

# ***ATTACHMENT 21***

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***REFINED PROJECT WATER DEMAND MEMORANDUM***

## TECHNICAL MEMORANDUM

**Date:** July 13, 2020

**BKF Job Number:** 20166080-12

**Deliver To:** Winehaven Legacy LLC

**From:** Sean Herich, Sravan Paladugu, P.E., Jacob Nguyen, P.E.

**Subject:** Point Molate – Summary of Project Water Demands

The purpose of this technical memorandum is to summarize the maximum anticipated water demands required for the proposed Winehaven Legacy LLC Project. Please note that a detailed water and wastewater report has been submitted to the City for review, and we are currently in the process of address City comments. In order to expedite the Water Supply Assessment (WSA) study, we are providing this summary of the maximum anticipated water demands.

### A. Proposed Project

The proposed Project would be divided into eight Planning Areas, A through H. Although several development alternatives are being considered, we are using the following parameters to determine the maximum water demands.

**Table A – Proposed Project Land Use Summary**

Planning Areas	Single Family (220 gpd/unit)	Townhomes (165 gpd/unit)	Condos / Apartments (110 gpd/unit)	Retail/Restaurant (0.50 gpd/sf)	Office/R&D and/or Live/Work (0.14 gpd/sf)	Water Transit Terminal (0.14 gpd/sf)	Fire/Police Station (0.14 gpd/sf)	Water Demand (MGD)
Areas A-H	185	241	1,026	55,000	383,780	5,000	10,000	0.28
Irrigation								0.08
<b>Total</b>								<b>0.36</b>

In total, Planning Areas A through H would be developed with approximately 1,452 residential units. Additionally, Planning Areas F through H would be developed with approximately 55,000 square feet of retail/restaurant space, 383,780 square feet of office/R&D and/or live/work space, 5,000 square feet for a water transit terminal, and 10,000 square feet for a fire/police station. Irrigation demand is based on 35 acres of anticipated landscape area.

The Draft SEIR assumed that the most intensive water use scenario for the Modified Project would use 0.38 MGD. The Refined Project would use 0.36 MGD, which is less than the water use assumptions used for the Draft SEIR.

## **B. Comparison with Previously Approved WSA**

Per the "Request for Water Supply Assessment (WSA)" letter from the City of Richmond to East Bay Municipal Utility District (EBMUD), dated June 13, 2008; the Resort and Casino Project proposed four development alternatives– with Alternative B having the highest water demand of 600 gpm (or 0.864 MGD).

Based on the WSA letter from EBMUD, dated September 10, 2008; EBMUD stated that Alternative B with 864,000 gpd (or 0.864 MGD) was consistent with EBMUD's demand projections (per the 2005 Urban Water Management Plan (UWMP)). In other words, EBMUD had capacity to deliver 0.864 MGD to the project site.

Since the proposed Winehaven Legacy Project's maximum water demand of 0.36 MGD is considerably lower than the 0.864 MGD previously proposed for the Resort and Casino Project, we anticipate that EBMUD will also have capacity to serve the proposed Project.