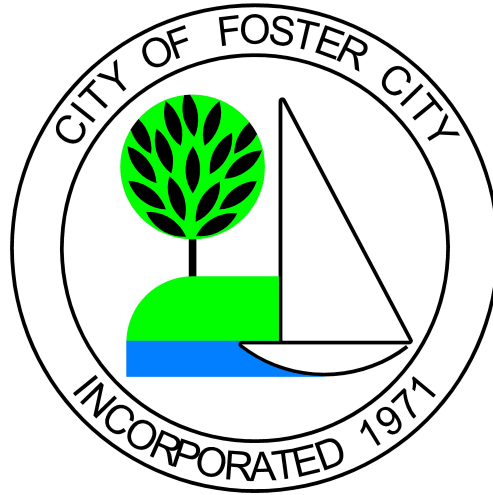


APPENDIX E

WATER SUPPLY ASSESSMENT

**CITY OF FOSTER CITY
ESTERO MUNICIPAL IMPROVEMENT DISTRICT**



WATER SUPPLY ASSESSMENT REPORT

FOR

GILEAD SCIENCES CORPORATE CAMPUS PROJECT

MIRABELLA SAN FRANCISCO BAY/PARKVIEW PLAZA PROJECT

CHESS/HATCH DRIVE OFFICE PROJECT

OCTOBER 2008

WATER SUPPLY ASSESSMENT REPORT

FOR

GILEAD SCIENCES CORPORATE CAMPUS PROJECT
MIRABELLA SAN FRANCISCO BAY/PARKVIEW PLAZA PROJECT
CHESS/HATCH DRIVE OFFICE PROJECT

Executive Summary

The City of Foster City is conducting an environmental review under the requirements of the California Environmental Quality Act (CEQA) for three development projects; the Gilead Sciences Corporate Campus project, Mirabella San Francisco Bay/Parkview Plaza Project, and Chess/Hatch Drive Office Project in Foster City. The City of Foster City has determined to prepare an Environmental Impact Report (EIR) for each of these three projects. The environmental review includes the need for an assessment of the available water supply to serve the proposed projects. The Water Supply Assessment (WSA) will provide information for use in the CEQA analysis for the proposed projects. The requirements for the WSA are described in the California Water Code amended by the enactment of Senate Bill 610 (SB 610) in 2002. The SB 610 requires an assessment of whether “total projected water supplies, available during normal, single dry and multiple dry water years during a 20-year projection” will meet the projected water demand associated with the proposed projects. Most of the information presented here in the WSA report is included in the 2005 Urban Water Management Plan (UWMP) which was approved by the Board of Directors of the Estero Municipal Improvement District (EMID) in November 2005. The demands associated with the proposed projects were not included in the 2005 UWMP since the projects were proposed after the 2005 UWMP was adopted. Therefore, the demand calculations for each project were performed and findings are presented in this report.

All three development projects are within the service area of EMID. EMID has completed the WSA based on the land use proposed for the projects. The analysis concluded that:

1. Gilead Sciences Corporate Campus Project will require approximately 44 acre-feet per year (AFY) of additional water supply;
2. Mirabella San Francisco Bay/Parkview Plaza Project will require approximately 88 AFY of additional water supply;
3. Chess/Hatch Drive Office Project will require approximately 36 AFY of additional water supply; and
4. EMID will have sufficient supply available to serve all of the proposed projects as well as existing customers during the 20-year projections.

Prior to issuance of the use permit, utility analyses shall be performed by the project developers to determine whether existing transmission/distribution infrastructure has adequate capacity to deliver the needed water to the project sites. The costs of the

improvements shall be the responsibility of the developer. Furthermore, all future development projects are required to maximize the efficient use of water by installing water saving plumbing fixtures and drought tolerant landscaping to reduce water demand.

Project Descriptions

Gilead Sciences Corporate Campus Project: The proposed project is on approximately 40-acres of land located in Foster City, within the Vintage Park Master Planned Development. Foster City is located in San Mateo County and is bordered by San Francisco Bay to the north and east, the cities of Belmont and Redwood City to the south, and the City of San Mateo to the west. Vintage Park is a 132-acre mixed-use development located in the northwestern corner of Foster City. The Master Plan for the project would redevelop a portion of the 40-acre campus, which currently contains 17 buildings, totaling approximately 630,000 square feet of R&D/Office space. The Master Plan calls for demolition of eight (8) existing buildings, and construction of seven (7) new buildings. After the projected 10-year project buildout period, the campus will have 16 buildings with approximately 1.2 million square feet of R&D/Office space.

Mirabella San Francisco Bay/Parkview Plaza Project: Mirabella San Francisco Bay/Parkview Plaza Project is a continuing care retirement community consisting of 350 independent living apartments, 20 assisted living units, a 20-bed memory care facility, a 30-bed skilled nursing facility, 70 affordable senior apartments, 50,000 sq. ft. of retail space, and a 1.3 acres of open space on 11 acres of the 15-acre vacant property adjacent to the Government Center.

Chess/Hatch Drive Office Project: The proposed project would redevelop approximately 190,000 square feet of low-scale one- and two-story commercial/industrial buildings on the approximately 11.89 acres with up to 800,000 square feet of office use in three (3) multi-story buildings up to 10 stories in height above 4 levels of parking served by a combination of at-grade parking lots and a large, shared parking structure. The proposed Master Plan will require the demolition of 11 existing one- and two-story buildings.

EMID and Its Supply Source

EMID is the utility arm of the City of Foster City. EMID administers the operations and maintenance of the water distribution system for the City of Foster City. EMID also supplies water to residents in part of the City of San Mateo (Mariner's Island area).

EMID purchases all of its water from the San Francisco Public Utility Commission (SFPUC) as a contractual member of the Bay Area Water Supply Conservation Agency (BAWSCA). The SFPUC's water system consists of three regional water supply and conveyance systems: the Hetch Hetchy system, the Alameda system, and the Peninsula system. The Hetch Hetchy system is supplied by runoff from the upper Tuolumne River watershed on the western slope of the central Sierra Nevada

Mountains. The Alameda system includes conveyance facilities connecting the Hetch Hetchy aqueducts and the Alameda water sources to the Peninsula system. The Peninsula system includes water facilities that connect the EMID and other Peninsula customers to the SFPUC distribution system and the Bay Division Pipelines. EMID does not have any groundwater or recycled water sources to supplement its supply.

EMID receives the already treated water from SFPUC and distributes it to its customers. EMID has only one main source of water supply line, a 24-inch transmission main that is connected to SFPUC's 54-inch Crystal Springs No. 2 line. The connection point is located in the City of San Mateo at the Crystal Springs Road. As a retailer, EMID has no direct control over its water supply.

EMID has four (4) above ground water storage tanks with a total capacity of 20 million gallons for emergencies and peak demand. A booster pump station is activated to pump water from the storage tanks into the distribution system. The booster pump station has two (2) electrical pumps and three (3) engine drive pumps. The engine driven pumps are powered by natural gas with propane backup.

Emergency Connections

In addition to the 24-inch transmission main, EMID has a 12-inch connection to California Water Service Company which serves the City of San Mateo and a 12-inch connection to Mid Peninsula Water Agency (formerly called Belmont County Water District) which serves the Cities of Belmont, San Carlos, and part of Redwood City. EMID has agreements with both agencies that allow EMID to use these connections during emergency conditions. Both the California Water Service Company and the Mid Peninsula Water Agency are members of the BAWSCA.

Service Area Information with 25 Year Population Projections

EMID, serving a population of approximately 37,500 is located midway between San Francisco and San Jose. It is ten miles south of San Francisco International Airport. The service area of EMID consists of the City of Foster City and the Mariner's Island area of the City of San Mateo. The majority of customers are residential users with a broad cross-section of offices, commercial businesses, and a small number of industrial businesses.

Today, the City of Foster City is almost built-out with a number of redevelopment projects in various stages of planning. At 100 percent buildout, the population served by EMID (City of Foster City and part of San Mateo) is expected to be approximately 41,000. Table 1 shows the projected population anticipated in five (5) year increments until the year 2030, as included in the 2005 UWMP. The percent increases for the population growth are also shown in the table.

**Table 1
Current and Projected Population per 2005 UWMP**

	2005	2010	2015	2020	2025	2030
Service Area Population	37,424	38,424	39,424	40,290	40,578	40,866
% Increase	0	2.7	2.6	2.2	0.7	0.7

The BAWSCA has recently published new population projections in the “Water Conservation Implementation Plan” that are based on newer ABAG Projections from 2007. The BAWSCA population projections are slightly lower than the populations assumed in the 2005 UWMP as shown in the Table 1A.

**Table 1A
Current and Projected Population per 2008 BAWSCA Water Conservation Implementation Plan**

	2005	2010	2015	2020	2025	2030
Service Area Population	35,585	36,273	37,165	38,035	38,661	39,079
% Increase	0	1.9	2.5	2.3	1.7	1.1

This WSA uses the higher and thus more conservative population projections contained in the 2005 UMMP.

Over the last five years, EMID has purchased an average of 6,016 acre-feet¹ per year (AFY) of water from SFPUC. Table 2 shows EMID’s water quantities purchased from 2003 to 2007 and the annual average during those five years.

**Table 2
Total Water Supply Deliveries to EMID from SFPUC during 2003 to 2007**

Year	Supply Deliveries (AFY)
2003	5,909
2004	6,207
2005	5,858
2006	5,900
2007	6,208
Annual Average (2003 – 2007)	6,016

¹ Acre Feet = 325,851 gallons

Contractual Water Supplies

In 1934, San Francisco combined the Hetch Hetchy system and the Spring Valley system to create the SFPUC system. The rights to local diversions were originally held by the Spring Valley Water Company, which was formed in 1862. The SFPUC is owned and operated by the City and County of San Francisco. EMID does not hold any existing water rights and all of its water supply assurances come through the contract with SFPUC. In 1984, SFPUC executed a Settlement Agreement and Master Water Sales Contract (Contract) with the members of the BAWSCA. The Contract is governed by the Master Sales Agreement (MSA), which will expire in June 2009. Currently, BAWSCA and its member agencies are in negotiations with SFPUC. It is reasonable to expect that the Contract will be extended or renewed. Even though the MSA expires in June 2009, the supply assurance is in perpetuity.¹

Water Supply Improvement Program

In order to enhance the ability of the SFPUC's water supply system to meet identified service goals for water quality, seismic reliability, delivery reliability, and water supply, the SFPUC is undertaking a Water System Improvement Program (WSIP). The WSIP will deliver capital improvements aimed at enhancing the SFPUC's ability to meet its water service mission of providing high quality water to its customers in a reliable, affordable, and environmentally sustainable manner.

The origins of the WSIP are rooted in the "Water Supply Master Plan" dated April 2000. Planning efforts for the WSIP gained momentum in 2002 with the passage of San Francisco ballot measures Propositions A and E, which approved the financing for the water system improvements. Also in 2002, Governor Gray Davis signed Assembly Bill No. 1823, the Wholesale Regional Water System Security and Reliability Act. The AB 1823 imposed various state-mandated programs on the wholesale regional water systems. One of the mandates is for SFPUC to adopt the WSIP. The WSIP is expected to be completed in 2016.

EMID Water Supply Projections

The SFPUC has the capacity to meet the demands of its retail and wholesale customers in wet and normal years. The MSA provides for a 184 million-gallons-per-day (mgd) or 206,106 (AFY) supply assurance to BAWSCA member agencies. SFPUC's supply assurance to EMID until the year 2030 is shown in Table 3.

¹ Section 7.01 of the SFPUC's 1984 Master Water Sales and Settlement Agreement states that supply assurance continues in effect indefinitely, even after expiration of the Agreement in 2009.

Table 3
Annual Supply Allocations from SFPUC to EMID

Water Supply Source	2010	2015	2020	2025	2030
SFPUC (AFY)	6,945	7,057	7,281	7,505	7,616

According to SFPUC's Water Supply Master Plan dated April 2000, this amount is subject to further reductions in the event of drought, water shortage, earthquake, or rehabilitation or maintenance of the system. Table 4 shows SFPUC's projected deliveries to EMID for a single dry year and for five (5) consecutive dry years, based on the 2010 allocation. The SFPUC's plan calls for 10% supply reductions in the first two (2) years followed by 20% reductions for the next three (3) years. The percent reductions would be the same for any given five (5) consecutive dry years. During the periods of supply reductions, EMID will have to implement the Water Shortage Contingency Plan which was adopted in 1993 to reduce demand. The EMID's Water Shortage Contingency Plan describes the triggering levels and actions to be considered for each stage of demand reduction. The plan has three stages with each stage set to respond to increasingly more severe conditions. Therefore, the system demand will decrease to meet the reduced allocations by the SFPUC.

Table 4
EMID Projected Annual Supply Allocations for a Single Dry Year and Multiple Dry Years

Water Supply Source	2010	Single Year Year 1	Year 2	Year 3	Year 4	Year 5
SFPUC (AFY)	6,945	6,250	6,250	5,556	5,556	5,556
% Reduction		10%	10%	20%	20%	20%

EMID Water Shortage Contingency

The EMID Water Shortage Contingency Plan was adopted in January 1993 in response to the Assembly Bill X1-11 requiring all California urban water retailers supplying water to more than 3,000 customers or supplying more than 3,000 acre feet per year of water to adopt a water shortage contingency plan as part of the Urban Water Management Plan. The objective of this legislation is to prompt every water agency to plan ahead for droughts and to prepare a series of responses based upon the severity and length of drought. EMID's Water Shortage Contingency Plan includes four (4) stages with associated triggering levels.

Stage I: This is the normal stage where there is a continuing effort to conserve water regardless of water supply. This stage involves public education and enforcement of current regulations such as requiring the installation of ultra-low-flow toilets in new construction.

Stage II: This stage is triggered when the total volume of SFPUC water storage falls below the two-year demand base by 5 – 20%. The Stage II shortage will result in mandatory water conservation with a goal of reducing water demand between 5 – 20% as determined necessary by the EMID Board. A resolution declaring a water shortage emergency with a list of prohibited water uses will be adopted by the EMID Board of Directors. This stage will include increased public education such as water bill inserts advising customers how to conserve water.

Stage III: This stage is triggered when the total volume of SFPUC water storage falls below the two-year demand base by 20 – 30%. The Stage III shortage will result in mandatory water conservation with a goal of reducing water demand between 20 to 30% as determined necessary by the EMID Board. In this stage and the next stage, a larger range of prohibited uses will be considered and a new rate structure with progressive penalties for overuse will be implemented.

Stage IV: Stage IV is triggered when the total volume of SFPUC water storage falls below the two-year demand base by 30 to 50%. In this stage a mandatory rationing program will be initiated with a goal of reducing water demand up to 50%.

System Demand Projections

The most common method of projecting system demand is by applying the population growth factor to the baseline number. For the purposes of this report, the average supply delivery of 6,016 AFY (Table 2) was used as the baseline number. Table 6 shows the supply allocations and system demand projections for the next 25 years. The table also shows the annual difference (excess supply allocation). The excess supply allocation can be used to meet the demand generated from the various development projects that are currently under consideration.

**Table 6
Supply Allocations and Future System Demand Projections**

	2010	2015	2020	2025	2030
SFPUC (AFY)	6,945	7,057	7,281	7,505	7,616
% Population Increase	2.7	2.6	2.2	0.7	0.7
Demand Projections	(6,178)	(6,339)	(6,478)	(6,523)	(6,569)
Annual Difference	767	718	803	982	1,047

Net Additional Demand from the Proposed Projects

Gilead Sciences Corporate Campus Project: Staff has determined that the existing land use condition at 362 Lakeside Drive is similar to the land use condition for the proposed R&D buildings. Therefore, the historical consumption data for 362 Lakeside Drive was used as a basis to project water demand for the proposed additional 550,000 sq. ft. of space. The consumption data shows that 44.25 gallons of water per year for

each square feet of space is needed. Based on the calculations, approximately 37 AFY will be required for the new R&D buildings. Furthermore, the Gilead Sciences is proposing 235,585 sq. ft. of additional office space. The historical consumption data for VISA 3 was used to calculate the future demand. The data from VISA 3 shows that 22 gallons per year for one square feet of office space is needed. Based on the calculations, approximately 34 AFY will be required to meet the demand generated from the proposed office buildings. The proposed project also includes demolition of 8 existing buildings, which consumed approximately 27 AFY. Therefore, the net project demand for the proposed project is 44 AFY ($37 + 34 - 27 = 44$). See Appendix B.

Mirabella San Francisco Bay/Parkview Plaza Project: Wilsey Ham, consulting engineers, performed the sewer generation rates for the proposed project. It was determined that 71,085 gallons per day, or 80 AFY of wastewater will be generated from the project. To calculate the total water demand, the irrigation component, typically 10%, is added to the sewer generation rate. Therefore, the total water demand required for the Mirabella San Francisco Bay/Parkview Plaza project is 88 AFY ($80 + 8 = 88$). See Appendix C.

Chess/Hatch Drive Office Project: Historical consumption data from VISA 3 was used to calculate the projected demand for the project. The data for VISA 3 shows that 22 gallons of water per year for 1 sq. ft. of office space is required. The proposed project with 800,000 sq. ft. of office space will generate approximately 54 AFY of total demand. The existing demand based on the historical consumption data for 1155-1191 Chess Drive is 18 AFY. Therefore, the net demand resulting from the proposed project is calculated by subtracting the existing consumption from the total demand, 36 AFY ($54 - 18 = 36$). See Appendix D.

Table 6 shows the total projected annual additional (net) demand generated from the various development projects that are under review by the City of Foster City. EMID has a first-come first-serve policy for serving new development projects and each new project requires a demand analysis. The water demand analysis for the Pilgrim Triton Project was completed in February 2007 and it is included in the Table 6 to show the cumulative demand. Typically, residential projects require more water demand than commercial/office/R&D projects.

**Table 6
Annual Additional Demand from Various Projects**

Development Project	Additional Demand (AFY)
Pilgrim Triton Project	264 (Appendix A)
Gilead Sciences Corporate Campus	44 (Appendix B)
Mirabella/Parkview Plaza	88 (Appendix C)
Chess/Hatch Drive Offices	36 (Appendix D)
Total Net Demand	432

Table 7 shows the total system demand projected for EMID including the demand from the proposed projects. The total system demand is calculated by adding the net demand generated from the proposed projects to the system demand projections from Table 5.

**Table 7
Total System Demand**

	2010	2015	2020	2025	2030
System Demand Projections	6,178	6,339	6,478	6,523	6,569
Net Demand from Proposed Projects	432	432	432	432	432
Total System Demand	6,610	6,771	6,910	6,955	7,001

Comparison of Supply Allocation vs. Multiple Dry Years Demand

Table 8 shows the supply allocations from Table 3 and projected total system demands from Table 8, through the twenty year planning horizon as required by SB 610. As discussed in Table 4, during a period of five dry years, the SFPUC’s plan calls for 10% supply reductions in the first two (2) years followed by 20% reductions for the next three (3) years. To meet the reductions, EMID will have to cutback its consumption in kind by implementing the Water Shortage Contingency Plan based on the severity of the drought. The EMID’s Water Shortage Contingency Plan describes the triggering levels and actions to be considered for each stage of demand reduction. The plan has three stages with each stage set to respond to increasingly more severe conditions.

As shown in the table, there will continue to be sufficient supplies to meet all projected demand, including the net additional demand generated from the proposed projects in all conditions over the next twenty five years. This conclusion is dependent on EMID implementing the mandatory demand reduction as outlined in the EMID Water Shortage Contingency Plan.

**Table 8
Annual Supply Allocation vs. Multiple Dry Years Demand (AFY)**

	Allocation	Single Dry Year 10% Reduction	Year 2 10% Reduction	Year 3 20% Reduction	Year 4 20% Reduction	Year 5 20% Reduction
2010 Supply	6,945	6,251	6,251	5,556	5,556	5,556
2010 Demand	(6,610)	(5,949)	(5,949)	(5,288)	(5,288)	(5,288)
Difference	335	302	302	268	268	268

2015 Supply	7,057	6,351	6,351	5,646	5,646	5,646
2015 Demand	(6,771)	(6,094)	(6,094)	(5,417)	(5,417)	(5,417)
Difference	286	257	257	229	229	229
2020 Supply	7,281	6,553	6,553	5,825	5,825	5,825
2020 Demand	(6,910)	(6,219)	(6,219)	(5,528)	(5,528)	(5,528)
Difference	371	334	334	297	297	297
2025 Supply	7,505	6,755	6,755	6,004	6,004	6,004
2025 Demand	(6,955)	(6,260)	(6,260)	(5,564)	(5,564)	(5,564)
Difference	550	495	495	440	440	440
2030 Supply	7,616	6,854	6,854	6,093	6,093	6,093
2030 Demand	(7,001)	(6,301)	(6,301)	(5,601)	(5,601)	(5,601)
Difference	615	553	553	492	492	492

Demand Management Measures

Over the years, EMID has implemented the following demand management measures in an effort to reduce the overall demand for water. Water conservation helpful tips are available online and in brochures to educate customers. Every year during the national Public Works week, local schools and teachers are invited to participate in water facility tours and activities to promote water conservation.

Water Audit – Residential water audits are performed whenever requested by a customer or an unusual spike in a customer’s water consumption is observed.

Plumbing Retrofit Kits – Water conservation kits (shut off nozzles for garden hoses, low-flow shower heads, low-flow sink aerators, and mini-flush toilet retrofit devices) are available to the residents, free of charge.

System Audits, Leak Detection, and Repairs – EMID routinely performs system audits, leak detection and repairs to reduce unaccounted for water. EMID has approximately 8,200 water accounts, all of which are metered. Currently, all of EMID’s 4,000 plus residential water meters are scheduled for replacement. In addition, EMID is allocating \$300,000 every other year to replace valves systematically as part of its Capital Improvement Program.

Large Landscape Conservation Programs - EMID has prepared a booklet called “Planting and Irrigation Guidelines” to assist developers, property owners, and homeowners in selecting appropriate plant materials and installing irrigation systems to

create water conserving landscapes which are appropriate to Foster City soil and climate conditions. This booklet is available to the public, free of charge.

High Efficiency Washing Machine Rebate Program – This program provides up to \$200 to replace old clothes washing machines with new Energy Star compliant water conserving washing machines.

Ultra Low Flow Toilet Rebate Program – This program provides up to \$150 for each toilet that is replaced with an Ultra Low Flow toilet. Every family can claim up to three toilets and receive up to \$450.

Conclusion

Based on the analysis in the WSA, as well as the information contained in the 2005 UWMP, and SFPUC's Water Supply Master Plan dated April 2000, EMID will have sufficient water supply to serve the existing customers and the proposed projects under consideration. The conclusion of sufficient supply is based on the assumption that the demand reduction programs mandated by the SFPUC and included in the EMID's water shortage contingency plan are implemented during the drought years.

Appendix A
Water Demand Analysis for Pilgrim Triton Project

	Demand (Acre Ft. per Year)	
Demand for Proposed Office Space (296,000 Sq. Ft.)	20	Based on Consumption Data for VISA 3 ¹
Demand for 1 Acre Park	2	Based on Consumption Data for Ketch Park
Demand for Residential (730 units)	263	Based on 13 Units per Month ²
Total Project Demand	285	
Existing Demand at the Property	(21)	Based on the Consumption Data for Existing Buildings ³
Net Project Demand	264	

¹ Consumption data for VISA 3 was used to project water demands for the new office space proposed for the project. According to the VISA 3 data, 22 gallons of water per year for each sq. ft. of office space is needed.

² EMID's average monthly consumption for a residential property is 13 units.

³ According to the water consumption data for the existing buildings, approximately 21 AFY of water was consumed in 2007.

Appendix B
Water Demand Analysis for Gilead Sciences Corporate Campus Project

	Demand (Acre Ft. per Year)	
Demand for Proposed R&D Space (550,000 sq. ft.)	37	Based on Consumption Data for 362 Lakeside Drive ¹
Demand for Proposed Office Space (235,585 sq. ft.)	34	Based on the VISA 3 Consumption Data ²
Demand from the 8 Building to be Demolished	(27)	Consumption Data for 320, 324, 331, 333, 346, 355, 366, 368 Lakeside Drive
Net Project Demand	44	

¹ Consumption data for 362 Lakeside Drive was used to project water demands for the new R&D space proposed for the project. According to the data, approximately 44.25 gallons of water per year for each sq. ft. of R&D space is needed.

² Consumption data for VISA 3 was used to project water demands for the new office space proposed for the project. According to the VISA 3 data, 22 gallons of water per year for each sq. ft. of office space is needed.

Appendix C
Water Demand Analysis for Mirabella San Francisco Bay/Parkview Plaza Project

	Demand (Acre Ft. per Year)	
Demand for Proposed Project Using the Sewer Generation Analysis	80	Based on the Wilsey Ham Sewer Generation Rates ¹ Spreadsheet
Demand for Irrigation	8	Typically 10% of the Sewer Generation ²
Net Project Demand	88	

¹ According to the sewer generation rates spreadsheet prepared by Wilsey Ham on 3/17/07, 71,085 gallons per day of sewer will be generated from the proposed project.

² 10% is added for irrigation demand

Appendix D
Water Demand Analysis for Chess/Hatch Drive Office Project

	Demand (Acre Ft. per Year)	
Demand for Proposed Office Space (800,000 sq. ft.)	54	Based on VISA 3 Consumption Data ¹
Demand from Existing Warehouse/Office Spaces	(18)	Based on the Consumption Data for 1155-1191 Chess Drive ²
Net Project Demand	36	

¹ VISA 3 was used to project water demands for the new office space proposed for the project. Consumption data for VISA 3 shows 22 gallons of water per year for 1 sq. ft. of office space is needed.

² According to the water consumption data for the existing buildings, 1155-1191 Chess Drive, approximately 18 AFY of water was consumed.