

The purpose of this EIR section is to identify the existing land use conditions on the proposed West Davis Active Adult Community project site and the surrounding areas, analyze the project's compatibility with existing land uses, analyze the project's consistency with relevant planning documents and policies, and recommend mitigation measures to avoid or minimize the significance of potential impacts.

Information in this section is based on information provided by the project applicant, site surveys conducted by De Novo Planning Group in 2017, ground and aerial photographs, and the following reference documents:

- City of Davis General Plan (City of Davis, May 2001, Amended through January 2007);
- Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School (General Plan Update EIR) (2000);
- City of Davis Housing Element (2014);
- City of Davis Zoning Code; and
- Yolo Local Agency Formation Commission (LAFCo) Project Policies (2016).

During the NOP comment period for the EIR, comments regarding this topic were received from Robin Whitmore (March 2, 2017) and County of Yolo (April 18, 2017).

### 3.10.1 ENVIRONMENTAL SETTING

#### PROJECT SITE

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The project site consists of approximately 74 acres located northwest and adjacent to the City of Davis within the City of Davis Sphere of Influence (SOI) of unincorporated Yolo County. Additionally, the project includes approximately 11.53 acres of offsite improvements. The project site is bounded by existing agricultural land within unincorporated Yolo County (within the City's SOI) to the west, mapped rural residential subdivision lots to the north, the Sutter Davis Hospital and Risling Court to the east, and West Covell Boulevard to the south. The project site can be identified by Yolo County Assessor's Parcel Number (APN) 036-060-05.

The project's regional location is shown in Figure 2.0-1 and the project area and site boundary are shown in Figure 2.0-2.

#### SURROUNDING LAND USES

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The project site has developed or partially-developed land uses on three sides. The land directly to the north of the project site is Binning Ranch, an improved, final mapped, but unbuilt seven lot rural residential subdivision. Further north is a single-family rural residential development known as the Binning Farms community. Public/Semi-Public land uses such as Sutter Davis Hospital, Sutter Medical Foundation, North Davis Water Tank, and the Sutter Drainage Pond are located directly adjacent to the project site to the east. Further to the east are existing developed General Commercial land uses located west of SR 113 and east of John Jones Road. The parcels south of

West Covell Boulevard are designated Residential – High Density by the City’s General Plan (including the University Retirement Community and the Saratoga West Apartments). Residential – Low Density land uses also exist south of the project site (including the Evergreen and Aspen Neighborhoods). Additionally, land west of the project site consists of agricultural uses and fallow land with a few ranchette-style single family homes and associated structures located along County Road (CR) 99.

### 3.10.2 REGULATORY SETTING

#### STATE

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##### **Government Code**

California Government Code Section 65300 et seq. establishes the obligation of cities and counties to adopt and implement general plans. The general plan is a comprehensive, long-term, and general document that describes plans for the physical development of a jurisdiction and of any land outside its boundaries that, in the jurisdiction’s judgment, bears relation to its planning. The general plan addresses a broad range of topics, including, at a minimum, land use, circulation, housing, conservation, open space, noise, and safety. In addressing these topics, the general plan identifies the goals, objectives, policies, principles, standards, and plan proposals that support the jurisdiction’s vision for the area. The general plan is a long-range document that typically addresses the physical character of an area over a 20-year period. Although the general plan serves as a blueprint for future development and identifies the overall vision for the planning area, it remains general enough to allow for flexibility in the approach taken to achieve the plan's goals.

The State Zoning Law (California Government Code Section 65800 et seq.) establishes that zoning ordinances, which are laws that define allowable land uses within a specific district, are required to be consistent with the general plan and any applicable specific plans. When amendments to the general plan are made, corresponding changes in the zoning ordinance may be required within a reasonable time to ensure the land uses designated in the general plan would also be allowable by the zoning ordinance (Government Code, Section 65860, subd. [c]).

##### **State of California Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000**

The Cortese-Knox-Hertzberg Local Government Reorganization Act establishes procedures for local government changes of organization, including city incorporations, annexations to a city or special district, and city and special district consolidations. In approving an annexation, the LAFCo will consider the following factors:

- Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; and the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years.

- The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; and the probable effect of the pro-posed incorporation, formation, annexation, exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.
- The effect of the proposed action and of alternative actions on adjacent areas, on mutual social and economic interests, and on the local government structure of the county.
- The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, and efficient patterns of urban development, and the policies and priorities set forth in Government Code section 56377.
- The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Government Code section 56016.
- The definiteness and certainty of the boundaries of the territory, nonconformance of proposed boundaries with lines of assessment or ownership, creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.
- Consistency with city or county general and specific plans.
- The sphere of influence of any local agency that may be applicable to the proposal being reviewed.
- The comments of any affected local agency.
- The ability of the newly formed or receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.
- Timely availability of water supplies adequate for projected needs as specified in Government Code section 65352.5.
- The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs, as determined by the appropriate council of governments consistent with Housing Element laws.
- Any information or comments from lawmakers.
- Any information relating to existing land use designations.

In addition to the above factors, LAFCo may also consider any resolution raising objections to the action that may be filed by an affected agency, and any other matters which the commission deems material.

## LOCAL

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### **Sacramento Area Council of Governments**

The Sacramento Area Council of Governments (SACOG) is an association of local governments from six counties and 22 cities within the Sacramento Region. The counties include El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba. SACOG is responsible for the preparation of, and updates to, the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) for the region

and the corresponding Metropolitan Transportation Improvement Program (MTIP). The MTP/SCS provides a 20-year transportation vision and corresponding list of projects. The MTIP identifies short-term projects (seven-year horizon) in more detail. The MTP/SCS was adopted by the SACOG board in 2016.

### METROPOLITAN TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY

The MTP/SCS is a long-range plan for transportation improvements in the region. The plan is based on projections for growth in population, housing, and jobs. SACOG determines the regional growth projections by evaluating baseline data (existing housing units and employees, jobs/housing ratio, and percent of regional growth share for housing units and employees), historic reference data (based upon five- and ten-year residential building permit averages and historic county-level employment statistics), capacity data (General Plan data for each jurisdiction), and current MTP data about assumptions used in the most recent MTP/SCS. SACOG staff then meets with each jurisdiction to discuss and incorporate more subjective considerations about planned growth for each area. Finally, SACOG makes a regional growth forecast for new homes and new jobs, based upon an economic analysis provided by a recognized expert in order to estimate regional growth potential based on market analysis and related economic data. This growth forecast is then incorporated into the MTP/SCS.

### **Yolo Local Agency Formation Commission**

The Yolo LAFCo is an independent agency responsible for the implementation of the Cortese-Knox-Hertzberg Local Government Reorganization Act. Yolo LAFCo is empowered to review, approve or deny boundary changes, city annexations, consolidations, special district formations, incorporations for cities and special districts, and to establish local Spheres of Influence, "SOI." The SOI for each governmental agency is a plan for the future boundary and service area. The LAFCo function is outlined in Government Code, Section 56000 et seq., known as the Cortese-Knox-Hertzberg Local Government Reorganization Act.

The Yolo LAFCo is charged with the responsibility of preservation of agricultural land, orderly development, and the efficient provision of urban services. LAFCos evaluate the loss of agricultural land to development, the effect the proposed development would have on adjacent agricultural lands, the orderly expansion of city boundaries, and the ability of a city to provide urban services to the property. The Yolo LAFCo has adopted Standards for Evaluation of Proposals which include several policies that are applicable to the proposed project. Many of the policies provide guidance as to which territories are favored by the Commission in annexations. The policies also address agricultural preservation and promotion, requirements for pre-zoning and tax sharing agreements, and ability of the annexing agency to provide adequate water supply in a timely fashion.

### **City of Davis General Plan**

The City of Davis General Plan articulates the community's vision of its long-term physical form and development. The general plan is comprehensive in scope and represents the city's expression of

quality of life and community values. General plans are prepared under a mandate from the State of California, which requires that each city and county prepare and adopt a comprehensive, long-term general plan for its jurisdiction and any adjacent related lands. State law requires General Plans to address seven mandated components: circulation, conservation, housing, land use, noise, open space, and safety. Sections IV and VII contain the bulk of the City's General Plan in the form of goals, policies, standards, and actions for a total of 22 separate topics, which address the State-required components as well as additional issues identified by the City. Each of the 22 chapters within these sections provides background information on a topic and the goals, policies, standards and actions that apply to it. Sections IV through VII include:

- Section IV, Community Form, addresses Land Use and Growth Management; Mobility; Urban Design, Neighborhood Preservation, and Community Forest Management Housing; and Economic and Business Development;
- Section V, Community Facilities and Services, addresses Water; Materials, Solid Waste and Recycling, Computers and Technology; Parks, Recreation, and Open Space; Youth and Education; Human Services; Art and Culture; and Diversity;
- Section VI, Community Resource Conservation, addresses Habitat and Natural Areas; Agriculture, Soils, and Minerals; Historic and Archaeological Resources; and Energy;
- Section VII, Community Safety, addresses Police and Fire, Hazards, Air Quality, and Noise.

#### GENERAL PLAN LAND USE MAP

The Land Use Map portrays the anticipated uses of land in and around Davis through land use designations. The Land Use Map designates areas intended for urban development, parks/recreation, open space, public/semi-public uses, UC Davis and related research park uses, agriculture, urban/agriculture transition, natural habitat, and urban reserve.

The City's Land Use Map designates the project site as Agriculture. Changes to the Land Use Element would include changing the entire approximately 74-acre project site from Agriculture to Residential – Medium Density, Residential – High Density, Neighborhood Mixed Use, and Urban Agriculture Transition Area. The City also anticipates that the off-site detention basin area will be changed from Agriculture to Public/Semi-Public. Lands to the east are designated as Public/Semi-Public and General Retail. The land directly to the south is designated Residential – High Density and Residential – Medium Density. The land use designations for the project site and surrounding lands are described as follows.

**Agriculture.** The Agriculture designation is intended to protect valuable natural resources such as agricultural land and wildlife habitat, to allow for productive agricultural use surrounding or within Davis, to ensure a permanent buffer between adjacent jurisdictions that will maintain the separate identities of Davis and the surrounding cities, and to serve as a visual amenity around urban development. New residential subdivisions are not allowed.

**Public/Semi-Public.** The Public/Semi-Public designation provides areas for appropriate, centrally-located sites for community facilities. Allowable uses include public facilities and offices, schools, child care facilities, hospitals and accessory medical offices, religious institutions, drainage facilities and utilities. A Public/Semi-Public site historically in agricultural use may continue in agricultural use until a public/semi-public use is developed.

**General Retail.** The General Retail designation provides opportunities for retail stores and centers favoring retail uses that are not currently adequately available in Davis, and not likely to be able to locate in the downtown area, and that are consistent with the overall City goal of maintaining the economic vitality of the downtown and neighborhood centers. A maximum floor area ratio of 50 percent is allowed, with an additional 10 percent allowed for development of shared parking facilities with neighboring uses. An additional 15 percent is allowed for the housing component of a mixed-use project.

**Residential – High Density.** The Residential – High Density designation is intended to allow for residential development emphasizing compact clustered development in new areas and infill in existing neighborhoods, together with a mixture of local-serving retail and institutional uses, to meet housing demands, reduce pressure for peripheral growth and facilitate transit and bicycle/pedestrian travel. Areas designated Residential – High Density designation may provide 25.00 to 50.00 units per gross acre.

Projects in this category are intended to: implement the “Smart Growth Principles” promoted in the SACOG Blueprint program including but not limited to: compact development for efficiency of land usage and infrastructure; contribution to the avoidance of sprawl; and reduction of vehicle miles travelled. The projects provide for needed market-rate and affordable housing, and alleviate the pressure for rental housing in established low density residential neighborhoods. The projects would typically be characterized by:<sup>1</sup>

- Location: The site location encourages walking, biking and public transit use, and the reduction of auto trips. The location is characterized by being: near transit routes and bicycle facilities; near community facilities and services, near shopping, employment centers, parks and greenbelts; and separated or adequately buffered from low density residential uses.
- Quality site and architectural design. The site and architectural design contributes to the attractiveness of living in a compact development and facilitates the ease of walking and biking to work or neighborhood services. The design fosters a sense of community and place,

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<sup>1</sup> City of Davis. 2016. Resolution No. 16-077, Series 2016 – Resolution Amending the City of Davis General Plan Land Use Element Regarding Allowable Uses and Densities; and Amending the City of Davis General Plan Land Use Map to Redesignate the Parcel Located at 2990 Fifth Street (APN #071-100-025), from Existing Residential Medium Density to the New Residential High Density Category.

interaction among residents, and the development of smaller communities within a larger project. Building considerations include: heights that accommodate the higher density while providing adequate setbacks from property lines; appropriate massing across a site in the placement of individual buildings and structures, and where necessitated by sensitivities to adjoining uses providing for “stepping” of building heights throughout of upper floors. Parking may be provided with surface parking, below grade, in structures or a combination thereof. Usable open space meets or exceeds normal standards for a residential high density project.

**Residential – Medium Density.** The Residential – Medium Density designation is intended to allow for residential development emphasizing compact clustered development in new areas and infill in existing neighborhoods, together with a mixture of local-serving retail and institutional uses, to meet housing demands, reduce pressure for peripheral growth and facilitate transit and bicycle/pedestrian travel. Areas designated Residential – Medium Density designation may provide 6.00 to 13.99 units per gross acre.

#### GENERAL PLAN LAND USE POLICIES

General Plan policies and standards applicable to environmental issues associated with land use are summarized below. General Plan policies associated with specific environmental topics (aesthetics, air quality, biological resources, cultural resources, geology/soils, hazards, hydrology/water quality, housing, noise, parks, public services, transportation, utilities, etc.) are discussed in the relevant chapters of this EIR.

**Goal LU 1** Maintain Davis as a small, University-oriented city surrounded by and containing farmland, greenbelt, and natural habitats and reserves..

**Policy LU 1.1** Recognize that the edge of the urbanized area of the City depicted on the land use map under this General Plan represents the maximum extent of urbanization through 2010, unless modified through the Measure J process.

**Policy LU A.3** Require a mix of housing types, densities, prices and rents, and designs in each new development area.

**Policy LU A.5** Require neighborhood greenbelts in all new residential development areas. Require that a minimum of 10 percent of newly-developing residential land be designated for use as open space primarily for neighborhood greenbelts.

**Goal LU 3** Integrate land use, economic development, environmental, and transportation planning.

**Policy LU 3.1** Create an efficient system of planning and zoning.

### *Standards*

a. Specific plans or master site plans that indicate land use densities and intensities, building types, building variety, transit provision, bicycle and pedestrian facilities, and open space areas shall be required for major development areas.

**Policy UD 1.1** Promote urban/community design which is human-scaled, comfortable, safe and conducive to pedestrian use.

**Policy UD 2.2** Maintain and increase the amount of greenery, especially street trees, in Davis, both for aesthetic reasons and to provide shade, cooling, habitat, air quality benefits, and visual continuity.

**Policy UD 2.3** Require an architectural "fit" with Davis' existing scale for new development projects.

### *Standards*

a. There should be a scale transition between intensified land uses and adjoining lower intensity land uses.

**Policy UD 2.4** Create affordable and multi-family residential areas that include innovative designs and on-site open space amenities that are linked with public bicycle/pedestrian ways, neighborhood centers.

### *Standards*

a. Multi-family buildings should provide easy pedestrian access to the nearest transit stop and/or neighborhood center.

b. Multi-family development design should be compatible with adjoining single family areas.

c. High density housing should be organized around usable common space.

d. Multi-family housing complexes should be designed, constructed and managed in projects of no more than 150 units, not including any density bonus.

**Policy UD 3.1** Use good design to promote safety for residents, employees, and visitors to the City.

**Policy UD 3.2** Provide exterior lighting that enhances safety and night use in public spaces, but minimizes impacts on surrounding land uses.

**Goal HOUSING 1** Promote an adequate supply of housing for people of all ages, income, lifestyles and types of households consistent with General Plan policies and goals.

**Policy HOUSING 1.1** Encourage a variety of housing types that meet the housing needs of an economically and socially diverse Davis.



*Standards*

- a. Housing, including affordable housing, should include a range of unit sizes appropriate to meet Davis housing needs.
- b. Each new development area should include a mix of housing types, densities, prices and rents, and designs.
- c. All new housing construction shall meet minimum densities and will have limited number of overly-large homes.

**Policy HOUSING 1.2** Strive to maintain an adequate supply of rental housing in Davis to meet the needs of all renters, including students.

**Policy HOUSING 1.3** Encourage the construction of housing to meet the needs of single persons and households with children with extremely low, very low, and low incomes.

**Policy HOUSING 1.4** Encourage a variety of housing types and care choices for disabled persons.

**Policy TRANS 1.3 (Goals 1, 2, 3, 4).** Encourage higher intensity residential, commercial, and mixed-use development near existing activity centers and along corridors well served by non-motorized transportation infrastructure and public transportation.

*Standard*

- a. Residential and commercial developments and redevelopment projects should achieve transit-supportive densities within ¼-mile of multi-modal corridors. Such densities would consist of ten (10) units per acre or greater, if compatible with neighborhood context.

**Policy TRANS 1.5 (Goal: 2).** Strive for carbon-neutrality or better from the transportation component of new residential development.

**Policy TRANS 1.7 (Goal: 2).** Promote the use of electric vehicles and other low-polluting vehicles, including Neighborhood Electric Vehicles (NEV).

*Standard*

- a. New development shall include infrastructure for electric vehicles consistent with the future growth in the number of electric vehicles.

**Policy TRANS 3.1 (Goals 1, 2).** Facilitate the provision of convenient, reliable, safe, and attractive fixed route, commuter, and demand responsive public transportation that meets the needs of the Davis community, including exploring innovative methods to meet specialized transportation needs.

### *Standard*

- a. Provide convenient public transportation service within 1/8 mile of “activity centers” and within ¼ mile of medium - high density housing. Particular emphasis shall be given to activity centers frequently used by high numbers of persons dependent on public transportation.

**Policy TRANS 3.3 (Goals: 1,2).** Require new development to be designed to maximize transit potential.

### **City of Davis Zoning Code**

The project site is currently zoned Agriculture-Intensive (A-N) by the Yolo County Zoning Map. The project would include pre-zoning to Planned Development (PD) by the City of Davis.

#### PLANNED DEVELOPMENT

The purpose of the Planned Development District is to allow diversification in the relationship of various buildings, structures, and open spaces in order to be relieved from the rigid standards of conventional zoning. The criteria for Planned Development districts include the development of sound housing for persons of low, moderate and high income levels, residential developments which provide a mix of housing styles and costs, creative approaches in the development of land, more efficient and desirable use of open area, variety in the physical development pattern of the City and utilization of advances in technology which are innovative to land development. In order to grant a final planned development application, the Planning Commission or City Council must find that the following are true:

- (a) The property owner can commence substantial construction within eighteen months from the date of the final planned development approval and intends to complete the construction within a reasonable time.
- (b) The proposed development conforms to the general plan and any specific plans approved for that area by the city.
- (c) Any residential development shall constitute a residential environment of sustained desirability and stability in harmony with the character of the surrounding neighborhood. The applicant shall demonstrate that sites for public facilities are adequate to serve the anticipated population and that standards for open space are at least equivalent to standards otherwise specified in this chapter.
- (d) Any industrial and research uses shall be appropriate in area, location and overall planning for the purpose intended, and the design and development standards shall create an industrial or research environment of sustained desirability and stability and such development shall meet performance standards established by this chapter.

- (e) Any institutional, recreational and other similar nonresidential uses shall be appropriate in area, location and overall planning for the purpose proposed and surrounding area shall be protected from any adverse effects from such development.
- (f) The auto, bicycle and pedestrian traffic system shall be adequately designed to meet anticipated traffic and shall be so designed to provide the minimum amount of interference with each other.
- (g) Commercial development can be justified economically at the location proposed and that adequate commercial facilities of the types proposed will be provided.

### 3.10.3 IMPACTS AND MITIGATION MEASURES

#### THRESHOLDS OF SIGNIFICANCE

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Consistent with Appendix G of the CEQA Guidelines, the proposed project will have a significant impact on land use and planning if it will:

- Physically divide an established community;
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and/or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

#### IMPACTS AND MITIGATION MEASURES

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##### **Impact 3.10-1: The project may result in the physical division of an established community (No Impact)**

As noted in the Davis General Plan, the City of Davis has planned for orderly, logical development that supports compatibility among adjacent uses. The General Plan describes that it seeks to discourage urban sprawl, create urban open spaces and greenbelts, and continue to improve existing urban uses and place new urban uses in existing planned urban areas. The approximately 74-acre project site is currently undeveloped and has been previously used for agricultural uses. The project site has developed or partially-developed land uses on three sides, with residential development located to the south (across Covell Boulevard) and the Sutter-Davis Hospital to the east. The proposed project, which includes residential uses, a mixed-use area, and open space/greenways, would not physically divide an established community. Rather, the project represents a mixed-use development within the City's Sphere of Influence, adjacent to areas of the City that are currently urbanized. Therefore, the project would have *no impact* related to physically dividing an established community.

**Impact 3.10-2: Implementation of the proposed project may conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted to avoid or mitigate an environmental effect (Less than Significant)**

CONSISTENCY WITH THE CITY OF DAVIS GENERAL PLAN

The City of Davis General Plan currently designates the project site as Agriculture. As described above, the Agriculture designation is intended to protect valuable natural resources such as agricultural land and wildlife habitat, to allow for productive agricultural use surrounding or within Davis, to ensure a permanent buffer between adjacent jurisdictions that will maintain the separate identities of Davis and the surrounding cities, and to serve as a visual amenity around urban development. As part of the proposed project, the applicant is requesting a General Plan Amendment to change the site's General Plan designation from Agriculture to Residential – Medium Density, Residential – High Density, Neighborhood Mixed Use, and Urban Agriculture Transition Area under the City of Davis General Plan Land Use Map. The City also anticipates that the off-site detention basin area will be changed from Agriculture to Public/Semi-Public. The Residential – High Density category in the General Plan establishes a density of between 25.00 and 50.00 dwelling units per gross acre. At a density of approximately 33.11 units per acre (150 units on 4.53 acres), the proposed high density portion of the project complies with the City's existing General Plan Residential – High Density levels. The Residential – Medium Density category in the General Plan establishes a density of between 6.00 and 13.99 dwelling units per gross acre. At a density of approximately 7.48 units per acre (410 units on 54.81 acres), the proposed medium density portion of the project complies with the City's existing General Plan Residential – Medium Density levels.

In evaluating the proposed General Plan amendments for potential environmental impacts related to consistency with land use plans, policies, and regulations, several General Plan policies must be examined for consistency.

The project is consistent with General Plan policies related to land use, including those identified above under the Regulatory Setting, related to amount and location of growth, allowed uses, development densities and intensities, project design, housing, and transportation. The project is consistent with Land Use Policies LU A.3 and LU A.5 through providing a mix of residential unit types and sizes (bungalows, cottages, small builder lots, high density apartments, assisted living units) and affordability levels. The project implements policies for integration of land use and transportation planning with convenient access and connections to existing bicycle, pedestrian, automobile, and public transit infrastructure consistent with Goal LU 3 and Policy 3.1. The project does not propose growth beyond the areas envisioned for urbanization on the Davis General Plan Land Use Map without approval by the voters, consistent with Policy LU 1.1. Consistency with the City's 1% Growth Policy, which implements Policy LU 1.1, is discussed in Section 3.12, Population and Housing.

The project is consistent with Urban Design policies related to land use. It meets the requirements of Policies UD 1.1, 2.2, 2.3, 2.4, 3.1, and 3.2 regarding building and site design, bicycle and pedestrian linkages, pedestrian scale, greenery, building transition, and setbacks. Nearby residential uses are located to the south and east of the project site and are separated from the project site by

multi-lane arterial streets and/or highways (Covell Boulevard and SR 113), multi-use pathways, and street landscaping. Adjacent adjoining properties consist of agricultural and public uses. The project provides substantial building setbacks and buffer areas throughout and surrounding the project site. The senior affordable component would have a 150-foot agricultural buffer to the west of the site, and additional buffer areas would be located to the west and south of the affordable component. The project would include on-site services coordination staff that would facilitate appropriate health, educational and recreational activities, and supportive services for the residents. The proposed buildings would incorporate a mix of roof lines and building articulation to enhance the architectural interest. The conceptual master plan is organized around large outdoor common areas, and multi-use trails would be incorporated in and around the site. The project connects to and supports existing bicycle and pedestrian infrastructure and improves access to transit. The project also includes greenery and landscaping and will provide additional street trees along Covell Boulevard and within the site. Exterior lighting will comply with the City's outdoor lighting control ordinance and building code requirements to ensure adequate lighting while minimizing off-site glare.

Standard D of Policy UD 2.4 states that multi-family developments should not exceed 150 units, not including density bonus. The high density portion of the proposed project would provide up to 150 affordable units for seniors. Additionally, the project further implements housing and transportation policies, as described below.

The project is consistent with Housing Policies 1.1, 1.2, 1.3, 1.4, and 1.5 related to land use. The project includes market rate housing and affordable housing, a mix of unit sizes, and would add to supply and variety of rental and ownership housing in the City. Additionally, the project would accommodate single persons and households with children with low incomes. The proposed University Retirement Community would have up to 30 assisted living, age-restricted detached units. As such, this area would accommodate persons with disabilities and promote aging in place.

The project is consistent with Transportation Policies 1.3, 1.5, 1.6, 1.7, 3.1, and 3.3 related to land use. The project site is located on a main City corridor and is located in an area that is well-served by non-motorized transportation infrastructure. The proposed high density portion of the project supports transit use and two Unitrans routes pass the project site. The project incorporates features and amenities to reduce vehicle use and carbon emissions, such as bicycle parking and the potential for car share and bike share.

The proposed general plan amendment will ensure the project's consistency with the City's General Plan requirements. This is considered a ***less than significant*** impact and no mitigation is required.

#### CONSISTENCY WITH THE ZONING CODE

The project site is currently within the jurisdiction of Yolo County. Current County zoning for the project site is A-N. The Yolo LAFCo would require the project site to be pre-zoned by the City of Davis in conjunction with the proposed annexation. The City's pre-zoning for the project site would be PD. The pre-zoning would go into effect upon annexation into the City of Davis. Article 40.22 establishes processing, preliminary development plan (project application) content requirements, and standards for the PD district. The proposed PD would provide for the range of uses and

development standards consistent with the project as described in Chapter 2.0 and would ensure that all applicable zoning requirements are met. As part of the project approval process, the project applicant will be required to submit a final development plan consistent with the requirements of Article 40.22 for review and approval of the City Council through a public hearing process. With continued compliance with Article 40.22 through the public hearing and approval process, the project would be consistent with the City's Zoning Code and this impact would be ***less than significant***.

### CONSISTENCY WITH YOLO LAFCO POLICIES

The project site is currently within the jurisdiction of Yolo County. Current County zoning for the project site is A-N. The Yolo LAFCo would require the project site to be pre-zoned by the City of Davis in conjunction with the proposed annexation. The City's pre-zoning for the project site would be PD. The pre-zoning would go into effect upon annexation into the City of Davis. Article 40.22 establishes processing, preliminary development plan (project application) content requirements, and standards for the PD district. The proposed PD would provide for the range of uses and development standards consistent with the project as described in Chapter 2.0 and would ensure that all applicable zoning requirements are met. As part of the project approval process, the project applicant will be required to submit a final development plan consistent with the requirements of Article 40.22 for review and approval of the City Council through a public hearing process.

Should the project entitlements be approved by Davis City Council, and subsequently, the citizens of Davis via a Measure R vote, an application for annexation would be filed with Yolo LAFCo for review and consideration for approval. Yolo LAFCo is considered a responsible agency for this project, and as such, this EIR includes a discussion of the project's consistency with Yolo LAFCo's policies related to annexation proposals. According to the Yolo LAFCo Project Policies (adopted January 28, 2016), LAFCo will consider following factors to determine the local and regional impacts of proposed out of agency services:

- a) Whether annexation is a reasonable and preferable alternative to LAFCo allowing extended services outside the agency's jurisdictional boundaries;
- b) The growth inducing impacts of any proposal;
- c) Whether the proposed extension of services promotes logical and orderly development of areas within the SOI (i.e. islands, strips and corridors are disfavored);
- d) The agreed upon timetable and stated expectation for annexation to the agency providing the requested service;
- e) The proposal's consistency with the policies and plans of all affected agencies;
- f) The ability of the local agency to provide service to the proposed area without detracting from current service levels;
- g) Whether the proposal contributes to the premature conversion of agricultural land or other open space land;
- h) Whether the proposal conflicts with or undermines adopted Municipal Service Review determinations and/or recommendations; and
- i) Other factors determined to be relevant by the Commission or staff.

The project's consistency with the above factors is included below:

- a) The proposed annexation would be considered a reasonable extension of services within the area. This EIR includes an assessment of the impacts of the proposed project and proposed annexation on service agencies. This Draft EIR notes that the proposed project would have significant and unavoidable impacts related to aesthetics, agricultural resources, air quality, and transportation/circulation. The proposed development and annexation would not result in any significant, adverse impacts to any of the service agencies such that it would seriously impair operation. Therefore, the proposed annexation is consistent with this policy.
- b) Implementation of the proposed project would not induce substantial population growth. As discussed in Impact 3.12-1 in Section 3.12, Population and Housing, of this Draft EIR, the project is consistent with the regional growth projections prepared by SACOG. Additionally, the City's requirements associated with the 1% Growth Policy and the City's Phased Allocation Ordinance would ensure that the population growth associated with the project is consistent with the City's growth management requirements. Therefore, the proposed annexation is consistent with this policy.
- c) The proposed annexation includes lands contiguous with the current city limits and parcels within the SOI. Parcels proposed for annexation would not result in the creation of islands, strips or corridors.
- d) Should the project entitlements be approved by the Davis City Council, and subsequently, the citizens of Davis via a Measure R vote, an application for annexation would be filed with Yolo LAFCo for review and consideration for approval. Should the Yolo LAFCo approve the proposed annexation request, project construction would begin within the subsequent years. Construction of the project would be phased in order to reach an aging Davis population over an extended period of time. Therefore, the proposed annexation is consistent with this policy.
- e) The project's consistency with local policies is discussed throughout this Draft EIR, including in the above discussion. Therefore, the proposed annexation is consistent with this policy.
- f) The proposed project would not result in significant disruptions of existing services in the remaining adjacent territory, as indicated in the Public Services and Recreation section of this EIR. The Draft EIR assesses service capacity and demands for these services in Sections 3.13, Public Services and Recreation, and 3.15, Utilities. There are not any service deficiencies noted by the City of Davis, or contained within this EIR that are anticipated to occur after installation of infrastructure and payment of fees. Therefore, the proposed annexation is consistent with this policy.
- g) The proposed annexation area is within the SOI and is designated for agricultural uses by the City of Davis and County of Yolo. The project site is not currently used for agricultural purposes and agricultural resources are located adjacent to the proposed annexation area. There are no Williamson Act contracts on or adjacent to the project site. The Department of Conservation Farmland Mapping and Monitoring Program (FMMP) designates the project site as Farmland of Local Importance (84.27 acres), Farmland of Local Potential (1.56 acres), and Urban and Built-Up Land (2.09 acres). Prime Farmland, Unique Farmland, and Farmland of Statewide Importance are not located adjacent to the project site. While the project site is designated as Farmland of Local Importance by the California Department of

Conservation, the project site does contain prime soils as defined by the Yolo County Agricultural Conservation and Mitigation Program. The proposed project would result in the development of existing open space lands for non-open space uses. The Yolo LAFCo imposes agricultural mitigation requirements for the conversion of agricultural land to urban uses for proposed annexations or other applications.

While the proposed project would result in the conversion of agricultural land to urban uses, the Agricultural Resources section of this EIR confirms the feasibility of continuing to farm adjacent to the project site, with the relocation of the existing Urban Agriculture Transition Area and incorporation of a minimum 150-foot agricultural buffer. This EIR requires mitigation for agricultural land conversion at a 2:1 ratio. Therefore, the proposed annexation is consistent with this policy.

- h) The 2016 Municipal Service Review and SOI Study for the City identifies the project site as within the SOI; therefore, a sphere amendment prior to proceeding with the annexation would not be required. Therefore, the proposed annexation is consistent with this policy.

The policies discussed above are intended to ensure orderly reorganization to local jurisdictional boundaries, including annexations. The proposed Project is generally consistent with LAFCo policies adopted to address environmental impacts.

### CONCLUSION

Overall, the project would be consistent with the City of Davis General Plan, Zoning Code, and LAFCo policies. Therefore, the project will have a *less than significant* impact.

### **Impact 3.10-3: Implementation of the proposed project may conflict with an applicable habitat conservation plan or natural community conservation plan (No Impact)**

The Yolo Habitat Conservancy (YHC), formerly the Yolo County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) Joint Powers Agency, directs the preparation of the Yolo HCP/NCCP and the Yolo Local Conservation Plan (LCP). These plans were formerly known as the Yolo Natural Heritage Program.

The Yolo County HCP/NCCP aims to conserve natural open space and agricultural areas that provide habitat for special status and at-risk species found within the habitats and natural communities in Yolo County. The habitat conservation goals are supplemented by additional goals related to preservation of the County's agricultural character and promotion of economic development, as well as enhancement of opportunities for recreation in natural areas. When completed and approved, the Yolo County HCP/NCCP will incorporate measures to conserve important biological resources, provide streamlined permitting for appropriate urban growth and public infrastructure projects, and support the preservation of Yolo County's rich agricultural heritage. All activities of the Yolo County HCP/NCCP are conducted under the oversight of the Yolo County Joint Powers Agency.



The Second Administrative Draft Yolo HCP/NCCP was released on March 31, 2015, and the public comment period for the Second Administrative Draft closed on May 29, 2015. The environmental review documents have not been completed. The Public Review Draft Plan and Draft Environmental Impact Report/Environmental Impact Statement (EIR/EIS) was released for public comment beginning on June 1, 2017. The 90-day public review period ended on August 30, 2017.<sup>2</sup> Now that the Draft EIR/EIS public review period is complete, a Final EIR/EIS will be drafted and completed. As such, the final HCP/NCCP has not been adopted. Therefore, in relation to conflicts with an applicable habitat conservation plan or natural community conservation plan, the project will have ***no impact***.

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<sup>2</sup> Source: <https://www.yolohabitatconservancy.org/documents>.

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