SEVENTH AMENDMENT TO THE COPPER RIVER RANCH WATER SUPPLY IMPLEMENTATION AGREEMENT

This SEVENTH AMENDMENT (Seventh Amendment), effective as of December 1, 2021, (the Effective Date), is between the CITY OF FRESNO, a municipal corporation (City), and CRD East, Inc., a California corporation (Developer), individually, a "Party", and jointly, the "Parties", to further amend the Copper River Ranch Water Supply Implementation Agreement, dated November 17, 2016, as previously amended (the Agreement).

RECITALS

A. Developer, as the anticipated primary developer of the Copper River Ranch Project (the Project), entered into the Agreement to memorialize its obligations to provide adequate water supply for the Project, including: (1) expansion of PS 330; (2) construction of the required additional water supply wells (including PS369, 370, and 371) and related facilities (including the Disposal Bypass Line); and (3) addressing the fair share development fee for the NESWTP contemplated by the FEIR Mitigation Measures for the Project.

B. As part of the Agreement, the Parties agreed to certain milestone dates on which the above obligations were to be completed. The Agreement has previously been amended six times to extend various milestone dates.

C. As of October 2021, the Parties agree that following a new water supply analysis conducted by the Developer and reviewed by the City relating to the Project Area (the area analyzed and set forth in the 2003 FEIR), attached hereto as Exhibit A, and in light of updated applicable water supply standards, construction of PS 371 is no longer necessary to meet water demands within the Project Area.

D. Following good faith discussions, the Parties have agreed to certain additional amendments to Agreement.

AGREEMENT

NOW, THEREFORE, the Parties agree:

1. Recitals. The foregoing Recitals are incorporated by reference into this Seventh Amendment.

2. Water Supply Obligation. The Parties agree that PS 371 shall no longer be required for the Project and Developer is relieved of all obligations to construct or place PS 371 into service. With the elimination of PS 371, the Parties agree that Developer has performed all its obligations to construct infrastructure as set forth in Exhibit B to the Agreement (the Water Supply Obligation Schedule) and that all required water supply facilities constructed by Developer have been inspected and accepted by City; certain ongoing maintenance and warranty obligations thereunder which have not expired remain.

3. EDU Allowance. In light of Section 2, the Parties affirm that Developer may utilize, and City may issue Certificates of Occupancy for, up to 3,682 EDUs, which represent 100% of the total EDUs authorized for the Project Area.

   a. To alleviate any confusion, the Parties reaffirm that EDUs may only be utilized in the original Project Area (the area analyzed and set forth in the 2003 FEIR) and that such EDUs may not be utilized outside of said "original" Project Area including any area added to the Project Area after 2003.

   b. The Parties acknowledge and affirm that unused EDUs do not and shall not carry any monetary value and may not be redeemed for any value. Unused EDUs shall have no value. The EDU Allowance of *up to* 3,682 EDUs represents the maximum number of EDUs which may be utilized, however, if a lesser number is utilized, any remaining allowance shall have no monetary or other value and shall expire, extinguish, and disappear.

4. Submission of Maps and Entitlements. Developer and any of its affiliates, may freely submit any subdivision or other entitlement applications related to the Project Area.

5. Certificates of Occupancy. City agrees to continue to issue Certificates of Occupancy.

6. Acknowledgment. Except as expressly changed by this Seventh Amendment, the Agreement as previously amended remains in full force and effect and is ratified and affirmed by the Parties.

7. Counterparts. This Seventh Amendment may be executed in several counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though all Parties are not signatories to the original or the same counterpart.

8. Exhibits. There is one (1) Exhibit to this Seventh Amendment.

IN WITNESS WHEREOF, the Parties have executed this Seventh Amendment at Fresno, California, the day, and year first above written.

CITY

CITY OF FRESNO,
a California municipal corporation

By: _____
Thomas Esqueda, City Manager

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By: _____ 11.10.21
Raj Singh Badhesha Date
Assistant City Attorney

ATTEST:

TODD STERMER, CMC, MMC
City Clerk

By: _____
Deputy

DEVELOPER

CRD East, Inc.,
a California corporation

By: _____
Darius Assemi, President

By: _____
Gary McDonald, Vice President

EST. 1968
PROVOST& PRITCHARD
CONSULTING GROUP
An Employee Owned Company

Exhibit A

286 W. Cromwell Avenue
Fresno, CA 93711-6162
Tel: (559) 449-2700
Fax: (559) 449-2715
www.provostandpritchard.com

Memorandum

To:	Christine Lingenfelter, Chief Real Estate Officer, Assemi Group
From:	Stephen Spencer, Project Manager, Provost & Pritchard
Subject:	Full Build-Out Demand Estimate from Meter Data, Copper River Ranch Development, Fresno California
Date:	July 30, 2021

Note: This memorandum has been revised from our original July 8, 2021 memo based on comments received from the City of Fresno on July 16, 2021.

This memorandum has been prepared to summarize the estimated water demand for the Copper River Ranch (CRR) Development based on actual meter usage data in 2020. The City of Fresno provided the 2020 water meter usage data for the constructed lots within the CRR Development area (see Attachment 1 – 2020 Meter Data). The meter data included most residential tracts within the original 706 acres covered by the 2003 FEIR and the few constructed meters from the 109 acres to be included in the Subsequent EIR. Meter connections, average day, and maximum day demand for the 26 mixed use tracts included in the City data aided in the demand calculation process.

Connections

The Attachment 1 – 2020 Meter Data provided by the City of Fresno represents only connections to lots that are currently developed and occupied. For undeveloped lots that lack meter connection data, the Exhibit 2 – Copper River Ranch Exhibit Map[1] and Attachment 3A – Total Units Calculation document[2] were referenced to determine the planned number of connections at full build-out. In some cases, planned unit counts for tracts in the pre-planning stages are not known. The City of Fresno General Plan[3], published in 2020, was used as a supplemental document to estimate the unit density per acre and establish a connection count for each tract and parcel for calculation purposes. The number of connections listed are domestic meters only. Where tracts have irrigation demand (e.g., for irrigation of medians, etc.), that demand is spread across each connection in the tract to estimate fully the tract's water demand.

Demand

The average day demand for each water meter was calculated by dividing the total volume of water used by the number of days the meter was on-line (generally 365 days for a full year's operation). In contrast, the maximum day demand serves as an extreme condition occurring once a year when total water demand across the development is the highest for the year. In 2020, that day occurred on July 25 per City staff. The arithmetic mean of the average and maximum day flow per connection and can be found in the table below. Detailed demand calculations are included in Attachment 2.

---

[1] Draft Land Use Report (City of Fresno, January 2021) and Planned Land Use Circulation Map (City of Fresno, April 2017) provided by the Assemi Group. See Exhibits 1 and 2.

[2] Units Calculation (City of Fresno, January 2021) provided by the Assemi Group.

[3] City Wide Standards for Density and Development Intensity (City of Fresno, 2020)

Table 1. Demand Per Connection based on 2020 Meter Data (City of Fresno, 2021)

Average Flow Per Connection		
Land Use Designation	Average Day Flow/Connection (AVG)	Max Day Flow/Connection (AVG)
Low Density Residential, RL	0.65 gpm	1.31 gpm
Medium-Low Density Residential, RML	0.25 gpm	0.42 gpm
Medium Density Residential, RM	0.16 gpm	0.26 gpm
Medium-High Density Residential, RMH	0.16 gpm	0.26 gpm
Commercial, CC	2.85 gpm	4.57 gpm

Each tract in the commercial, low, medium-low, medium, and medium-high density residential land-use subcategories were calculated separately due to the differences in dwelling unit densities. In order to produce data that was most representative, it was necessary to remove tracts that were less than 50% built out from the typical flow-per-connection calculation presented in Table 1. When calculating total demand for the CRR Development, actual demand by tract was used for tracts that were at least 50% built out. For partially developed tracts less than 50% built out, demand was estimated using the average per-connection calculation from Table 1.

When calculating full build-out demand, the demand estimates are divided between the original 706-acre development from the FEIR and the newly considered 109-acre development covered by the SEIR.

Demand Projections

Provost & Pritchard examined the City of Fresno's Attachment 1 – 2020 Meter Data to determine an average flow per connection by land use type. The maximum number of connections in a tract were determined by the Total Units Calculation document (Attachment 3A; Assemi Group, 2020) which details each tract at its planned unit count at completion. Meter data was used for tracts that are constructed, while averaged values shown in Table 1 were used for undeveloped areas. As discussed in the Connections section, there are several tracts, generally planned for urban neighborhood developments, that have not yet been assigned a unit count. In these cases, the General Plan densities (see Attachment 3B – Table 3-1 General Plan Dwelling Unit Densities) were used to determine the projected buildout connection count. The projected demand for the CRR Development was determined by multiplying the flow per connection by the projected, or existing, connections depending on the status of construction. The final result is shown on Table 2, split between the original development defined in the FEIR and the newly proposed 109 acre development. The Peak Hour demand is calculated by multiplying the Maximum Day Demand by a peaking factor of 1.53[4].

Tables 3 and 4 further break down the demand calculations for the two development areas by land use designation.

[4] Peaking factor provided by City Staff

Table 2. Total Demand Calculation

	706 Acre Development	109 Acre Development
Average Day, GPM	789	137
Max Day, GPM	1428	247
Peak Hour, GPM	2185	379

Table 3. Total Demand by Land Use Type, FEIR

Original 706 Acres				
Land Use	Designation	Projected Average Day Demand, gpm	Projected Max Day Demand, gpm	Projected Peak Hour Demand, gpm
Commercial	CC	77	123	189
Residential Urban Neighborhood	RUN	106	217	332
Low Density Residential	RL	267	538	822
Medium-Low Density Residential	RML	206	338	518
Medium Density Residential	RM	103	162	248
Medium-High Density Residential	RMH	30	50	76
Total		**789**	**1,428**	**2,185**

Table 4. Total Demand by Land Use Type, SEIR

New 109 Acre Project				
Land Use	Designation	Projected Average Day Demand, GPM	Projected Max Day Demand, GPM	Projected Peak Hour Demand, GPM
Commercial	CC	-	-	-
Residential Urban Neighborhood	RUN	-	-	-
Low Density Residential	RL	38	68	105
Medium-Low Density Residential	RML	99	179	274
Medium Density Residential	RM	-	-	-
Medium-High Density Residential	RMH	-	-	-
Total		**137**	**247**	**379**

In addition to the water demand summarized above, the CRR Development water demand includes sufficient water to meet firefighting requirements. City staff have indicated that a fire flow demand of 2,500 gallons per minute should be added to the Max Day Demand to generate a total demand estimate for the CRR Development. Using that value, the Total Water Demand for the original 706 acres covered by the FEIR is:

Total Demand = MDD + Fire Flow
= 1,428 gpm + 2,500 gpm = 3,928 gpm

City staff have indicated that a fire flow demand of 1,500 gallons per minute should be added to Max Day Demand to generate a total demand estimate for the Subsequent EIR 109 acre area. Using that value, the Total Water Demand for the new 109 acre development covered by the SEIR is:

$$\text{Total Demand} = \text{MDD} + \text{Fire Flow}$$
$$= 247 \text{ gpm} + 1{,}500 \text{ gpm} = 1{,}747 \text{ gpm}$$

City staff have indicated that this demand will be covered through payment of water capacity fees.

Available Water Supply

As previously reported, the CRR Development has constructed or funded water supplies to meet the demand of the 706-acre project covered by the FEIR (see Table 5).

Table 5. Developed Water Supplies for CRR

Water Well/Source	Actual Maximum Capacity, GPM	Notes
Well 330	1,800	Expanded capacity
Well 369	1,000	
Well 370	1,250	Well 370 was recently completed but is has only operated intermittently. The City is completing start up testing to confirm proper operation of the well controls.
Well 371	NA	Well 371 has not been constructed at the time of this memo.
Totals	**4,050**	A required capacity of 4,900 GPM was originally determined in the 2003 Final EIR for Copper River Ranch. Agreements with the City that the 4,900 GPM would be supplied by groundwater wells.

Summary

Table 6 below summarizes the Demand and Supply calculations for the original 706-acre development covered by the 2003 FEIR and the additional 109-acre area to be covered by the 2021 SEIR.

Table 6. Demand and Supply Calculation Summary

	706 Acres	109 Acres	Notes
Full Build-Out Connections	2799	453	See Attachment 2 and 3A for connections by Tract.
Average Day Demand (GPM)	789	137	Based on water meter data
Maximum Day Demand (GPM)	1428	247	Based on water meter data
Peak Hour Demand (GPM)	2185	379	Maximum day demand x 1.53 per City
Fire Flow (GPM)	2500	1500	City staff indicated that a fire flow of 2,500 GPM should be applied to the original development. Fire flow demand for the additional 109 acres will be covered through payment of water capacity fees.
Total Demand (MDD+Fire Flow) (GPM)	3928	1747	
Constructed Water Supply (GPM)	4,050	NA	Water supply for the SEIR area will be developed in conjunction with the City through payment of water capacity fees.
Excess/Deficit Capacity (GPM/[GPM])	122	NA	

As shown in Table 6, water supplies constructed for the original 706 acres covered by the FEIR are sufficient to meet the project build-out water demand for that area. The water required for the new 109 acres covered by the SEIR will be covered through payment of water capacity fees.

Golf Course

The 2003 FEIR states that the Copper River golf course annual usage was anticipated to be 1,070 acre-ft per year (AFY) plus 100 AFY for the clubhouse. The 2003 FEIR originally anticipated that the golf course demand would be primarily met with a combination of reclaimed water from the nearby wastewater treatment plant and raw water supplied by Fresno Irrigation District (FID). It was anticipated that FID would supply 480 AFY, and the remainder of the demand (about 690 AFY) would come from reclaimed water. Today, due to more precise water management, the demand is approximately 762 AFY. Currently the golf course demand is met with reclaimed water (183 AFY), raw FID water (283 AFY, assuming a 3-month water delivery window) and groundwater pumped from two irrigation wells (296 AFY). As development continues, the amount of reclaimed water would increase proportionally up to the current plant capacity of 450 AFY (400,000 GPD).

Exhibits and Attachments

Exhibit 1 – General Plan Land Use Map
Exhibit 2 – Copper River Ranch Exhibit Map
Attachment 1 – 2020 Meter Data
Attachment 2 – Projected Demand Calculations
Attachment 3A – Total Units Calculations
Attachment 3B – Table 3-1 General Plan Dwelling Unit Densities

Exhibit 1 – General Plan Land Use Map

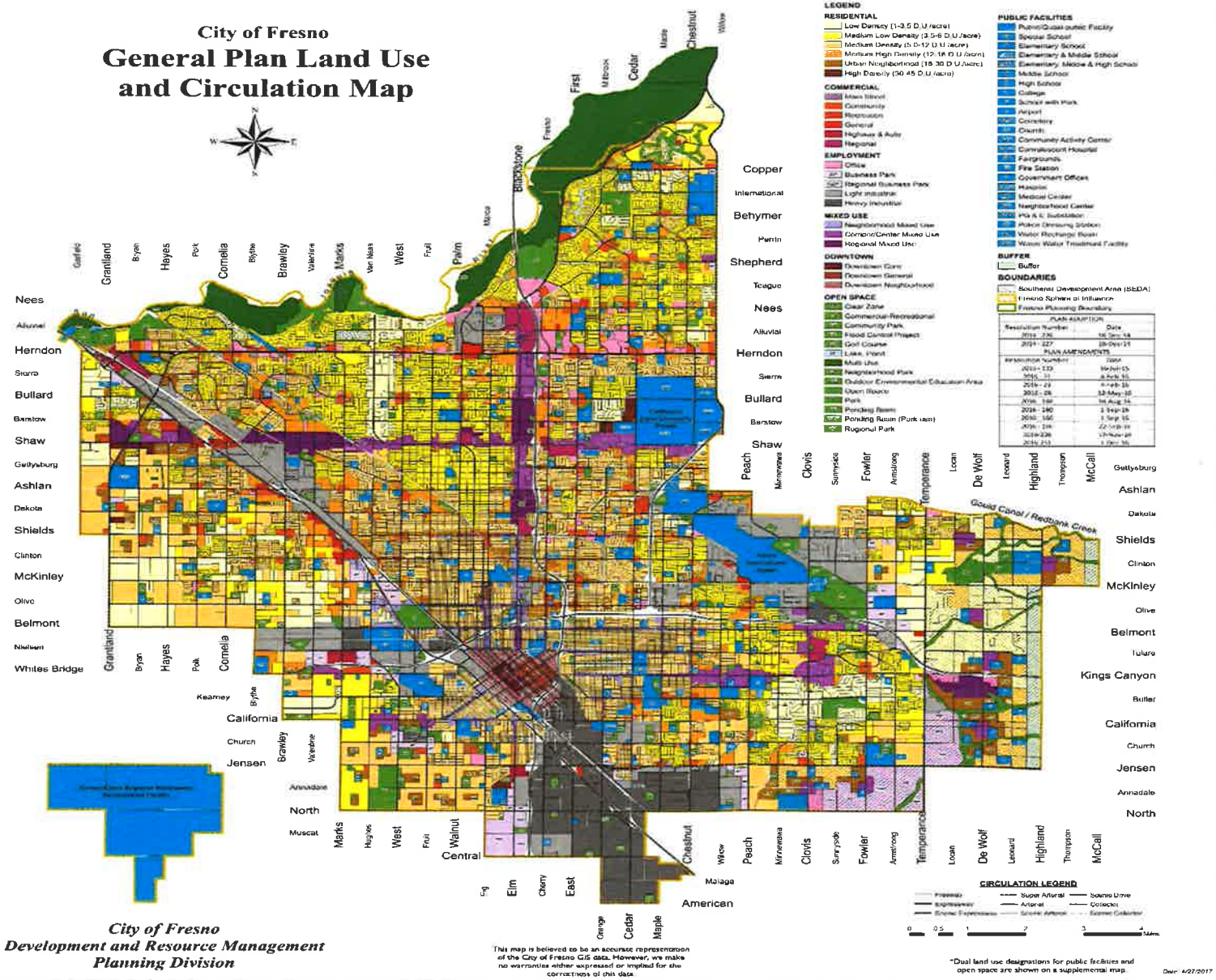


Exhibit 2 – Copper River Ranch Exhibit Map

COPPER RIVER RANCH EXHIBIT MAP

FINAL TRACT MAPS	UNITS
5205	134
5268	230
5270	54
5271	39
5272	25
5273	20
5838	95
5892	64
5963	55
5973	56
6045	84
6065	51
6087	44
6099	91
6126	94
6153	41
6185	26
6207	44
6106	64
6231	89
TOTAL	1,400

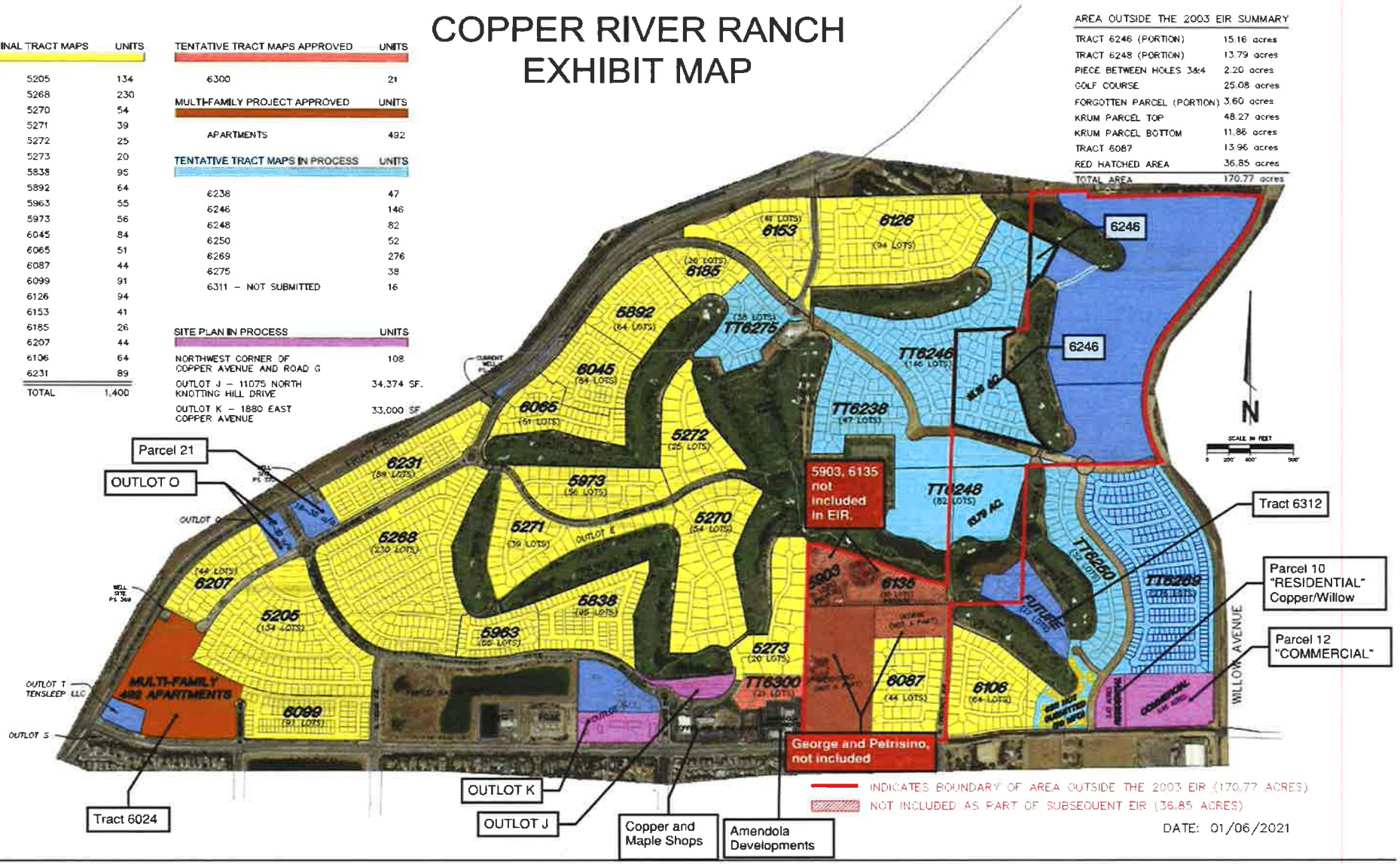
TENTATIVE TRACT MAPS APPROVED	UNITS
6300	21

MULTI-FAMILY PROJECT APPROVED	UNITS
APARTMENTS	492

TENTATIVE TRACT MAPS IN PROCESS	UNITS
6238	47
6246	146
6248	82
6250	52
6269	276
6275	38
6311 – NOT SUBMITTED	16

SITE PLAN IN PROCESS	UNITS
NORTHWEST CORNER OF COPPER AVENUE AND ROAD G	108
OUTLOT J – 11075 NORTH KNOTTING HILL DRIVE	34,374 SF.
OUTLOT K – 1880 EAST COPPER AVENUE	33,000 SF.

AREA OUTSIDE THE 2003 EIR SUMMARY	
TRACT 6246 (PORTION)	15.16 acres
TRACT 6248 (PORTION)	13.79 acres
PIECE BETWEEN HOLES 3&4	2.20 acres
GOLF COURSE	25.08 acres
FORGOTTEN PARCEL (PORTION)	3.60 acres
KRUM PARCEL TOP	48.27 acres
KRUM PARCEL BOTTOM	11.86 acres
TRACT 6087	13.96 acres
RED HATCHED AREA	36.85 acres
TOTAL AREA	170.77 acres



Attachment 1 – 2020 Meter Data

Table 2-1 Meter Data, Average Day

AVERAGE DAY								
TRACT	LAND USE	Water Demand gpd	Irrigation Demand gpd	Total Demand gpd	Total Demand gpm	Total Connections No.	Flow Per Connection w/ IRR gpm	Flow Per Connect w/o IRR gpm
PO801CI	CC	376	6,252	6,628	4.60	3.00	1.53	2.30
PO802CI	CC	2,492	7,293	9,785	6.80	5.00	1.36	3.40
T5205	RML	56,111	5,189	61,300	42.57	138.00	0.31	0.32
T5268	RML	71,350	3,973	75,322	52.31	232.00	0.23	0.23
T5270	RL	45,011	869	45,880	31.86	52.00	0.61	0.62
T5271	RL	27,739	896	28,636	19.89	36.00	0.55	0.57
T5272	RL	19,858	0	19,858	13.79	18.00	0.77	0.77
T5273	RL	266	2,638	2,904	2.02	4.00	0.50	0.50
T5838	RML	18,536	5,599	24,136	16.76	96.00	0.17	0.18
T5892	RM	17,490	0	17,490	12.15	64.00	0.19	0.19
T5963	RMH	15,426	1,902	17,328	12.03	58.00	0.21	0.22
T5973	RML	18,058	1,751	19,809	13.76	57.00	0.24	0.25
T6045	RM	17,027	385	17,413	12.09	85.00	0.14	0.14
T6065	RM	14,120	0	14,120	9.81	51.00	0.19	0.19
T6087	RML	21,401	1,516	22,917	15.91	46.00	0.35	0.36
T6099	RM	13,099	7,986	21,084	14.64	93.00	0.16	0.16
T6106	RM	0	0	0	0.00	0.00	0.00	0.00
T6126	RML	22,671	274	22,945	15.93	81.00	0.20	0.20
T6153	RML	15,762	375	16,138	11.21	37.00	0.30	0.31
T6185	RML	2,913	1,085	3,997	2.78	18.00	0.15	0.17
T6207	RMH	6,083	0	6,083	4.22	43.00	0.10	0.10
T6231	RMH	245	0	245	0.17	12.00	0.01	0.01
T6238	RL	0	0	0	0.00	0.00	0.00	0.00
T6300	RML	0	0	0	0.00	0.00	0.00	0.00
T5903	RL	1,713	0	1,713	1.19	2.00	0.00	
T6135	RL	3,347	5,409	8,756	6.08	1.00	0.00	

Table 2-2 Meter Data Maximum Day

MAX DAY								
TRACT	LAND USE	Water Demand gpd	Irrigation Demand gpd	Total Demand gpd	Total Demand gpm	Total Connections No.	Flow Per Connection w/ IRR gpm	Flow Per Connect w/o IRR gpm
PO801CI	CC	200.00	12,200.00	12,400.00	8.61	3.00	2.87	4.31
PO802CI	CC	2,700.00	11,200.00	13,900.00	9.65	5.00	1.93	4.83
T5205	RML	102,837.15	13,250.00	116,087.15	80.62	138.00	0.58	0.58
T5268	RML	123,912.12	3,011.22	126,923.34	88.14	232.00	0.38	0.38
T5270	RL	83,400.39	2,200.00	85,600.39	59.44	52.00	1.14	1.14
T5271	RL	69,984.39	100.00	70,084.39	48.67	36.00	1.35	1.35
T5272	RL	37,525.40	0.00	37,525.40	26.06	18.00	1.45	1.45
T5273	RL	274.20	7,000.00	7,274.20	5.05	4.00	1.26	1.26
T5838	RML	22,326.76	420.00	22,746.76	15.80	96.00	0.16	0.16
T5892	RM	23,621.11	0	23,621.11	16.40	64.00	0.26	0.26
T5963	RMH	26,018.01	950.00	26,968.01	18.73	58.00	0.32	0.32
T5973	RML	30,168.81	6,900.00	37,068.81	25.74	57.00	0.45	0.45
T6045	RML	26,967.88	2,140.00	29,107.88	20.21	85.00	0.24	0.24
T6065	RM	20,252.36	0.00	20,252.36	14.06	51.00	0.28	0.28
T6087	RML	33,150.00	6,140.20	39,290.20	27.28	46.00	0.59	0.59
T6099	RM	15,993.43	18,700.00	34,693.43	24.09	93.00	0.26	0.26
T6106	RM	0	0	0.00	0.00	0.00	0.00	0.00
T6126	RML	38,411.48	0	38,411.48	26.67	81.00	0.33	0.33
T6153	RML	24,827.80	177.00	25,004.80	17.36	37.00	0.47	0.47
T6185	RML	6,241.54	2,592.30	8,833.84	6.13	18.00	0.34	0.34
T6207	RMH	12,209.45	1.00	12,210.45	8.48	43.00	0.20	0.20
T6231	RMH	0	0	0.00	0.00	12.00	0.00	0.00
T6238	RL	0	0	0.00	0.00	0.00	0.00	0.00
T6300	RML	0	0	0.00	0.00	0.00	0.00	0.00
T5903	RL	3,500	0	3,500	2.43	2.00	1.22	1.22
T6135	RL	5,409	0	5,409	3.76	1.00	3.76	3.76

Attachment 2 – Projected Demand Calculations

Table 3-1 2020 Updated Demand Analysis

	Original 706 Acre Development											
	Tract/Parcel		Designation	Connections	Flow Per Connection	Average Day Flow	Flow Per Connection	MDD	Average Day	Max Day	Peak Hour	
				No.	gpm (AVG)	gpd	gpm (MAX)	gpd	gpm	gpm	gpm	
	Outlot	T*	CC	2	2.85	8,207	4.57	13,150.00	5.70	9.13	13.97	
	Outlot	J*	CC	3	2.85	12,310	4.57	19,725.00	8.55	13.70	20.96	* = under construction (projected number of connections are used)
	Outlot	K*	CC	4	2.85	16,413	4.57	26,300.00	11.40	18.26	27.94	**Bold text** indicates irrigation assumptions
	"COMMERCIAL" Parcel 12*		CC	10	2.85	41,034	4.57	65,750.00	28.50	45.66	69.86	Red Text indicates that tract is excluded from the overall calculation
	Copper and Maple Shops		CC	5	2.85	20,517	4.57	32,875.00	14.25	22.83	34.93	
	Amendola Investments		CC	3	2.85	12,310	4.57	19,725.00	8.55	13.70	20.96	
	Outlot	K*	RUN	118	0.15	25,223	0.42	70,836.97	17.52	49.19	75.26	
	Outlot	O*	RUN	46	0.15	9,783	0.42	27,476.34	6.79	19.08	29.19	
	Parcel	21*	RUN	58	0.15	12,487	0.30	25,306.04	8.67	17.57	26.89	
	Tract	6024*	RUN	492	0.15	105,165	0.27	189,297.11	73.03	131.46	201.13	
	Tract	6248	RL	53	0.65	49,838	1.31	100,305.93	34.61	69.66	106.58	
	Tract	6250	RL	52	0.65	48,897	1.31	98,413.37	33.96	68.34	104.56	
	"RESIDENTIAL" Copper/Willow		RL	17	0.65	15,986	1.31	32,173.60	11.10	22.34	34.18	
	Tract	6312	RL	12	0.65	11,284	1.31	22,710.78	7.84	15.77	24.13	
	Tract	6311	RL	90	0.65	84,630	1.31	170,330.83	58.77	118.29	180.98	
	Tract	6246	RML	101	0.25	36,663	0.42	60,944.64	25.46	42.32	64.75	
	Tract	6275	RML	38	0.25	13,794	0.42	22,929.67	9.58	15.92	24.36	
	Tract	6269	RM	273	0.16	63,253	0.26	101,842.00	43.93	70.72	108.21	
From Meter Data	Tract	5205	RML	133	0.32	61,300	0.58	111,881.09	42.57	77.70	118.87	
From Meter Data	Tract	5268	RML	228	0.23	75,322	0.38	124,735.01	52.31	86.62	132.53	
	Tract	5270*	RL	54	0.65	50,778	1.31	102,198.50	35.26	70.97	108.59	
	Tract	5271*	RL	39	0.65	36,673	1.31	73,810.03	25.47	51.26	78.42	
	Tract	5272*	RL	25	0.65	23,508	1.31	47,314.12	16.33	32.86	50.27	
	Tract	5273*	RL	20	0.65	18,807	1.31	37,851.30	13.06	26.29	40.22	
From Meter Data	Tract	5838	RML	92	0.18	24,136	0.16	21,798.98	16.76	15.14	23.16	
	Tract	5892	RM	64	0.17	16,106	0.26	23,875.05	11.19	16.58	25.37	
Not Built out	Tract	5963*	RMH	58	0.16	13,239	0.26	21,718.96	9.19	15.08	23.08	
	Tract	5973	RML	56	0.25	19,809	0.45	36,418.48	13.76	25.29	38.69	
	Tract	6045	RM	84	0.14	17,413	0.24	28,765.43	12.09	19.98	30.56	
	Tract	6065	RM	51	0.19	14,120	0.28	20,252.36	9.81	14.06	21.52	
	Tract	6099	RM	91	0.16	21,084	0.26	33,947.33	14.64	23.57	36.07	
From Meter Data	Tract	6106*	RM	65	0.17	16,358	0.26	24,248.10	11.36	16.84	25.76	
	Tract	6126*	RML	94	0.25	33,813	0.42	56,720.75	23.48	39.39	60.27	
	Tract	6153*	RML	41	0.25	14,883	0.42	24,739.90	10.34	17.18	26.29	
	Tract	6185*	RML	26	0.25	9,438	0.42	15,688.72	6.55	10.89	16.67	
	Tract	6207*	RMH	44	0.16	10,043	0.26	16,476.45	6.97	11.44	17.51	
	Tract	6231*	RMH	89	0.16	20,314	0.26	33,327.37	14.11	23.14	35.41	
	Tract	6238*	RL	47	0.65	44,196	1.31	88,950.55	30.69	61.77	94.51	
	Tract	6300*	RML	21	0.25	7,554	0.40	12,075.22	5.25	8.39	12.83	
									789.37 gpm	1428.39 gpm	2185.44 gpm	
							Max Day Demand + Fire Flow =		3928 gpm			Fire flow value of 2,500 gpm provided by B. Buche.

	New 109 Acre Project										
Tract	6246	RML	49	0.25	17,787	0.42	32,017	12.35	22.23	34.02	
Tract	6246	RML	6	0.25	2,178	0.42	3,920	1.51	2.72	4.17	->both portions of tract located outside of 2003 EIR.
Tract	6248*	RL	53	0.65	49,838	1.31	89,708	34.61	62.30	95.31	
Tract	6312*	RL	5	0.65	4,702	1.31	8,463	3.27	5.88	8.99	
KRUM*		RML	296	0.25	107,449	0.42	193,408	74.62	134.31	205.50	
Tract	6087	RML	44	0.25	15,972	0.42	28,750	11.09	19.97	30.55	
											Red Text indicates that tract is excluded from the overall calculation (see Red
Tract	5903*	RL	6	0.65	5,642	1.31	10,156	3.92	7.05	10.79	Hatched Area of Tract Map)
Tract	6135*	RL	10	0.65	9,403	1.31	16,926	6.53	11.75	17.98	
Golf Course		IRR	-								
George/Petricino		Varies	-								
								137.45 gpm	247.41 gpm	378.53 gpm	

Attachment 3A – Total Units Calculations

ORIGINAL 706 ACRES ONLY

TRACT	STATUS	UNIT COUNT
5205	Final	134
5268	Final	230
5270	Final	54
5271	Final	39
5272	Final	25
5273	Final	20
5838	Final	95
5892	Final	64
5963	Final	55
5973	Final	56
6045	Final	84
6065	Final	51
[illegible]	[illegible]	[illegible]
6099	Final	91
6126	Final	94
6153	Final	41
6185	Final	26
6207	Final	44
6106	Final	64
6231	Final	89
6300	TTM Approved	21
6238	TTM	47
6246 ***	TTM	97
6248 ***	TTM	33
6250	TTM	52
6269	TTM	276
6275	TTM	38
6311	TTM	16
6312 ***	TTM	10
6024	MFD	492
OUTLOT O *	NOT MAPPED	46
OUTLOT P *	NOT MAPPED	58
OUTLOT K	Conceptual	118
[illegible]	[illegible]	[illegible]

TOTAL: 2660

* (16-30) du/ac, assume 23
** (3.5-6) du/ac, assume 4.75
*** Portion of tract

ADDED 109 ACRES ONLY

TRACT	STATUS	UNIT COUNT
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
6087	Final	44
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
6246 ***	TTM	49
6248 ***	TTM	35
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
6312 ***	TTM	6
6024	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
KRUM **	NOT MAPPED	296

TOTAL: 430

* (16-30) du/ac, assume 23
** (3.5-6) du/ac, assume 4.75
*** Portion of tract

Attachment 3B – Table 3-1 General Plan Dwelling Unit Densities

TABLE 3-1: CITYWIDE STANDARDS FOR DENSITY AND DEVELOPMENT INTENSITY

Land Use	Minimum to Maximum Residential Density (du/net acre)[1,2,3]	Maximum Floor Area Ratio
Buffer	Max = 0.05 (1 unit per 20 net acres)	-
Residential		
Low Density	Min = 1 unit per 5 acres Max = 3.5 units per acre	-
Medium Low Density	Min = 3.5 units per acre Max = 6 units per acre	-
Medium Density	Min = 5 units per acre Max = 12 units per acre	-
Medium High Density	Min = 12 units per acre Max = 16 units per acre	-
Urban Neighborhood Density	Min = 16 units per acre Max = 30 units per acre	-
High Density	Min = 30 units per acre Max = 45 units per acre	-
Commercial		
Main Street		1.0
Community		1.0
Recreation		0.5
General		2.0
Highway & Auto		0.75
Regional		1.0
Mixed-Use		
Neighborhood Mixed-Use	Min = 12 units per acre Max = 16 units per acre	1.5
Corridor/Center Mixed-Use	Min = 16 units per acre Max = 30 units per acre	1.5
Regional Mixed-Use	Min = 30 units per acre Max = 45 units per acre	2.0
Downtown		
Downtown Neighborhood	Min = No limit Max = No limit	No limit
Downtown General	Min = No limit Max = No limit	No limit
Downtown Core	Min = No limit Max = No limit	No limit
Employment		
Office	-	2.0
Business Park	-	1.0
Regional Business Park	-	1.0
Light Industrial	-	1.5
Heavy Industrial	-	1.5

1. Based on Net Acreage.
2. Residential density refers to the ratio of residential dwelling units per acre (43,560 square feet) of land which is calculated by dividing the number of existing or proposed residential dwelling units by the land area of the property designated for, or proposed for development with, a residential use. The residential land area includes property upon which the residential and ancillary structures are located, together with yards and other private or common open spaces, and includes vehicle access drives and parking areas together with public and private roadways. The residential land area does not include major streets or State Routes designated by Figure MT-1: General Plan Circulation Diagram, and does not include schools or regional trails.
3. Additional density may be allowed for affordable housing or provision of community benefits (pursuant to California Government Code Sections 65915 – 65918, as may be amended).