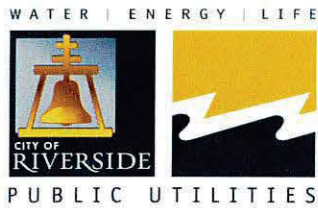


APPENDIX C

WSA LETTER



July 25, 2024

Jennifer Lilley
Community & Economic Development Director
City of Riverside
3900 Main Street
Riverside, CA 92501

Subject: Future Water Demand Estimates for the Riverside Alive Project

Dear Ms. Lilley:

This letter is in response to the proposed Riverside Alive Project projected water demand.

The proposed project consists of approximately 10.26-acres and is in the northwestern section of the City of Riverside. The project is generally bounded by Orange Street to the east, 3rd Street to the north, 5th to the South and Market Street to the east. The project site currently has a General Plan Land Use designation of DSP Downtown Specific Plan. The proposed mixed-use project consists of multi-family residential dwelling units, multi-tenant commercial buildings, a parking facility, retail, restaurants, two hotels, a gym and grocery store. Multifamily apartments are anticipated to be located on the southeast corner of Market Street and Third Street, with luxury condominium units proposed to be located on the top two levels of the full-service hotel building to be located along Third Street. The commercial/retail portion of the project would be located on the western half of the project site along Third Street. A 208-room full-service hotel would be located within one building along Third Street. A second, 168-room extended stay hotel would be within a separate building east of the Multifamily Residential. The extended stay hotel building would also include a small local-serving grocery store and fitness center on the first two levels. The hotels will operate independently of each other.

The proposed development includes provisions for an outdoor plaza within the courtyard in the center of the project site. The outdoor plaza area may be partially covered or wholly uncovered and is intended to be fully programmable for outdoor events on an intermittent basis.

The project will also expand the existing convention center with 189,000 square feet of additional exhibition areas, reception, and backhouse support facilities.

An estimate of the new water demand was made using typical industry duty factors as well as those factors developed as part of the City's Water System Master Plan, updated in 2021. The water demand estimate is presented in Table 1. As indicated in this table, the estimated new total demand for the Riverside Alive Project is projected to be about 226 acre-feet per year (AFY).

Table 1 - Water Demand Summary

| Land Use Area | Product Type | Proposed Bldg. Floor Space | Rooms | Duty Factor ^{2,3} (GPM/AC) | SB 7X-7 ¹ | | Potable Demand | |
|-----------------------|-----------------------------|----------------------------|-------|--|-------------------------|--------------|------------------|--------------|
| | | | | | Demand AFY | Demand (GPM) | Demand (GPD) | Demand (AFY) |
| RES | HDR 710 SF - 1297 SF | | 168 | - | 0.715/unit ¹ | - | - | 120 |
| COM ⁴ | G-C | 281,981 SF | - | 1.81 | - | 11.72 | 16,872 | 19 |
| CT | Hotel | 131,600 SF | 376 | 14 | - | 41.12 | 19,600 | 66 |
| Other | Convention Center Expansion | 189,000 SF | - | 2.99 | - | 12.96 | 18,657 | 21 |
| Project Totals | | | | | | 65.79 | 55,129.28 | 226 |

1 Using the updated compliance target pursuant to the SB X7-7 as shown in Table 5-2 of the 2020 Urban Water Management.

2 Water Duty Factor based on the Water Master Plan 2021. (pg. 115-116)

3 Duty factor (gpm/ac) = [(gpd/ac) / 60min x 24hr].

4 Commercial = Office + Retail + Grocery

RPU provides municipal water service to customers within its service area which includes the proposed project site. RPU has over 5,000 water supply connections; therefore, SB 610 (Water Code section 10912 (a)) requires RPU to prepare a water supply assessment when a project includes any of the following components: (1) more than 500 residential dwelling units, (2) a shopping center or business with more than 500,000 square feet of floor space or more than 1,000 employees, (3) a commercial office building with more than 250,000 square feet of floor space or more than 1,000 employees, (4) a hotel or motel with more than 500 rooms, (5) an industrial, manufacturing or processing plant, or an industrial park, with more than 650,000 square feet of floor area, more than 1,000 employees, or that occupies more than 40 acres, (6) a mixed-use project that includes one or more of the projects specified in the subdivision, or (7) a project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

In determining whether a project would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling unit project, which equates to about 318 AFY according to RPU's 2020 Urban Water Management Plan (UWMP). This demand is at a high-end estimate given that the anticipated upcoming conservation standards (part of Making Conservation a California Way of Life) would reduce the future demand for 500 dwellings.

RPU's analysis has determined that the net increase in water demand from the proposed project does not meet nor exceed any of the requirements listed in Water Code section 10912 (a); thus, a water supply assessment is not required for the proposed project.

Therefore, pursuant to the information contained in RPU's 2020 UWMP, it appears that there is a sufficient surplus water supply available to RPU to meet the Riverside Alive project's incremental increase in water demand of 226 acre-ft.

If you have any questions, please contact Jon C Colón, Water Resources Engineer at (951) 351-6409.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Garcia". The signature is fluid and cursive, with the first name being the most prominent.

David A. Garcia
Interim Utilities General Manager
Riverside Public Utilities