

Appendix O

Preliminary Water Demand Analysis



**PRELIMINARY WATER DEMAND
ANALYSIS FOR THE SANDPIPER GOLF
CLUB IMPROVEMENT PROJECT**

February 8, 2022

Prepared for:
Ty Warner Hotels and Resorts

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Project Number:
2042588200

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PRELIMINARY WATER DEMAND ANALYSIS FOR THE SANDPIPER GOLF CLUB IMPROVEMENT PROJECT

Purpose of Report

The purpose of this report is to determine the preliminary annual potable water demand necessary for the proposed Sandpiper Golf Club improvement project. The report provides documentation of the historic water allocation and of the demands associated with the proposed improvement project. The report is prepared for the Goleta Water District which currently provides potable and reclaimed water service to the site.

Existing Site

The project site is located south of the intersection of Hollister Avenue and Cathedral Oaks Road in the City of Goleta. The site is currently developed as an 18-hole public golf course with one restroom building, a club house with dining facilities, golf cart and golf course maintenance buildings and facilities, the vacant “Barnsdall Service Station” building and associated parking facilities on approximately 193 acres.



Fig. 1 – Existing Site



Project Description

The proposed project will renovate the existing golf course, demolish most of the existing site improvements and construct a new main club house building including indoor golf cart storage space, two detached maintenance buildings and associated parking facilities. The golf course will include a detached comfort station including restrooms and a small kitchen. The Barnsdall Service Station is proposed to be renovated and used as a dining facility. See Appendix A for Conceptual Site Layout Exhibit.

Historic Water Credit

The Goleta Water District has determined that the collective potable historic credits per the District Code is **3.28 acre-feet per year (AFY)**. See Appendix B for Determination of Water Availability dated December 9, 2021 for additional details.

The golf course fairways, greens and other landscaped areas on the course utilize both potable and reclaimed water for irrigation purposes. Those water uses are governed by separate standalone agreements and are not included in the historic credit or analyzed within this report.

Methodology

The annual water demand for the proposed project is based on the “Final Water Demand Factor Study” prepared for Ventura Water by Wood Rodgers and dated April 8, 2020 (see Appendix C for excerpts). This report was selected for the analysis due to its close proximity to the project site and because the data is more current than other available sources for the region.

The appropriate use category for the proposed project is “**Single-Use Commercial**” as outlined in the Ventura Water study with the data for this category based on actual water billing data from 2013-2018.

The water demand factor for Single-Use Commercial is 105 gallons per day (gpd) per thousand square feet (ksf) of building area. This factor takes water loss of 7% into account and includes a 20% contingency.

105 gpd is converted to AFY by multiplying by 0.00112 AFY/gpd to obtain a demand of **0.12 AFY/ksf** of building area for the proposed project.

It is important to note that the proposed project includes significant building square footage that is considered “unconditioned space” and are not included in our water demand calculation. These facilities



PRELIMINARY WATER DEMAND ANALYSIS FOR THE SANDPIPER GOLF CLUB IMPROVEMENT PROJECT

include golf cart storage and other storage areas which could exist outside but have been moved indoors for aesthetic purposes. These areas are not climate controlled and generally do not include water use.

Water Demand Calculation

Total building area for the proposed project is 42,800 SF, however, 19,700 SF of this area is “unconditioned space” and is not included in the water demand calculation (see “Methodology” above). This leaves 23,100 SF of conditioned space to be used as the basis of the water demand calculation.

Calculated annual water demand based on “Single-Use Commercial” use category using the “Final Water Demand Factor Study” from Ventura Water:

Building Area

Total building area:	42,800 SF
Less “unconditioned space”	-19,700 SF
Conditioned Space =	23,100 SF (area used for water demand calculation)

Demand Factor

Single-Use Commercial demand factor = 105 gpd/ksf x 0.00112 AFY/gpd = 0.12 AFY/ksf

Water Demand

23,100 SF/1000 x 0.12 AFY/ksf = **2.77 AFY**

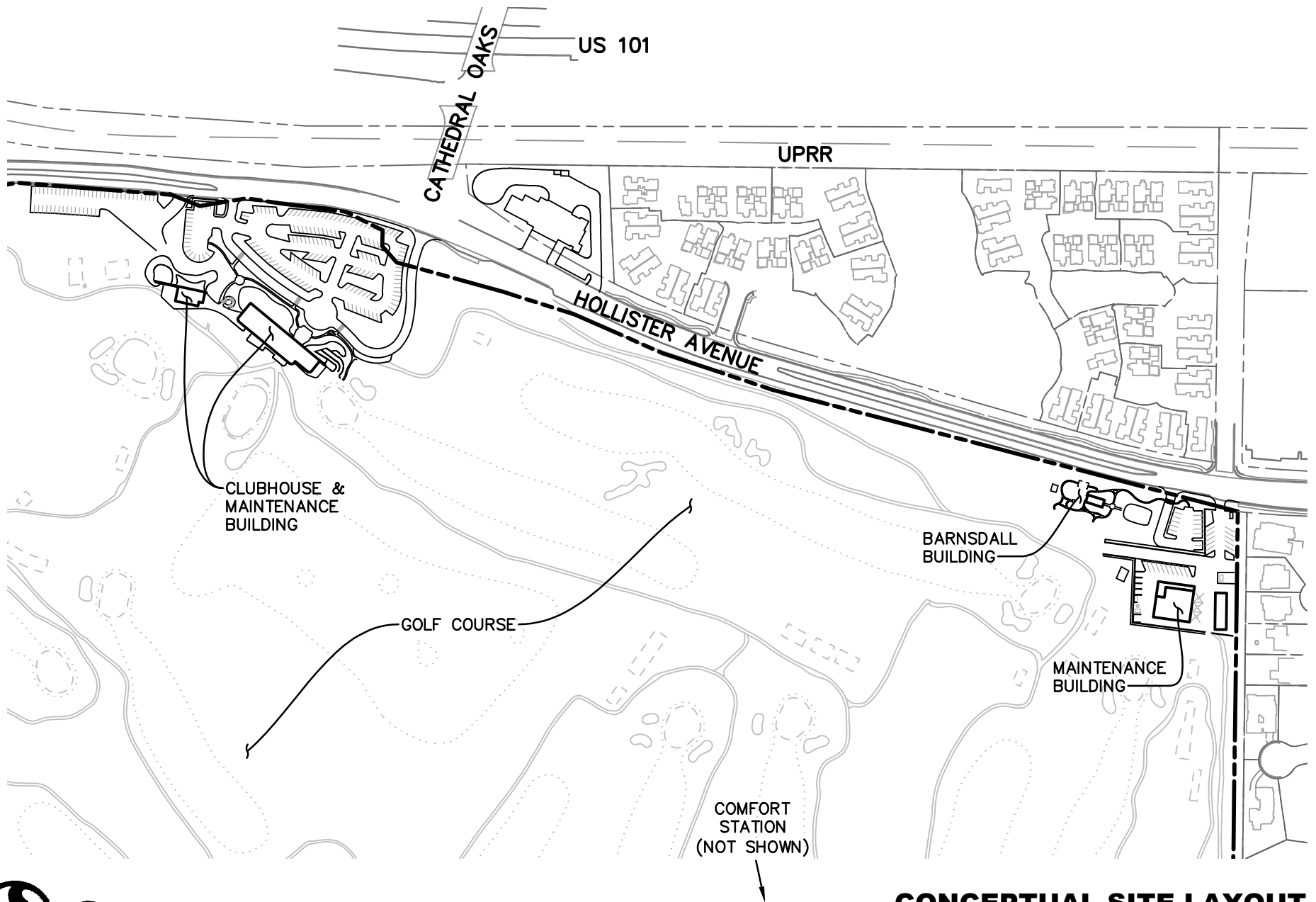
Conclusion

Based on the conceptual project design which includes 23,100 sf of conditioned building area, the proposed project has an annual potable water demand of **2.77 AFY** excluding golf course uses. The anticipated demand is less than the historic credit of **3.28 AFY**.



APPENDIX A – CONCEPTUAL SITE LAYOUT EXHIBIT





200 East Carrillo Street, Suite 101
Santa Barbara, CA 93101
Phone: (805) 963-9532



1"=300'

CONCEPTUAL SITE LAYOUT SANDPIPER GOLF CLUB

CITY OF GOLETA, CA

2/9/2022

APPENDIX B – DETERMINATION OF WATER AVAILABILITY (GWD)





4699 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93110-1999
TELEPHONE 805/964-6761
FAX 805/964-7002

DETERMINATION OF WATER AVAILABILITY

December 9, 2021

Sandpiper Golf Trust, LLC
Attn: Cathy Hwang, CFO
7925 Hollister Avenue
Goleta, CA 93117

Re: Determination of Water Availability
SERVICE ADDRESS: 7925 Hollister Ave
APN: 079-210-059

Dear M. Hwang:

Thank you for contacting the Goleta Water District (District) regarding the potable water to the Sandpiper Golf Course Property. As requested, we have thoroughly reviewed the history of District water service to the property including current and previously metered service connections and their designated uses and determined the collective potable historic water credits per the District Code (Section 5.16.041) is 3.28 Acre-Feet per Year (AFY).

This determination of water availability is based on historical commercial potable use through four meters that provided potable water prior to 1997. The individual metered connections and their established credit include: GWD Property No. (PN) 209-681 (1.05 AFY); PN 209-700 (0.23 AFY); PN 209-702 (1.99 AFY); and PN 209-708 (0.01 AFY).

It is worth noting that some of the historic services are no longer in place or have been reassigned. However, consist with current District Code the potable water credit from the past services remains with the land. This determination of historic water availability does not replace, append or removed recycled and potable water available as guaranteed in the Reclaimed Water User Agreement between the District and Sand Piper Corporation as Amended, dated October 31, 1997.

Please be advised that this Determination of Water Availability is solely informational. If would like to obtain a Preliminary Water Service Determination letter or initiate an Application for Water Service with the Goleta Water District, please contact me at 805-879-4652 or jheaton@goletawater.com.

Sincerely,


Jema Heaton
Senior Water Resources Analyst

APPENDIX C – “FINAL WATER DEMAND FACTOR STUDY” (VENTURA WATER)





Final Water Demand Factor Study

April 8, 2020

Prepared By:



Contact: Kevin J. Gustorf, P.E.

(916) 341-7425

Table 10
Proposed Demand Factors

		Raw Factor (gpd)	Water Loss 7.0%	Contingency 20%	Proposed Factor (gpd)
<u>Residential</u> ^[1]					
	Single-Family	229.0 /du	16.0	49.0	294 /du
	Multi-Family	163.0 /du	11.4	34.9	209 /du
<u>Non-Residential</u> ^[2]					
	Office	29.7 /ksf	2.1	6.4	38 /ksf
	Medical/Dental Office	130.7 /ksf	9.1	28.0	168 /ksf
	Assisted Living	70.8 /bed	4.9	15.1	91 /bed
	Hotel (w/ restaurant)	134.2 /room	9.3	28.7	172 /room
	Hotel/Motel (no restaurant)	104.2 /room	7.3	22.3	134 /room
	Public & Institutional	52.6 /ksf	3.7	11.3	68 /ksf
	School	15.4 /student	1.1	3.3	20 /student
	Restaurant (sit-down)	524.6 /ksf	36.5	112.2	673 /ksf
	Restaurant (fast-food)	677.9 /ksf	47.2	145.0	870 /ksf
	Brewery	338.6 /ksf	23.6	72.4	435 /ksf
	Bakery/Coffee Shop	116.4 /ksf	8.1	24.9	149 /ksf
	Grocery Store	121.2 /ksf	8.4	25.9	156 /ksf
	Multi-Tenant Commercial	120.8 /ksf	8.4	25.8	155 /ksf
	Single-Use Commercial	81.9 /ksf	5.7	17.5	105 /ksf
	Self-Storage	223.2 /acre	15.5	47.7	286 /acre
	Church	71.7 /ksf	5.0	15.3	92 /ksf
	Park/Golf Course	1,339.7 /acre	93.3	286.6	1,720 /acre
	Gym (w/ pool)	165.6 /ksf	11.5	35.4	213 /ksf
	Car Wash	841.8 /ksf	58.6	180.1	1,081 /ksf
	Gas Station (w/ car wash)	1,824.4 /ksf	127.1	390.3	2,342 /ksf
	Gas Station	198.5 /ksf	13.8	42.5	255 /ksf

[1] Based on actual water billing data from Years 2013-2018. See Appendix A for details.

[2] Based on actual water billing data from Years 2013-2018. See Appendix B for details.

gpd = gallons per day

du = dwelling unit

ksf = 1,000 square feet