

**WATER RESOURCES & CONSERVATION
COMMITTEE MEETING SUMMARY MINUTES**

Wednesday, May 27, 2020

4:15 p.m.

ATTENDANCE

Directors: Paul Sethy (Chair), Jim Gunther

Staff: Robert Shaver, Laura Hidas, Michelle Myers, Thomas Niesar, Stephanie Nevins,
Leonard Ash, Devon Becker, Megan Maurino

MB

The monthly Water Resources and Conservation Committee Meeting was held on May 27, 2020 at 4:15 PM. Due to COVID-19 and in accordance with Governor Newsom's Executive Order N-25-20 which suspends portions of the Brown Act, this meeting was conducted by Zoom Webinar and Teleconference and members of the public were invited to participate.

DISCUSSION TOPICS

1. Water Supply Outlook: Leonard Ash, Water Supply Supervisor, provided an update on the rainfall accumulation this water year, the long-term precipitation forecast, and the District's plan to meet 2020 water production demands. On May 22, 2020, the Department of Water Resources increased the District's Table A allocation from 15% to 20%, resulting in an allocation of 2,100 acre-feet of water, which the District plans to store in the San Luis Reservoir to meet 2021 demands. The Alameda Creek Watershed remains at below-average precipitation totals for this time of year at a total of 10.49 inches to date, reflecting 0.53 inches of measured rainfall so far in May. Mr. Ash reported that the latest 30-day precipitation outlook and the U.S. Seasonal Drought Outlook both indicate the dry conditions will persist through the remainder of spring and through the summer. Given the dry conditions this winter, the District has emphasized increasing imported supplies and minimizing groundwater usage to preserve supplies in the event the following year is also dry. The District is planning on returning 9,700 acre-feet of water stored in San Luis Reservoir to help meet 2020 demand.

Additionally, the District anticipates returning 11,500 acre-feet of Semitropic Water Bank supplies to meet 2020 demands. Similarly, the District expects to purchase the contractual minimum amount of 8,567 acre-feet from the San Francisco Public Utility Commission. By participating in the State Water Contractor's 2020 Dry Year Transfer Program, the District anticipates an additional purchase of 1,900 acre-feet of imported water this year. Staff estimates that 12,100 acre-feet of local water supplies will also be utilized to meet the 43,800 acre-feet of expected demands in 2020.

The District's water supply outlook for 2020 remains sufficient despite the dry conditions, thanks to past investments in water supply reliability and current demand management and conservation on the part of customers. Lastly, Mr. Ash and Mr. Niesar provided an overview of daily water demand data for 2020, and staff discussed their continued efforts to monitor trends in changing demands due to COVID-19 responses of District customers.

Staff responded to questions from the Directors.

2. City of Fremont Lease Agreement Property Northwest of Patterson Reservoir (Firing Range): Michelle Myers, Groundwater Resources Manager, provided background and an update on the existing lease agreement with the City of Fremont (City) to use approximately 5 acres located Northwest of Patterson Reservoir as a Firing Range. The City has leased the property since 1969 and it has been used as a Firing Range since 1970. The last lease amendment was in 2010 and will expire in December 2020.

The existing lease agreement has a few Lessee's obligations such as maintaining the access road, cleanup of hazardous materials (which includes a funding provision), and that any alterations to the property require District approval. In addition, the lease allows other Law Enforcement Agencies to use the property under the City's oversight. The Firing Range is utilized by the Police Departments of the City of Fremont, City of Newark, and City of Union City, and is also used by the United States Wildlife Refuge Police Services. The City has expressed interest in continued use of the property as a Firing Range and has also proposed improvements to the location where the targets are placed.

In 1995, a Phase II investigation was conducted at the site. Lead contamination varied throughout the site but was documented as high as 780 milligram per kilogram (mg/kg). Under natural conditions in the Bay Area, Lead is expected to range between 17 to 43 mg/kg. As part of the current lease, the City provides an annual Certificate of City Regarding Security to Remediate Property which provides information on the City's current budget set aside for remediation of the property. As of July 2019, approximately \$522,000 is in the City's budget for remediation.

Based on interdepartmental discussions, no immediate conflicts were identified for the City's continued use of the property as a Firing Range. District Staff has only been given renderings of the proposed improvements. Once the full plans have been received and reviewed, the proposed improvements will be brought to the Board for approval. The City will also be performing a supplemental Phase II investigation as outlined in the lease. District staff will work with Legal Counsel on drafting a new lease agreement, with a five-year initial timeframe with options to extend and with remediation requirements determined as a result of the pending Phase II.

Staff responded to questions from the Directors. Director Sethy suggested that staff think about a concept in which the firing range could be made available to the public on a limited basis.

3. Water Supply Assessment for the Station East Residential/Mixed-Use Project: Devon Becker, Water Resources Engineer, provided an update on the Water Supply Assessment (WSA) request from the City of Union City (City) for the proposed Station East Project (Project). Staff will bring the WSA for this Project to the Board for consideration on June 11, 2020. The Project site is located in eastern Union City, bounded by Decoto Road, 7th Street, Bradford Way, and the Union Pacific Railroad tracks, with a planning area of approximately 24 acres. The Project is a redevelopment of a portion of the existing Decoto Industrial Park with residential and mixed-use development. The proposed Project would provide 964 residential dwelling units (the public meeting notice had a different unit number and this was corrected during the presentation), 31,020 square feet of commercial space, and approximately 376,358 square feet of landscaped areas, including public parks, paseos, and semi-private and private open space areas, as well as other landscaped areas. Because the Project exceeds 500 dwelling units, California Water Code Section 10910 requires the City to formally request that the District

prepare a WSA for the Project. Preliminary analysis determined total new demand for the Project is estimated at 103 acre-feet /year.

The Project demand is consistent with the District's planning assumptions and is included in the District's demand forecast and water supply planning established in the 2015-2020 Urban Water Management Plan. The WSA also requires that the Project must be constructed with the latest technology related to water conservation measures.

4. Conservation Programs Update: Megan Maurino, Water Conservation Specialist, provided an update on the Bay Area Water Supply and Conservation Agency (BAWSCA) programs the District takes part in and proposed continuation in the following programs for FY 2020/21:
 - a) Rain Barrel Rebate Program –The District offers a \$50 per rain barrel rebate (up to 2 rebates per household) for rain barrels that are 50 gallons or more. District participation in this program began in 2015. The proposed FY 2020/21 Budget includes \$2,500 for 50 rebates.
 - b) Regional Smart Controller Program – The District offers a \$75 instant incentive towards the purchase of a Rachio Inc. smart controller. District participation in this program began in April of 2020. The proposed FY 2020/21 Budget includes \$25,000 for up to 300 smart controller incentives with sales tax.
 - c) Large Landscape Program (Waterfluence) – The District provides an online landscape water use budget tool to select Dedicated Landscape Partnership (DLP) program participants through Waterfluence. This was discussed with the Committee in February 2020 and was launched as a pilot program in April. Staff expects the results of the pilot to be successful and will bring the results back to the Committee in June.

Funds for these programs are included in the proposed FY 2020/21 budget and the rebates and/or incentives will remain the same and have been previously adopted in the District's Rate and Fee Schedule. The District must renew program agreements for the coming fiscal year. Staff will be asking the Board to authorize the General Manager to enter into participation agreements with BAWSCA for the Rain Barrel Rebate Program and the Regional Smart Controller Program at the June Board Meeting and the Large Landscape Program at the July Board Meeting.

The District's participation allows regional consistency of programs and enhances local partnerships. This action will help meet the District's Strategic Plan Goal 2.1 – Maintain and Enhance Sustainability and Reliability of Local and Regional Water Supplies.

Staff responded to questions from the Directors regarding what can be done to increase rebate participation and outreach. Specifically, Director Sethy shared ideas on how the District might be able to expand the breadth and public participation in the District's rain barrel rebate program. Overall, the Directors expressed their support for the conservation programs discussed.

5. Public Comments: There were no comments.

RECOMMENDATIONS

Topics discussed by the Committee were informational only, and no recommendations are being made.

Alameda County Water District

***Water Supply Assessment
for the
Station East Project***

June 11, 2020



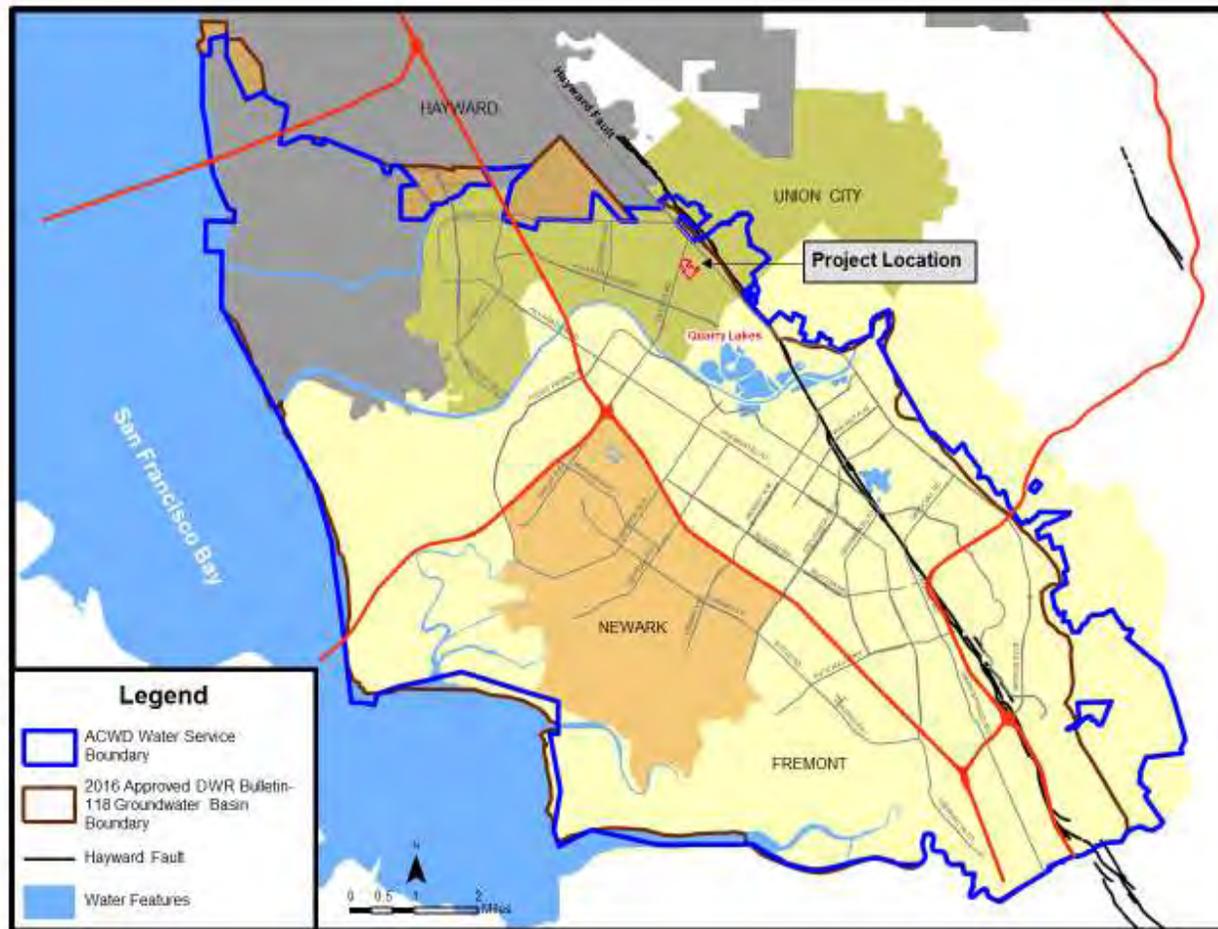
Overview

- On February 18, 2020, ACWD received a request for a Water Supply Assessment (WSA) from the City of Union City for the Station East Project (Project).
- Water Code Sec. 10910 requires ACWD to complete a WSA within 90 days.
 - ✓ Over 500 dwelling units
 - ✓ Over 500,000 sq. feet commercial retail building area

Purpose of a WSA

- To determine the sufficiency of water supply during normal, single dry, and multiple dry water years for the next 20 years for the proposed project, in addition to existing and planned future uses.

Project Location



Localized Project Site Map



Station East Project Details

- Project proposes redevelopment of an existing 24-acre site with a mixed-use, high-density, transit-oriented development that will add:
 - 964 residential units
 - 31,020 sq.ft. of commercial space
 - Approximately 376,358 square feet of public parks and paseos, semi-private and private open space areas, and other landscaped areas
- Subject to revision, we currently estimate new water demand as approximately 103 acre-feet/year.

Findings of WSA

- All Project demands are included in the District's Demand Forecast and UWMP (2015-2020), therefore:
 - ACWD has sufficient supplies for the Project in normal years.
 - The Project will not result in increased shortages from those already included in ACWD's UWMP during dry periods.
- The WSA will require the Project to use the latest water conservation technology measures.

Next Steps

- Upon Board approval of WSA, ACWD provides WSA to City of Union City.
- City of Union City to draft EIR to include WSA; public review and comment.
- City of Union City to request a written verification of sufficient water supply.

Thank you

Devon Becker
Water Resources Engineer
devon.becker@acwd.com

www.acwd.org

 [@AlamedaCountyWD](https://twitter.com/AlamedaCountyWD) 