

Water Demand Analysis Data

Provide information below, explaining basis and source for any assumptions.

1. APN: 312-092-32
2. Number of wells on property: 1 Metered? No
3. Name and contact information of applicant: Jeffrey T. Roberts
Assenig Group 1396 W. Herndon #101 Fresno, Ca. 93711
(559) 463-0900 / jroberts@assenigroup.com
4. Current zoning: 'RR' - County of Fresno
5. Describe current land use; include square footage of irrigated and nonirrigated areas including landscaping, cultivation, and undeveloped land. Include any additional features such as pools, accessory dwelling units, greenhouses, etc:
6. Type of action sought: Rezoning to 'RS-5' (conditional)

Answer the following questions regarding build out conditions if application is approved.

7. Total number of water service connections and respective meter size required for the property. Include fire services, domestic services, irrigation services, commercial services, and any other anticipated activities:
 - a. Number of Meter Connections: 1
 - b. Meter sizes: 1 1/2"
 - c. Explanations: One existing home/landscaping
8. Estimate peak water demand for property in gallons per minute (gpm), and explain as needed:
$$\frac{ADD \times MOD \times PHD}{1440 \text{ minutes}} = \frac{600 \text{ gpd} \times 2.0 \times 1.55}{1440 \text{ minutes}} = 1.3 \text{ GPM}$$
9. Estimate peak water demand for property in peak hour demands including fire protection requirements of 1500 gpm, and 20 psi residual pressure, and explain as needed:
$$PHD + 1500 \text{ gpm} = 1.3 \text{ gpm} + 1500 \text{ gpm fire flow} = 1501.3 \text{ gpm}$$
10. Estimate total annual water demands for property in acre-feet per year:
$$ADD \times 365 = 600 \text{ gpd} \times 365 \text{ days} / 325,951 = 0.7 - 1.0 \text{ ac/ft per year}$$
11. What, if any, is planned to provide water supply or groundwater recharge to the property? N.A.
12. Any other notes: N.A.

Signature of applicant:

A handwritten signature in black ink, appearing to be "C. S. Gray", written over a horizontal line.

Date: 10/29/2018

Jeff Roberts

Subject:

R-17-019 (39.3 acres located on W. Clinton Ave., west of N. Polk Ave.)

BACKGROUND:

The applicant, the Assemi Group, is interested in developing land on the north side of W. Clinton Ave., west of N. Polk Ave. This property is located in "Growth Area 1" but is not yet annexed to the City. The application submitted includes 4.66 acres located on the south side of W. Clinton Ave. which is in "Growth Area 2". This property is already developed with a single family home and is not proposed for any kind of subsequent development by either the owner of applicant. The applicant submitted the application and paid processing fees to the City of Fresno in October of 2017. The Applicant also prepared the City requested Traffic Study and submitted it to the City even though the proposed RS-4 and RS-5 Zone Districts conform to the adopted 2035 General Plan land use designations. The project was considered by the Fresno City Planning Commission on October 17th, 2018. The Commission recommended approval of the Applicant's proposal with a special restriction on the property located south of W. Clinton Ave. (See attached Exhibit "A")

Subsequent to the Planning Commission hearing, the applicant the prepared a Water Demand Analysis (as requested by the City staff on the afternoon of 10-22-18) for "replacement" water in the event that the one existing water well fails on the 4.66 acre parcel located on the south side of Clinton Ave. Additionally, the applicant met with Fresno Irrigation District representatives and secured their support for a method of securing a Surface Water allocation to serve the property. The applicant also offered to provide the necessary \$10,000 of funding to the City of Fresno for the purchase of 1.0 ac./ft. of surface water available from Fresno Irrigation District. (see attached Exhibit "B") (Note: there is a significant amount of existing landscaping at the property so the water demand is higher than a "typical" single family home on a standard sized lot)

CURRENT REQUEST BY THE CITY:

The City is now stating that they need additional information to complete the Environmental Assessment for the proposed project. The additional information that they state is needed is a Water Demand Analysis for the possible development that may occur in the future on the 4.66 acres located on the south side of W. Clinton Ave. The proposed "Conditional" RS-5 zoning would potentially allow future residential development if the applicant for that entitle were to secure a reliable, permanent surface water allocation for the proposed development.
(Note: No development is proposed for this parcel by the owner or applicant)

WATER DEMAND ANAYLSIS:

Based upon recent meetings, phone conversations, and discussions with City Staff and staff from the Fresno Irrigation District, it has been determined that the average water use in Fresno is approximately .5 ac./ft. per home annually. The 4.66 acres of land located on the south side of Clinton Ave. could potentially be developed with 5.0 – 12.0 units per acre. Given the fact that homes in this area of the City have and are developing at the low end of this density range, it is assumed that the 4.66 acres could be developed with 24 units. If this type of development were proposed, the applicant for that development would need to provide for approximately 12.0 ac./ft. of reliable, permanent surface water allocation to the City of Fresno. Assuming that the cost of having the City secure a Surface Water Supply is \$10,000 per ac./ft. (the cost quoted by the City of Fresno on 10-22-18) the applicant will need to pay the City of Fresno \$120,000 for the water.

ADDITIONAL CONDITION OFFERED BY THE APPLICANT:

The applicant, the Assemi Group, is willing to agree to purchase (for \$10,000) from the City, a 1.0 ac./ft. supply of surface water to provide the assurance to the City that the property located on the south side of W. Clinton Ave. This surface water supply can/will be used by the City to provide water service to the property in the event of well failure. The applicant will pay the City the entire amount (\$10,000) prior to the recordation of the Annexation that includes all of the property included in R-17-019.

Jeffrey T. Roberts

Assemi Group, Inc.

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