WEST YOST
Water. Engineered.

6800 Koll Center Parkway
Suite 150
Pleasanton CA 94566

925.426.2580 phone
530.756.5991 fax
westyost.com

TECHNICAL MEMORANDUM

DATE: December 12, 2025

Project No.: 415-60-25-46
SENT VIA: EMAIL

TO: Rana Moore, PE, City of Roseville

FROM: Elizabeth Drayer, PE, RCE #46872

REVIEWED BY: Rhodora Biagtan, PE, RCE #59371

SUBJECT: Amendment to the Roseville Industrial Park Project Water Supply Assessment to support the Proposed Phillip Road Project

INTRODUCTION

The Phillip Road Project (Proposed Project) is a planned development project located in the northwest portion of the City of Roseville (City). The development plan for the Proposed Project includes six development phases, including four initial phases with single family residences, a fifth phase with higher density residential, and a final phase with a mix of commercial and light industrial land uses.

The site was originally planned as the Roseville Industrial Park, including light manufacturing, warehouse, and distribution uses, as well as a potential electrical substation south of Pleasant Grove Creek. To support its environmental review, a Water Supply Assessment (WSA) was prepared for the Roseville Industrial Park Project in May 2022.[1]

The purpose of this technical memorandum (TM) is to evaluate whether the findings and conclusions of the previously prepared WSA remain valid in light of the revised land uses and corresponding changes in water demand for the Proposed Project. This Technical Memorandum is organized into the following sections:

- Previous Roseville Industrial Park Project and WSA Findings
- Updated Water Demand Projections for the Proposed Phillip Road Project
- City of Roseville Water Supply Updates
- Implications for WSA Findings
- Compliance with Senate Bill 221 Requirements

[1] Roseville Industrial Park Project Water Supply Assessment, prepared by West Yost, Final Report dated May 2022.

PREVIOUS ROSEVILLE INDUSTRIAL PARK PROJECT AND WSA FINDINGS

The May 2022 WSA for the Roseville Industrial Park Project evaluated the City's water supply availability to serve the project which was proposed to have approximately 1,938 employees and up to 15 industrial buildings totaling approximately 2,415,000 square feet. The total water demand for the project was estimated to be 561 acre-feet per year (AF/yr), including 518 AF/yr of potable water and 43 AF/yr of recycled water.

Because the Roseville Industrial Park Project was not included in the City's 2020 Urban Water Management Plan (UWMP), the WSA recalculated supply and demand comparisons for normal, single dry, and multiple dry years to include the projected water demand for the project. According to the City's 2020 UWMP and the technical analysis provided in the WSA, no water supply shortages were projected during normal water years through 2045. In single dry years, supply shortages of up to 3.7 percent were projected, and in multiple dry years, shortages ranging from 0.3 percent to 8.6 percent were projected in the fourth and fifth years of an extended drought. In the event of any water shortages, the City would implement its Water Shortage Contingency Plan (WSCP), and the project would be subject to the same water use restrictions as other City water customers.

The 2022 WSA focused primarily on potable water supply but noted that the project would utilize recycled water for landscape irrigation demand and construct the necessary recycled water system infrastructure required to connect to the City's existing recycled water system.

UPDATED WATER DEMAND PROJECTIONS FOR THE PROPOSED PHILLIP ROAD PROJECT

The Proposed Project is now planned to include a total of 664 residential dwelling units and approximately 65 acres of community commercial, light industrial and public land uses. As shown in Table 1, the total water demand for the Proposed Project is estimated to be 1,002 acre-feet per year (AF/yr), with 368 AF/yr of potable water and 634 AF/yr of recycled water.[2] The updated water demands reflect a 150 AF/yr decrease in potable water demand and a 591 AF/yr increase in recycled water demand from what was previously projected for the Roseville Industrial Park Project. The Proposed Project now includes a proposed data center, whose water demands are planned to be met completely with recycled water, accounting for the significant increase in recycled water demand compared to the previously evaluated Roseville Industrial Park Project.

Table 1. Summary of Projected Water Demands

	Roseville Industrial Park Project	Phillip Road Project	Change
Potable Water Demand	518 AF/yr	368 AF/yr	- 150 AF/yr
Recycled Water Demand	43 AF/yr	634 AF/yr[(a)]	+ 591 AF/yr
Total Water Demand	**561 AF/yr**	**1,002 AF/yr**	**+ 441 AF/yr**

(a) The recycled water demand shown includes 97 AF/yr for irrigation demand and 537 AF/yr for the data center. Per the Phillip Road Recycled Water Master Plan, prepared by Laugenour and Meikle, dated November 13, 2025, the irrigation demand would be reduced to 38 AF/yr with conservation, including turf area reduction and installation of smart controllers.

[2] Phillip Road Site Potable Water Master Plan, prepared by Laugenour and Meikle, December 8, 2025. The projected potable water demand reflects the subtraction of the recycled water irrigation demand and the potable water conservation savings.

CITY OF ROSEVILLE WATER SUPPLY UPDATES

The City continues to advance projects aimed at strengthening water supply availability and reliability and other long-term projects to increase water resiliency in dry and drought years. These efforts include enhancements to the City's groundwater infrastructure. Since completing the 2020 UWMP and the 2022 WSA, the City has constructed an additional groundwater well and incorporated Aquifer Storage and Recovery (ASR) capabilities into existing wells. The City now operates seven groundwater wells, six equipped with ASR functionality, and plans to add four more wells by 2035. This expanded groundwater capacity aligns with the assumptions outlined in the 2020 UWMP.

In addition, in 2023, the City collaborated with PCWA to update its water supply agreement. Notably, the City's previous water supply agreement with the San Juan Water District was consolidated into the PCWA contract. Overall, the water supply quantities in the amended agreement remain generally consistent with those projected in the 2020 UWMP.

The City's 2020 UWMP and 2022 WSA assumed that water deliveries to the City from the United States Bureau of Reclamation (USBR) would be reduced by 75 percent during a single dry year and in the fifth year of a five-year drought. This assumption reflected the actual curtailment the City experienced in 2015. However, in 2022, the City's USBR allocation was reduced by 100 percent, resulting in a zero allotment.

If the supply and demand analysis in the 2022 WSA were updated to reflect this more severe curtailment, the projected supply shortage during a single dry year or the fifth year of an extended drought would increase to approximately 16.4 percent. Under these conditions, the City may need to implement Stage 2 of its WSCP to reduce demand to levels that can be met with available supplies.

IMPLICATIONS FOR WSA FINDINGS

With the decrease in the projected potable water demand for the Proposed Project, the findings in the 2022 WSA remain valid and indicate that sufficient potable water supplies are available to meet projected demands under normal water year conditions through 2045. The City's WSCP would continue to apply in the event of shortages during single dry years or extended drought conditions, although the extent of any shortages may differ from those identified in the 2022 WSA due to updated supply conditions. In any case, the Proposed Project would be subject to the same water use restrictions as other customers if the WSCP is implemented.

The increase in the projected recycled water demand for the Proposed Project does not affect potable water supply reliability but will require coordination with the City to ensure adequate recycled water infrastructure and supply capacity. In May 2025, a Recycled Water System Evaluation was completed for the City by Woodard & Curran.[3] The objectives of the evaluation included documenting an updated assessment of the recycled water system's supplies and demands to determine recycled water infrastructure needed to supply potential future customers and urban growth areas. The May 2025 report includes recommended improvements for the City's existing system to address anticipated future demands and identifies the location of connection for those future demands.

Although the recycled water demands for the Proposed Project do not appear to have been explicitly included in the May 2025 evaluation, future recycled water supplies are projected to be sufficient to meet anticipated recycled water demands, including those associated with the Proposed Project. It is also

[3] City of Roseville Recycled Water Systems Evaluation, prepared by Woodard & Curran, May 2025.

anticipated that the City's existing recycled water system can be expanded to serve the Proposed Project; however, specific implementation details will need to be confirmed during project design and permitting.

COMPLIANCE WITH SENATE BILL 221 REQUIREMENTS

Senate Bill (SB) 221, enacted in 2001, requires that approval of certain residential subdivisions by a city or county include written verification of a sufficient water supply. Under California Government Code Section 66473.7(a)(1), this requirement applies to proposed residential developments of more than 500 dwelling units.

The Roseville Industrial Park Project was exempt from compliance with SB 221 because it did not include residential development. However, the proposed Phillip Road Project includes 664 residential units, exceeding the 500-unit threshold. Therefore, prior to approval of the final subdivision map, the City must provide affirmative written verification that adequate water supplies are available to serve the development under normal, single dry, and multiple dry year conditions for a 20-year planning horizon.

This verification will be based on the City's 2020 UWMP[4], the City's WSCP, the May 2022 WSA for the Roseville Industrial Park Project, and the updated analysis presented in this Technical Memorandum. Potable water supplies remain sufficient to meet the Proposed Project's demands, and recycled water demand will be addressed through system expansion during project design and permitting. Accordingly, the City can provide the required written verification to demonstrate compliance with SB 221.

[4] The City is currently preparing its 2025 UWMP, which must be submitted to the California Department of Water Resources by July 1, 2026. If the approval process for the Proposed Project occurs after the adoption of the City's 2025 UWMP, additional review may be necessary to ensure consistency with the findings and conclusions of the adopted 2025 UWMP.