building with a 375,060 square foot, three-level below ground parking structure on approximately 3.5 acres of land located at 601 Harbor Boulevard; and

WHEREAS, the proposed life sciences building must comply with the MPWD and City of Belmont, “California Model Water Efficient Landscape Ordinance” and comply with the City

of Belmont's "CalGreen" building standards, which will include such things as low-flow lavatory faucets, kitchen faucets, toilets, and urinals, and low-water use landscaping with high-efficiency irrigation systems; and

WHEREAS, the WSA projects that water demand from the proposed life sciences building is estimated to be 25 MGY or 0.068 MGD for indoor use, 0.09 MGY or 246 gallons per day (GPD) for parking structure cleaning, 0.10 MGY or 268 GPD for outdoor water use, 0.89 MGY or 2,437 GPD estimated distribution system water loss calculated using the Department of Water Resources Water Audit Report, and will displace the current 0.45 MGY or 1,232 GPD from existing site water demands for a total project water demand of an estimated 26 MGY or 0.071 MGD; and

WHEREAS, the WSA considers the collective water demand of MPWD's existing customers and other know development projects; and

WHEREAS, the WSA for this proposed life sciences building concludes that the MPWD contractual ISG is sufficient to meet projected future demands of this proposed life sciences building and service territory during hydrologically normal years through 2045, and supply shortfalls currently projected during dry years are anticipated to occur irrespective of this development, and the MPWD will address the projected shortfalls through implementation of the MPWD Water Shortage Contingency Plan (WSCP), and that the MPWD, the SFPUC and other local water agencies are pursuing alternative water supplies to improve water supply reliability during dry years.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the MPWD hereby approves the WSA for the proposed life sciences building to be located at 601 Harbor Boulevard, dated September 2022.

REGULARLY PASSED AND ADOPTED this 27th day of October, 2022.

AYES : Zucca, Vella, Jordan, Wheeler

NOES : Schmidt

ABSTENTIONS: None

ABSENT : None

DocuSigned by:

Kirk Wheeler

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BOARD PRESIDENT

ATTEST:

DocuSigned by:

Monique Madrid

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SECRETARY OF THE BOARD