

Discovery Bay Residential Units and Population Estimates

	2010 (a)	Added Through 3/31/2018	Total 3/31/2018	Additional Through Buildout	Total Through Buildout
Population, Primary Residences	13,352	1,661	15,013	3,866	18,879
Households, Primary Residences (b)	4,742	590	5,332	712	6,044
Vacation Homes Converted to Primary Residences	0	0	0	661	661
Total Primary Residences	4,742	590	5,332	1,373	6,705
Vacation Homes	661	0	661	-661	0
Vacation Homes as Equivalent Primary Residences (c)	165	0	165	-165	0
Total Households	5,403	590	5,993	712	6,705
Total Primary Equivalent Households	4,907	590	5,497	1,208	6,705
Persons Per Primary Residence	2.816	2.816	2.816	2.816	2.816
Total Effective Population Served	13,817	1,661	15,479	3,401	18,879

(a) Population and households from 2010 census.

(b) Includes single family residences and condominiums.

(c) One vacation home assumed to be equivalent to 0.25 primary residences.

Additional Households Through Buildout Includes:

Base number developed by District, 7/31/18	576
Add for Evans subdivision	18
Add for 5 acres condos in DB/Willow Lake	80
Units added 3/31/18 through 7/31/18	38
Total	712

Table 3-1

Projected Growth within TDBCSD After 3/31/2018

Development	Number
Homes and Condominiums to be Added After 7/31/2018	
Approved, But Not Yet Built	67
Undeveloped Lots (Discovery Bay Proper)	44
Pantages	300
Newport Point	70
Villages (Hoffman)	76
Golf Course	13
5-Acre Lots	5
Evans	19
Discovery Bay / Willow Lake Condominiums	80
Total	674
Homes and Condominiums Added 3/31/2018 through 7/31/2018	38
Equivalent for Conversion of 661 Vacation Homes to Primary	496
Homes and Condominiums to be Added After 3/31/2018	1,208
Office and Business Park, Acres	
Bixler Business Park	7
Marsh Creek Office	1.2
Total	8.2
Commercial, Acres	
Highway 4	5

Table 5-2
Average Annual Flows from Projected Growth

Development Type	Units	Number	Sewage Generation Rate, gpd/unit	Projected Flow, gpd
Residential	Home/Condo	1,208	235	283,880
Business Park / Office	Acres	8.2	2,000	16,400
Commercial	Acres	5	1,600	8,000
Total				308,280 round to 310,000

Note: Average annual residential flow estimated to be 98% of total flow based on District water use records for residential and commercial. See R-GPCD spreadsheet.

Average residential flow on March 31, 2018 = $0.98 \times 1.32 \text{ Mgal/d} = 1.29 \text{ Mgal/d}$.

Per Capita Flow 83.46090473