1. **What role does the City Council play in assessing water supply issues for the Stanford University Medical Center project?**

The Council plays multiple roles in the overall SUMC entitlement process and there are three discrete areas where water issues arise. First, in Council’s role as the public water supplier, it must prepare and approve a Water Supply Assessment for the project. Second, in its role as lead agency under the California Environmental Quality Act (CEQA), the Council independently evaluates the availability and reliability of water supplies to serve the proposed project and the potential environmental impacts of utilizing that supply. Finally, as the final decision maker on the proposed entitlements, Council determines whether the project should be approved and if so what conditions to impose. In making a final decision on the project, Council can consider water issues and can impose general water conservation measures in the Conditions of Approval.

2. **What is SB 610?**

Senate Bill 610, which went into effect in January 2002, requires public water agencies to prepare a Water Supply Assessment for large projects including commercial projects employing more than 1,000 persons or having more than 250,000 square feet of floor space. This bill was designed to promote better communication between water agencies and planning agencies to ensure sufficient water supplies for new development.

3. **What is a Water Supply Assessment?**

A Water Supply Assessment is an analysis of the availability, sufficiency and reliability of water supplies for a specific project. The general standard evaluated in a WSA is whether the public water system’s total projected water supplies available during normal and drought years during a 20-year projection are sufficient to meet the projected water demand of the proposed project. The WSA must take into account the demands on the public water system from all existing development and all projected future development. A WSA may incorporate data from the City’s Urban Water Management Plan.

3. **What is an Urban Water Management Plan?**

An Urban Water Management Plan is a long range water supply planning document that public water agencies must update every five years. An UWMP examines the sufficiency of water supplies during a 20 year horizon period and, like an WSA, is required to consider the sufficiency of the agency’s supplies during both normal and drought years. UWMPs are the backbone of regional and local water supply planning and thus are required to address myriad water supply and demand issues, including conservation and demand reduction programs. The City’s latest UWMP, which was adopted in December 2005, contains a detailed demand reduction program.
4. What are the elements of the City’s existing demand reduction program?
The City has a multi-stage demand reduction program but it is projected that only the first two phases would be triggered in a multiple year drought. Stage I measures are designed to reduce water usage by 5-10% and include informational outreach and enforcement of the permanent water use ordinance. Stage II measures are designed to reduce water usage by 10 to 20% and consist of additional information outreach, audit programs, incentive-based rate structures to encourage water conservation and vigilant enforcement of the City’s existing permanent water use regulations.

5. What happens if the Water Supply Assessment determines that there is insufficient water to supply the project?
If the existing water supplies are insufficient to meet projected demand and the water agency determines that additional conservation is not desirable or achievable, the water supplier must provide detailed plans for acquiring additional water supplies and those efforts must be described in the Environmental Impact Report for the proposed project. For this purpose, “water supplies” can include conservation measures.

6. How is the WSA incorporated into the SUMC Environmental Impact Report (EIR)?
The WSA will be an appendix to the EIR. The California Environmental Quality Act guidelines provide that a project could have a significant utilities impact if the project would require new or expanded water entitlements or facilities. In addition, the City will examine whether the incremental increase in conservation (or demand reduction program) resulting from the project would have an impact on the environment. The EIR consultant’s preliminary opinion is that the project will not have a significant impact in this area. Ultimately, it will be up to the City Council, based on the entire record, to determine whether there are available and reliable water supplies to serve the proposed project, and whether there may be potentially significant environmental impacts associated with utilizing those supplies. Council will make these findings in connection with certification of the Final EIR, currently scheduled for late 2010.

7. Because the Council approved the WSA is it precluded from denying the project because there is insufficient water to serve the project?
The Council has broad discretion to deny the project in general. Based on the current information provided by the applicant and independently verified, Staff believes that the additional incremental water demand resulting from the project does not significantly impact the water supply. There may be additional evidence presented in the DEIR comments and hearings that could affect this conclusion.

8. What did the Water Supply Assessment for the SUMC project conclude?
The Water Supply Assessment concluded that in wet years there would be adequate water supplies (without any conservation) to serve both the project and existing and future development. In drought years there would be inadequate water supplies to serve even existing and projected future development, but the City had a demand reduction program in place (i.e. conservation measures) to address the shortfall. While the project slightly would slightly increase the overall city water demand, this increase was relatively small (approximately 1% additional demand) and therefore the project could be accommodated without significantly altering the existing demand reduction programs contemplated for drought years.

9. How was SUMC water usage projected in the WSA?
The project’s estimated water use was calculated by Stanford’s water consultant Mazzetti & Associates and peer reviewed by the City’s water consultant.

Hospital buildings: The estimated water use for the new hospital buildings is based on the square footage of the hospital buildings, not the number of beds. In developing the projections, Mazzetti & Associates used its experience with other comparable hospital facilities and took into account the pre-existing water use rates at the SUMC hospital facilities and the water demands of the different hospital departments. The projections are based on a composite water use rate of 0.204 gallons per day per square foot (gpd/sf) for the new SHC facilities and 0.213 gpd/sf for the new LPCH facilities.

Clinic buildings: The water demand projections for the new clinic and medical office buildings are also based on square footage and on Mazzetti & Associates’ experience with comparable medical facilities. The projections are based on a water use rate of 0.100 gpd/sf.

School of Medicine: The water demand projections for the new School of Medicine (SoM) facilities are based on a variety of factors, including the estimated number of building occupants, frequency of usage of plumbing fixtures, and projected water use for laboratory equipment. Unlike the projections for the hospital and clinic buildings, water demand projections for the SoM facilities already include conservation.

10. What happens if SUMC exceeds the water usage projected in the WSA?
The water demand projections of the SUMC project are contained in the project application and are incorporated into the project description. If these projections are exceeded (presumably by a project expansion) additional environmental analysis may be required.

11. Can the City impose water conservation requirements on the project?
Yes, at a minimum City staff will recommend that the Conditions of Approval contain the express conservation measures included in Stanford’s February 13, 2009 and April 28, 2009 letters. In addition, staff has communicated to Stanford
the need to incorporate aggressive sustainability measures in all areas, including water conservation. Finally, staff will include conservation monitoring and enforcement measures in the Conditions of Approval.

12. **What is SB 7?**
Senate Bill 7 is a new law effective January 1, 2010. This bill requires the state to achieve a 20% reduction in urban per capita water use by December 31, 2020. The state is required to make incremental progress towards this goal by reducing per capita water use by at least 10% on or before December 31, 2015. The bill requires each urban retail water supplier to develop both long-term urban water use targets and an interim urban water use target. SB 7 also creates a framework for future planning and actions for urban and agricultural users to reduce per capita water consumption 20% by 2020.

13. **How will SB 7 impact the City’s water supply/demand in light of Stanford’s additional incremental water demand?**
Utilities staff believes that the City can achieve SB 7’s 20% per capita water reduction mandate through continued funding and implementation of existing conservation programs. Staff also believes the SB 7 mandate can be achieved even with the addition of the Stanford project and, as mentioned above, staff will be proposing specific conservation measures in the Conditions of Approval to ensure that the SUMC project contributes its fair share to this reduction.

To the extent SB 7 is expected to result in overall per capita demand reduction, the City’s overall water supply picture will be improved.