SWEETWATER SPRINGS WATER DISTRICT

TO: Board of Directors **AGENDA NO. V-A**

FROM: Steve Mack, General Manager

Meeting Date: August 2, 2018

SUBJECT: GUERNEWOOD PARK RESORT WATER SERVICE MODELLING RESULTS

RECOMMENDED ACTION: Receive a presentation from General Manager Steve Mack regarding the progress on computer modeling the Guernewood Park Resort request for water service from the District and provide direction to staff.

FISCAL IMPACT: none at this time.

DISCUSSION:

The Guernewood Park Resort (Resort) is a proposed hotel/motel with a reported 120 rooms and a restaurant which is located next to the Dubrava Condominiums and Hulburt Creek in Guernewood Park. Coastland Engineering is developing a model to determine whether the District's Guerneville System can supply water to the Resort without impacting existing District operations.

As discussed last month, the modeling results appeared to show that the District can meet the ordinary water supply demand for the Project but the District has insufficient storage for the fireflow requirements. This is a similar statement from what we have believed about this project for some time (since before I came here); this modeling has refined that amount. In the model run done last month, the District needs additional storage of approximately 530,000 gallons.

On July 19 District and Coastland Engineering staff met with Guernewood Park Resort representatives to discuss the model results. It turns out that the fireflow requirements given to the modelers were based on a worst case construction situation - the least firesafe construction possible (if that's the correct terminology). The Project proponents have given Coastland the fireflow requirements for more firesafe construction methods and, running the model, those methods show a reduced storage requirement in the 176,000 gallon or 70,000 gallon ranges to no additional storage needed. It appears, the Project proponents will need to determine their construction methods to determine how much, if any additional storage, is needed.

I have agreed to produce a conditional will serve letter based on Coastland's latest modeling results.