

APPENDIX 4.19-2

WATER DEMAND MEMO

MEMORANDUM

To: City of Anaheim Public Works
ATTN: Amanda Lauffer – Associate Planner

From: Elizabeth Cobb
Jason Marechal, P.E.
Kimley-Horn and Associates, Inc.

Date: 4/15/2024

Subject: Anaheim Hills Festival (DEV2023-00043) – Water Demand Memo

As part of the on-going production of the environmental impact report for CEQA clearance for the Anaheim Hills Festival Specific Plan and Final Site Plan (DEV2023-00043), the City requested that a Water Demand Memorandum be prepared confirming whether a Water Supply assessment (WSA) will be necessary for the project. Kimley-Horn has prepared this memorandum in response and concludes that the project does not meet the provisions for triggering a WSA as outlined in Senate Bill 610 (SB 610).

Introduction/Project Description

The Project site is located within the existing 85.7-acre Festival Anaheim Hills Specific Plan (Specific Plan), which includes the following Assessor Parcel Numbers (APNs): 354-451-01, -03, -04, -06, -08, -10, -12, -13, -17, -19, -20, -24, -27, -28, -31, -32, -33, -34, -35, -37, and -38. The Specific Plan is located south of State Route 91 (SR 91) and is generally located south of Santa Ana Canyon Road and west of Roosevelt Road.

The proposed Anaheim Hills Festival Specific Plan Amendment (“Project SPA”) would create a new Development Area (“DA”) with a Mixed-Use Overlay. See **Exhibit 1, *Anaheim Hills Festival Current and Proposed Development Areas***. The Project SPA proposes to reduce a portion of DA 2 from 48 acres to 33.2 acres to create DA 5 with 14.8 acres. The boundaries of the Anaheim Hills Festival Specific Plan remain the same, along with DA 1, 3 and 4.

Concurrent with the Specific Plan Amendment, a Final Site Plan is being proposed to accommodate 447 multifamily apartment units and associated site improvements. The proposed development would demolish the existing movie theater along with existing landscaping, parking, and site improvements, totaling 10.09 acres. With the demolition of the movie theater, there is actually a reduction of retail square feet of 49,372 from the Anaheim Hills Festival Specific Plan.

There are existing retail uses within DA 5 that would remain as part of the proposed project. No change or water demand is associated with these existing uses to remain. Therefore, the proposed 447 units and associated proposed landscaped areas generate the only new water demand.

Water Code Summary

Senate Bill 610 introduced legislation related to water usage and established the requirement for water purveyors to prepare WSAs for several project types. California Water Code WAT § 10912 sets forth the following project types requiring a WSA:

a. “Project” means any of the following:

- (1) A proposed residential development of more than 500 dwelling units.
- (2) A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.

- (3) A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.
- (4) A proposed hotel or motel, or both, having more than 500 rooms.
- (5) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.
- (6) A mixed-use project that includes one or more of the projects specified in this subdivision.
- (7) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

Methodology/Analysis

The existing movie theater water demand rate was based on the *Anaheim Public Utilities – Water Services Administration Procedures and Design Guidelines, Dated June 2020*. Section 3.1.3 Guidelines set forth the following typical water consumption factors:

- Low Density Residential (Single Family): 600 gpd/unit
- Medium density residential (Multi-Family): 300 gpd/unit
- General Commercial/Retail/Schools: 4,000 gpd/acre
- Parks/Landscaped Areas: 3,500 gpd/acre

These factors are utilized to estimate the Project's net water demand, presented in Table 1 below. This water demand is then converted back into equivalent dwelling units, using both the single-family consumption factor and the multi-family consumption factor for the purposes of discussion.

Table 1: Project Net Water Demand

DISPOSITION	LAND USE	TOTAL AREA (AC)	UNITS	DEMAND FACTOR	AVG DAILY FLOW (GPD)
Removed	Commercial	10.09	-	4,000 GPD/ac	-(40,360)
Proposed	Multi-family Residential	-	447	300 GPD/unit	+134,100
Proposed	Landscape	1.5	-	3,500 GPD/ac	+5,250
NET DEMAND					98,990

Conclusion

The net water demand from the Project is 98,990 gallons per day. Using the typical water consumption factor of 600 gpd/unit for single-family residential units, **the project demand is equivalent to 165 single-family dwelling units**. A single-family residential unit water consumption factor is traditionally identified as an “equivalent dwelling unit” for water demand calculations. Using the typical water consumption factor of 300 gpd/unit for multi-family residential units, **the project demand is equivalent to 330 multi-family dwelling units**. Both definitions of a dwelling unit indicate that the net project demand is less than the 500-dwelling unit water demand threshold that triggers the need for a WSA. Therefore, the proposed project does not necessitate a WSA based on the provisions of SB 610.

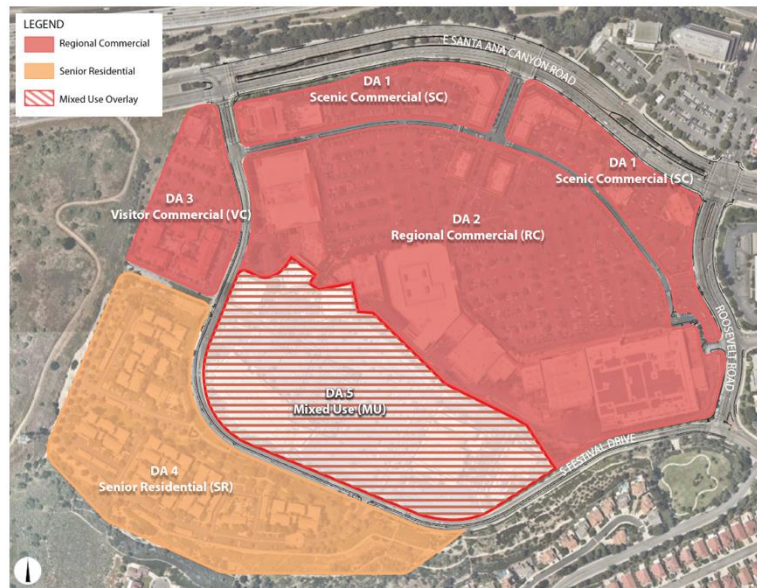
EXHIBIT 1 Anaheim Hills Festival Specific Plan Current and Proposed Development Areas

CURRENT DEVELOPMENT AREAS



Current Land Use by Development						
DA	Use Type		AC	SF	DU	Allowable
1	SC	Scenic Commercial	8.4	66,100	0	
2	RC/E	Retail Commercial and Entertainment	48	504,850	0	
3	V	Visitor Commercial	4.5	77,200	0	
4	BC	Business Commercial/ Senior Housing	17.7	240,000	270	15 du/ac
--	--	Private Roads	7.1	--	--	
TOTALS			85.7	888,150	270	

PROPOSED DEVELOPMENT AREAS



Proposed Land Use by Development						
DA	Use Type		AC	SF	DU	Allowable
1	SC	Scenic Commercial	8.4	66,100	0	
2	RC/E	Retail Commercial and Entertainment	33.2	377,334	0	
3	V	Visitor Commercial	4.5	77,200	0	
4	BC	Business Commercial/ Senior Housing	17.7	240,000	270	15 du/ac
5	MU	Mixed Use	14.8	78,144	447	60 du/ac
--	--	Private Roads	7.1	--	--	
TOTALS			85.7	838,778	717	