



West Davis Active Adult Community Project: Agricultural Soil Reclamation Plan

The proposed West Davis Active Adult Community project, located at the northwest corner of the intersection of Covell Boulevard and Risling Court, will develop approximately 75 acres within the City of Davis with residential and mixed uses and utilize approximately 48 acres within the County of Yolo for a project drainage system. The project includes a proposed 560-unit development within the City of Davis and a proposed drainage system that includes a conveyance channel and a detention basin(s) and overflow area within the County. This study area for this plan consists of land within the County encompassed within Assessor's Parcel Numbers 036-020-018, 06-020-018, and 06-020-012. The existing use of the study area is agricultural, as such, this plan provides for the preservation and restoration of the agricultural soils proposed to remain within the County for subsequent agricultural use after implementation of the project's drainage system.

As identified in the Geotechnical Engineering Report,¹ prepared by Geocon Consultants, dated August 2019, organic-rich topsoil with moderate to heavy vegetated growth was found throughout the study area and ranged from 2-4 inches in thickness. This topsoil layer will be stripped at the outset, prior to the more substantive earth moving operations that are proposed in order to implement the project's drainage system. Topsoil that is removed as a result of stripping within the City limits will be retained within the City and will be incorporated into the amended soil used in the landscape areas for the proposed 560-unit development. Topsoil that is removed as a result of stripping within the County will be retained within the County and shall be reused within the farmable areas of the study area as identified by this plan.

The attached Figure 1 depicts the existing mapped soil types² found within the study area. The existing soils within the County range from Prime Farmland, Farmland of Statewide Importance and Farmland of Local Importance.³ These soils will be stripped to a depth of 4-inches and stockpiled on land within the County for reuse on land within the County after earth-moving operations. The varying soil types will be stockpiled in a single location on land within the County and shall be properly mixed prior to reuse. The total impact area within the County is 47.6 acres, which at a depth of 4-inch results in a total topsoil volume of 25,598 cubic yards. A temporary topsoil stockpile will be located just north of the proposed development site and will not exceed 8-acres (see Figure 1). This temporary topsoil stockpile will be approximately 2-feet high. After stripping has occurred, , as detailed above, substantive earth moving operations, inclusive of grading, will commence and are anticipated to take 45 to 60 days; at the

¹ Geocon Consultants, Inc., Geotechnical Investigation, Bretton Woods, Davis CA – Project No. S1704-05-01 (available for public review at the City of Davis, Community Development and Sustainability Department).

² USDA, Soil Conservation Survey (available online at <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>)

³ California Department of Conservation, Farmland Mapping and Monitoring Program, Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance Yolo County, June 1972 (available online at https://www.conservation.ca.gov/dlrp/fmmp/Documents/fmmp/pubs/soils/Yolo_gSSURGO.pdf)

conclusion of which the topsoil that was stockpiled will be replaced as shown on Figure 2. Due to the short duration of the temporary stockpile, aeration and rotation of the topsoil is not anticipated, however, if for unforeseen reasons earth-moving operations extend beyond this anticipated duration, additional measures may be required to aerate the top soil and preserve the organic nature of the soil.

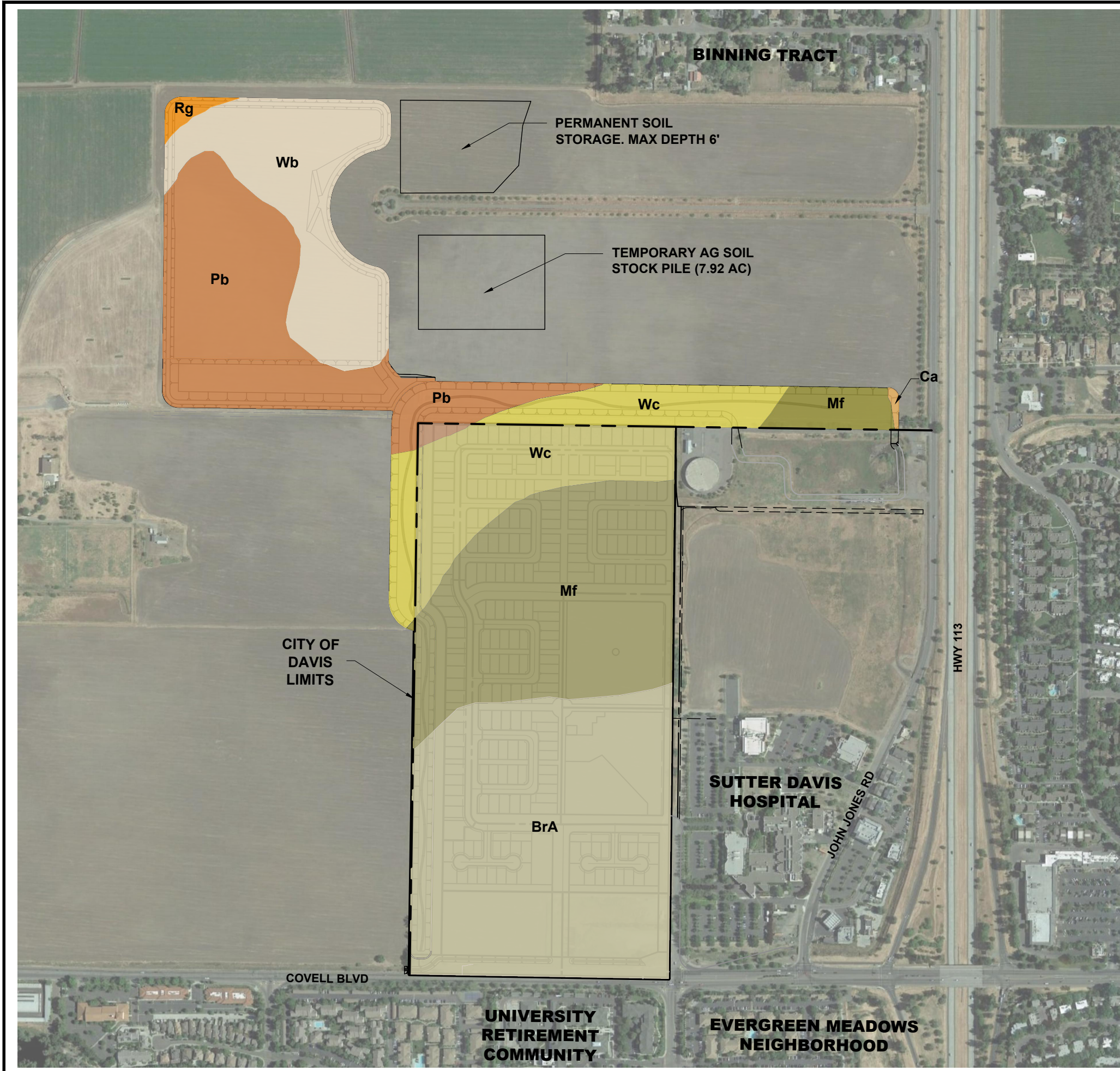
After stripping and temporarily stockpiling the topsoil, grading operations will commence that will include excavation of the perimeter channel, the detention basin(s) and slight excavation of the overflow area (see Figure 2 for locations). The detention basin(s) and perimeter channel will be excavated approximately 10-feet below existing grade and will primarily function as storm water conveyance and storage associated with the proposed project and upstream runoff. The overflow area will be excavated approximately 2 to 6 feet below existing grade and will be readily accessible from the adjacent lands to the east such that this land will continue to be available for farming. In order to properly replace the topsoil within the study area after excavation, the ground will be over-excavated to approximately 7 inches, to allow for placement of the topsoil and ultimately achieve the proposed design elevations for the area. Topsoil will be replaced, and berms will be constructed around the overflow area. These berms will be surmountable by farming equipment and machinery, therefore, no new access roads or pathways will be required or constructed. The resulting farmable area within the overflow area will be just under 28 acres, which will consist of the soils described above that will retain their farmable qualities as determined by this engineering analysis and in consultation with a local agricultural expert familiar with regional farming practices (see attached letter from Duane Chamberlain of Chamberlain Farms—current and long-term farming professional within the study area). A permanent soil stockpile will be established for the long-term storage of excavated soil that is not immediately redistributed, as described above (see Figures 1 and 2). This stockpile will not exceed 6 acres in size and have no greater than a 5:1 side gradient and as such will remain farmable.

Attachments:

Figure 1 – Ag Soil Reclamation During Grading Operations

Figure 2 – Ag Soil Reclamation Post Grading Operations

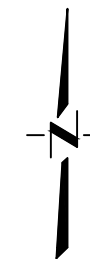
Letter – From Duane Chamberlain of Chamberlain Farm, dated December 11, 2019



YOLO COUNTY AG SOIL		
SOIL TYPE	LAND AREA ±(AC)	AG SOIL ±(CY)
CAPAY SILTY CLAY (Ca)	0.2	107.6
MARVIN SILTY CLAY LOAM (Mf)	2.6	1398.2
RINCON SILTY CLAY LOAM (Rg)	0.6	322.7
PESCADERO SILTY CLAY, SALINE-ALKALI (Pb)	21.3	11454.7
WILLOWS CLAY (Wb)	15.2	8174.2
WILLOWS CLAY, ALKALI (Wc)	7.7	4140.9
TOTAL:	47.6	25598.3

NOTES

1. 4" OF YOLO COUNTY AG SOIL TO BE STRIPPED AND RETAINED IN TEMPORARY STOCK PILE AT A MAXIMUM DEPTH OF 2'.
2. CITY OF DAVIS SOIL TO BE RETAINED ONSITE FOR USE WITHIN PROJECT.



**WEST DAVIS ACTIVE ADULT
COMMUNITY PROJECT
AG SOIL RECLAMATION DURING
GRADING OPERATIONS**

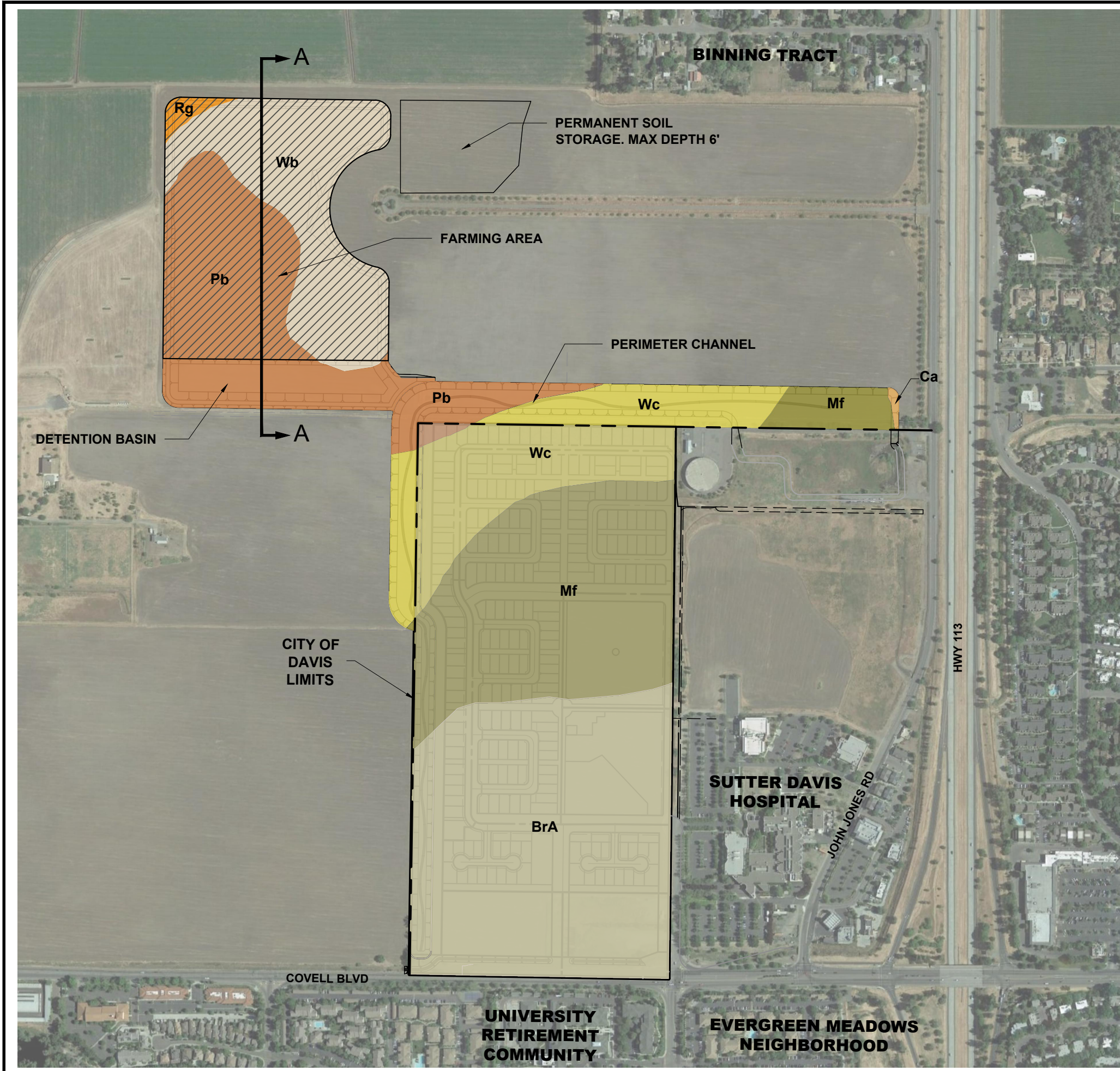
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CALIFORNIA

DAVIS

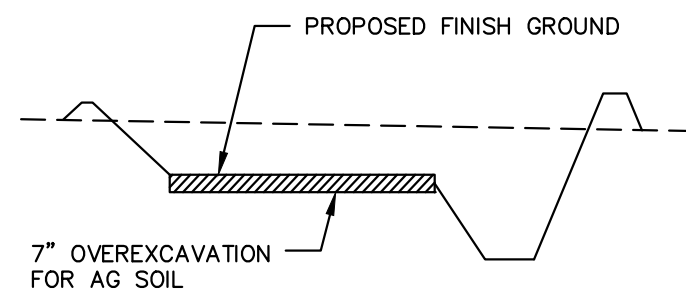
FIGURE 1



NOTES

1. TEMPORARY STOCK PILE TO BE PLACED IN FARMING AREA.
2. CITY OF DAVIS SOIL TO BE AMENDED PER LANDSCAPE SPECIFICATION.

FARMING AREA: 27.8 AC
 AG SOIL DEPTH: 0.6 FT



SECTION A
 NTS

**WEST DAVIS ACTIVE ADULT
 COMMUNITY PROJECT
 AG SOIL RECLAMATION POST
 GRADING OPERATIONS**

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FIGURE 2

Chamberlain Farms

34530 County Road 29 • Woodland, California 95695
(530) 662-2620

December 11, 2019

J. David Taormino
260 Russell Blvd, Ste C
Davis, CA 95616

Re: 134 Acre Binning Ranch Holding Company Parcel on John Jones Road

Dear Mr. Taormino,


Pursuant to your request, I am writing this letter to address any farming impacts resulting from the proposed grading and drainage facilities on the above described parcel. I have farmed the parcel for 8 years. Due to the poor quality and low productivity of the soil it has been planted yearly in oats for livestock feed.

After meeting with you and Brian Foster of Cunningham Engineering and reviewing the proposed drainage plan and facilities serving Bretton Woods, I understand the alterations along the western portion of the parcel to be:

- A. 5-acre detention pond and
- B. Roughly 25 acres to be graded such as the western edge will be approximately 2-3 feet lower than it is now with a gradual decrease in depth from the west edge to the east edge of the 25 acres.

The 5-acre detention basin will no longer be farmable. The 25 acres will continue to be farmable along with the balance of the property. Based on my experience, I do not anticipate any access, cultivation or harvesting impediments to the continued agricultural use of the 25 acres after the grading is completed.

Sincerely,



Duane Chamberlain