



Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting

Date: October 24, 2023

Subject: **Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting for the Village Farms Davis Project**

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Organizations and Interested Persons

Lead Agency: City of Davis
Department of Community Development and Sustainability
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NOTICE OF PREPARATION: This is to notify public agencies and the general public that the City of Davis, as the Lead Agency, will prepare an EIR for the Village Farms Davis Project (proposed project). The City is interested in the input and/or comments of public agencies and the general public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project, and public input. Public agencies will need to use the EIR prepared by the City when considering applicable permits, or other approvals for the proposed project.

Project Title: Village Farms Davis Project

Project Location: North of East Covell Boulevard, East of F Street, and West of Pole Line Road, Davis, CA 95616

SCOPING MEETING: On Wednesday, November 29, 2023 starting at 6:30 p.m., the City of Davis Department of Community Development and Sustainability will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed Draft Environmental Impact Report (EIR) for the Village Farms Davis Project. **This meeting will be held at Community Chambers, 23 Russell Boulevard.**

This meeting is anticipated to be an open house format and interested parties may drop in to review the proposed project exhibits and/or submit written comments at any time between Monday, October 30, and Friday, December 8, 2023. Representatives from the City of Davis, the EIR consultant, and the Applicant will be available to address questions regarding the EIR process. Members of the public may provide written comments throughout the meeting.

If you have any questions regarding this scoping meeting, contact Sherri Metzker at smetzker@cityofdavis.org, or (530) 757-5610. Additional information about the proposed project is available at the following City webpage:

<https://www.cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/formerly-covell-village>

COMMENT PERIOD: Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than Friday, December 8, 2023 at 5:00 p.m.

COMMENTS/INPUT: Please send your input, comments or responses (including the name for a contact person in your agency) to:

Attn: Sherri Metzker, Community Development and Sustainability Director
City of Davis Department of Community Development and Sustainability
23 Russell Boulevard
Davis, CA 95616
smetzker@cityofdavis.org

PROJECT LOCATION AND EXISTING USES

The approximately 390.5-acre project site is located north of East Covell Boulevard, east of F Street, and west of Pole Line Road in a currently unincorporated portion of Yolo County, California (see Figure 1 and Figure 2). The project site consists of a 382.72-acre parcel identified by Assessor's Parcel Number (APN) 035-970-033, and a 7.78-acre portion of a larger 170.78-acre parcel (APN 042-110-029) located in the northwest corner of the site. With the exception of APN 042-110-029, the project site is within the City of Davis Sphere of Influence (SOI). The Yolo County General Plan designates APN 035-970-033 as Specific Plan (S-P), and the parcel is similarly zoned S-P by the County. APN 042-110-029 is designated and zoned by the County as Agricultural.

The project site consists of generally flat, agricultural land. In addition, two agricultural structures are located in the southern portion of the site. The project site is bisected by a north-to-south private access road ("L Street"), which also pivots to proceed in an east-to-west direction through a portion of the site. A City of Davis drainage course ("Channel A") also flows east to west through the site. Additionally, a Pacific Gas and Electric Co. (PG&E) easement occurs along the western and northern site boundaries.

SURROUNDING LAND USES

The project site is bounded by Pole Line Road to the east; East Covell Boulevard to the south; the Union Pacific Railroad (UPRR) mainline, F Street, and Cannery development to the west; and Davis Paintball, Blue Max Kart Club, and agricultural land to the north. Other surrounding uses include single- and multi-family residences, the Nugget Fields sports center, Wildhorse Golf Club, and commercial offices to the east, across Pole Line Road; and commercial uses, single- and multi-family residences, and commercial offices to the south, across East Covell Boulevard. It should be noted that the Davis Paintball and Blue Max Kart Club are located at the site of a former landfill.

PROJECT SITE BACKGROUND

On June 13, 2005, Davis City Council certified the Covell Village EIR (State Clearinghouse [SCH] No. 2004062089) and approved the Covell Village Project. The Covell Village Project proposed development of a mixed-use community on approximately 422 acres in Yolo County, California. The Covell Village Project site consisted of APN 035-970-033, similar to the proposed project. However, whereas the currently proposed project includes a 7.78-acre portion of the adjacent northerly parcel, the Covell Village Project encompassed 39 acres of said northerly parcel. The Covell Village Project included a total of 1,864 units, comprised of single- and multi-family residential units, senior-only home sites, and other residential uses. The project also included the development of a 30,000-square-foot (sf) hospice facility in the northern portion of the site, a commercial Village Center, and the dedication of a fire station site and school site. Within the adjacent northerly parcel, the project proposed to convert existing lower-quality agricultural soil into a large riparian area and stormwater detention pond. The Covell Village Project required the following discretionary approvals by the City of Davis:

- Certification of the EIR;
- Approval of a General Plan Amendment, Pre-zoning, and a Preliminary Planned Development;
- Approval of application to the Yolo County Local Agency Formation Commission (LAFCo) for Annexation into the City of Davis;
- Affordable Housing Plan approval; and
- Phased Housing Allocation Plan approval.

Following approval by the Davis City Council, the Covell Village Project required approval by Davis residents before the project could proceed; however, the Covell Village Project ultimately failed to gain the requisite percentage of votes on the ballot, and thus, was not approved.

PROJECT DESCRIPTION

Similar to the Covell Village Project, the currently proposed project would include development of all of APN 035-970-033. However, the proposed project would include development of only a 7.78-acre portion of APN 042-110-029, with the remaining 163 acres of the parcel being considered off-site and subject to potential project-related improvements focused on regional aquifer recharge and agricultural mitigation purposes.

In general, the proposed project would consist of a mixed-use development community, including a total of 1,800 dwelling units, comprised of both affordable and market-rate single- and multi-family residences, across various residential neighborhoods. In addition, the proposed project would include neighborhood services; public, semi-public, and educational uses; associated on-site roadway improvements; utility improvements; parks, open space, and greenbelts; and off-site improvements.

The Village Farms Davis Project would require discretionary approvals, including an SOI Amendment, Annexation, General Plan Amendment, Pre-Zoning, and Development Agreement. The project will also include a Baseline Project Features agreement into which the developer will enter and be bound by to ensure inclusion of the agreed-to project features. The project components are discussed further below.

Sphere of Influence Amendment and Annexation

As previously discussed, the project site is currently located in an unincorporated portion of Yolo County. While APN 035-970-033 is located within the City of Davis SOI, the 7.78-acre portion of the project site identified by APN 042-110-029 is located outside of the City's SOI. Thus, the proposed project includes a request to amend the Davis SOI to adjust the City's SOI boundary lines to include the aforementioned 7.78 acres (see Figure 3). The project also includes a request to annex the 390.5-acre project site into the City of Davis (see Figure 3). It should be noted that the SOI Amendment and Annexation are ultimately subject to approval by the Yolo Local Agency Formation Commission (LAFCo), which would serve as a responsible agency. The City of Davis would be responsible for approving a resolution authorizing the project applicant to submit an SOI Amendment and Annexation application to Yolo LAFCo.

General Plan Amendment

The majority of the project site (APN 035-970-033) is designated by Yolo County as S-P, with the 7.78 portion of the site (APN 042-110-029) designated by the County as Agricultural (see Figure 4). The proposed General Plan map amendment would redesignate the project site with City of Davis land use designations, consistent with the uses proposed as part of the project, which are discussed further below.

Pre-Zoning

Corresponding with the project site's current Yolo County land use designations, the site is zoned by Yolo County as S-P and Agricultural (see Figure 5). Following annexation into the City limits, the project site would be rezoned to the City's Planned Development (P-D) zone. The P-D zoning designation is intended to allow for greater flexibility from the development standards established for the City's conventional zoning districts. As part of approval of the Pre-zoning to P-D, the proposed project would be required to adhere to the development standards set forth by the Preliminary P-D (PPD) and included in the Development Agreement, which would also be subject to City approval.

According to Davis Municipal Code Section 40.22.060, the P-D for the Village Farms Davis Project must contain basic information, such as land uses proposed for the zone, location of parks and trails, proposed street layout, and a preliminary study of facilities required, such as drainage, sewage, and public utilities. The components of the P-D proposed for the Village Farms Davis Project are discussed further below.

Residential Neighborhoods

As previously noted, the proposed project would consist of a mixed-use development community, including a total of 1,800 dwelling units. The residential units would be developed across the nine villages within the project site. The proposed villages would consist of Residential Low Density (RLD), Residential Medium Density (RMD), Residential Medium High Density (RMHD), and Residential High Density (RHD) neighborhoods, as summarized in Table 1 and Table 2.

**Table 1
Proposed Residential Uses**

Proposed Land Use Designation	Neighborhood	Land Use Type	Units	Acres
Residential Low Density	North, East, and South Villages	Market-Rate Single-Family Units and Duplexes	680	157.4
Residential Medium Density	Central Village and Parkside Village East	Starter Single-Family Units	310	40.0
		Townhomes and Cottages	160	16.1
	Parkside Village West	Condominiums and Stacked Flats	150	15.1
Residential Medium High Density	West Park Village North	Affordable Multi-Family Units	60	5.9
Residential High Density	North Park Apartments	Market-Rate Apartments	200	11.6
Residential High Density	West Park Village South	Affordable Multi-Family Units	240	7.9
Totals			1800	254

**Table 2
Proposed Non-Residential Uses**

Proposed Land Use Designation	Land Use Type	Acres
Neighborhood Mixed-Use	Neighborhood Services	2.8
Public/Semi Public	Emergency Services Community Center	2.5
Public/Semi Public	Pre-K Early Learning Center	2.4
Public/Semi Public	Educational Farm	2.8
Parks/Recreation	Heritage Oak Park	20.3
Parks/Recreation	Village Trails Park	7.5
Natural Habitat Area	Natural Habitat Area	25.8
Urban Agricultural Transition Area	Urban Agricultural Transition Area	11.3
Neighborhood Greenbelt	Greenbelts	39.7
N/A	Roads	21.3
Total		136.4

Residential Low Density

The North, East, and South Villages, in total, would consist of a combined 680 market-rate single-family residential and duplex units. The North and East Villages would be located in the northernmost portion of the project site. The South Village would be developed immediately south of the North Village and adjacent to the site’s western boundary. Units within the North, East, and South Villages would be targeted towards small developers and individuals seeking to design and contract the construction of their homes. Initially, the project applicant would sell the lots through a lottery-style selection process. The maximum number of lots purchased by a single buyer could be restricted to a specified total.

All three villages would be designated RLD, which allows for single-family detached homes, duplexes, and accessory dwelling units (ADUs) at density of 2.40-4.79 gross dwelling units per acre (du/ac) and an estimated net density of 3.60-7.19 du/ac. As detailed in the Preliminary P-D prepared for the proposed project, permitted uses within the North, East, and South Villages would be those allowed in the Residential One-Family (R-1) zoning district, as set forth by Davis Municipal Code Article 40.03. Accordingly, units within the North, East, and South Villages would be constructed in accordance with the applicable development standards established therein, including, but not limited to, those related to building height, lot area and width, open space, and yard requirements.

Residential Medium Density

The proposed RMD units would include “starter” single-family residences, affordable multi-family units, as well as market-rate townhomes, cottages, condominiums, and stacked flats. These unit types are discussed further below.

Starter Single-Family Residences

A total of 310 single-family residences within the Central Village and Parkside Village East would be “starter” homes, defined as affordable-by-design, detached homes developed and sold through a Developer Contribution Program (DCP). More specifically, the DCP would provide 15 percent of the home cost, which would be used for the down payment of the house and match the homebuyer’s five percent down payment. The starter homes would be targeted towards the Davis workforce, families with children in Davis schools, and other industry-standard qualifying buyers. The \$25 million to \$30 million in DCP equity provided to homebuyers would be repaid upon resale of the homes and used to assist future Affordable Housing Programs in the City of Davis.

Central Village and Parkside Village East would be designated RMD, which allows for both detached and attached residences (including cottages and townhouses) at a density range of 4.80 to 11.20 gross du/ac and an estimated net density of 7.20 to 16.79 du/ac. Pursuant to the proposed Preliminary P-D, permitted uses within Central Village and Parkside Village East would be those allowed in the Residential One- and Two-Family (R-2) zoning district, as set forth by Davis Municipal Code Section 40.09.020. The units would be constructed in accordance with the applicable development standards established therein, including, but not limited to, those related to building height, lot area and width, and yard requirements.

Market-Rate Residences

In total, Central Village and Parkside Village East would consist of 160 townhomes and cottages. In addition, a total of 150 multi-family residential units, comprised of condominiums and stacked flats, would be located in Parkside Village West. The residences within Central Village, Parkside Village East, and Parkside Village West would be developed at a density consistent with the RMD designation and in accordance with the permitted uses and applicable development standards established for the R-2 zoning district.

Affordable Multi-Family Residences

The West Park North Village would be located in the southwest corner of the project site to the north of East Covell Boulevard. West Park Village North would consist of 60 affordable multi-family residential units restricted for households meeting the definitions established by Davis Municipal Code Section 18.05.020 of extremely low-income households.

Pursuant to the proposed project’s PPD, permitted uses within the West Park North Village would be those allowed in the R-HD zoning district, as set forth by Davis Municipal Code Section 40.09.020. The units would be constructed in accordance with the applicable development standards established therein.

Residential Medium High Density

The proposed RMHD units would include market-rate residences, which are discussed further below.

Market-Rate Residences

The centrally located North Park Apartments would consist of 200 market-rate apartment units. The North Park Apartments neighborhood would be designated RMHD. The RMHD land use designation allows for a density range of 11.21 to 19.99 gross du/ac and an estimated net density of 16.80 to 29.99 du/ac. Pursuant to the proposed project's PPD, permitted uses within the North Park Apartments neighborhood would be those allowed in the R-HD zoning district, as set forth by Davis Municipal Code Section 40.09.020. The multi-family residential units would be constructed in accordance with the applicable development standards established therein.

Residential High Density

The proposed RHD units would include affordable multi-family units, which are discussed further below.

Affordable Multi-Family Residences

The West Park South Village would be located in the southwest corner of the project site to the north of East Covell Boulevard. The West Park South Village would consist of 240 affordable multi-family residential units restricted for households meeting the definitions established by Davis Municipal Code Section 18.05.020 of low- and very low-income households.

The West Park South Village would be designated RHD, which allows for various types of multi-family residences, such as apartments, condominiums, and stacked flats. The RHD land use designation allows for a density range of 20.00 to 39.99 gross du/ac. Net and gross are shown to be equivalent, as it is assumed that the common area for the high-density apartment uses is included in the net area calculation. Pursuant to the proposed project's PPD, permitted uses within the West Park South Village would be those allowed in the Residential High Density Apartment (R-HD) zoning district, as set forth by Davis Municipal Code Section 40.09.020. The units would be constructed in accordance with the applicable development standards established therein.

Neighborhood Mixed Use

The proposed project would include 2.8 acres of Neighborhood Mixed-Use immediately to the north of the Central Village and adjacent to Pole Line Road, which would be developed to serve existing neighborhoods and future residents of the proposed project. In consultation with City leadership, interested neighbors and the business community, additional details for this site will be drafted for inclusion in the Planned Development (zoning) for the project. The goal is to have services in this area not currently offered in the area, such as EV charging stations, space for mobile blood drives, mobile veterinary services, offering free spayed and neutering, SPIN rideshare parking, etc.

Public, Semi-Public, and Educational Uses

The proposed project would include a total of 7.7 acres of public, semi-public, and educational uses, including 2.5 acres planned for development of an Emergency Services Community Center (ESCC), 2.4 acres for a Davis Joint Unified School District (DJUSD) Pre-kindergarten (Pre-K) Early Learning Center, and 2.8 acres for an Educational Farm. Each of the aforementioned project components would be designated Public/Semi-Public (P-SP) and would be consistent with the permitted uses and development standards set forth by Davis Municipal Code Article 40.20A.

The new ESCC would be located in the southern portion of the project site, adjacent to East Covell Boulevard and would include a new fire station, which would improve the emergency response time for

underserved homes throughout North Davis that are currently outside of the Davis Fire Department's recommended five-minute response time standard. In addition, the ESCC would serve as a joint-use facility for emergency services such as fire protection, emergency medical, and police personnel. Furthermore, the ESCC could potentially include training facilities, a City Emergency Operations Center, and a venue for community events. The ultimate mix of uses for this center will be determined in collaboration with the City departments, County and community at large.

The new DJUSD Pre-K Early Learning Center would be centrally located in the lower half of the project site, immediately south of the North Park Apartments and west of the Central Village. The Pre-K Early Learning Center is anticipated to offer the combined services of preschool and daycare with early education curriculum and childcare. Additional details for the Pre-K Early Learning Center would be finalized through consultation with the DJUSD and included in the proposed project's Development Agreement.

Finally, the Educational Farm, tentatively proposed as "Green Acres," would be located in the northeast portion of the project site, south of the East Village. The Educational Farm would be used for the purposes of teaching agricultural values and methods in a hands-on, early learning outdoor classroom environment and dedicated to the DJUSD. Additional details for the Educational Farm would be finalized through consultation with the DJUSD and included in the proposed project's Development Agreement.

Access and Circulation

Primary site access would be provided from Pole Line Road and East Covell Boulevard (see Figure 6 and Figure 7). From East Covell Boulevard, L Street would be extended into the site in a north-to-south direction. In addition, from Pole Line Road, Moore Boulevard, Donner Avenue, and Picasso Avenue would be extended into the site in an east-to-west direction. An additional entrance from Pole Line Road would be constructed in the northeast portion of the site, providing access to a new street that would extend westward through the proposed East Village. Overall, the proposed internal streets would connect to form a semi-grid pattern within the project site. The majority of internal streets would consist of 49-foot-wide rights-of-way (ROWs), each comprised of two 10-foot-wide vehicle lanes, on-street parking lanes with a maximum width of seven feet, and six-foot-wide attached sidewalks along each side of the street. The proposed project includes two additional street cross-sections illustrated in Figure 7. In addition, the applicant is proposing to construct new roundabouts on Pole Line Road, which are discussed further under the Off-Site Improvements subheading below.

The proposed project would include a multimodal network of bikeways, sidewalks, and transit stops (see Figure 8). With respect to bicycle facilities, the proposed project would include Class I, II, and III bikeways within the project site. Class I bike paths are off-street and provide travel lanes for bicyclists that are separated from motorists. Class II bike lanes are on-street but separated from vehicle lanes through marked striping and other methods. Class III bike lanes share the path with vehicles. The on-site Class I bike paths would primarily coincide with the proposed greenbelts (discussed further under the Parks, Open Space, and Greenbelts subheading below) and would provide a six-foot-wide travel lane in each direction for a total travel width of 12 feet. The Class II and III bikeways are anticipated to be located in on-site areas of lighter vehicle travel. Overall, the bikeways would provide interconnected access to all areas within the project site. Additionally, grade-separated crossings would be constructed near the Pole Line Road/Moore Boulevard and F Street/Anderson Road intersections, allowing the proposed internal bikeway network to act as the missing link to the wider Davis Bike Loop, which currently ends at the eastern and western project site boundaries at Moore Boulevard and Anderson Road, respectively.

With respect to pedestrian access, as previously discussed, the internal street network would include eight-foot-wide sidewalks. In addition, the approximately three miles of on-site Class I bike paths would be multi-use pathways that would be shared with pedestrians.

With respect to transit, Unitrans provides public transportation service to the entire City through 18 routes and 48 buses. In addition, YoloBus provides public transportation services throughout Yolo County, as well as into downtown Sacramento, western Sacramento County, and northeastern Solano County. Eight public transit stops are located adjacent to the project site at the intersections of East Covell Boulevard/J Street, Pole Line Road/East Covell Boulevard, Pole Line Road/Picasso Avenue, Pole Line Road/Donner Avenue, Pole Line Road/Moore Boulevard, Anderson Road/Sandpiper Drive, F Street/Grande Boulevard, and J Street/Cranbrook Court. The aforementioned stops are serviced by Unitrans lines P, Q, L, T, F, and E. Four of the existing stops (East Covell Boulevard/J Street, Pole Line Road/East Covell Boulevard, Anderson Road/Sandpiper Drive, and F Street/Grande Boulevard) are also included on the YoloBus 43 and 230 routes. In addition, the proposed project would include installation of a new bus stop at the East Covell Boulevard/L Street intersection.

Utilities

The proposed project would include utility improvements related to water, sanitary sewer, and storm drainage services, which are discussed further below.

Water

Water service would be provided by the City of Davis through new connections to the existing water system. In the immediate project vicinity, East Covell Boulevard contains an existing 10-inch line and Pole Line Road contains an existing water line that ranges in diameter from 10 inches to 12 inches (see Figure 9). From the existing water lines in East Covell Boulevard and Pole Line Road, new eight-inch, 10-inch, and 12-inch water lines would be installed and extended into the project site within the new on-site internal streets. From the new water lines, water service would be provided to each structure through new water laterals. All new water infrastructure would be designed consistent with the applicable standards established by the City of Davis Public Works Department Standard Specifications.

Sewer

Sanitary sewer service would be provided by the City of Davis through new connections to the existing sewer system. As shown in Figure 10, an existing 42-inch sewer line traverses through the project site in a north-to-south direction and pivots towards the east along the northern site boundary. New eight-inch, 10-inch, and 12-inch sewer lines would be installed and extended into the project site within the new on-site internal streets. From the new sewer lines, sewer conveyance services would be provided to each structure through new sewer laterals. All new sewer infrastructure would be designed consistent with the applicable standards established by the City of Davis Public Works Department Standard Specifications.

Storm Drainage

Storm drainage service would be provided by the City of Davis through new connections to the existing system, improvements to the existing Channel A, and new storm drainage features. The project site is located within the Covell Drain Watershed, which consists of a 17-square-mile area. The Covell Drain/Channel A currently routes through the project site, entering at the northwest corner of the site through existing box culverts, then routes south along the UPRR tracks comingling with the stormwater flows from the F Street Channel. The Covell Drain Channel then continues east through the central portion of the project site as Channel A, continuing to Pole Line Road where the drainage channel passes under the road in an existing box culvert and flows through the Wildhorse Golf Club course. The channel ultimately discharges to Willow Slough Bypass to the northeast of the City.

As part of the proposed project, Channel A would be rerouted from the northwest corner of the project site to convey flows along the northern site boundary to a new stormwater detention basin, which would be located between the North and East Villages (see Figure 11). The overall depth of the detention basin would be approximately nine feet with a bottom elevation of 18 feet, as part of an estimated 29 acre-feet (AF) storage volume. A new pump station would be located adjacent to the detention basin with a discharge capacity of approximately 70 cubic feet per second (cfs) to provide outflow from the detention basin to the existing east-to-west segment of Channel A located in the central portion of the site. From the new detention basin to Pole Line Road, Channel A would be expanded and have a drainage capacity of approximately 1,465 cfs to accommodate inflows from the F Street Channel.

In addition, the proposed project would install Low Impact Development (LID) measures throughout the project site to provide stormwater quality treatment. The LID measures are anticipated to include both volume-based BMPs (e.g., bioretention, infiltration features, pervious pavement, etc.) and flow-based BMPs (e.g., vegetated swales, stormwater planter, etc.). The use of the features would be dependent upon location and setting within the project. The BMPs would be designed in accordance with the stormwater quality control standards established by Davis Municipal Code Article 30.03. From the LID measures as well as new impervious surfaces within the project site, flows would be conveyed to new storm drain lines installed in the new on-site internal streets, which would convey flows to the new detention basin.

It should be noted that portions of the project site are located in areas designated by the Federal Emergency Management Agency (FEMA) as Zone A, which is a Special Flood Hazard Area. As such, replacement of existing on-site runoff storage lost due to development of the proposed project may need to be provided on-site within the proposed perimeter storm drainage system.

Dry Utilities

Electricity service would be provided to the project site by Pacific Gas and Electric Co. (PG&E) and Valley Clean Energy (VCE) through connection to existing infrastructure in the project vicinity along East Covell Boulevard and Pole Line Road. The proposed project would not use natural gas. Telecommunication services, such as telephone and internet services, would be provided by Xfinity and/or other providers through connection to existing infrastructure.

Parks, Open Space, and Greenbelts

The proposed project would include a total of approximately 104.6 acres of parks, open space, and greenbelts, including the Heritage Oak Park and Village Trails Park, natural habitat areas along Channel A (including the agricultural buffer), and the greenbelts (see Figure 12).

The approximately 20.3-acre Heritage Oak Park would be located in the southern portion of the project site, adjacent to East Covell Boulevard and would include children's play fields, a playground, open turf areas, and hardcourts. In addition, the park would include covered picnic/pavilion areas, an oak grove, pond, a meadow, and flower/pollinator gardens. The approximately 7.5-acre Village Trails Park would be centrally located immediately north of the North Park Apartments and feature playfields, playgrounds, open turf areas, and quiet areas to rest.

A total of approximately 25.8 acres of natural habitat areas would generally coincide with the realigned and expanded Channel A and on-site stormwater detention pond. Along the northwestern boundary, 11.3 acres of the Channel A natural habitat area would serve as an Urban Agricultural Transition Area (UATA) between the project site and agricultural land to the north. As established by Davis Municipal Code Section 40A.01.050(b), the UATA would have a minimum width of 150 feet. It should be noted that an existing UATA buffer is located adjacent to the Cannery Farm and Cannery Subdivision and includes demonstration

gardens, community space, and a drainage corridor along the Cannery frontage. The proposed project would not result in modifications to the existing UATA.

Finally, the proposed project would include approximately 39.7 acres of greenbelts. Generally, the 50-foot-wide greenbelts would occur along portions of all the project site's boundaries, as well as adjacent and/or within the proposed residential villages. The greenbelts would coincide with the Class I multi-use pathway and include new landscaping vegetation and habitat restoration.

Off-Site Improvements

The proposed project would include various off-site improvements, including, but not necessarily limited to, new roundabouts along Pole Line Road, a new traffic signal at the East Covell Boulevard/L Street intersection, and groundwater recharge basin(s) within APN 042-110-029 to assist in regional recharge of the aquifer.

The applicant is proposing to construct three new roundabouts along Pole Line Road at the road's intersections with Moore Boulevard, Donner Avenue, and Picasso Avenue, which would provide speed control. The ultimate design of the roundabouts, as well as the installation of the new traffic signal at the East Covell Boulevard/L Street intersection, would be developed in cooperation with traffic engineers and the City of Davis Public Works Department.

Within the portion of APN 042-110-029 that would remain in the County, the applicant is also proposing to construct one or more groundwater recharge basins to the north of the project site to promote the long-term health and resiliency of the lower Cache-Putah Basin, which is a subunit of the Sacramento Valley Groundwater Basin. In order to facilitate groundwater recharge, the off-site portion of the parcel could undergo site grading and excavation to construct one or more recharge ponds, as generally shown in Figure 11. The proposed off-site groundwater recharge area to the north of the project site is anticipated to be used jointly by the City of Davis and Yolo County.

Portions of APN 042-110-029 would also be used as part of the proposed project's conservation of 340 acres of agricultural land to comply with the City's farmland preservation requirements established by Davis Municipal Code Article 40A.03 (see Figure 13). The land would be dedicated in the form of a permanent conservation easement through the City's Open Space Program.

Project Phasing

Development of the proposed project is anticipated to occur over the course of four phases, which are generally discussed below (see Figure 14).

Phase 1

Phase 1 is anticipated to include development of the following:

- West Park North (60 affordable, medium-density, multi-family residential units);
- West Park South (240 affordable, high-density, multi-family residential units);
- Central Village and Parkside Village East (310 medium-density starter single-family homes and 160 Townhomes and Cottages);
- East Village (220 market-rate low-density residential units);
- The UATA;
- Greenbelts along Pole Line Road, East Covell Boulevard, and the adjoining City-owned property to the north of the project site;

- Internal greenbelts and trails; and
- Natural habitat areas.

In addition, Phase 1 would include the installation of water, sewer, and storm drain infrastructure within existing and proposed roadways, as well as electrical and communication infrastructure. Phase 1 would also include the relocation and expansion of Channel A.

Phases 2, 3, and 4

Phases 2, 3, and 4 is anticipated to include development of the following:

- North Park Apartments (200 market-rate medium-high-density residential units);
- Parkside Village West (150 medium-density residential units);
- North and South Villages (460 low-density residential units)
- Heritage Oak Park;
- Village Trail Park;
- Internal greenbelts and trails;
- Perimeter greenbelts along the site’s southern boundary;
- Fire station and ECC;
- Pre-K Early Learning Center;
- Neighborhood Services; and
- “Green Acres” Educational Farm.

Similar to Phase 1, Phases 2, 3, and 4 would include the installation of water, sewer, and storm drain infrastructure within existing and proposed roadways, as well as electrical and communication infrastructure. Grade-separated crossings at Pole Line Road and Moore Boulevard would be installed and the Davis Bike Loop would be completed during Phases 2, 3, and 4.

Development Agreement

A Development Agreement between the applicant and the City of Davis would be included as part of the proposed project, which would allow the City and the applicant to enter into an agreement to assure the City that the proposed project would be completed in compliance with the plans submitted by the applicant, and assure the applicant of vested rights to develop the project.

REQUESTED ENTITLEMENTS

The following section presents the discretionary and ministerial actions that would be required to implement the proposed project.

City of Davis Discretionary Approvals

Implementation of the proposed project would require the following entitlements from the City of Davis:

1. Certification of the EIR and adoption of the Mitigation Monitoring Plan. Before the City can approve the proposed project, the City must certify that the EIR was completed in compliance with the requirements of CEQA, that the decision-making body has reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the City of Davis. Approval of the EIR also requires adoption of a Mitigation Monitoring Plan (MMP), which specifies the methods for monitoring mitigation measures required to eliminate or reduce the project’s significant effects on the environment. The City would also be required to adopt

Findings of Fact, and for any impacts determined to be significant and unavoidable, a Statement of Overriding Considerations, as part of project approval.

2. SOI Amendment. Because the 7.78-acre portion of the proposed project is outside the City’s SOI, the proposed project would require an SOI Amendment to include that portion of APN 042-110-029 within the City’s SOI.
3. Annexation. The proposed project would require the annexation of the 390.5-acre project site into the City of Davis.
4. General Plan Amendment. The proposed project would require a General Plan Amendment to redesignate the 390.5-acre project site from Yolo County General Plan land use designations of S-P (382.72 acres) and Agricultural (7.78 acres) to the following City of Davis land use designations:
 - 157.4 acres of RLD;
 - 77.1 acres of RMD;
 - 11.6 acres of RMHD;
 - 7.9 acres of RHD;
 - 7.7 acres of P-SP;
 - 2.8 acres of Neighborhood Mixed-Use;
 - 27.8 acres of Park/Recreation;
 - 39.7 acres of Neighborhood Greenbelt;
 - 25.8 acres of Natural Habitat Area; and
 - 11.3 acres of UATA.
5. Pre-Zoning. The proposed project would require Pre-zoning of the site from the Yolo County zoning designations of S-P (382.72 acres) and Agricultural (7.78 acres) to the City of Davis zoning of PD.
6. Development Agreement.

Responsible Agency Approvals¹ – Yolo Local Agency Formation Commission

The proposed project would require the following approvals from Yolo LAFCo as part of the requested SOI Amendment and Annexation:

1. Combined Municipal Service Review (MSR) and SOI Amendment in order to bring the 7.78-acre portion of APN 042-110-029 within the City of Davis SOI (Government Code Section 56428).
2. Annexation of the entire 390.5-acre project site into the City of Davis (Government Code Section 56737).

Other Agency Permits and Approvals

The proposed project would not require additional agency approvals and permits until such time that the project applicant receives approval of additional discretionary entitlements from the City of Davis, thereby enabling on-site construction. At this later stage, subsequent to City of Davis approval of a final P-D and

¹ Pursuant to CEQA Guidelines Section 15381, a “Responsible Agency” means a public agency which proposes to carry out or approve a project, for which a lead agency is preparing or has prepared an EIR. For the purposes of CEQA, the term “responsible agency” includes all public agencies other than the lead agency which have discretionary approval power over the project.

Tentative Subdivision Map(s), the following agency approvals and permits would likely be required for the project:

1. National Pollutant Discharge Elimination System (NPDES) Construction General Permit – Central Valley Regional Water Quality Control Board (RWQCB).
2. NPDES Phase II Small MS4 General Permit – Central Valley RWQCB.
3. Section 404 Nationwide Permit (or Letter of Permission) – U.S. Army Corps of Engineers (USACE).
4. Section 401 Water Quality Certification – Central Valley RWQCB.
5. Section 1602 Lake or Streambed Alteration Agreement – California Department of Fish and Wildlife.
6. Certificate of Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) Authorization – Yolo Habitat Conservancy.

AREAS OF POTENTIAL IMPACTS

The EIR analysis will focus on such resource areas where a potential for impacts may occur as a result of the proposed project, as identified by Appendix G of the CEQA Guidelines. The environmental analysis for the proposed project is anticipated to focus on the following areas: Aesthetics; Agriculture Resources; Air Quality, Greenhouse Gas (GHG) Emissions, and Energy; Biological Resources; Cultural and Tribal Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services and Recreation; Transportation; Utilities and Service Systems; and Wildfire.

Each environmental technical chapter will include the following: an introduction; existing environmental setting; regulatory context; standards of significance; method of analysis; identification of environmental impacts; development of mitigation measures and monitoring strategies to address potentially significant impacts; level of significance after mitigation; and a discussion of potential cumulative impacts and mitigation measures to address potentially significant impacts. The following paragraphs provide a general discussion of the anticipated topics that will be included in the technical chapters of the EIR.

Aesthetics

The Aesthetics chapter of the EIR will summarize the existing regional and site-specific aesthetics and visual setting. Pursuant to Appendix G of the CEQA Guidelines, due to the urban nature of the area, it is anticipated that the focus of the impact analysis will not be on whether the proposed project would substantially degrade the existing visual character or quality of the site and its surroundings, but whether the proposed project could conflict with regulations governing scenic quality. Such analysis will be based on the applicable General Plan policies and City ordinances, and the proposed project’s consistency with the standards set forth therein. In addition, the chapter will evaluate potential impacts related to introducing new sources of light and glare.

Agriculture Resources

The Agriculture Resources chapter of the EIR will provide information regarding the existing agricultural setting of the project site. The analysis will include a review of the California Department of Conservation’s (DOC) Farmland Mapping and Monitoring Program, as well as additional soil characteristics, soil resource quality, and surrounding agricultural lands. This information will become the basis for a determination of whether the project is likely to result in significant impacts with respect to conversion of agricultural land to the proposed uses. Mitigation measures will be identified consistent with the City’s Municipal Code. In

addition, the chapter will address the project's consistency with LAFCo agricultural policies and standards, and the City's Code requirements for agricultural buffers.

Air Quality, GHG Emissions, and Energy

The Air Quality, GHG Emissions, and Energy chapter of the EIR will include an evaluation of the potential air pollutants that would be generated by the proposed project. The air quality analysis will be performed using the CalEEMod software package and following the Yolo-Solano Air Quality Management District's (YSAQMD) guidelines. A quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., reactive organic gases, oxides of nitrogen, and particulate matter) will be included. In addition, an evaluation of the proposed project's potential to emit toxic air contaminants (TACs) will be included, using the California Air Resources Board (CARB) "Air Quality and Land Use Handbook: A Community Health Perspective."

The significance of air quality impacts will be determined in comparison to City of Davis and YSAQMD-recommended significance thresholds. Mitigation measures will be incorporated, if necessary, to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

Because YSAQMD has not yet adopted quantitative thresholds of significance for GHG emissions, the City's Climate Action and Adaptation Plan (CAAP) will be used to determine the significance of GHG impacts that may be associated with the proposed project.

Finally, the EIR will analyze whether the proposed project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. This discussion will also evaluate whether the proposed project would conflict with or obstruct a state or local plan for renewable energy, as well as the project's consistency with the City of Davis CAAP.

Biological Resources

The Biological Resources chapter of the EIR will rely on site-specific biological reports and the Yolo HCP/NCCP. In general, the chapter will include an evaluation of the proposed project's potential effects to plant communities, wildlife, and wetlands, including adverse effects on rare, endangered, candidate, sensitive, and other special-status species, including Covered Species protected under the Yolo HCP/NCCP. Significant impacts will occur if construction of the proposed project results in the disturbance of sensitive habitats and/or direct impacts to special-status species. Based on the analysis, mitigation measures will be developed to reduce any project impacts to a less-than-significant level.

Cultural and Tribal Cultural Resources

The Cultural and Tribal Cultural Resources chapter of the EIR will summarize the setting and briefly describe the potential effects to any on-site significant historical, archaeological, and tribal cultural resources due to development of the proposed project. The analysis will be based on a site-specific Cultural Resources Study and any input from Native American tribes as a result of Assembly Bill 52 tribal consultation.

Geology and Soils

The Geology and Soils chapter of the EIR will summarize the existing setting and analyze whether the proposed project would directly or indirectly cause substantial adverse effects associated with soil erosion,

earthquakes, liquefaction, and expansive/unstable soils. In addition, the chapter will identify any paleontological resources or unique geological features within the project site. The chapter will rely on a site-specific Geotechnical Report and a search of the University of California, Berkeley Museum of Paleontology records of the project site.

Hazards and Hazardous Materials

The Hazards and Hazardous Materials chapter will summarize the setting and describe any potential for existing or possible hazardous materials within the project area, including, but not necessarily limited to, any lead or asbestos associated with the existing on-site structures, overhead/underground power lines, soil contamination associated with persistent organochlorine pesticides, pesticides/termiticides around building foundations, and/or other former on-site or adjacent hazardous uses. The chapter will be based on site-specific Environmental Site Assessments (ESAs).

Hydrology and Water Quality

The Hydrology and Water Quality chapter will summarize setting information and identify potential project impacts on storm water drainage, flooding, groundwater, and water quality. A project-specific Drainage Report will determine the sufficiency of the proposed drainage system to accommodate additional peak flows generated on-site, in order to prevent off-site flooding, as well as determining whether the project would exceed the volumetric capacity of the downstream system. The Hydrology and Water Quality chapter will also include a discussion of the potential for the proposed project to adversely affect surface water quality, and identify any improvements designed in accordance with State and local standards to minimize impacts to water quality.

Land Use and Planning

The Land Use and Planning chapter will evaluate the consistency of the proposed project with City of Davis General Plan policies, zoning regulations, and LAFCo policies adopted for the purpose of avoiding or mitigating an environmental impact, pursuant to Appendix G of CEQA Guidelines.

Noise

The Noise chapter of the EIR will be based on a project-specific Noise Assessment. The Noise Assessment will include an evaluation of the existing noise environment, prediction of project-generated noise levels, and development of noise control mitigation measures, as appropriate. More specifically, operational noise sources, such as project traffic noise, commercial uses noise, park activities, and the proposed fire station, will be evaluated, as well as noise and vibration impacts associated with construction of the project.

Population and Housing

The Population and Housing chapter will discuss if the proposed project would directly or indirectly induce substantial unplanned population growth or if the project would result in the displacement of substantial numbers of existing people or housing.

Public Services and Recreation

The Public Services and Recreation chapter of the EIR will summarize setting information and identify potential new demand for public services, including fire protection, police, schools, parks, and recreation. A significant impact would occur if the proposed project would result in the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts,

in order to maintain the acceptable service ratios, response times, and other performance objectives of the City's public services.

Transportation

The Transportation chapter of the EIR will be based on a project-specific Traffic Impact Study (TIS). The TIS will describe the project's transportation impacts pursuant to CEQA and will inform the analysis within the Transportation chapter. The TIS will evaluate potential project transportation impacts under Existing Plus Project and Cumulative Plus Project conditions by estimating the average weekday vehicle miles traveled (VMT) generated by the project under such conditions. The study will consider the transportation effects of the full buildout of the proposed project, including impacts associated with VMT, transit services and facilities, bicycle facilities, pedestrian facilities, construction activities, emergency access, and roadway hazards.

Utilities and Service Systems

The Utilities and Service Systems chapter will evaluate the project's increase in water supply demand and wastewater generation, and whether the existing water and sewer infrastructure systems will be able to accommodate the demands from the project, or whether upgrades to the systems would be required. Pursuant to Sections 10910 to 10915 of the California Water Code, a Water Supply Assessment will inform the water supply analysis to evaluate whether the City of Davis has sufficient water supply for the proposed project, existing customers, and future anticipated development during normal, single dry, and multiple dry years.

The Utilities and Service Systems chapter will also estimate the amount of solid waste generated by the project and the receiving landfill's capacity to accommodate the increase in solid waste. Dry utility systems will also be considered in this chapter.

Wildfire

The Wildfire chapter will address the questions in Section XX, Wildfire, of Appendix G of the CEQA guidelines. The Wildfire chapter will identify any fire safety hazards and will coordinate with City staff and fire service providers to determine whether mitigation measures might be necessary to address fire safety concerns associated with the development of the proposed project.

Effects Not Found to be Significant

As previously mentioned, some CEQA topics may be addressed at a lesser level than the analysis in each EIR chapter. The Effects Not Found to be Significant chapter will include abbreviated discussions of impacts determined not to be significant, and therefore, warranting less detailed analysis, some of which are preliminarily anticipated to be related to mineral and forestry resources.

Statutorily Required Sections

The Statutorily Required Sections chapter of the EIR will summarize significant and unavoidable, significant irreversible, and growth-inducing impacts, to the extent that such impacts are identified in the EIR analysis. The chapter will also summarize the cumulative impact analyses, which will be provided in each technical chapter of the EIR. The cumulative impact analysis would also address other proposed and approved projects within the vicinity, including, but not limited to, the Cannery Project, the Shriner's Property Project, and the Palomino Place Project.

Alternatives Analysis

The EIR will include an alternatives analysis in compliance with CEQA Guidelines Section 15126.6. The Alternatives Analysis chapter will evaluate up to five alternatives, including a No Project Alternative, as required by CEQA. Alternatives will be selected when more information related to project impacts is available in order for the alternatives to be designed to reduce significant project impacts. Alternatives shall be developed in consultation with the City staff during preparation of the EIR to respond to identified significant impacts.

It is not anticipated that the alternatives will be analyzed at an equal level to the proposed project. The Alternatives Analysis chapter will describe the project alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project which is permissible under CEQA; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. The Alternatives Analysis chapter will include a qualitative-level analysis of all impacts for the alternatives, and a section for alternatives considered but dismissed. A matrix comparing the impacts of the proposed project to the alternatives will also be included.

**FIGURE 1
REGIONAL VICINITY**



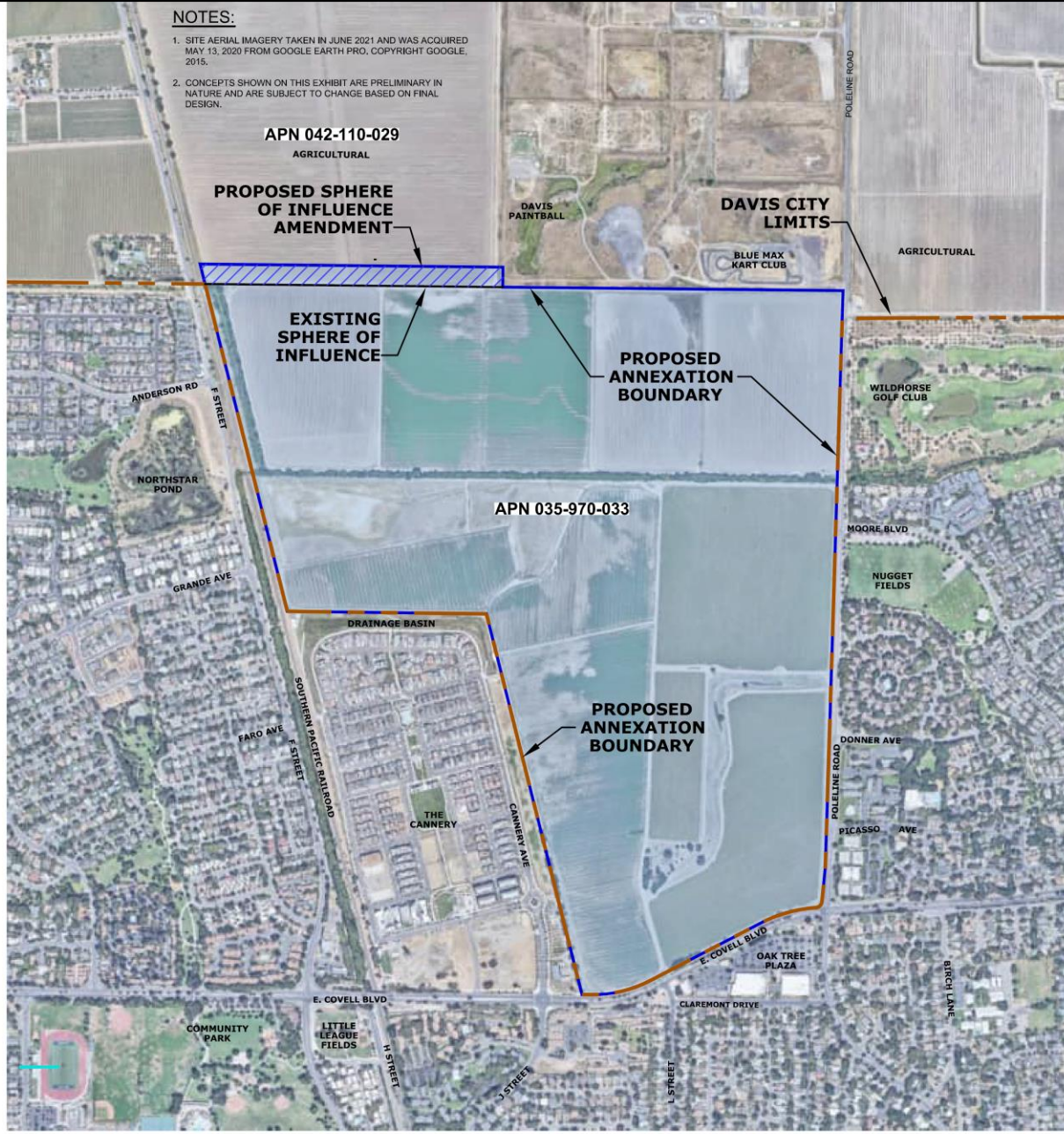
FIGURE 2
PROJECT SITE BOUNDARIES



FIGURE 3 SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION

NOTES:

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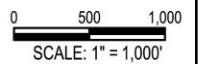


LEGEND

- ANNEXATION AREA
- SPHERE OF INFLUENCE

AREA

APN 035-970-033: 382.77 AC.
 APN 042-110-029: 7.78 AC.



**FIGURE 4
GENERAL PLAN AMENDMENT**

NOTE:
1. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.



LEGEND

- | | | |
|-------------|------------------------------------|----------------------------|
| NHA | NATURAL HABITAT AREA | AGRICULTURAL |
| P/R | PARKS/RECREATION | AGRICULTURAL (CITY OWNED) |
| NG | NEIGHBORHOOD GREENBELT | DAVIS CITY LIMITS |
| UATA | URBAN AGRICULTURAL TRANSITION AREA | PROPERTY BOUNDARY/USE AREA |
| NS | NEIGHBORHOOD SERVICES | PUMP STATION |
| P/SP | PUBLIC SEMI-PUBLIC | NORTH VILLAGE |
| RHD | RESIDENTIAL HIGH DENSITY | NEIGHBORHOOD NAME |
| RMHD | RESIDENTIAL MEDIUM HIGH DENSITY | LAND USE DESIGNATION |
| RMD | RESIDENTIAL MEDIUM DENSITY | |
| RLD | RESIDENTIAL LOW DENSITY | |
| MAJOR ROADS | | |

LAND USE SUMMARY:

EXISTING LAND USE	AREA	PROPOSED LAND USE	AREA
AGRICULTURAL	7.8 AC. ±	RESIDENTIAL LOW DENSITY	157.4 AC. ±
SPECIFIC PLAN	382.7 AC. ±	RESIDENTIAL MEDIUM DENSITY	77.2 AC. ±
		RESIDENTIAL MEDIUM HIGH DENSITY	11.6 AC. ±
		RESIDENTIAL HIGH DENSITY	7.9 AC. ±
		PUBLIC SEMI-PUBLIC	7.7 AC. ±
		NEIGHBORHOOD SERVICES	2.8 AC. ±
		PARKS/RECREATION	27.8 AC. ±
		NEIGHBORHOOD GREENBELT	39.7 AC. ±
		NATURAL HABITAT AREA	25.8 AC. ±
		MAJOR ROADS	21.3 AC. ±
		URBAN AGRICULTURAL TRANSITION AREA	11.3 AC. ±
TOTAL:	390.5 AC. ±	TOTAL:	390.5 AC. ±



0 500 1,000
SCALE: 1" = 1,000'

**VILLAGE FARMS DAVIS
GENERAL PLAN AMENDMENT
EXHIBIT**

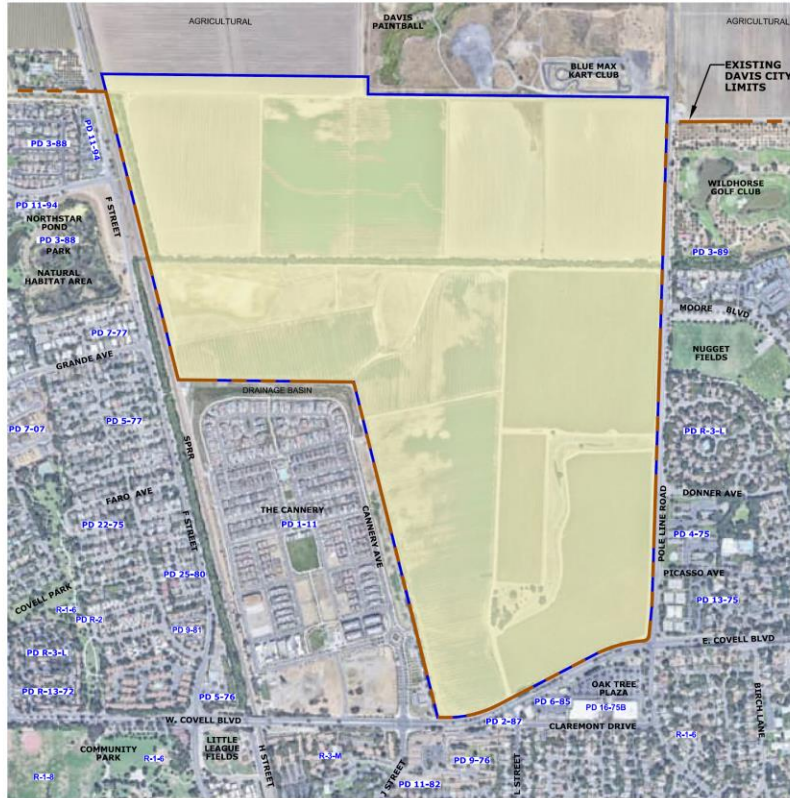


INAL

FIGURE 5 PRE-ZONING

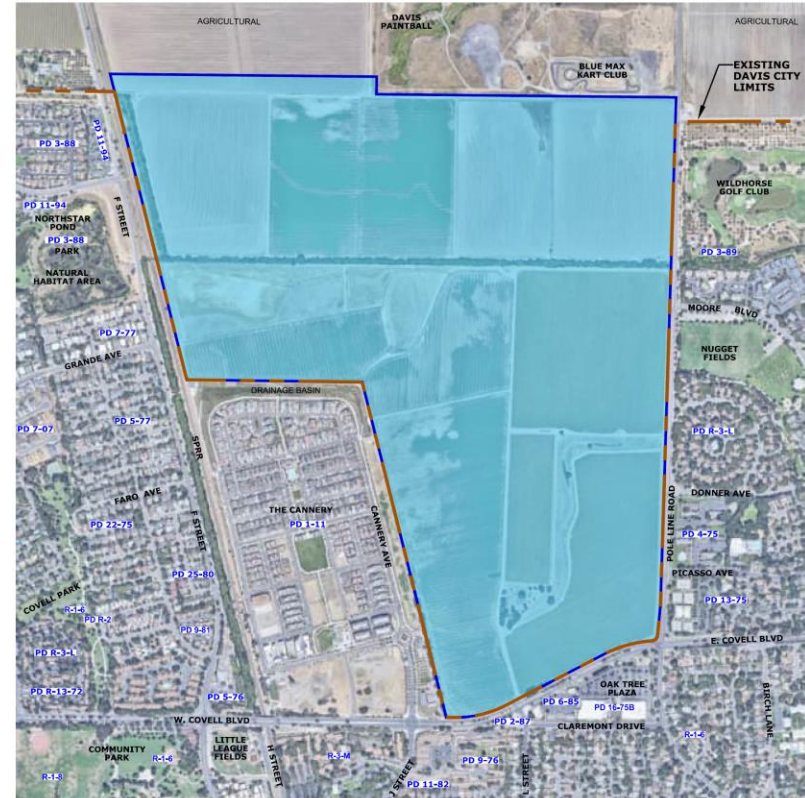
NOTES:

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EXISTING PREZONING DESIGNATION

SPECIFIC PLAN (SP)



PROPOSED PREZONING DESIGNATION

VILLAGE FARMS DAVIS PLANNED DEVELOPMENT (PD)



0 500 1,000
SCALE: 1" = 1,000'

PREZONING SUMMARY

EXISTING PREZONING	AREA	PROPOSED PREZONING	AREA
NEW PLANNED DEVELOPMENT	0 AC. ±	NEW PLANNED DEVELOPMENT	390.5 AC. ±
SPECIFIC PLAN	382.7 AC. ±	SPECIFIC PLAN	0 AC. ±
AGRICULTURAL	7.8 AC. ±	AGRICULTURAL	0 AC. ±

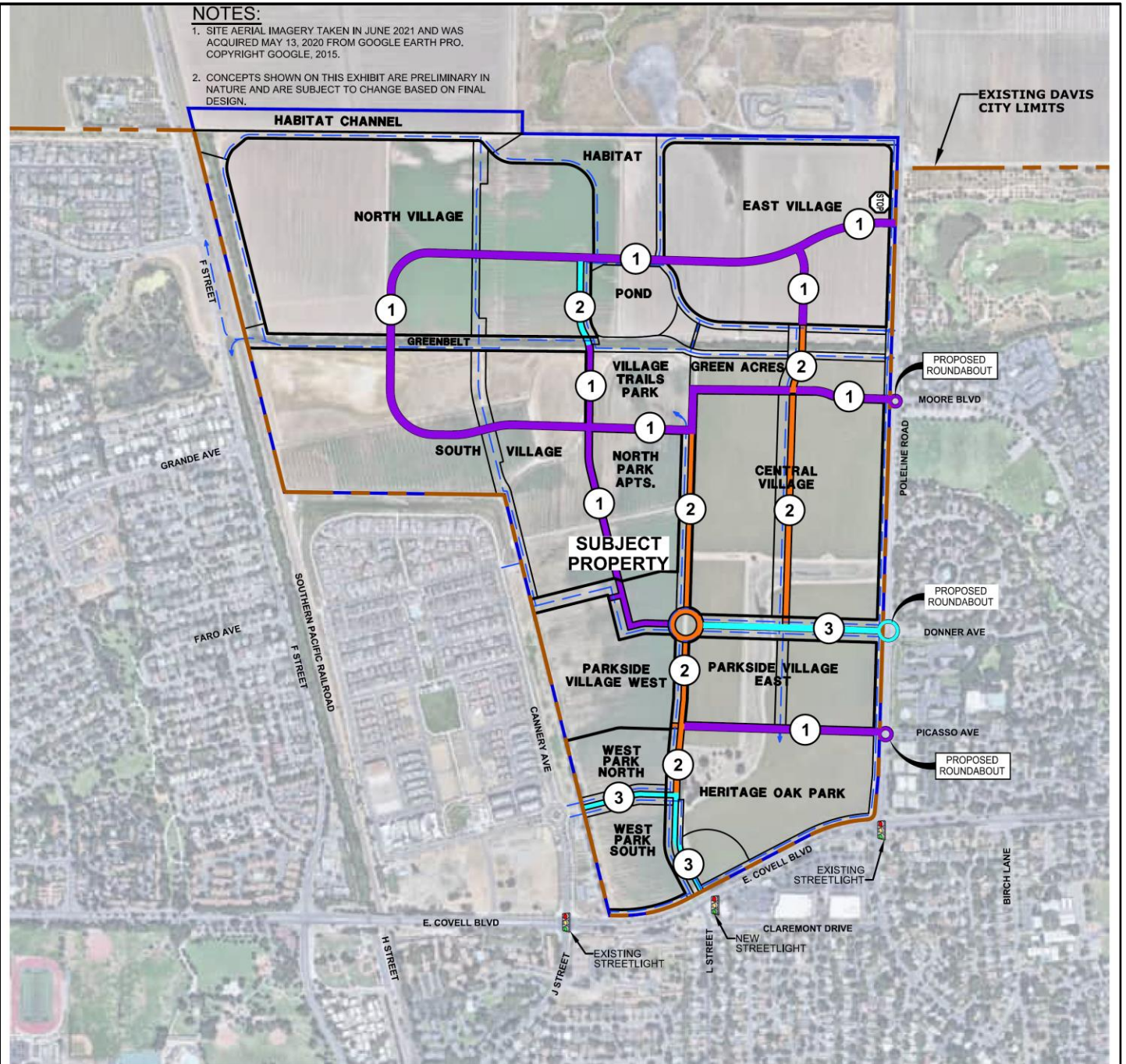
VILLAGE FARMS DAVIS EXISTING AND PROPOSED PREZONING



FIGURE 6
VEHICULAR CIRCULATION PLAN

NOTES:

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LEGEND

-  STREET SECTION 1
-  STREET SECTION 2
-  STREET SECTION 3
-  PROPOSED ROUNDABOUT



0 500 1,000
SCALE: 1" = 1,000'

FIGURE 7
VEHICULAR CIRCULATION CROSS-SECTIONS

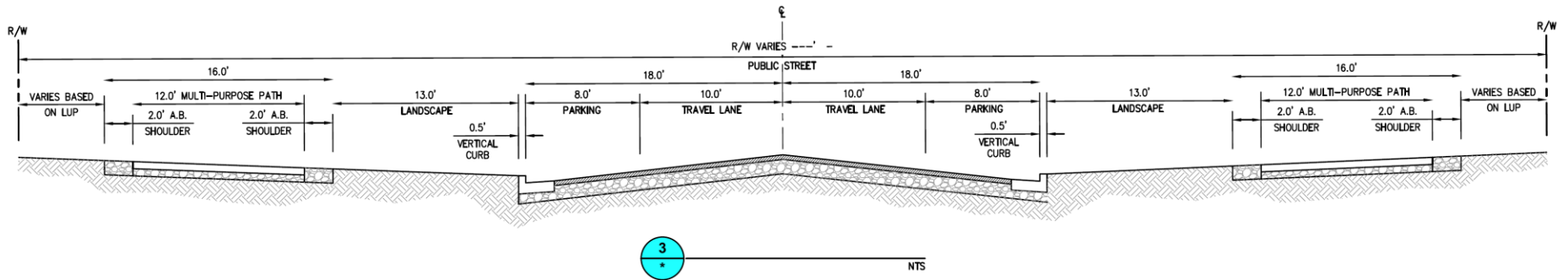
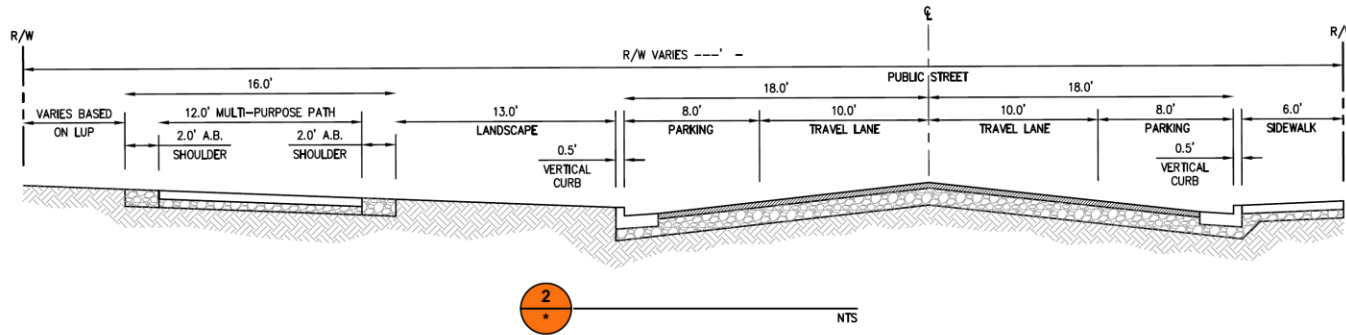
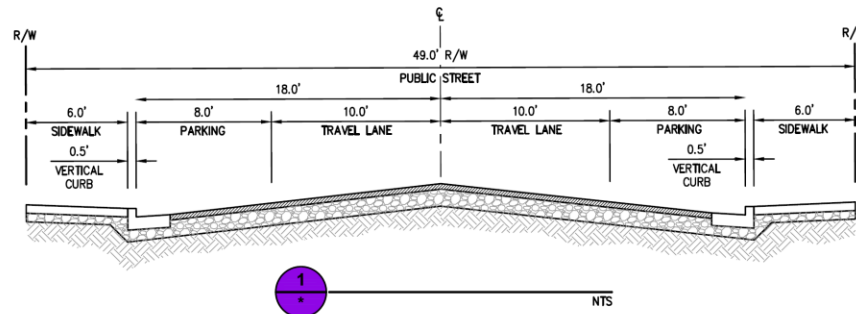
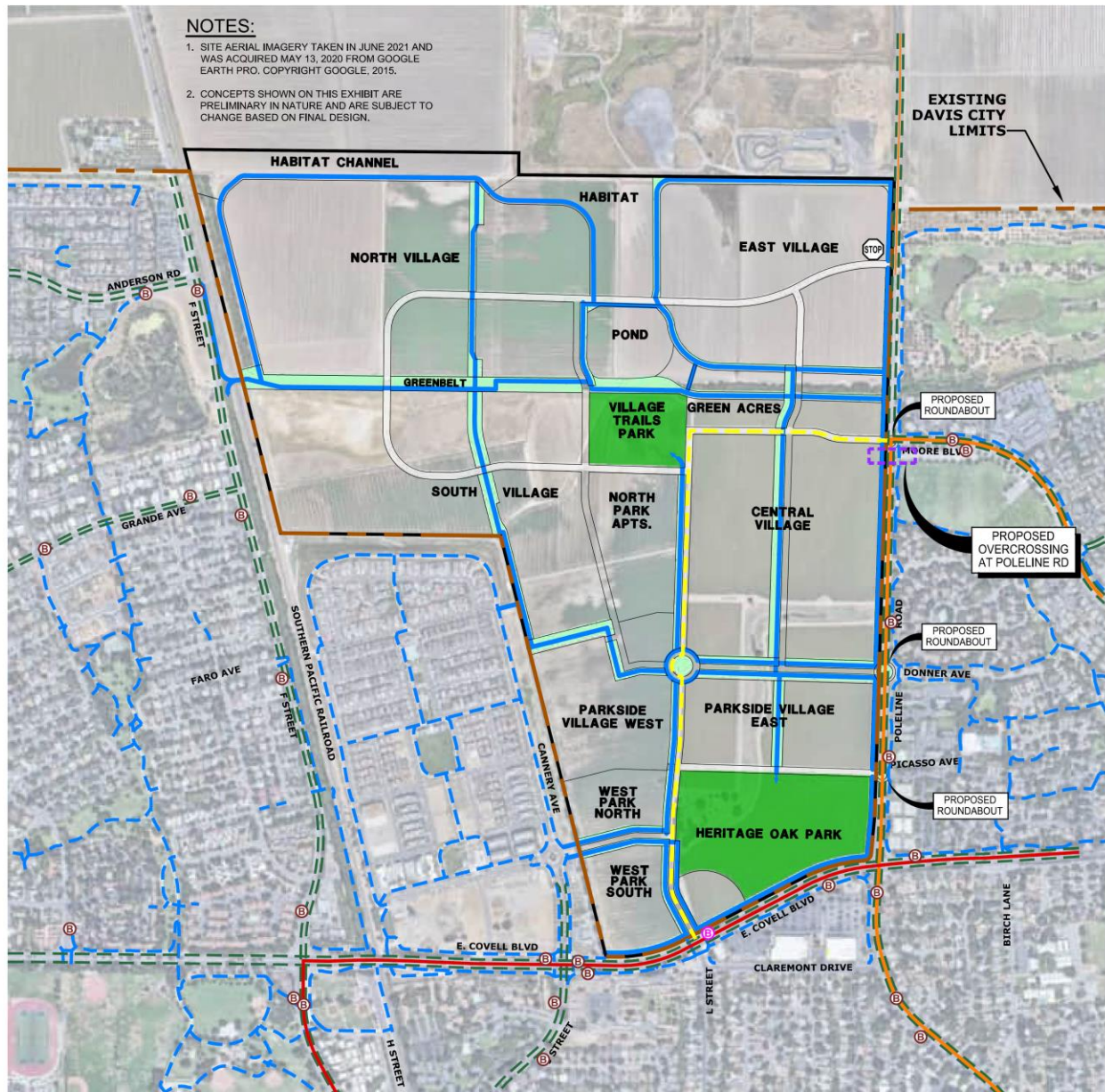


FIGURE 8
MOBILITY, BICYCLE, AND TRAIL CIRCULATION EXHIBIT

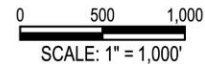
NOTES:

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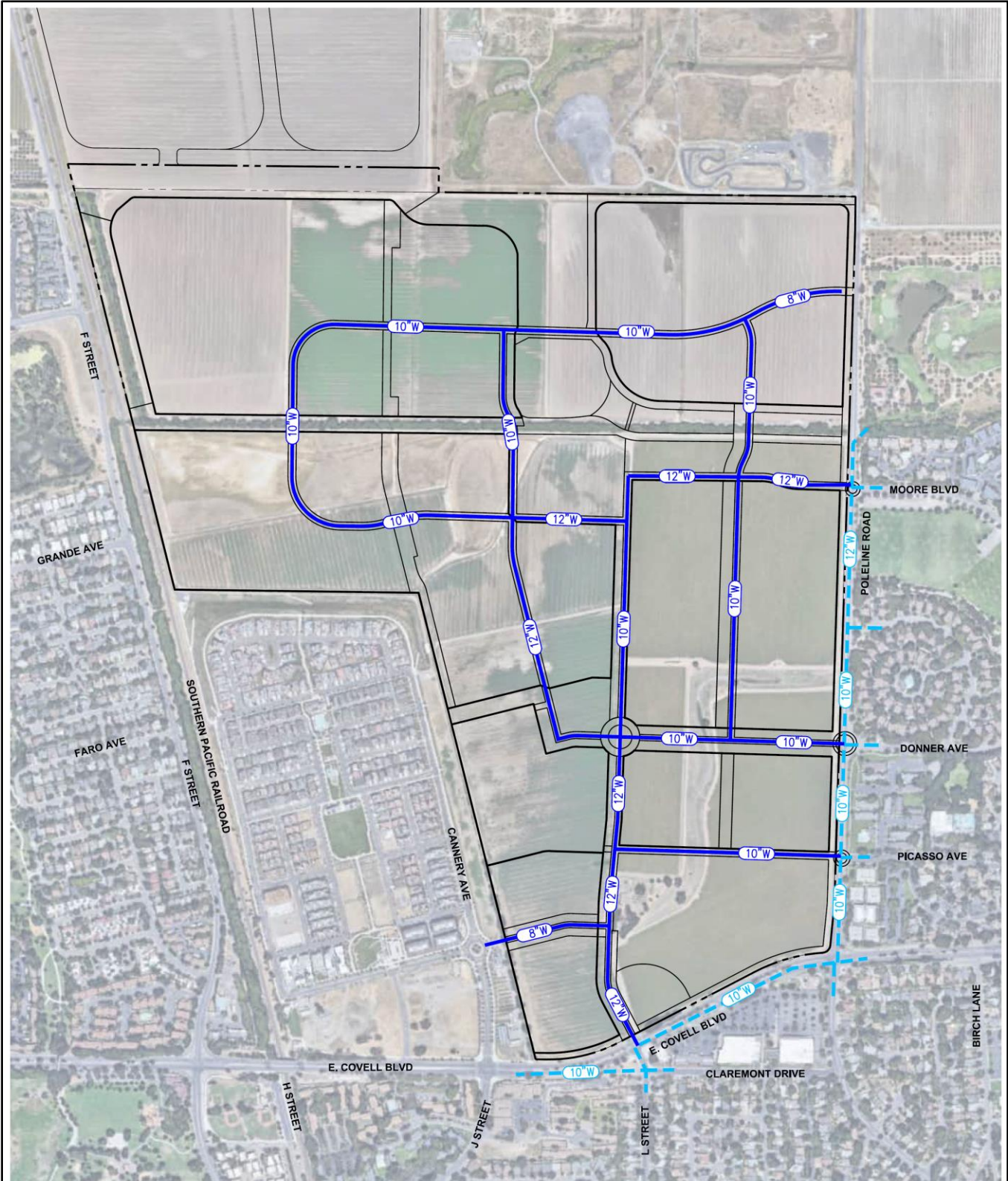


LEGEND

- | | | | |
|--|----------------------------------------------------|--|---------------------|
| | EXISTING OFF STREET (CLASS I) BIKE/PEDESTRIAN PATH | | EXISTING BUS STOP |
| | EXISTING ON STREET (CLASS II) BIKE LANES | | PROPOSED BUS STOP |
| | PROPOSED BIKE/PEDESTRIAN PATH (CLASS I) | | PROPOSED ROUNDABOUT |
| | EXISTING P/Q BUS LINE | | |
| | EXISTING L BUS LINE | | |
| | PROPOSED BIKE PATH CROSSING | | |
| | PROPERTY BOUNDARY | | |
| | EXISTING CITY OF DAVIS LIMITS | | |
| | PROPOSED SCHOOL BUS ROUTE PICKUP | | |



**FIGURE 9
WATER INFRASTRUCTURE EXHIBIT**



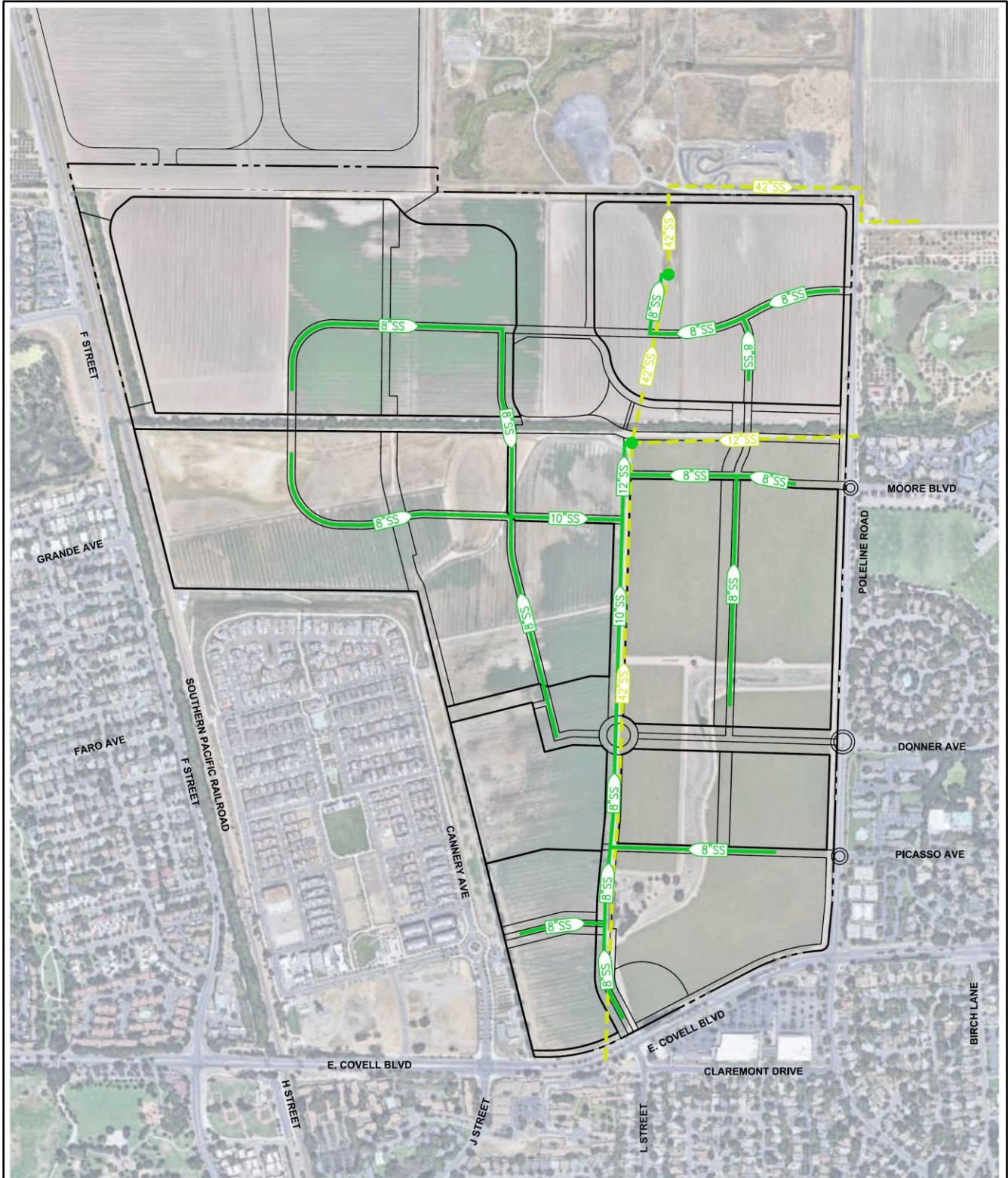
NOTES

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LEGEND

- PROPOSED WATER PIPELINE
- - - - EXISTING WATER PIPELINE

FIGURE 10
SEWER INFRASTRUCTURE EXHIBIT



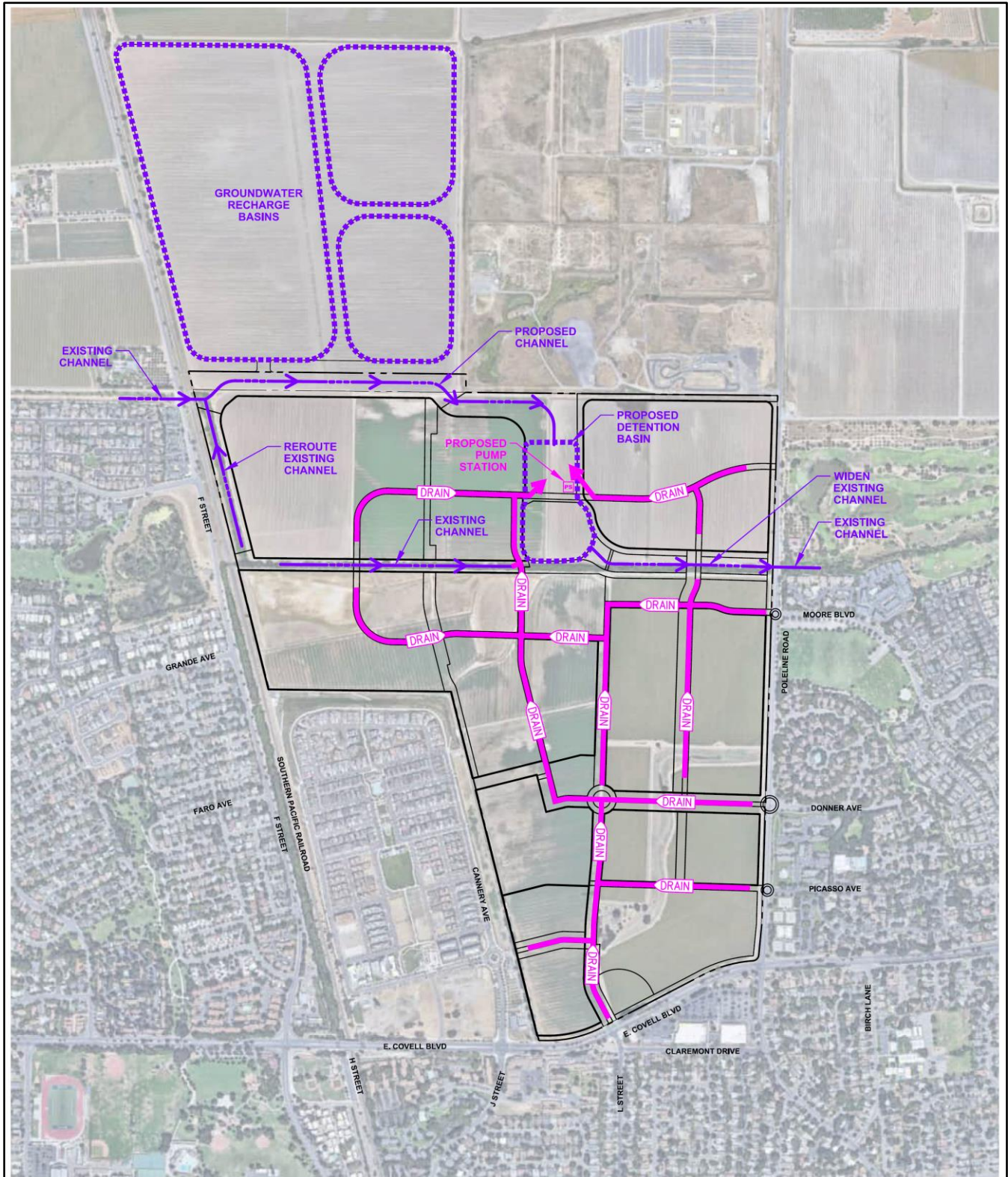
NOTES

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LEGEND

- PROPOSED SEWER PIPELINE
- - - - - EXISTING SEWER PIPELINE
- POINT OF CONNECTION AT EXISTING MANHOLE



**FIGURE 11
DRAINAGE INFRASTRUCTURE EXHIBIT**



NOTES

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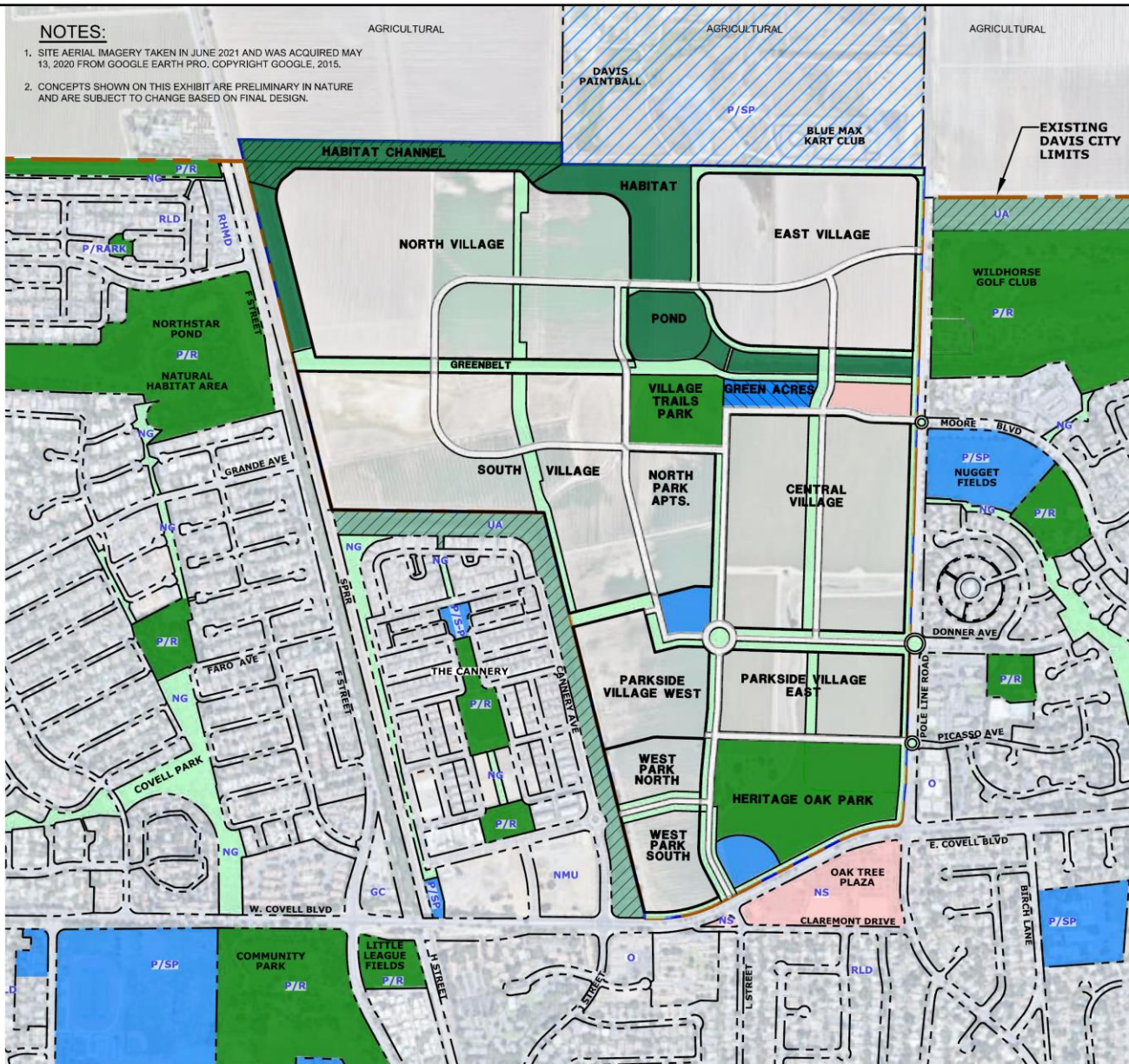
LEGEND

-  PROPOSED STORM DRAIN PIPELINE
-  OPEN CHANNEL CONVEYANCE

**FIGURE 12
OPEN SPACE MAP**

NOTES:

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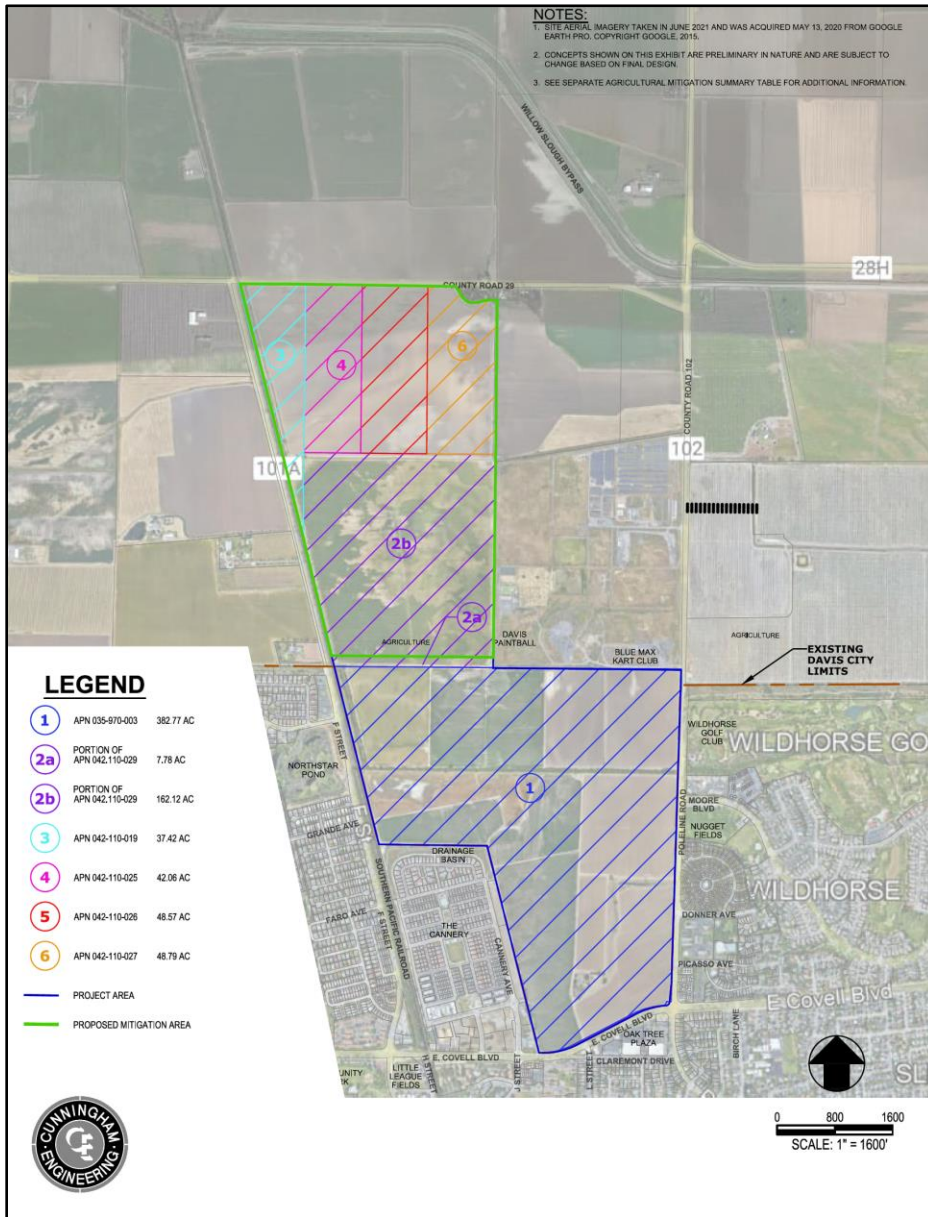


LEGEND

- PROPERTY BOUNDARY/ PROJECT AREA
- CITY OF DAVIS LIMITS
- PARK
- GREENBELT
- NATURAL HABITAT AREA
- URBAN AGRICULTURAL TRANSITIONAL BUFFER
- EDUCATIONAL FARM
- NEIGHBORHOOD SERVICES
- PUBLIC/SEMI-PUBLIC
- AGRICULTURAL (CITY OWNED)

LAND USE	AC.	% OF URBAN AREA	CITY REQUIRED %
PARK	27.8 AC. ±	11%	10%
OPEN SPACE	104.7 AC. ±	41%	

**FIGURE 13
AGRICULTURAL MITIGATION PLAN**



Village Farms
 Ag Mitigation Summary
 Revised: 03/29/2022
 Prepared by: BF

YOLO COUNTY GIS PROPERTY INFORMATION

PROJECT AREA	APN	ACRES	SOIL TYPE	SOIL EXPANSIVE	FLOOD ZONE	ZONING	WILLIAMSON ACT FLAG
	035-970-003	382.77	Rg	MODERATE	A	SP	NO
	UATA (1)	1.22	--	--	--	--	--
	PORTION 042-110-029	7.78	BrA	NORMAL	A	A-N	NO
	UATA (1)	7.78	--	--	--	--	--
TOTAL PROJECT AREA		390.55					
UATA DEDUCTION		9.00					

REQUIRED MITIGATION LANDS (2:1) 763.11

MITIGATION AREA - IMMEDIATELY ADJACENT TO CITY LIMITS							
PORTION 042-110-029	162.12	BrA	NORMAL	A	A-N	NO	
042-110-019	37.42	Rg	MODERATE	A	A-N	NO	
042-110-025	42.06	Rg	MODERATE	A	A-N	NO	
042-110-026	48.57	Rg	MODERATE	A	A-N	NO	
042-110-027	48.79	BrA	NORMAL	A	A-N	NO	
PORTION 042-090-007		Rg	MODERATE	AE	A-N	YES	
TOTAL	338.96						

MITIGATION CREDIT (1) 677.92

Additional Ag Mitigation Land Adjacent to City 42.59

Additional non-adjacent priority open space area 85.19

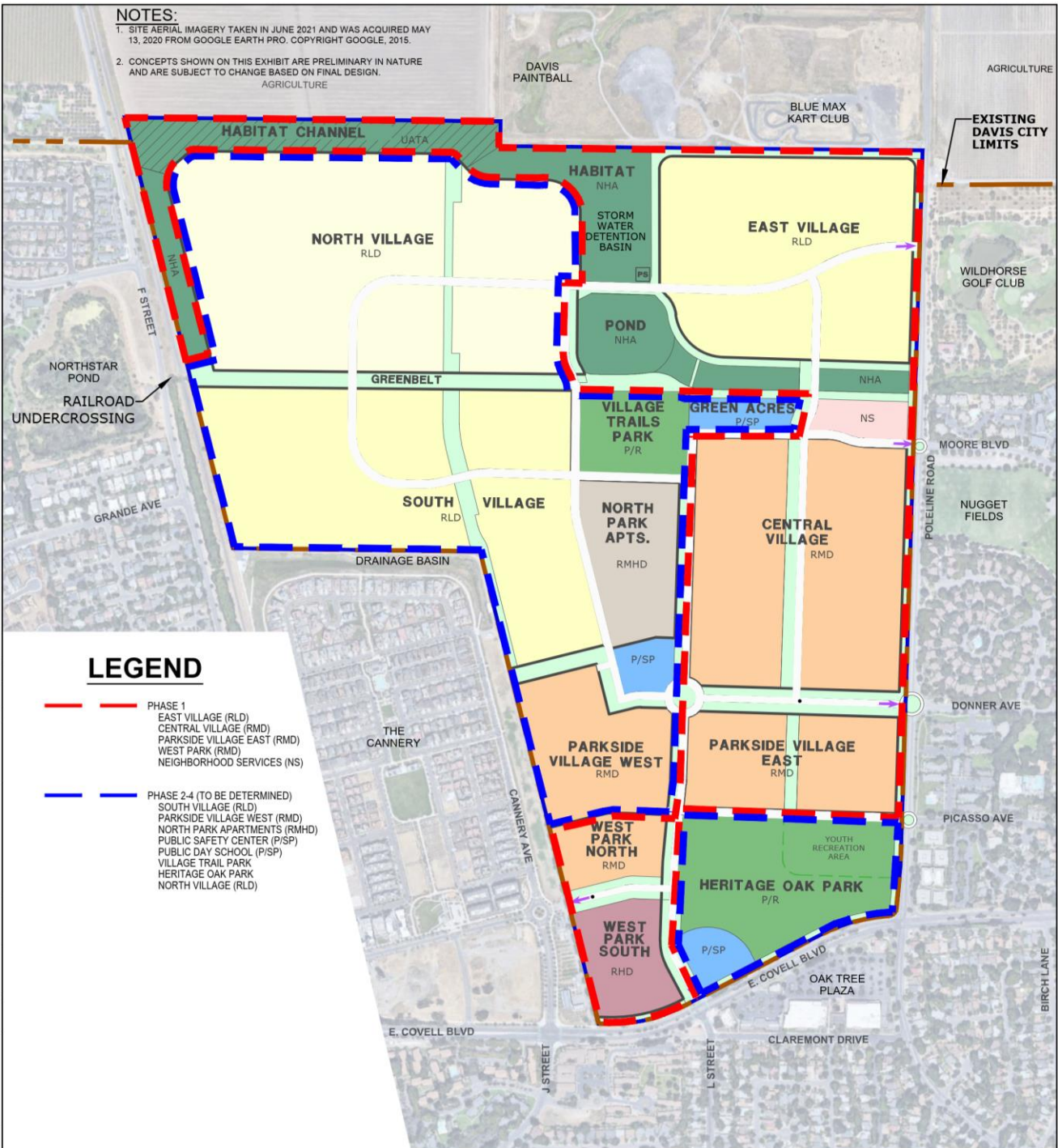
NOTES:
 (1) URBAN AGRICULTURAL TRANSITION AREA (UATA) PURSUANT TO CITY OF DAVIS MUNICIPAL CODE 40A.01.050(c) IS EXEMPT FROM REQUIRED MITIGATION AREA CALCULATIONS. AREAS SHOWN HEREIN REPRESENT THE 100-FOOT PORTION OF THE URBAN AGRICULTURAL BUFFER AND ARE DEDUCTED FROM THE OVERALL PROJECT AREA MITIGATION REQUIREMENTS.
 (2) AG MITIGATION CREDIT EQUALS 2 TIMES THE NUMBER OF ACRES PROTECTED BASED ON LOCATION CRITERIA DEFINED IN CITY OF DAVIS MUNICIPAL CODE 40A.03.035.

**VILLAGE FARMS DAVIS
 AGRICULTURAL
 MITIGATION PLAN**

**FIGURE 14
PHASING PLAN**

NOTES:

1. SITE AERIAL IMAGERY TAKEN IN JUNE 2021 AND WAS ACQUIRED MAY 13, 2020 FROM GOOGLE EARTH PRO. COPYRIGHT GOOGLE, 2015.
2. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.



LEGEND

- PHASE 1** (Red dashed line)
 - EAST VILLAGE (RLD)
 - CENTRAL VILLAGE (RMD)
 - PARKSIDE VILLAGE EAST (RMD)
 - WEST PARK (RMD)
 - NEIGHBORHOOD SERVICES (NS)
- PHASE 2-4 (TO BE DETERMINED)** (Blue dashed line)
 - SOUTH VILLAGE (RLD)
 - PARKSIDE VILLAGE WEST (RMD)
 - NORTH PARK APARTMENTS (RMHD)
 - PUBLIC SAFETY CENTER (P/SP)
 - PUBLIC DAY SCHOOL (P/SP)
 - VILLAGE TRAIL PARK
 - HERITAGE OAK PARK
 - NORTH VILLAGE (RLD)



**VILLAGE FARMS DAVIS
PHASING PLAN**



0 400 800
SCALE: 1" = 800'

DATE: 10/20/23