28 January 2020

Dave Nystrom
3610 American River Dr., Ste 190
Sacramento, CA 95864

Subject: University Research Park - Civil Utility Summary *(Updated 28 January 2020)*

Dear Dave:

Our firm is providing civil engineering services for the University Research Park Mixed-Use project located at 1770 Research Park Drive. We understand that according to 2015 California Code Section 21155.1, a requirement of transit priority projects is a determination that the project (along with other previously approved but not yet built projects) can be adequately served by existing utilities, and that the transit priority project applicant has paid, or committed to pay all applicable in-lieu or development fees.

These calculations have been updated to reflect number of apartments and square footage of the office/tech space as shown on the 10/22/19 Site Plan prepared by Cunningham Engineering.

Other Previously Approved Projects: Based on consultation with City staff, we understand that the following projects have been approved but not yet built:

Project	**Locations**	**Units**	**Non-res square feet.**
Nishi Student Housing	East Olive Drive	700	
Cannabis Manufacturing	1605 2nd Street		2,300
Lincoln 40 Apartments	East Olive Drive	130	
McDonalds Rebuild	4444 Chiles Road		4,365
Storage Warehouse	612 Cantrill Drive		9,680
4480 Chiles Service Station	4480 Chiles Road		2,800

Cannery Market Place		36	171,000
Chiles Ranch Subd. Revisions	2411 E. 8th St.	96 SFU	
Creekside Apartments	2290 5th Street	90	
D Street Gardens	717 D Street	7	
Marriott Residence Inn	4647 Fermi Place		120 rooms + 78,000 sq. ft.
1111 Richards Hotel	1111 Richards Blvd.		140 rooms
La Mesa RV	5200 Chiles Road		20,000 sq. ft.
Hyatt House Hotel	2750 Cowell Blvd.		118 rooms plus 76,000 sq. ft.
Trackside Center	901-919 3rd Street		8,950
Trokanski Performance Center	2720 Del Rio Place		22,000

In clarifying the intent of this 2015 California Code Section 21155.1 requirement related to service from existing utilities, it has been confirmed by the City that assessment of sewer, water, and storm drainage are required. We refer to those utilities as "civil utilities" and those are the focus of this letter. We provide the following information, which addresses each of these utilities in more detail:

Sanitary Sewer: We reviewed the City sanitary sewer system, from the 6" main at the southwestern terminus of Research Park Drive, and the 8" main at the southern terminus of Drew Circle, to the existing downstream 15-inch main, located at the intersection of Kendall Way and Second Street. We utilized the City of Davis methodology to evaluate this section of the City system. Demand flow rates used for this evaluation are consistent with demand rates used for other recent sanitary sewer studies for proposed projects within the City. The summary of our findings from this evaluation indicates that this reach of the City system has adequate capacity to serve the proposed *27,144+/- square foot ground floor office & 160 units (192 beds*) of the University Research Park project. None of the previously approved projects are located within the sewer shed for the area analyzed.

As shown in the 2015 Draft EIR prepared for the Nishi Gateway Project (Nishi EIR), the Capacity of the City's Wastewater treatment plant is 6.0 mgd ADF. 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. The majority of the projects identified 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 University Research Park project will consume less than 0.03 mgd of additional capacity. Therefore, the Wastewater treatment plant has excess capacity to serve the University Research Park project combined with other previously approved but not yet built projects.

Storm Drainage: The existing vacant site has no formal drainage infrastructure and appears to surface drain to inlets within the adjacent streets. There is an existing 18" diameter Public storm drainage main located within Research Park Dr., adjacent to the site. Based on the City of Davis methodology, the existing General Commercial land use would result in a 10 year runoff of approximately 7.4 cfs. Using the same methodology, the proposed Mixed-Use land use would result in a reduced runoff of approximately 5.4 cfs. Additionally, the proposed project will incorporate bioretention measures as required to meet the City's storm water quality and Hydromodification Management requirements. Therefore, outflows from the site are expected to be improved compared to the previous General Plan land use via a less intensive proposed use, and with additional stormwater treatment and attenuation. Additionally, the Hyatt House Hotel project is located within the same drainage shed. Similar to University Research Park, this project land use is no more intense than the original General Plan land use, and the project will also be required to comply with new storm drain LID standards which are more stringent than what was in effect during the original design of the storm drain infrastructure. Therefore, the conclusion can be made that there is adequate available capacity to serve the University Research Park project along with other previously approved but not built projects.

Water: The existing site is served by 10" diameter Public water mains located within Research Park Dr. The largest proposed building will be approximately 30,000 sf. Conservatively assuming a construction type of V-B, which would result in the largest possible required fire flow, based on the California Fire Code, this results in a required Fire Flow of 1,500 gpm (including a 75% reduction for fire sprinklers). Per the City of Davis Design Standards, the water infrastructure is required to be designed to provide a minimum Fire Flow of 2,500 gpm in non-single family residential land uses, which is significantly larger than the required site fire flow.

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. Of the four very large projects studied, only one (Nishi) is approved. Therefore, the conclusion can safely be made that there is adequate available capacity to serve the University Research Park project along with other previously approved but not built projects.

In summary, based on our review of the existing City of Davis civil utility infrastructure and previous project documentation, it appears that the existing Public civil utility facilities are adequate to serve the proposed University Research Park project, along with other approved but not yet constructed projects. Additionally, the applicant has indicated their commitment to pay all applicable in lieu or development fees. We trust that this letter meets the intent of your request. Please feel free to contact me if you have any questions or need any additional information.

Very truly yours,

Chuck Cunningham, RCE 30339
CEO