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APPENDIX G

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City of Davis WPCP  
Projected Influent Flow Increase -- Growth Through General Plan Buildout (2010)

#	Planned Development Area (see Figure __ for location)	Land Use		Flow Factor, gpd/unit		Increased Flow at 2010 GP Buildout, gpd	
		Low	High	Low	High	Low	High
1	Glacier Place, Aspen	35 du, single family	35 du, single family	240	240	8,400	8,400
2	Sutter Davis north	25 acres, office	25 acres, office	1,500	1,500	37,500	37,500
3	Head/Northwest triangle	3.2 acres, service commercial and office (as shown)	3.2 acres, service commercial and office (as shown)	1,900	1,900	6,100	6,100
4	Cassel	2 du, single family	17 du, single family	240	240	500	4,100
5	Grande school site	8.5 acres, Public school	47 du, single family	2,100	240	17,900	11,300
6	Con Agra south	47.6 acres, light industrial (part. built but unoccupied)	10 acres, general commercial	2,000	1,900	95,200	19,000
			20 acres, office		1,500	0	30,000
			300 du, single family		240	0	72,000
			100 du, multi family		240	0	24,000
			Note: These numbers are the combined total with Con Agra north below)			0	0
7	Con Agra north	47.6 acres, business park / lt industrial (vacant part)	(see combined total with Con Agra south above)	2,000		95,200	0
8	Kennedy Place	1.1 acres, office	7 du, single family	1,500	240	1,700	1,700
9	R-3 north of Core	18 du, multi family - addition to existing	18 du, multi family - addition to existing	240	240	4,300	4,300
10	Core area	3.8 equivalent acres, based on 50,000 sq ft retail (addition)	7.7 equivalent acres, based on 100,000 sq ft retail (addition)	1,900	1,900	7,200	14,600
		1.9 equivalent acres, based on 25,000 sq ft office	3.8 equivalent acres, based on 50,000 sq ft office	1,500	1,500	2,900	5,700
		30 du, multi family	60 du, multi family	240	240	7,200	14,400

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#	Planned Development Area (see Figure __ for location)	Land Use		Flow Factor, gpd/unit		Increased Flow at 2010 GP Buildout, gpd	
		Low	High	Low	High	Low	High
11	Richards	0.7 acres, general commercial	30 du, single family	1,900	240	0	7,200
12	Callori, Olive Dr.	49 du, single family	0.7 acres, general commercial	240	1,900	1,300	1,300
13	Research Park Dr.	3.6 acres, business park / light industrial	49 du, single family	2,000	240	11,800	7,200
14	Da Vinci Ct.	51 du, multi family	3.6 acres, business park / light industrial	240	2,000	12,200	12,200
15	South Davis Plaza	1.0 acres, general commercial	51 du, multi family	1,900	240	1,900	1,900
16	University Research Park	7.4 acres, general commercial, business park/light industrial (as shown)	1.0 acres, general commercial	2,000	2,000	14,800	14,800
17	Davis Manor shopping center	20 du, multi family	7.4 acres, general commercial, business park/light industrial (as shown)	240	240	4,800	4,800
18	Wildhorse apartments	78 du, multi family	20 du, multi family	240	240	18,700	18,700
19	Wildhorse horse ranch	24.8 acres, agriculture (horse ranch)	78 du, multi family	0	240	0	28,800
20	Simmons East Eighth St.	1 du, single family	120 du, single family	240	240	200	12,000
21	Mace interior retail site	8.6 acres, neighborhood retail	50 du, single family	1,900	240	16,300	24,000
22	NWC Mace and Alhambra	6.4 acres, office	100 du, single family	1,500	1,900	9,600	12,200
23	Sequoia Villas	20 du, single family	6.4 acres, neighborhood retail	240	240	4,800	4,800
24	Madsen Place	16 du, multi family	20 du, single family	240	240	3,800	3,800
25	Davis Seniors Housing Coop	0.7 acres, general commercial (service commercial)	16 du, multi family	1,900	1,900	1,300	1,300
		60 du, multi family	0.7 acres, general commercial (service commercial)	240	240	14,400	14,400

**City of Davis WPCP  
Projected Inflow Increase -- Growth Through General Plan Buildout (2010)**

#	Planned Development Area (see Figure __ for location) Designation	Land Use		Flow Factor, gpd/unit		Increased Flow at 2010 GP Buildout, gpd	
		Low	High	Low	High	Low	High
26	Midtown general commercial	9.8 acres, general commercial (service commercial)	9.8 acres, general commercial (service commercial)	1,900	1,900	18,600	18,600
27	Longview Cottages	9 du, single family	9 du, single family	240	240	2,200	2,200
28	Pena area light industrial	13.0 acres, business park / light industrial (probable mix with office)	13.0 acres, business park / light industrial (probable mix with office)	2,000	2,000	26,000	26,000
29	Fifth Street Commercial Center	2.1 acres, office (approved uses)	2.1 acres, office (approved uses)	1,500	1,500	3,200	3,200
30	Fifth Street affordable housing site east of Spafford	30 du, multi family	30 du, multi family	240	240	7,200	7,200
31	Cousteau Place	5.4 acres, business park / light industrial (probable mix with office)	5.4 acres, business park / light industrial (probable mix with office)	2,000	2,000	10,800	10,800
32	Mace Ranch light industrial (excludes proposed Target, see below)	44.8 acres, business park / light industrial (probable mix with office)	44.8 acres, business park / light industrial (probable mix with office)	2,000	2,000	89,600	89,600
33	Mace Ranch light industrial – portion of proposed Target	7.7 acres, business park / light industrial	7.7 acres, general commercial (Target)	2,000	1,900	15,400	14,600
34	Mace Ranch service commercial – portion of proposed Target	11.6 acres, general commercial (service commercial)	11.6 acres, general commercial (Target)	1,900	1,900	22,000	22,000

**City of Davis WPCP**  
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#	Planned Development Area (see Figure __ for location)	Designation	Land Use		Flow Factor, gpd/unit		Increased Flow at 2010 GP Buildout, gpd	
			Low	High	Low	High	Low	High
35	SW of Second and Mace light industrial		15.0 acres, business park / light industrial (probable mix with office)	15.0 acres, business park / light industrial (probable mix with office)	2,000	2,000	30,000	30,000
36	Oakshade north		6.8 acres, general commercial	100 du, multi family	1,900	240	12,900	24,000
37	Oakshade south		2.7 acres, business park / light industrial (probable mix with office)	16 du, single family	2,000	240	5,400	3,800
38	Seiber		3.4 acres, business park / light industrial (probable mix with office)	18 du, single family	2,000	240	6,800	4,300
39	Cowell / Drummond affordable site (previously planned as business park)		15 du, multi family	15 du, multi family	240	240	3,600	3,600
40	SW corner, Cowell and Drummond		2.4 acres, business park / light industrial (probable mix with office)	30 du, multi family	2,000	240	4,800	7,200
41	SE corner, Cowell and Drummond - Willowcreek residential		21 du, single family	21 du, single family	240	240	5,000	5,000
42	Willowcreek neighborhood commercial		1.9 acres, neighborhood retail	1.9 acres, neighborhood retail	1,900	1,900	3,600	3,600
43	Willowcreek light industrial		14.9 acres, business park / light industrial (probable mix with office)	7.5 acres, office, 1/2 of site	2,000	1,500	29,800	11,200

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#	Planned Development Area (see Figure __ for location) Designation	Land Use		Flow Factor, gpd/unit		Increased Flow at 2010 GP Buildout, gpd	
		Low	High	Low	High	Low	High
44	Woodbridge affordable site	16 du, multi family	100 du, single family	240	240	3,800	24,000
45	Ensenada mixed use site	1.1 acres, office, 1/2 of site	1.1 acres, office, 1/2 of site	1,500	1,500	1,700	3,800
		7 du, single family	15 du, single family	240	240	1,700	1,700
46	W of El Macero shopping center	1.0 ac, general commercial	1.0 ac, general commercial	1,900	1,900	1,900	3,600
47	NE corner, Cowell and Mace	1.9 ac, general commercial	30 du, multi family	1,900	240	3,600	7,200
48	Willowbank 9 phase 2	24 du, single family	24 du, single family	240	240	5,800	5,800
49	Montgomery lot	1 du, single family	4 du, single family	240	240	200	1,000
50	Willowbank Catholic Church site	10.2 acres, public / semi public	30 du, single family	1,900	240	19,400	7,200
51	Willowbank Latter Day Saints Church site	3.8 acres, public / semi public	10 du, single family	1,900	240	7,200	2,400
Total Flow Increase at General Plan Buildout						749,400	779,800