

DRAFT MEMORANDUM

DATE: August 17, 2018
FROM: Utilities
TO: Heidi Tschudin, Deputy City Manager/Director of Community Development and Sustainability
RE: Utilities for Plaza 2555

The purpose of this memo is to show that the Plaza 2555 Project (“Project”) and other projects approved prior to the approval of the Project but not yet built can be adequately served by existing utilities.

I. Approved but not yet built projects.

The projects approved prior to the Plaza 2555 approval, but not yet built are listed in Table 1 below.

Table 1

Project	Locations	Units	Residents	Staff	Landscape (Acres)	Increased Water Demand (GPD)¹	Increased Sewer Demand (MGD)²
Nishi Student Housing	East Olive Drive	700	2,200	30	10	172,297	0.17
Cannabis Manufacturing	1605 2 nd Street			5	0.053	98	0
Lincoln 40 Apartments	East Olive Drive	130	750		1.5	30,447	0.03
McDonalds Rebuild	4444 Chiles Road		Rebuild	10	0.1	0	0
Storage Warehouse	612 Cantril Drive			5	9,680	49,977	0.05

4480 Chiles Service Station	4480 Chiles Road		Rebuild	0	2,800	0	0
Cannery Market Place		36	90	100	171,000	30,775	0.05
Chiles Ranch Subd. Revisions	2411 E. 8 th St.	96 SFU	384			33,120	0.03
Creekside Apartments	2290 5 th Street	90	360			16,245	0.02
D Street Gardens	717 D Street	7	30			2,415	0
Marriott Residence Inn	4647 Fermi		120	30	120 rooms + 78,000 sq. ft.	23,094	0.02
1111 Richards Hotel	1111 Richards Blvd.		140	40	140 rooms	27,030	0.03
La Mesa RV	5200 Chiles Road			Rebuild	20,000 sq. ft.	0	0
Hyatt House Hotel	2750 Cowell Blvd.		118	30	118 rooms plus 76,000 sq. ft.	23,094	0.02
Trackside Center	901-919 3 rd Street			Rebuild	8,950	0	0
Trokanski Performance Center	2720 Del Rio Place				22,000	2,602	0
Davis Live	525 Oxford Circle		440		8,086	13,477	0.01

Total Demand						424,676	0.44
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1. Values are estimated based on the 2015 Brown and Caldwell Water Supply Assessment
2. Values are assuming all landscape water goes into sewer, with some rounding of numbers

II. Water

In 2015, the City prepared a combined Water Supply Assessment (WSA) for Mace Ranch Innovation Center, Davis Innovation Center, Nishi Property, and the Triangle Project. The WSA showed that after accounting for the four developments, the City has 1,831 ac-ft/yr excess capacity in 2020 and 1,419 ac-ft/year in 2025.

The estimated water supply is approximately 15,253 ac-ft/year. Using the Unit Water Demand Factors in Table 3-4 of the WSA, the projects above will consume approximately 475 acre-ft/year, which when added to the existing demand of approximately 12,889 ac-ft/yr leaves an excess supply of 1,889 ac-ft/yr. Davis Live is estimated to consume approximately 49 acre-ft/year, which, when deducted from the excess supply will leave an excess supply of approximately 1,840 ac-ft/yr. Therefore, the Project, together with all approved but not yet built projects can be adequately served with the City's existing water supply. In addition, the City's existing 10 inch diameter Public water main located within Cowell Road should adequately serve the Project. A water capacity study should confirm City supply is adequate in the existing 10" water main, and any increase in the diameter of the water main will be paid for by Plaza 2555. Any improvements needed to serve the development will be paid for by Plaza 2555.

Wastewater Collection and Treatment

The existing site is served by an 8 inch diameter Public sanitary sewer main located within Oxford circle. This main should be sufficient to serve Plaza 2555, together with other approved but not yet built projects, but a sewer capacity study can confirm the main has sufficient capacity Any improvements to the existing sewer line needed to serve the development will be paid for by Plaza 2555. If the sewer capacity study reveals the existing sewer main will need to be increased to accommodate Plaza 2555, and other approved, but not yet built projects, each development will pay their fair share for the sewer line replacement.

As shown in the 2015 Draft EIR prepared for the Nishi Gateway Project (Nishi EIR), the Capacity of the City's Wastewater treatment plan is 6.0 mgd ADF and 10,100 BOD Load, lbs./day. Based on the Nishi EIR, taking into account the potential for buildout of the City's General Plan, approximately 0.95 mgd of capacity would remain available. Remaining BOD load capacity is anticipated to be 660 lbs per day with buildout of the City's current General Plan. The majority of the projects identified in Table 1 above are consistent with the General Plan designation and therefore are accounted for in the General Plan buildout calculations. The Nishi Gateway Project will consume 0.177 mgd. The Plaza 2555 project will consume approximately .043 of additional capacity. The current City sewer demand is 4 MGD, and the Wastewater Treatment Plant has a 6

MGD capacity. The additional developments shown in the table above, and Plaza 2555 will add an estimated 0.48 MGD, leaving an excess of 1.52 MGD in capacity. The Plaza 2555 Project and other projects approved prior to the approval of the Project but not yet built can be adequately served by wastewater capacity.

Drainage

All new development projects in the City of Davis are required to comply with the City of Davis Storm water ordinance (Davis Municipal Code Chapter 30) and prepare a storm water quality control plan to demonstrate that the project meets the standards of the City of Davis 2008 Manual of Storm Water Quality Control standards, which specifies that a project storm water system must be sized to capture and treat 80 percent or more of the average annual rainfall volume. The approved projects in the above list and the Plaza 2555 project will comply with the Davis storm water ordinance and as a result, the Plaza 2555 Project and other projects approved prior to the approval of the Project but not yet built can be adequately served by the City's drainage facilities.

Landfill

All non-recyclable waste generated by the City of Davis is disposed at the Yolo County Central Landfill. The Landfill has a maximum permitted capacity of 49,035,200 cubic yards and 1,800 tons per day. (Nishi Draft EIR, p. 4.15-8.) The average daily through put for disposal purposes is currently 500 tons per day and the closure date for the landfill is estimated to be January 1, 2081. (Nishi Gateway Project Draft EIR, p. 4.15-8.) Therefore, the landfill has sufficient capacity for this Project and all other permitted but not yet built projects.