August 1, 2012

Ben Ritchie
Principal
De Novo Planning Group
4630 Brand Way
Sacramento, CA 95819

Subject: Guidance on Items Related to Utilities for the ConAgra Development
(1111 E. Covell Boulevard)

Dear Mr. Ritchie:

This letter is intended to provide direction regarding design of utilities for the proposed ConAgra development project.

The following assumptions can be made concerning the water and sanitary sewer facilities for the project.

**Density.** Rather than the land use densities included in the 1991 standards, the actual number of each type of unit should be used.

**Water Consumption.** The following “ConAgra” factors are to be used to estimate water needs for the project:

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>1991 Standards*</th>
<th>ConAgra Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>612 gal/DU-day</td>
<td>450 gal/DU-day</td>
</tr>
<tr>
<td>Multi- Family</td>
<td>260 gal/DU-day</td>
<td>225 gal/DU-day</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>270 gal/DU-day</td>
<td>235 gal/DU-day</td>
</tr>
<tr>
<td>Institutional</td>
<td>1,800 gal/acre-day</td>
<td>1,530 gal/acre-day</td>
</tr>
<tr>
<td>Retail, Commercial, Industrial</td>
<td>2,500 gal/acre-day</td>
<td>2,125 gal/acre-day</td>
</tr>
</tbody>
</table>

* Provided for reference

Water consumption for the pool/clubhouse use is to be estimated using a factor of 2,500 gallons per day per acre (gpd/acre).

**Sewage Generation.** The following “ConAgra” factors are to be used to estimate sewage flow rates for the project:
The discussion of the treatment plant capacity in the Sanitary Sewer Master Plan should be revised to include a discussion of the capacity for the new proposed treatment plant. The capacity of the new plant has not yet been approved by City Council but is likely to be around 7.5 mgd. The 2011 dry weather flow to the plant was approximately 5.2 mgd. The proposed plant size provides the capacity for allows for 0.5% growth from 2012 until 2018 and 1% growth through 2037. The increased development of the Cannery project falls within these growth assumptions.

Sanitary sewer generation for the pool/clubhouse use to be estimated using a factor of 1,500 gpd/acre.

**Flood Control Memo**

Any difference of opinion over which model scenarios should be run for the offsite flood control facilities will have to be worked through between the consultant and the Yolo County Flood Control and Water Conservation District.

Sincerely,

Michael Mitchell
Interim Principal Civil Engineer

c: Dianna Jensen, Principal Civil Engineer  
    Stan Gryczko, WWTP Superintendent  
    Bob Wolcott, Principal Planner  
    Katherine Hess, Community Development Administrator  
    ConAgra File