

## Project Entitlements

An entitlement is a land use authorization, granted by the City, establishing land uses for the ultimate construction a particular project. Certain entitlements establish land use and zoning for a project site while other entitlements (Tentative Subdivision Maps, Final Planned Development and Design Review) are implementation entitlements that get into site specifics of establishing parcel lines, building placement, landscape, and site specific design. The Aggie Research Campus entitlement applications currently being reviewed by the City include a General Plan Amendment, Pre Zoning, a Sphere of Influence Amendment, and Annexation. Should the City Council and ultimately the voters through a Measure J/R vote approve these land use entitlements, General Plan land use designations and zoning would be established for the property upon annexation into the City limits. After the initial entitlements establishing land use for the project, there would be a number of subsequent implementing entitlements that would be required of the project prior to any construction activity. These implementation entitlements would require additional review through City commissions at the time in which they are submitted prior to any construction occurring at the proposed project site.

## Current Entitlements

Annexation – The Aggie Research Campus applicant (owner of 2 of the 6 parcels listed below) is seeking approval from the City of Davis to request a sphere of influence amendment and an annexation for their 185± acre project area. The annexation request that would be made by the City of Davis is anticipated to also include 4 additional parcels for a total of 228.78 acres.

Assessor's Parcel Number	Land Use for Parcel	Number of Acres
033-630-009	Aggie Research Campus	101.86
033-650-009	Aggie Research Campus	85.00
033-650-026	City of Davis / Agriculture	25.34
033-630-006	City Water Storage Tank / Park and Ride Lot	4.36
033-630-011	Ikeda's Market and Vacant Land	4.32
033-630-012	Agriculture	7.90
TOTAL		228.78

It should be noted that the Aggie Research Campus is made up of only the first two parcels listed above (185 ±acres.) The remaining parcels were analyzed under the Mace Ranch Innovation Center EIR and their proposed general plan designation and zoning designations have not changed.

The annexation request is subject to the approval by the voters of a Measure R issue prior to a formal action by the Yolo County Local Agency Formation Commission.

General Plan Amendment – Prior to annexation, the City of Davis must approve the General Plan Land Uses that would be applied to the properties upon approval of annexation. Therefore, land uses and circulation elements would be established.

Pre Zoning – The City of Davis must also approve the zoning designations that would be applied to the properties upon annexation. Therefore, zones, development standards and approved uses would be established.

AGGIE RESEARCH CAMPUS  
TENTATIVE PUBLIC MEETING/HEARING DATES

Current Entitlement Request – General Plan Amendment, Pre Zoning, Sphere of Influence Amendment and Annexation Tentative Commission Meetings Schedule

COMMISSION	MEETING DATE
Open Space & Habitat Commission	November 4, 2019
Social Services Commission	November 25, 2019
Natural Resources Commission	February 24, 2020
Planning Commission The Planning Commission will be holding an informational workshop where the applicant will make a presentation to explain the proposed project. No action will be taken by the Planning Commission.	February 26, 2020
Recreation and Parks Commission	March 18, 2020 (tentative)
Tree Commission	March 19, 2020 (tentative)
Bicycling, Transportation, and Street Safety Commission	April 9, 2020 (tentative)
Finance and Budget Commission	April 13, 2020 (tentative)
Planning Commission	May / June 2020
City Council	June / July 2020
Measure R Election	November 2020

\*\* All meeting dates and commissions listed are tentative until the agenda for said meeting is posted.

### Future Additional Implementing Entitlements

Should the Aggie Research Campus project be approved and annexed into the City, the applicant would be required to return to the City for additional entitlements prior to actual construction of any projects. These entitlements include the details of the construction project. The following is a list of those possible entitlements.

Tentative Subdivision Map(s) – Divides the properties into smaller pieces, establishes road rights-of-way and street cross sections, provides design for all utilities and drainage.

Final Planned Development / Design Review – Establishes the actual development proposals including building design, site design, landscaping design, grading patterns, driveway locations, parking layouts, signs, and other details of actual development.

Future Implementing Entitlement Request (subject to approval of initial/current entitlement request being approved and a future application) – Tentative Subdivision Map and the Final Planned Development and Site Plan Review

COMMISSION	MEETING DATE
Open Space & Habitat Commission	TBD
Social Services Commission	TBD
Natural Resources Commission	TBD
Tree Commission	TBD
Recreation and Park Commission	TBD
Bicycling, Transportation, and Street Safety Commission	TBD
Planning Commission	TBD

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