

## **Chapter 3. Project Description**

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As described in Chapter 1, “Introduction”, this EIR is a joint environmental document that is designed to assess the environmental impacts associated with two related projects: the City’s General Plan update and the DJUSD’s acquisition of a new junior high school site. Over the last several years, the City and the school district have been working together during site assessment and alternatives development for each project. As a result, the school district’s preferred site for a new junior high school, the Signature site, located inside the curve at Mace and Covell Boulevards, has been included in two of the land use map alternatives analyzed in this EIR.

This chapter provides a detailed description of both proposed projects (General Plan update and new junior high school site). Additional details on the school district’s proposed project and evaluation of alternative sites can be found in Chapter 6, “School Site Alternatives”.

### **GENERAL PLAN UPDATE**

#### **Project Location**

The City of Davis is located in the southeast corner of Yolo County, along Interstate 80 (I-80). Surrounding cities in the County are Woodland, to the north; West Sacramento, to the east; and Winters, to the west. The City of Dixon is located to the southwest, in Solano County. Figures 3-1a and 3-1b show the regional location.

The City’s planning area is approximately 160 square miles and consists of a total of 14 geographic subareas, as shown on Figure 3-2. The City’s planning area is bounded on the north by County Road 27 and the City of Woodland planning area, by the eastern edge of the Yolo Bypass, on the south by Tremont Road and the Pedrick Road/I-80 interchange in Solano County, and on the west by an extension of County Road 93. A portion of the planning area is located in eastern Solano County.

## Project Background

In 1993, the City initiated an update of its 1987 General Plan. Recognizing the importance of public involvement to the General Plan update process, the City conducted an extensive citizen input process that led up to the General Plan update evaluated in this EIR.

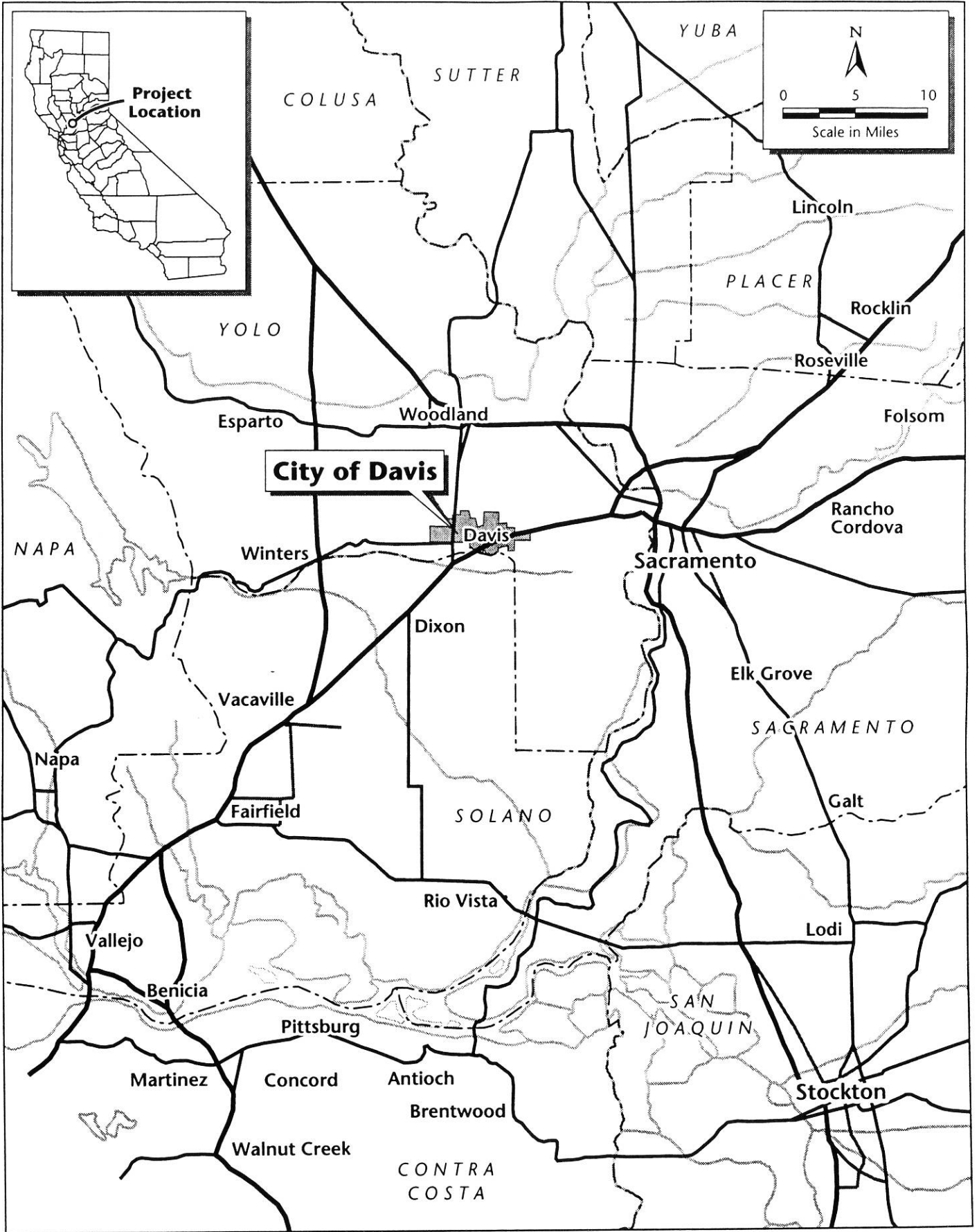
Beginning in fall and winter 1993, the City facilitated seven community workshops and 31 “kitchen” conferences for the purpose of soliciting the community’s vision for the planning areas’ long-term future. In April 1994, a summary of the community’s input was released. The workshop summary contained the comments of more than 700 community members and included additional input from several elementary school classes, letters, comment cards from City newspapers, and the Internet.

In March 1994, the City Council appointed 215 people to participate on 14 General Plan committees that were developed to review and revise the existing General Plan. The committees were focused on the following topics:

- culture, art, and history;
- cultural diversity and social climate;
- economic development;
- environment, energy, and conservation;
- growth management and neighborhood preservation;
- human services;
- housing affordability, diversity, and innovation;
- mobility and noise;
- open space;
- parks and recreation;
- public services, safety, and infrastructure;
- technology and computers;
- urban design/community design; and
- youth and education.

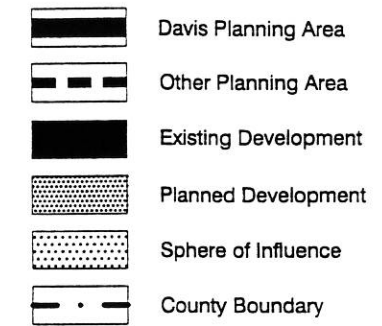
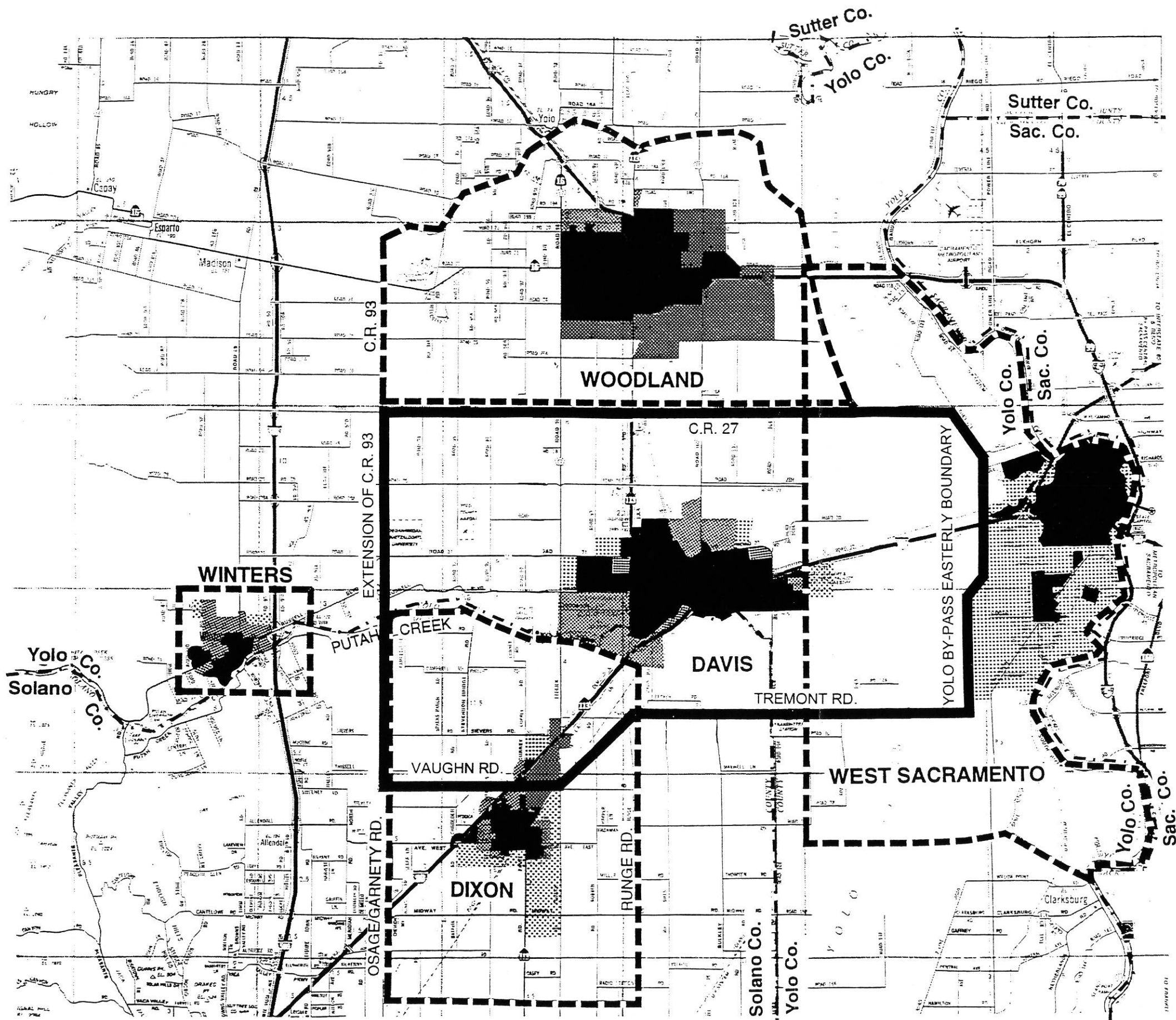
Although each committee was responsible for addressing a particular topic area, individual committee members were encouraged to provide input and address any and all General Plan issues.

For the next year, the committees drafted visions, goals, policies, and implementing measures for the General Plan update. These efforts resulted in a summary of Revised General Plan Committees Visions, Goals, Policies, and Actions that was published in October 1995. The document was reviewed by the individual committees from November 1995 through March 1996. In addition, from January through March 1996, the committees reviewed a General Plan Update Workbook that was prepared to assist the committees in focusing their ideas on land use and policy issues. Following the review period for these documents, the committees’ comments



**Figure 3-1a**  
**Regional Location**

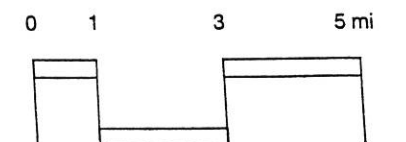
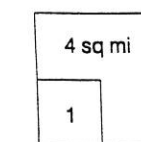




- NOTES
1. This map is intended to show general boundaries for regional context. The boundaries are not precise and are subject to amendments by the jurisdictions.
  2. The Planned Development area and the Sphere of Influence area are the same for the City of West Sacramento.

Figure 3-1b  
Regional Location

Davis General Plan





were incorporated into the Administrative Draft General Plan, dated May 1996. City staff members reviewed and commented on the document from May through September of that year.

A public review draft of the General Plan, which incorporates both the committees' and City staffs' comments, was made available in November 1996. The Planning Commission and City Council reviewed the draft plan in public meetings held between December 1996 and March 1998. The final draft plan was published in June 1998.

The process was informed by several technical and background studies, particularly various economic and market analyses, that accompanying the draft General Plan:

- The State of the City Report – 1993,
- Results of the Community Workshops – 1994,
- Retail Acreage Demand and Downtown Strategies – 1996,
- Industrial Market Report – 1995,
- Grocery Store Demand Versus Supply – 1996,
- In-fill Potential Study – 1996,
- Housing Needs Assessment and Special Research for the General Plan Update – 1996,
- Jobs/Housing Balance Analysis – 1997,
- Results of the Mace Ranch Neighborhood Workshops – 1998,
- Comparative Evaluation of Research/Business Park Options (Environmental, Fiscal, Marketability) – 1998, and
- Davis Supermarket Development Options – 1998.

This EIR and a fiscal study are being prepared to evaluate the final draft General Plan and appropriate land use alternative. After these studies are completed, it is anticipated that additional public hearings will be held by the City Planning Commission and City Council. Adoption of the revised General Plan is anticipated in the early part of 2000.

## Relationship to State Law

California's state planning law, Government Code Section 65300, requires each city and county in California to prepare and adopt a comprehensive, long-term general plan for the physical development of the city and any land outside its boundaries that, in the planning agency's judgment, bears a relation to its planning.

The General Plan must address a minimum of seven specific issues or elements. The following table shows the primary section and chapter in the General Plan update where these elements are located (although some issues are addressed in other sections and chapters as well):

Required Element	Location in General Plan Update	
	Section	Chapter
Land use	Section IV: Community Form	Chapter 1
Circulation	Section IV: Community Form	Chapter 2
Housing	Section IV: Community Form	Chapter 4
Conservation	Section VI: Community Resource Conservation	Chapters 14-17
Open space	Section V: Community Facilities and Services	Chapter 9
Noise	Section VII: Community Safety	Chapter 21
Safety	Section VII: Community Safety	Chapters 18-21

The plan must analyze issues of concern to the community related to these elements, set forth community goals on these issues, identify development policies in text and diagrams, and formulate actions or programs for implementing the policies.

## Contents of the General Plan Update

The proposed project is an update of the existing General Plan and land use diagram that will implement one of several possible land use map alternatives. The planning horizon for the General Plan update is 2010. The General Plan update is a revision of the 1987 General Plan and is the product of a 5-year citizen involvement process. The result is a set of goals, policies, standards, and actions that covers a wide array of topics, from economic development to resource conservation and parks. The update includes the state-required elements, as well as several optional elements, and identifies the relevant goals, policies, and actions that will guide community planning in the City through the planning horizon.

The draft general plan contains a total of 10 sections:

- Section I is the introduction.
- Section II contains background on the planning context in and around Davis.



- Section III contains the general plan visions, which set the overall framework for planning in Davis.
- Sections IV through VII contain the bulk of the general plan in the form of goals, policies, standards, and actions, for a total of 22 separate topics, that explain what the City will strive to do over the life of the general plan. Each of the 22 chapters in these sections provides background information on a topic and identifies the goals, policies, standards, and actions that apply to it.
- Section VIII identifies goals, policies, standards, and actions regarding general plan implementation. It states how the City will work to implement Sections III through VII.
- Section IX is a glossary of terms.
- Section X contains the appendices.

### **Guiding Concepts of the General Plan Update**

The guiding concepts (project objectives) of the General Plan update are embodied in the following four components:

- assumptions and parameters established by the City Council,
- general plan visions,
- land use map principles, and
- general plan goals.

Details on each of these components are provided in the following sections.

### **Assumptions and Parameters of the General Plan Update**

In March 1993, the City Council established assumptions and parameters for the General Plan update, which are summarized below:

- The 1987 General Plan was to be used as the base document.
- The General Plan update was to correct weaknesses in the 1987 plan, provide new information where appropriate, enhance consistency between elements, and add elements.
- Efforts were to be taken to minimize the cost of the revision.

- The process was to extensively involve citizens.
- The total acreage of developed land and the total number of units in the 1987 General Plan was not to be increased although the location and mix of uses could be changed. Planning for the 20-year sphere of influence of the Local Agency Formation Commission was to proceed.
- The importance of University of California (UC), Davis, in the future of the community was to be recognized.
- The planning process was to be thorough and was recognized as potentially time intensive.
- The Planning Commission was to oversee the update process.

These parameters were altered slightly in June 1995 when the City Council approved the Economic Development and Strategic Plan and directed City planning staff to investigate opportunities for zoning an additional 300-500 acres of research park development as part of the General Plan process. This acreage was modified to 250 acres of new business park development with addition of Land Use Map Principle 19 during review of the General Plan update by the City Council.

## **General Plan Visions**

The visions in the General Plan are broad philosophical statements describing desired outcomes. They are intended to convey purpose and mission and are not necessarily attainable now or in the foreseeable future. The vision statements set the tone for the goals, policies, and actions in Section IV through VII of the General Plan, but they are not prescriptive or legal mandates.

### **1. Quality of Life**

- Value, support and nurture Davis' individuals, families and youth; their quality of life; and the ethic of lifelong learning and contribution.
- Foster a safe, sustainable, healthy, diverse and stimulating environment for all community.
- Promote wellness, strive to be a community where basic human needs are met, and provide opportunities for all community members to reach their maximum potential.

- Become a community where the impacts of traffic, noise, pollution, crime, and litter are minimized.

## **2. Small Town Character**

- Maintain Davis as a cohesive, compact, university-oriented city surrounded by and containing farmland, greenbelts, natural habitats and natural resources.
- Reflect Davis' small town character in urban design that contributes to and enhances livability and social interaction.
- Maintain a strong, vital, pedestrian-oriented and dynamic downtown area.
- Encourage carefully planned, sensitively designed in-fill and new development to a scale in keeping with the existing City character.

## **3. Diversity**

- Celebrate and encourage a diverse cultural community.
- Identify and promote changes of those social structures, which limit equal access or participation on the basis of race, ethnicity, culture, age, education, religion, gender, sexual orientation, disability, or socioeconomic background.

## **4. Arts and Culture**

- Promote and support the arts, emphasizing the potential for the arts to build strong community character.
- Identify and preserve Davis' archeological, historical and cultural resources. Foster understanding and appreciation of the City's heritage.

## **5. Natural Resource Protection and Restoration**

- Promote a clean, safe, healthy, livable and ecologically sound environment for today and the future.
- Pursue sustainability.
- Minimize impacts on Davis' land, water, air and biological resources and seek to enhance and restore Davis' environment, through such projects as wetlands and multi-functional drainage ponds.

## **6. Distinct Neighborhood Identity**

- Preserve and create an array of distinct neighborhoods so that all residents can identify a neighborhood that is “home” for them.
- Promote in each neighborhood a diversity of housing options that will enable people with wide range of needs, economic levels, cultural identities and ages to live in Davis.
- Enhance neighborhoods by supporting schools, retail centers, parks and community facilities that can be the foci and gathering places for each neighborhood.

## **7. Broad Range of Services and Businesses**

- Develop a broad range of services and businesses to meet the daily needs of Davis citizens for employment, shopping, education and recreation.
- Promote economic vitality by developing a diversity of business enterprises.
- Promote equal opportunities in employment.

## **8. Neighborhood-Oriented Transportation System**

- Encourage a clean, quiet, safe and attractive transportation system that harmonizes with the City’s neighborhoods and enhances quality of life.
- Promote alternative transportation modes such as bicycling, walking, public transit and telecommuting.

## **9. Parks and Open Space Program**

- Implement an open space program that creates, preserves and enhances open space and wildlife habitat.
- Provide a park system and recreational programs and facilities that meet the diverse needs of Davis citizens, enhance the environment and foster a sense of community.

## **10. Agriculture**

- Protect the viability of agriculture and prime agricultural land in and around Davis.

- Encourage agriculture practices that are not injurious to the City's environment or residents.

#### **11. Synergistic Partnership with UC Davis**

- Recognize and strengthen the positive synergistic partnership between the City and UC Davis.

#### **12. Regional Context**

- Recognize Davis' role within the broader region.
- Make decisions on City policy with an understanding of regional impacts.
- Maximize available resources through joint planning with other agencies and jurisdictions.

#### **13. Regional Leadership**

- Make Davis a regional leader in slow and well-managed growth, agricultural and environmental preservation, and cultural diversity.

#### **14. Accountable, Citizen-Based Planning**

- Involve citizens on a continuous basis in all aspects of planning.

#### **15. Embracing Technology**

- Make the advantages of new technologies available to Davis residents.
- Embrace information technology as a tool for solving problems.

### **Land Use Map Principles**

The land use map has been created to implement the following principles, which form the foundation for land use planning in Davis:

1. Provide land use and zoning categories to generally reflect existing densities and to allow for a broad range of housing types, configurations and densities.
2. Focus growth inward to accommodate population increases. In-fill development is supported as an appropriate means of meeting some of the City's housing needs.

3. Create and maintain housing patterns that promote energy conserving transportation methods.
4. Accommodate new buildings with floor area ratios that can support transit use, especially within ¼ mile from commercial areas and transit stops, but maintain scale transition and retain enough older buildings to retain small-city character.
5. Support the opportunity for efficient public transit by siting large apartment complexes on arterial streets, in the core and near neighborhood centers and the University.
6. Site local services, retail and recreation strategically to minimize the lengths of trips and to facilitate walking, bicycling and transit use as alternatives to auto use.
7. All neighborhoods, both new and existing, should include a centrally located hub or activity node within walking distance of housing in the neighborhood, as illustrated in Figures 9 and 10 [of the City's General Plan update]. Transit stops, neighborhood commercial uses and activity centers should be in this hub. Hubs should be designed to support transit, pedestrian and bicycle travel, and to serve neighborhood needs.
8. Provide locations in several sectors of the City for commercial services, such as automobile sales and repair, building materials and yards, nurseries, banks, and convenience stores.
9. Designate neighborhood shopping centers and, where feasible, create a neighborhood activity center in each neighborhood area.
10. A maximum of three acres of commercial uses may be permitted within an area with residential designations on the map.
11. Protect residences and other sensitive uses from noise, air pollution and traffic related impacts.
12. Designate areas along the freeway for aesthetically pleasing, non-noise-sensitive uses that will provide a noise buffer for adjacent residences.
13. Maintain lands for open space land uses including outdoor recreation, natural habitat preserves and agriculture within and beyond the proposed urban-development boundaries.
14. Create an open space buffer between urban and agricultural uses to maintain the integrity of the adjoining agricultural/natural areas, to serve as a transitional space between urban and rural lands, to provide a visual edge, and to be an aesthetic and recreational resource.

15. To preserve existing agriculture and control growth, relocate the boundary of the General Plan Area farther to the west from the current County Road 97D (1 mile west of Stonegate) to County Road 96 (2½ miles west of Stonegate). This is intended to increase Davis' area of planning concern farther into the possible growth area of the City of Dixon, not to expand the urban growth area.
16. Do not delineate any particular parcels or areas for acquisition, preservation or enhancement activities in rural areas until the City or other responsible entity is successful in establishing a program for the site with willing landowners. This is in the interest of not unduly disturbing rural landowners and others.
17. Designate land within one mile of the new Davis landfill as Agriculture in order to prohibit urban development on it.

The following principles were also considered as guides in the creation of the land use map. They are not depicted in the current land use map but could be included in the future:

18. Designate approximately 12 to 25 acres for community-serving retail to meet more of the everyday retail needs of Davis citizens. This would increase shopping convenience, employment opportunities and sales tax revenue, while capturing a significant portion of the City's sale tax leakage.

The site should meet, at a minimum, the following criteria:

- a. Be easily accessible and safe for pedestrians and bicycle traffic as well as cars.
- b. Located near existing transit routes.
- c. Have a uniform design, which is consistent with, and complementary to, the City's small town ambience.
- d. Incorporate state-of-the-art energy conservation measures in its planning and design.
- e. If located near a freeway, orient toward the community edge, and away from the freeway.
- f. Favor retail types that are not likely to be able to locate in the downtown and that are not currently adequately available in Davis (e.g., apparel and soft goods, appliances, home furnishings).
- g. Retain the overall City goal of maintaining the downtown's economic vitality.

Primary consideration should be given to sites adjacent to or proximate to the downtown. Sites located on the periphery of the City and accessible primarily by car would be considered the least desirable from a planning perspective, and would be considered only in the event that more centrally located sites prove to be financially infeasible.

19. Analyze the potential of adding up to approximately 250 acres for new business park development

## **General Plan Goals**

The General Plan goals, the desired outcomes for particular issues, explain what the City will strive to do over the life of the General Plan.

### **Chapter 1. Land Use and Growth Management**

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

**GOAL LU 2.** Reduce reliance on the automobile through the development of in-fill and transit-oriented development.

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

### **Chapter 2. Mobility**

**GOAL MOB 1.** Provide attractive streets designed to serve a broad spectrum of travel modes as well as automobiles. A multi-modal street is illustrated in Figure 18 [of the City's General Plan update].

**GOAL MOB 2.** Balance the needs to provide adequate parking in residential and commercial developments with the desire to limit automobile travel.

**GOAL MOB 3.** Increase walking and the use of non-polluting forms of transportation, including bicycles.

**GOAL MOB 4.** Reduce automobile use by improving transit service and encouraging transit use.

**GOAL MOB 5.** Develop alternative transportation solutions, which will help alleviate peak hour congestion.



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**GOAL MOB 6.** Increase safety of and decrease noise from transportation throughout the City.

**GOAL MOB 7.** Address transportation policy-making in a balanced, objective way.

**GOAL MOB 8.** Reduce automobile use by improving transit service and encouraging transit use.

**GOAL MOB 9.** Develop alternative transportation solutions, which will help alleviate peak hour congestion.

**GOAL MOB 10.** Increase safety of and decrease noise from transportation throughout the City.

**GOAL MOB 11.** Address transportation policy-making in a balanced, objective way.

### **Chapter 3. Urban Design and Neighborhood Preservation**

**GOAL UD 1.** Encourage community design throughout the City that helps to build community, encourage human interaction and support non-automobile transportation.

**GOAL UD 2.** Maintain an aesthetically pleasing environment in Davis.

**GOAL UD 3.** Use good design as a means to promote human safety.

**GOAL UD 4.** Create an urban design framework that would strengthen the physical form of the City.

**GOAL UD 5.** Create and enforce clear and reasonable design guidelines that operationalize the relevant goals, policies and actions of this general plan.

**GOAL UD 6.** Strengthen the City's neighborhoods to retain desirable characteristics while allowing for change and evolution, promoting public and private investments, and encouraging citizen involvement in neighborhood planning.

### **Chapter 4. Housing**

**GOAL HOUSING 1.** Promote adequate housing opportunities for people of all ages, incomes, lifestyles and types of households.

**GOAL HOUSING 2.** Provide housing that is affordable for residents with low paying jobs, fixed incomes and pensions.

**GOAL HOUSING 3.** Disperse affordable and rental housing fairly throughout the City.

**GOAL HOUSING 4.** Maintain Davis' housing stock in good condition.

## **Chapter 5. Economic and Business Development**

**GOAL ED 1.** Maintain and enhance the Core Area as a vibrant, healthy downtown that serves as the City's social, cultural and entertainment center and primary, but not exclusive, retail and business district.

**GOAL ED 2.** Attract visitors to Davis.

**GOAL ED 3.** Retain existing businesses and encourage new ones as means to increase higher paying jobs, create greater job diversification, and create a more balanced economy for all economic segments of the community, while also maintaining the City's fiscal and environmental integrity.

## **Chapter 6. Water**

**GOAL WATER 1.** Minimize increases in water use. Reduce per capita water consumption by 20 percent as compared to historic use through programs encouraging water conservation.

**GOAL WATER 2.** Ensure sufficient supply of high quality water for the Davis Planning Area.

**GOAL WATER 3.** Design stormwater drainage and detention facilities to maximize recreational, habitat and aesthetic benefits.

**GOAL WATER 4.** Monitor issues in the region that affect quality and quantity of water in the Davis Planning Area.

## **Chapter 7. Materials, Solid Waste, and Recycling**

**GOAL MAT 1.** Enhance the quality of the environment by conserving resources and minimizing waste by reducing, reusing, recycling, and re-buying.

**GOAL MAT 2.** Provide adequate waste disposal capacity for Davis.

## **Chapter 8. Computers and Technology**

**GOAL TECH 1.** Encourage development of infrastructure to allow all who live, work and study in Davis to utilize new technologies to communicate with individuals and institutions locally, regionally, nationally and globally.

**GOAL TECH 2.** Pursue telecommunications as a form of transportation that can improve air quality and personal convenience and reduce dependency on non-renewable resources.

**GOAL TECH 3.** Develop an awareness that Davis is a city that understands and supports high technology communications.

## **Chapter 9. Parks, Recreation, and Open Space**

**GOAL POS 1.** Provide ample, diverse, safe, affordable and accessible parks, open spaces and recreation facilities and programs to meet the current and future needs of Davis' various age and interest groups and to promote a sense of community, pride, family and cross-age interaction.

**GOAL POS 2.** Develop an Urban Agricultural Transition Area around Davis, as shown on the Land Use Map in the Land Use and Growth Management Chapter and according to the concepts illustrated in Figure 32 [of the City's General Plan update].

**GOAL POS 3.** Identify and develop linkages, corridors and other connectors to provide an aesthetically pleasing and functional network of parks, open space areas, greenbelts and bike paths throughout the City.

**GOAL POS 4.** Distribute parks, open spaces and recreation programs and facilities throughout the City.

**GOAL POS 5.** Respect natural habitat areas and agricultural land in planning and maintaining the City's park system.

**GOAL POS 6.** Encourage local organizations, the Davis Joint Unified School District, UC Davis, and the private sector to provide, develop and maintain needed parks, open space, recreation facilities, programs, activities and special events to the greatest extent possible.

**GOAL POS 7.** Reflect a balance between preservation, education, recreation and public health and safety in park and open space planning.

## **Chapter 10. Youth and Education**

**GOAL Y&E 1.** Ensure that high quality formal and informal learning opportunities exist for youth and adults.

**GOAL Y&E 2.** Address social and recreational needs of youth, with an emphasis on youth experiencing at-risk situations, in energetic, innovative and caring ways.

**GOAL Y&E 3.** Encourage participation by youth in a variety of community service and public policy activities.

**GOAL Y&E 4.** Recognize and celebrate youth and their accomplishments.

**GOAL Y&E 5.** Promote, encourage and support environmental education with a special focus on youth involvement.

**GOAL Y&E 6.** Provide a broad range of vocational and career opportunities to meet the needs of all Davis residents and to ensure a diverse and appropriately trained work force.

**GOAL Y&E 7.** Work with the Davis Joint Unified School District and private school operators to provide for public schools and educational facilities that serve as neighborhood focus points and maintain a quality learning and recreational environment.

**GOAL Y&E 8.** Plan for the costs of new school facilities when planning for specific new residential development.

**GOAL Y&E 9.** Construct new public schools to meet the needs of residential growth.

## **Chapter 11. Human Services**

**GOAL HS 1.** Provide adequate health services to people of all incomes and all age groups.

**GOAL HS 2.** Meet the basic needs for food and shelter of all Davis residents.

**GOAL HS 3.** Meet the needs of Davis residents for dependent care and respite care services.

**GOAL HS 4.** Create and maintain a social and service environment supportive of seniors.

**GOAL HS 5.** Inform Davis residents about human service needs and programs.

## **Chapter 12. Art and Culture**

**GOAL A&C 1.** Support, promote and enrich artistic, cultural and arts-educational endeavors in Davis.

## **Chapter 13. Diversity**

**GOAL DIV 1.** Attain equal opportunity in all aspects of public life, including employment, entrepreneurship, financing, and housing.

**GOAL DIV 2.** Accomplish representation in the City's workforce, commissions, committees, boards, and all civic activities to reflect as nearly as possible the racial and ethnic composition of Davis.

## **Chapter 14. Habitat and Natural Areas**

**GOAL HAB 1.** Identify, preserve, restore, enhance and create natural habitats. Preserve and improve biodiversity consistent with the natural biodiversity of the region.

**GOAL HAB 2.** Increase public awareness of habitat, wildlife and sensitive species.

## **Chapter 15. Agriculture, Soils, and Minerals**

**GOAL AG 1.** Maintain agriculture as an important industry around Davis.

**GOAL AG 2.** Encourage sustainable and organic forms of agriculture.

**GOAL AG 3.** Conserve soil resources within the planning area.

## **Chapter 16. Historic and Archeological Resources**

**GOAL HIS 1.** Designate, preserve and protect the archaeological and historic resources within the Davis community.

**GOAL HIS 2.** Promote public awareness of the prehistoric and historic past of the Davis area.

## **Chapter 17. Energy**

**GOAL ENERGY 1.** Reduce per capita energy consumption in Davis.

## **Chapter 18. Police and Fire**

**GOAL POLFIRE 1.** Provide high quality police and fire protection services to all areas of the City.

**GOAL POLFIRE 2.** Provide for an emotionally and physically safe environment where the people of Davis are able to live without fear of violence or other forms of abuse.

**GOAL POLFIRE 3.** Increase fire safety through provision of adequate fire protection infrastructure, public education and outreach programs.

## **Chapter 19. Hazards**

**GOAL HAZ 1.** Provide flood protection which minimizes potential damage, while enhancing recreational opportunities and wildlife habitats and water quality.

**GOAL HAZ 2.** Minimize risks associated with soils, geology and seismicity in Davis.

**GOAL HAZ 3.** Provide for the safety and protection of citizens from natural and environmental hazards.

**GOAL HAZ 4.** Reduce the use, storage, and disposal of toxic and hazardous substances in Davis, and promote alternatives to such substances and their clean up.

**GOAL HAZ 5.** Monitor research regarding the health effects of electromagnetic fields, maintain a public information program on the current state of knowledge about EMF, and make this information available to all citizens.

## **Chapter 20. Air Quality**

**GOAL AIR 1.** Maintain and strive to improve air quality.

**GOAL AIR 2.** Keep Davis citizens informed about progress in achieving air quality goals.

## **Chapter 21. Noise**

**GOAL NOISE 1.** Maintain community noise levels that meet health guidelines and allow for a high quality of life.

**GOAL NOISE 2.** Provide for indoor noise environments that are conducive to living and working.

## **Section VIII. Plan Implementation**

**GOAL IMP 1.** Maintain the General Plan and the City's overall planning process as a dynamic, responsive document.

**GOAL IMP 2.** Promote progressive, innovative and effective citizen-based planning and participation.

**GOAL IMP 3.** Ensure Davis' financial solvency while also setting fees and taxes that are competitive with surrounding communities'.

**GOAL IMP 4.** Continue to develop a more economical and service-oriented approach for all City departments.

**GOAL IMP 5.** Increase coordination of existing services to ensure broader access for all Davis residents.

**GOAL IMP 6.** Strive for accuracy and completeness in City studies.

## **Comparison of Existing General Plan and Draft Update**

### **Format and Parameters**

The planning horizon in both the existing General Plan and General Plan update is 2010.

The differences between the draft update and the existing General Plan in terms of format and parameters include the following:

- In addition to the seven mandatory elements (land use, circulation, housing, conservation, open space, noise, safety), the update adds optional sections, including economic development, urban design, neighborhood preservation, parks and recreation, youth and education, art and culture, and human services.
- The update contains detailed policies, actions, and standards: 16 visions, 85 goals, 205 policies, and 673 actions.
- Preparation of the update involved an extensive citizen involvement process (e.g., committees and citywide workshops).
- The probable population under buildout of the existing General Plan is approximately 65,000. Depending on the land use alternative selected by the City Council, the probable buildout population under the update would range from approximately 62,000 to 65,000.

### **Goals and Policies in General Plan Update Continued from 1987 General Plan**

The following goals and policies are continued from the 1987 General Plan:

- Small, compact, university-oriented town surrounded by farmland and habitat

- Slow, managed growth
- Core as retail, cultural, office center with pedestrian scale
- University-related businesses encouraged
- Neighborhoods served by retail, school, parks, greenbelts and bikeways
- Each group of neighborhoods served with shopping and grocery store
- Mix of housing types, prices, densities and designs in each neighborhood
- Require “affordable” units in both for-sale and rental housing
- Resource conservation and energy efficiency
- Minimize urban/agricultural conflicts
- Balanced transportation, with significant commitment in bikeways
- Six-lane roads not allowed
- Trip reduction programs encouraged
- Corridor plans to mitigate road impacts
- Transit and other transportation alternatives encouraged
- Regional leadership in environmental, growth, mobility and energy policies

### **New, Expanded, or Modified Goals and Policies in General Plan Update**

The following goals and policies are new, expanded, or modified from the goals and policies in the existing general plan:

- Moderate increases in allowable residential densities and increases in maximum floor area ratios in commercial land uses (as part of encouraging a compact city)
- Policy and action to establish a distinct and permanent urban boundary/limit line
- Encourage transit-oriented and in-fill development
- Promote design that is human-scaled and conducive to pedestrian use
- Reduced level of service for roads:
  - Current plan: “C” on new streets and “D” on existing streets
  - Update: “D” during non-peak hours, “E” during peak hour, and “F” during peak hour in the core area.
- Analyze land use options for:
  - A 250-acre university-related research park(s)
  - An 11-acre “community retail” site at the northwest corner of I-80 and Mace interchange



- A third junior high school site
- Covell Center site
- Nishi/Gateway site
- Increase the agricultural mitigation requirement for new developments
- Habitat mitigation required
- Encourage economic development
- Call for neighborhood-based involvement and improvement programs

## **NEW JUNIOR HIGH SCHOOL**

### **Project Location**

The DJUSD is proposing to acquire a site suitable for the future development of a new junior high school. Based on an evaluation of alternative sites, the district has selected a 90-acre site located adjacent to the southwest side of the curve in the road where Covell and Mace Boulevards join as its preferred alternative (see Figure 3-3).

### **Project Objectives**

The DJUSD has determined that a third junior high school campus will be needed to serve the growing student enrollment in the district. The objectives of the proposed project are as follows:

- Identify alternative sites that may be suitable for acquisition.
- Select a preferred alternative for acquisition.

In selecting a set of alternative sites to be considered for acquisition, the DJUSD developed the following basic siting criteria. To be usable, the site needs to:

- provide a site of 35-40 acres plus a 5- to 10-acre buffer between the school site and adjacent uses;

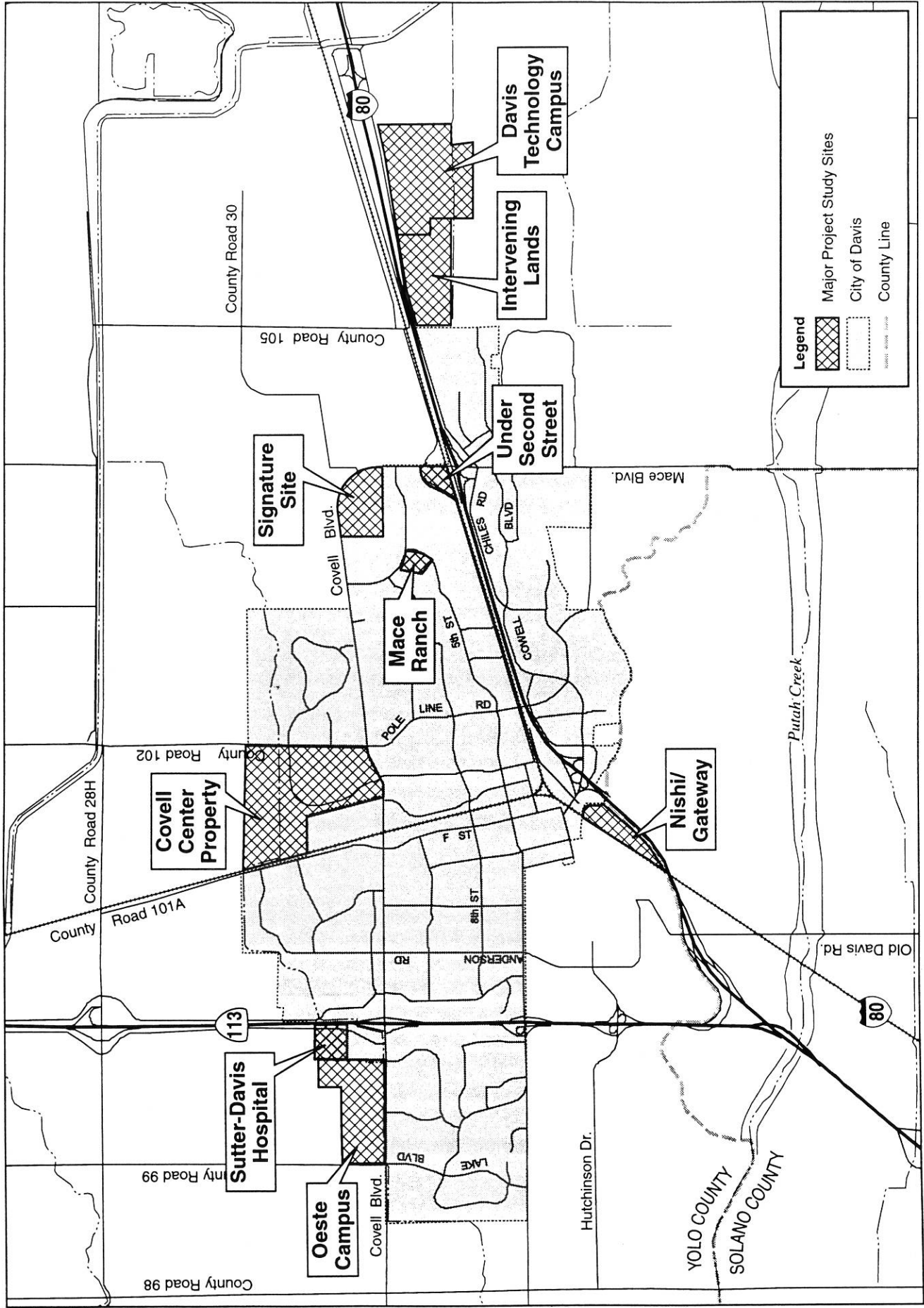
- have a buildable area capable of supporting buildings of between 60,000 and 100,000 square feet and allowing for a school to house an average daily attendance of 800 students;
- be suitable for joint use capabilities, including the ability to have lighted fields without significant impacts on neighboring uses;
- provide efficient vehicular access for staff and for dropping off/picking up students (actual design of access has not been completed at this stage);
- provide safe bicycle and pedestrian access;
- be located in an area that will allow the district to create three balanced junior high attendance areas (the existing junior high schools are in west and central Davis, and a location in the east of southeast portion of the district is desired);
- have a balance between the need for good vehicular access and the need to be away from the pollution and safety concerns of major roadways; and
- comply with Department of Education and Education Code standards which, in part, include regulations regarding toxics, airports, floodplains, and power lines.

## Project Description

The project being proposed by the DJUSD, and being analyzed in this EIR, is the acquisition of a new junior high school site. Once a site has been selected, the DJUSD will complete project design and will prepare an initial study to evaluate the potential impacts associated with construction and operation of the proposed junior high school. This initial study will build on (or tier from) the environmental information contained in this document. Impacts that are found to be new or substantially different from those presented in this EIR may require additional CEQA compliance before project approval, funding, or construction.

In evaluating potential sites for a new junior high school, the school district reviewed in detail five alternative sites. Chapter 6, "School Site Alternatives", provides a detailed environmental comparison of the alternatives and the DJUSD's reasons for selecting the Signature site and rejecting the other four sites. The alternative sites that were considered by the district include the following locations:

- **Signature Site Alternative.** This alternative includes a 90-acre site located adjacent to the southwest side of the curve in the road where Covell and Mace Boulevards join (see Figure 3-6 at the end of this chapter). Based on the objectives/criteria presented above, the district has determined that this site best meets its needs for a new junior



**Figure 3-3**  
**Sites Being Studied in the Planning Area**





high school. This site provides good access, has sufficient buffer areas, and is located on the east side of the district. This alternative is included in Alternatives 4 and 5 in this EIR, and a graphic depiction of the two potential site layouts is shown in Figure 3-6.

- **Mace Ranch Alternative.** This alternative is proposed for a site previously designated for an elementary school and park as part of the Mace Ranch development. This site is located at the corner of Alhambra and Loyola Drives. A primary disadvantage of this site is the need to obtain and use lands designated as a park site.
- **Covell Alternative.** This alternative would locate the junior high school on a parcel within the Covell Center property. A potential location would be near the intersection of Pole Line Road and Donner Avenue. A disadvantage of this site is its proximity to Holmes Junior High School.
- **Shriners Alternative.** This alternative would be located near the intersection of Covell Boulevard and a northerly extension of Alhambra Drive. This site required a higher level of infrastructure before development and was located further from the southern side of the district.
- **Willowbank Alternative.** This alternative was intended to assess the potential to site a junior high school facility in South Davis. The proposed site is located near the northwest intersection of Mace Boulevard and Montgomery Avenue. The availability of this site is an issue because this site has an approved tentative tract map and final plan development review for residential development. Given the level of approvals for this site for a residential development, this alternative was dropped from further consideration, and is not evaluated further in this EIR.

## LAND USE MAP ALTERNATIVES

As part of the General Plan update, the City Council developed a range of reasonable land use options which include several sites being studied in addition to planned Citywide in-fill development that will be used to craft the final land use plan for the City. Alternatives 4 and 5 also contain the two site variations proposed by the DJUSD for the site proposed for acquisition as a new junior high school site.

In this EIR, each alternative is evaluated at an equal level of detail so that the City can select any one of the land use options, a hybrid option, or a combination of options. The options provide a kind of “menu” from which to build a preferred land use diagram. After the environmental and fiscal impacts and potential mitigation measures are determined, the City can move forward to adopt the land use diagram along with the full complement of goals, policies, standards, and actions in the General Plan update. It is important to note that the actual land use

map alternative selected may not look exactly like any of the alternatives listed below. These alternatives are meant to cover a comprehensive range of reasonable possibilities and to be used to craft the final land use plan out of components of each alternative.

A moderate amount of residential in-fill development is assumed in all of the land use map alternatives (Alternatives 2 through 5). The assumed in-fill includes vacant sites with approved zoning (and, in some cases, development agreements) and 80 new units in the core area. The two expansion alternatives (Alternatives 4 and 5) assume expansions of neighborhood shopping centers, which would allow for a total of approximately 100,000 square feet of additional nonresidential development or a total of approximately 100 residential units or a combination of smaller versions of the two land uses.

The land use map alternatives studied in the draft General Plan update are summarized below. Table 3-1 highlights the sites being studied for each alternative. Table 3-2 compares existing baseline land use conditions with each of the alternatives. Figure 3-3 indicates those sites being studied in and around the City that are under consideration in one or several of these land use map alternatives. These parcels are the potential “change” areas and represent the areas of potential difference among the various alternatives. A more detailed description of the sites being studied follows.

### **Sites Being Studied**

Descriptions of the sites being studied for the land use map alternatives are provided in Figures 3-4 through 3-11, which are located at the end of this chapter. Additional details on each alternative are also provided in the pages that follow.

For some of the sites being studied under each alternative, proposals have been submitted or discussed with the City in the past for proposed use of these sites. This information was used by the City to help determine potential build-out scenarios for these sites. Inclusion of this project information in the General Plan update was done to provide a range of realistic development opportunities, but is not an approval of development on these sites.

Although the Intervening Lands and Davis Technology Campus sites are shown together in Figure 3-10, they are under different ownership and control, and a coordinated land use and development phasing plan for the two areas has not been prepared by the Davis Technology Campus project proponent (there is no project proponent in the Intervening Lands area).

The reason for showing these sites together is that the annexation and development of the more easterly Davis Technology Campus site alone, without coordination with the Intervening Lands site, would not promote logical and orderly development in accordance with state planning laws and county policies as described below.

Table 3-1. Davis General Plan Update and Alternatives  
Showing the Sites Being Studied: Key Differences

Major Project Sites Subject to Land Use Change	Approx. Acreage (Gross/Net)	Existing Conditions	Range of Land Use Map Alternatives			
			Alternative 2: Buildout to 2010 Using Existing General Plan	Alternative 3: Reduced Build-out Scenario	Alternative 4: Community Expansion Scenario w/ Oeste Campus	Alternative 5: Community Expansion Scenario w/Davis Tech Campus
Nishi/Gateway (between I-80 and train tracks)	44 (gross)	Agriculture/Vacant	50% of Specific Plan build out; mixed-use business park	Urban Reserve	50% of Specific Plan build out; mixed-use business park	50% of Specific Plan build out; mixed-use business park
Covell Center property (Covell Boulevard and Pole Line)	386 (gross)	Agriculture/Vacant	Mixed-use residential project w/1,247 housing units and associated service commercial, parks, etc.	Three variations studied: • Agriculture • Urban Reserve • 60-acre Business park; 320+ acre Urban Reserve or agriculture	Covell Center Partners Plan; 688 housing units, sports park, commercial uses	Covell Center Partners Plan; 688 housing units, sports park, commercial uses
Signature site (under the Mace Boulevard curve)	90 (gross)	Agriculture	Agriculture	Agriculture	45-acre school and buffer and 45-acre Urban Reserve	45-acre school and buffer and 45-acre Urban Reserve
Mace Ranch interior retail site (Fifth Street site)	8 (net)	Vacant	Neighborhood Retail	8-acre small-scale mixed-use; housing, retail, public, office	8-acre small-scale mixed-use; housing, retail, public, office	8-acre small-scale mixed-use; housing, retail, public, office
Under Second Street (northwest corner of I-80/Mace interchange)	11 (net)	Vacant	Office and Light Industrial	Office and Light Industrial	Hotel, restaurant, community commercial	Hotel, restaurant, community commercial
Sutter-Davis Hospital (north of existing hospital)	20 (net)	Vacant	Urban Reserve	Urban Reserve	20-acre Public/Institutional	20-acre Public/Institutional
Davis Technology Campus (PG&E)	319 (gross)	Agriculture	Agriculture	Agriculture	Agriculture	256-acre (net) High Technology Business Park and conserved farmland
Intervening Lands (between existing City and PG&E)	142 (gross)	Agriculture	Agriculture	Agriculture	Agriculture	Mixed residential, 560 housing units and other uses
Oeste Campus (northwest of City off Covell Boulevard)	175 (gross)	Agriculture	Agriculture	Agriculture	140-acre (net) High Technology Business Park and conserved farmland	Agriculture





State Government Code Sections 56000 et al. contain laws related to the purpose and guidelines for Local Agency Formation Commissions, which are mandated to discourage urban sprawl and encourage the orderly formation and development of local government agencies and jurisdiction boundary changes. Section 56001 states that “it is the policy of the state to encourage orderly growth and development” and that “the logical formation and determination of city boundaries is an important factor in promoting the orderly development of urban areas.”

The Yolo County Local Agency Formation Commission adopted Standards for Evaluation of Proposals, which include the policies that the location of boundary lines should promote the preservation of agricultural land and avoid operational problems. (Note: This standard is reinforced by the County’s adopted agricultural land preservation policies.) Standard 7E states, “Boundaries which create islands, strips, or corridors are disfavored.” Standard 4 states, “In evaluating a proposal, the Commission shall consider not only the present services needs of the area under consideration, but shall also consider future services which may be required to take care of future growth or expansion.”

As part of each alternative, a category for “in-fill” development was also used. This category reflected the use and re-use of existing parcels within the City limits

### **Alternative 1. Existing Baseline Conditions**

The baseline year against which each land use map alternative will be compared is 1998. Development proposed under the various land use map alternatives would occur in only 11 of the 14 planning subareas. As shown in Table 3-2, the planning area to be developed has approximately 22,000 residential units and 4.3 million square feet of various types of retail, office, industrial, business park, and other nonresidential uses. As more fully described in the City’s land use map alternative report, the 1998 baseline year is represented in Alternative 1. Consequently, the analysis presented in this EIR assumes that Alternative 1 represents existing conditions.

### **Alternative 2. No-Project Alternative, Existing General Plan as Amended**

This alternative represents buildout of the City in 2010 in accordance with the 1987 General Plan land use map, as modified in the past decade by City Council actions. This alternative could potentially add up to 4,705 housing units to existing conditions for a maximum total of 26,779 units by 2010 buildout (Table 3-2). This alternative also adds 4.5 million square feet of nonresidential use in the City (for a total of 8.8 million square feet) and 79 acres of new park improvements (for a Citywide total of 264 acres). Figure 3-12 (Figures 3-12 through 3-15 can be found at the end of this chapter) shows the City’s currently adopted land use map. The primary differences between this alternative and the other alternatives are as follows:

- The uses at the Covell Center property show the existing approved General Plan designations of up to 1,247 housing units and other commercial and park uses.
- No land is set aside for a new business park or a new junior high school.
- Mace Ranch interior retail site is shown exactly as currently planned and zoned.
- Modest intensification of neighborhood shopping centers.

Although there are many policy similarities in the adopted 1987 plan and the General Plan update, there also are significant policy differences if the proposed General Plan update is not adopted. The list below is a brief summary of several key policy directions that are highlighted in the proposed General Plan update but not in the existing 1987 plan:

- moderate increases in residential densities and commercial floor area limitations to promote a more compact City and more efficient use of land;
- policies to encourage transit-oriented development and in-fill projects;
- design policies that promote development that is human-scaled, safe, and conducive to pedestrian and bicycle use;
- reduced level of service (LOS) standards for roads allowing LOS D during nonpeak times and LOS E or F during peak hours;
- required mitigation for loss of habitat and agricultural land in new development;
- required use of habitat/recreation-based detention facilities for flood control and drainage;
- encouraged economic development by streamlining the permit process, continuing to reduce fees for such use and other means; and
- required public participation and outreach efforts in all future planning and development decisions of the City.

These policy differences and other text and document differences would not be adopted if the General Plan update is not adopted. Conversely, if the General Plan update is approved, all of these policies and other text changes would be in place.

Because Alternative 2 represents the effects of developing the City under the existing General Plan, this alternative would be considered the “no project” alternative under CEQA.

Table 3-2. Comparison between Existing Land Use Conditions and Alternatives at Year 2010

	Residential Units				Total Units	Neighborhood Retail	General Commercial	Office/Business Park	Industrial	Total	Parks (Acres)
	LD	MD	HD	Total							
Alternative 1. Existing conditions (1998) - total a	12,607	563	8,904	22,074	640,000	1,283,000	1,553,000	800,000	4,276,000	152	
Alternative 2. Buildout to 2010 using existing General Plan	+2,737	+60	+1,908	+4,705	+139,000	+1,560,000	+2,454,000	+377,000	+4,530,000	+231	
Alternative 3. Reduced buildout scenario	+1,650	+108	+1,654	+3,412	+82,000	+1,299,000	+2,272,000	+377,000	+4,030,000	+227	
Alternative 4. Community expansion scenario with Oeste Campus	+2,329	+154	+1,759	+4,242	+188,000	+1,852,000	+4,192,000	+377,000	+6,609,000	+312	
Alternative 5. Community expansion scenario with Davis Technology Campus	+2,722	+178	+1,902	+4,802	+221,000	+2,070,000	+4,645,000	+377,000	+7,313,000	+327	

LD = low density.

MD = medium density.

HD = high density.

a Existing land use conditions as of January 1, 1998.

Source: City of Davis 1999.



### Alternative 3. Reduced Buildout Scenario

Under Alternative 3, the only growth and development that would occur in the City to 2010 is that which is already entitled (that is, the land has been appropriately designated for development, zoning or rezoning for development, and, in many instances, a development agreement). Figure 3-13 shows the land use map for this alternative. The key differences between this alternative and the other alternatives are as follows:

- The Covell Center site is left undeveloped. The EIR will evaluate the designations of urban reserve and agriculture; each will leave the site undeveloped until 2010, but each has different policy implications. The EIR also will analyze a 60-acre business park on the southern portion of Covell Center with the remaining acreage of the site in agriculture/open space use. This option will be analyzed as a variation of this alternative.
- The Nishi/Gateway site is a 44-acre property currently designated for a mix of nonresidential uses, such as restaurant, business park, office, and open space. The site is currently subject to an adopted Specific Plan. Under this alternative, the site would remain undeveloped, with a designation of urban reserve.
- There are no additional land areas for a new research/business park outside of the current City boundaries and no land for a new junior high school site.
- No changes in designations in the under Second Street site are identified to increase retail or visitor-serving opportunities. The land use on the existing General Plan land use diagram would remain as light industrial/business park.
- Changes have been identified in the central (or “interior”) Mace Ranch 8.6-acre retail site to reflect the results of recent workshops in the Mace Ranch neighborhood. This site is shown with a small-scale mix of uses, including public/institutional, housing, office, and small-scale retail. The currently adopted designation is neighborhood retail.
- No additional land is designated for public/semipublic uses north of Sutter-Davis Hospital. This area would remain designated as urban reserve.
- The Davis Technology Campus, Oeste Campus, and Signature sites would have agricultural designations.

As shown in Table 3-2, implementing this alternative would add 3,412 housing units (1,650 low, 108 medium, and 1,654 high density), resulting in 25,486 units at 2010 buildout. Implementing this alternative also would add 4.2 million square feet of nonresidential use, for a total of 8.3 million square feet Citywide by 2010.

## Alternative 4. Community Expansion Scenario with Oeste Campus

Alternative 4 includes many new development opportunities on public and private land that the City has agreed to study during the EIR process, such as a new junior high school site, additional commercial uses near Mace Boulevard and Second Street, partial buildout of the Nishi/Gateway property, and institutional uses north of Sutter-Davis Hospital. Figure 3-14 shows the resulting land uses. The key features of this alternative are as follows:

- Covell Center is shown consistent with a 1996 proposal encompassing 688 residential units, a sports complex, and approximately 420,000 square feet of additional nonresidential development.
- The Nishi/Gateway site would have 50% of the buildout potential based on approved land uses.
- Four acres of new retail emphasizing community-serving uses are located along Mace Boulevard under the Second Street curve.
- The Mace Ranch interior retail site (8.6 acres) is shown as a mix of small-scale retail, small-scale office, moderate-density housing, open space, and public/ institutional uses. This mix is the same as shown for Alternative 3, the Reduced Buildout Alternative.
- A new junior high school site is shown on the Signature property (in the northeast corner of the City under the Mace Boulevard curve). The 90-acre site is currently outside the City limits and the General Plan-designated urban area. Only 45 acres are designated for school use. The remaining 45 acres would receive an Urban Reserve designation.
- Twenty acres north of Sutter-Davis Hospital (in the northwest corner of the City across Covell Boulevard) are designated as public/semipublic use for additional hospital campus expansion.
- A high-technology business park is shown on the Oeste Campus site just north of Covell Boulevard and west of Sutter-Davis Hospital. The net developed portion of the business park encompasses 140 acres. The EIR analysis will assume up to 1.4 million square feet of office/business park use and 109,000 square feet of associated commercial use. A substantial amount of agricultural land is proposed to be set aside under conservation easements.

Implementing this alternative would result in 4,242 additional residential units (2,329 low, 154 medium, and 1,759 high density) for a Citywide total of 26,316 units (Table 3-2). In

addition, implementing this alternative would add 6.6 million square feet of nonresidential development for a buildout total of 10.9 million square feet Citywide by 2010.

### **Alternative 5. Community Expansion Scenario with Davis Technology Campus**

Alternative 5 is virtually identical to Alternative 4 except that the Davis Technology Campus and Intervening Lands sites on the southeast side of the City are substituted for the Oeste Campus. As with the Oeste Campus site, this alternative includes a new junior high school site, additional commercial use near Mace Boulevard and Second Street, partial buildout of the Nishi/Gateway property, and institutional uses north of Sutter-Davis Hospital. Figure 3-15 shows the resulting land uses.

The Davis Technology Campus is shown with 319 acres of land developed as a high-technology business/research park. The property is southeast of the City between the Yolo Bypass levees and the southeast boundary of the planning area. Buildout of the net 256 acres is assumed to provide for 327,000 square feet of general commercial use and 1.87 million square feet of office/business park use. The campus would focus on biotechnology businesses and related uses. A substantial amount of agricultural land is proposed to be set aside with conservation easements surrounding the technology campus.

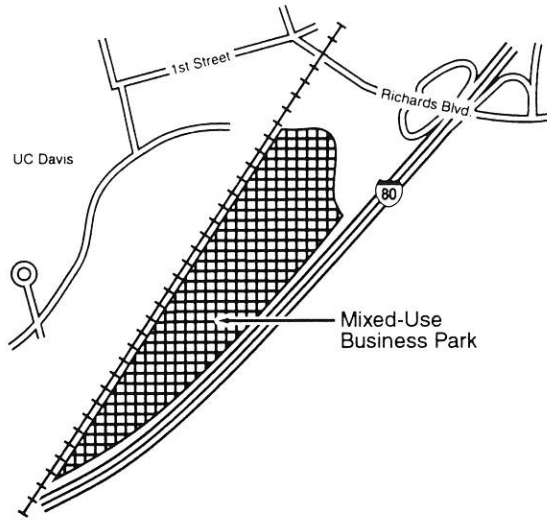
Because the proposed land area for the Davis Technology Campus is not contiguous with the existing City boundaries, an additional 142 acres of land would need to be annexed for buildout of the technology campus to occur. This land fronts I-80 and Chiles Road. For the purposes of fully analyzing potential future impacts, Alternative 5 assumes a residential development of this site. Accordingly, for the purposes of the EIR, Alternative 5 assumes 560 housing units (including mostly low density with required affordable units), accompanying parkland, and small-scale commercial use. The existing California Department of Fish and Game (DFG) headquarters is shown as public/semipublic.

Implementing this alternative would add 4,802 housing units (2,722 low, 178 medium, and 1,902 high density), for a Citywide total of 26,876 units at buildout (Table 3-2). Implementing this alternative would also add 7.3 million square feet of nonresidential use, for a Citywide total of 11.6 million square feet at 2010 buildout.

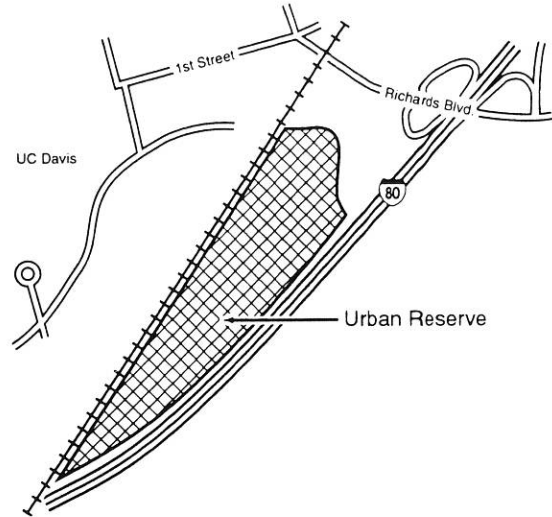
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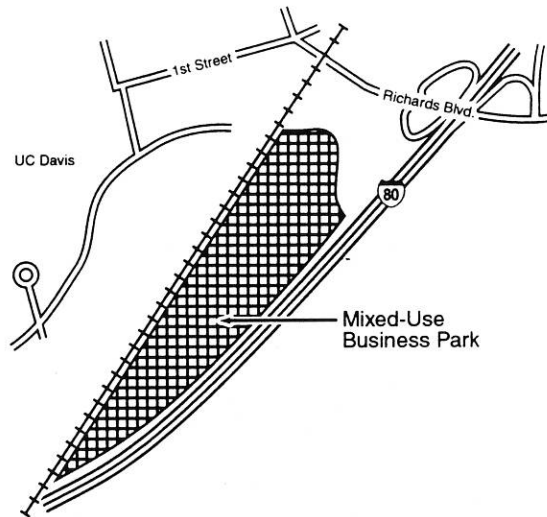
### Alternative 2



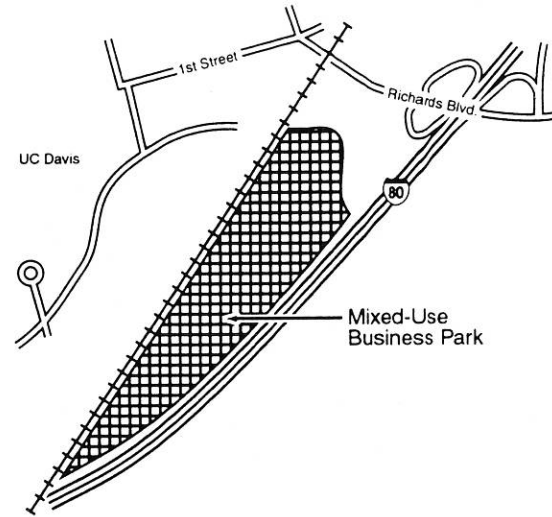
### Alternative 3



### Alternative 4



### Alternative 5



### Nishi/Gateway

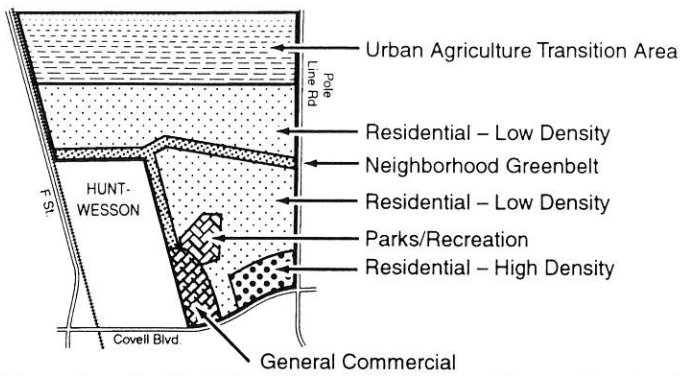
The Nishi/Gateway site is a 44-acre property that is currently subject to the adopted Gateway/Olive Drive Specific Plan. The buildout of this site under the Specific Plan includes a mixed-use business park that would support approximately 390,000 square feet of office/institutes and research and development uses. The site is surrounded by a mix of nonresidential uses that include restaurant, business park, office, and open space uses. The site is just southwest of the I-80/Richards Boulevard interchange and is visible from I-80. Additionally, a possible light rail station is included as part of the plan if light rail is extended to the City of Davis.

The key pedestrian/bicycle elements of the Specific Plan include a bicycle/pedestrian path along Putah Creek with undercrossings of I-80 and UPRR.

As shown above, development of the Nishi/Gateway site includes a mixed-use business park under Alternatives 2, 4, and 5. It is assumed in these alternatives that by 2010 the site would build out to 50% of the allowable development in the specific plan. Under Alternative 3, the site would convert to urban reserve.



**Alternative 2**



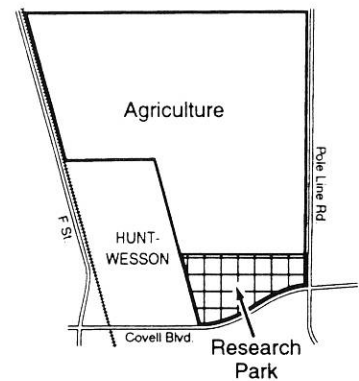
**Alternative 3 – Variation 1**



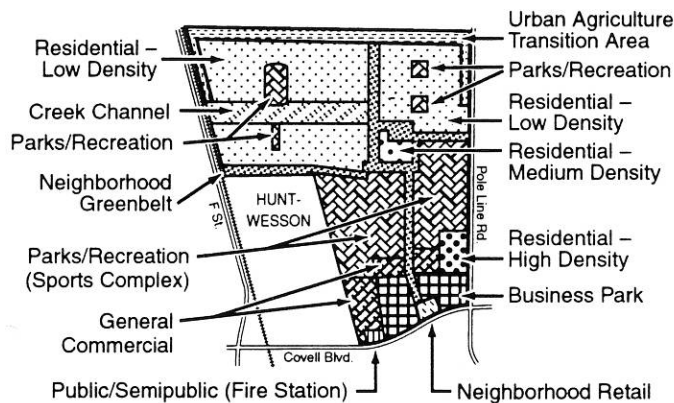
**Alternative 3 – Variation 2**



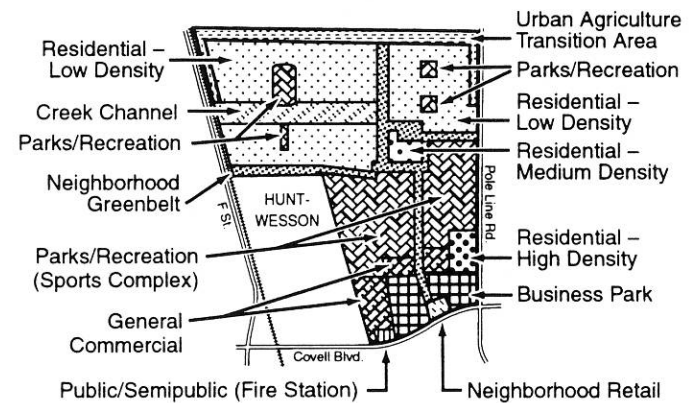
**Alternative 3 – Variation 3**



**Alternative 4**



**Alternative 5**



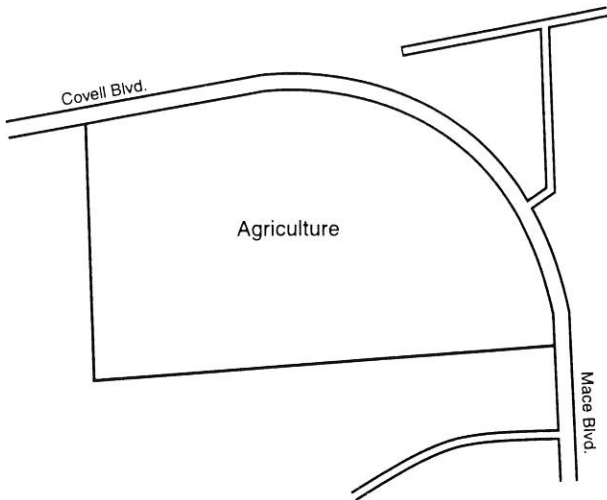
**Covell Center Property**

The Covell Center site is a 386-acre property surrounded by commercial services, industrial (e.g., the former Hunt-Wesson cannery, now closed), agriculture, and single-family and multifamily residential uses. As shown above, the site has several proposed uses that vary under each alternative.

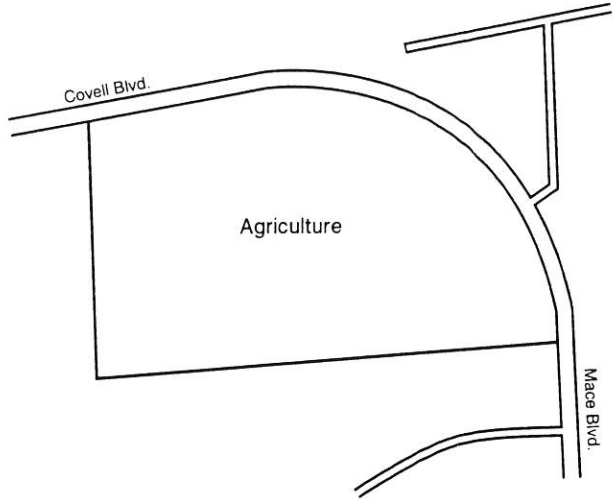
Under the No-Project Alternative (Alternative 2), the site would be a mixed-use residential project, with 1,247 housing units and associated commercial services and park uses. Under the Reduced Buildout Alternative (Alternative 3), the site either would remain undeveloped as agriculture or urban reserve, or would have a 60-acre research park with the remaining acreage of the site in urban reserve.

Under the Community Expansion Alternatives (Alternatives 4 and 5), the site would include the following uses: 27 acres for business park and office, 12 acres for service commercial and light industry, 4.5 acres for recreational commercial, 2.5 acres for public service (fire station), 85.5 acres for parks and recreation (including a 76.9-acre sports complex), 174.8 acres for residential (688 housing units), 79.7 acres for open space (agriculture buffers, habitat area, greenbelts, green streets, and a drainage channel).

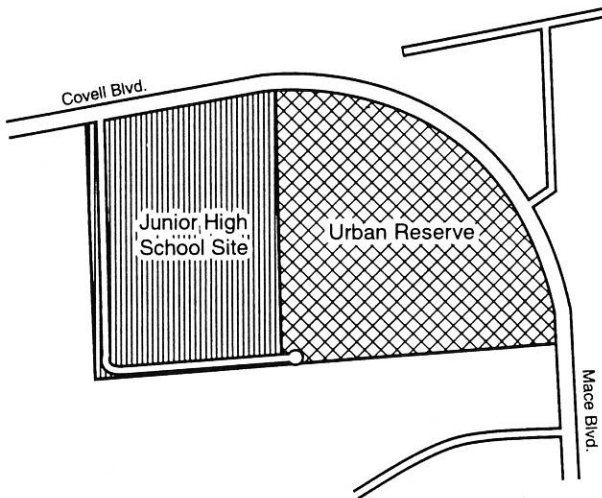
**Alternative 2**



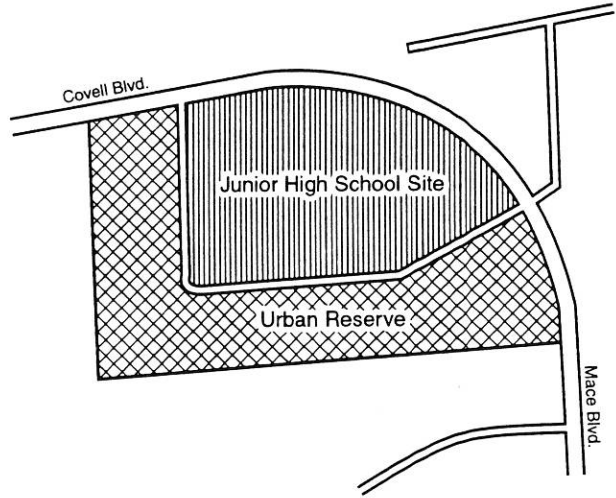
**Alternative 3**



**Alternative 4**



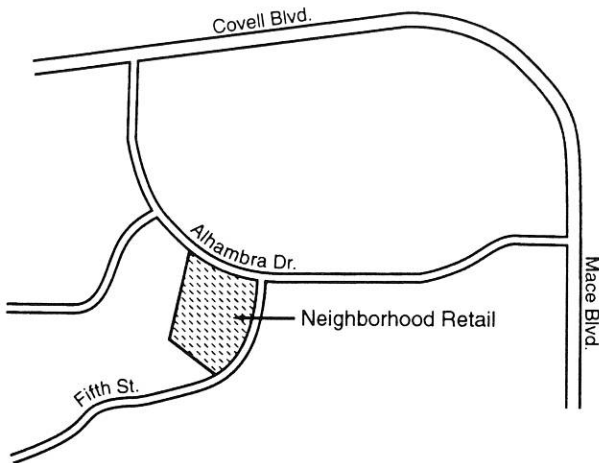
**Alternative 5**



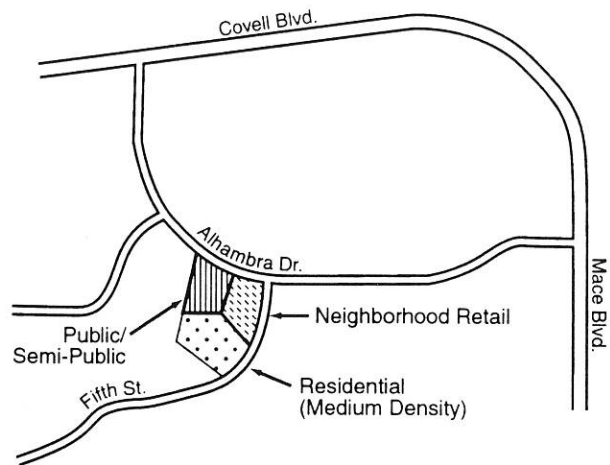
**Signature Site**

The Signature site is a 90-acre property that would have 45 acres (35 acres and a 10-acre buffer) designated for the new junior high school and 45 acres designated as urban reserve. The site is surrounded by residential, agricultural, and open space uses. It is close to the Mace Ranch residential area via East Covell Boulevard and Mace Boulevard. I-80 is just south of the project site via Mace Boulevard. As shown above, the Signature site would remain in agriculture under Alternatives 2 and 3. Two land use variations for the school site are shown under Alternatives 4 and 5.

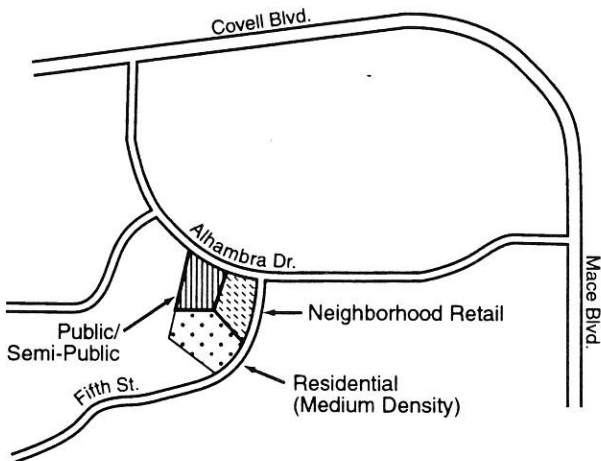
### Alternative 2



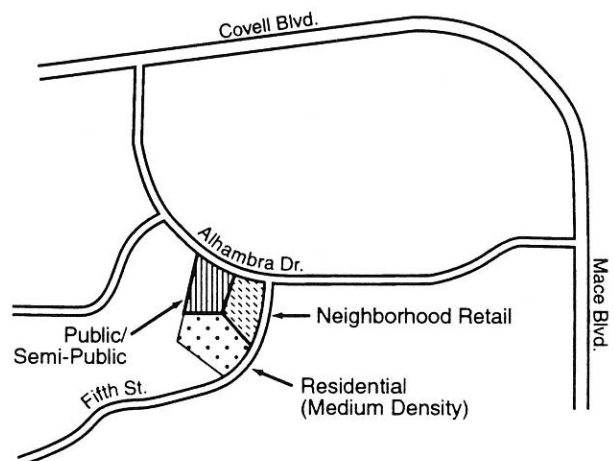
### Alternative 3



### Alternative 4



### Alternative 5

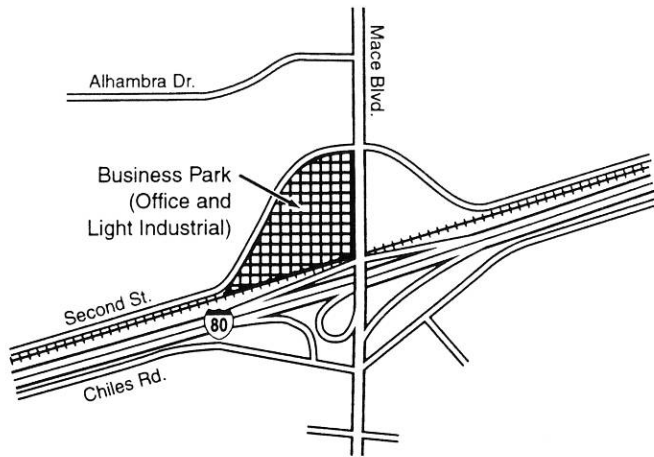


### Mace Ranch Interior Retail Site

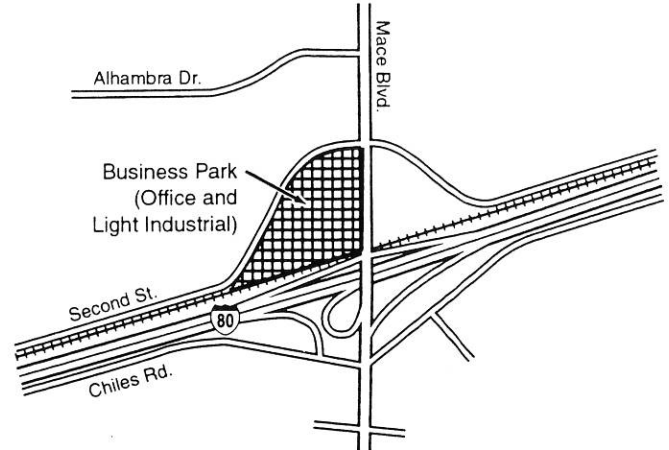
The Mace Ranch site is an 8-acre property that would have small-scale mixed uses, including housing, retail, public, and office space uses, that are intended to serve the existing residential area under Alternatives 3, 4, and 5. Under Alternative 2, the site would have neighborhood retail uses only. The site is surrounded by residential (i.e., Mace Ranch development), school, and park uses. Access to the site is via Alhambra Drive and Fifth Street. No specific development plans are currently available. An existing development agreement and zoning would need to be amended to change the land use from neighborhood retail.



### Alternative 2



### Alternative 3



### Alternative 4



### Alternative 5

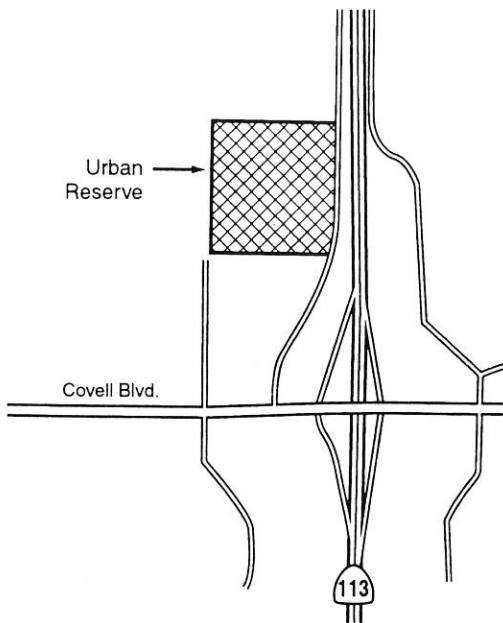


### Under Second Street

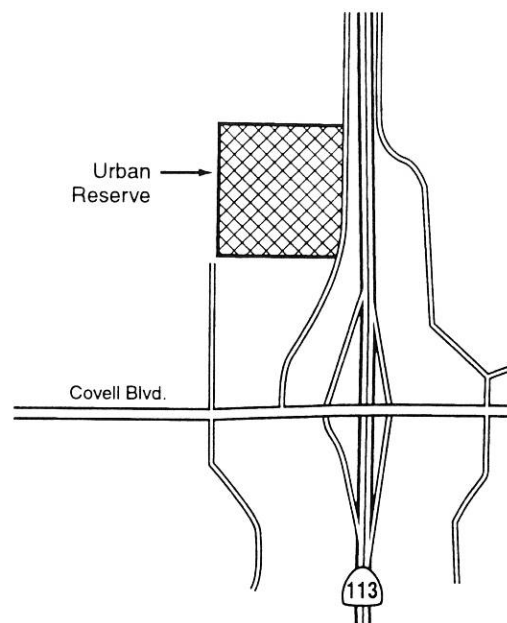
The under Second Street site is an 11-acre property that would have business park uses under Alternatives 2 and 3 and hotel, restaurant, community, and commercial services under Alternatives 4 and 5. The site is surrounded by office, light industry, and residential uses. The site's location, adjacent to I-80, provides close freeway access and exposure. No specific development plans are currently available. An existing development agreement and zoning would need to be amended to change the land use from light industrial to business park.



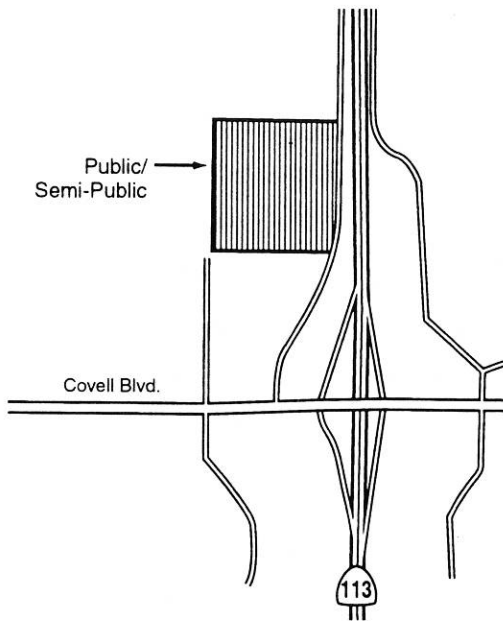
**Alternative 2**



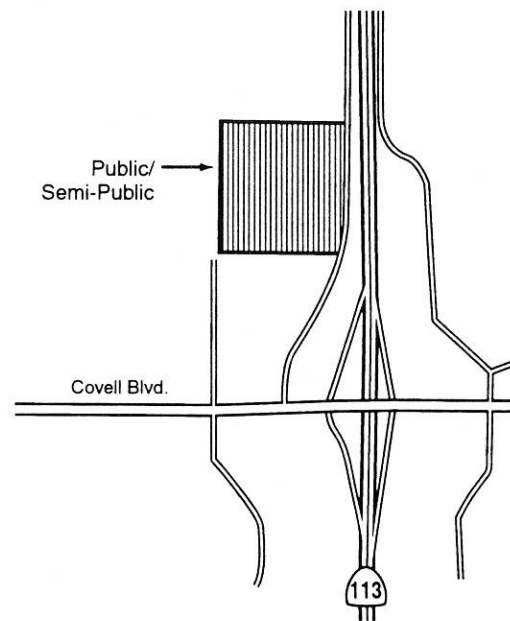
**Alternative 3**



**Alternative 4**



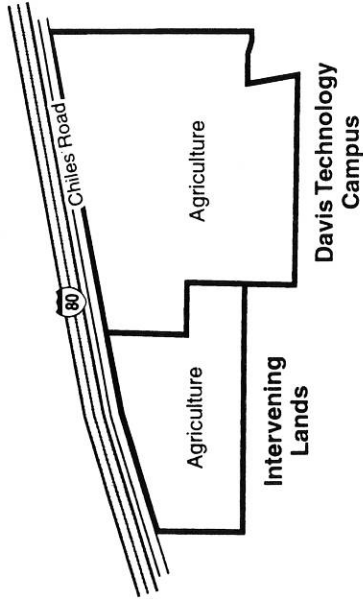
**Alternative 5**



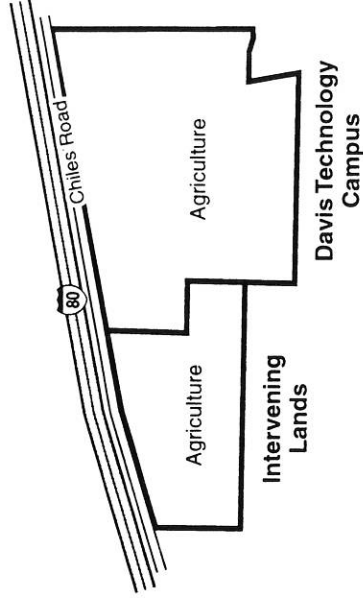
### Sutter-Davis Hospital

The Sutter-Davis Hospital site is a 20-acre property planned for north of the existing hospital. The site would be an extension of the existing hospital and includes both public/semi-public and institutional uses under Alternatives 4 and 5. The site would remain as urban reserve under Alternatives 2 and 3. It is surrounded by public, residential, office, agriculture, open space, and commercial uses. It is close to State Route 113 via Covell Boulevard. No specific development plans are currently available.

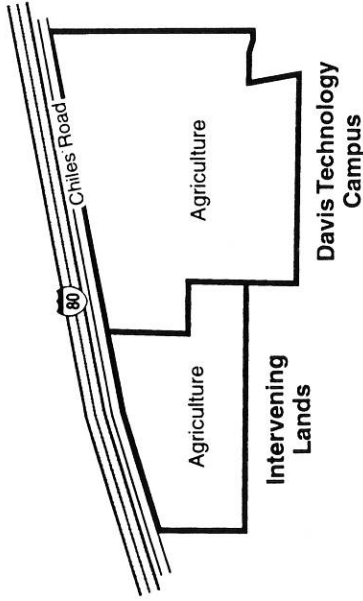
### Alternative 2



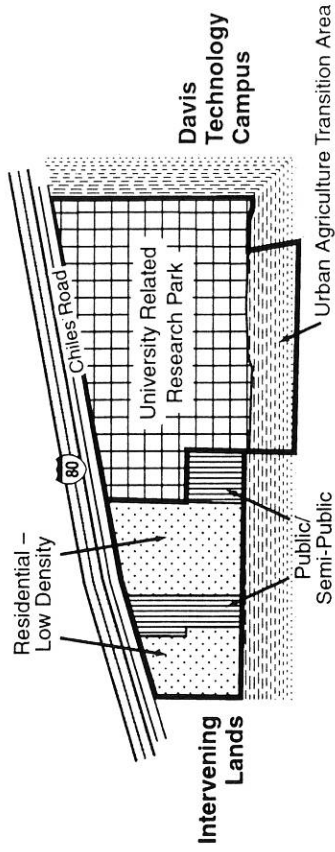
### Alternative 3



### Alternative 4



### Alternative 5



### Intervening Lands

The Intervening Lands site is a 142-acre area, consisting of multiple parcels, located adjacent to the Davis Technology Campus site. The site is assumed to be developed in mixed residential uses with 560 housing units and designating public/semi-public uses under Alternative 5. Under Alternatives 2, 3, and 4, the site would remain in agricultural use. The site is surrounded by agriculture and public/semi-public uses. It is close to freeway access and is within 5 miles of UC Davis. Direct access to the site is via Chiles Road. The above figure shows a development concept. No project applications have been submitted on the site.

### Davis Technology Campus

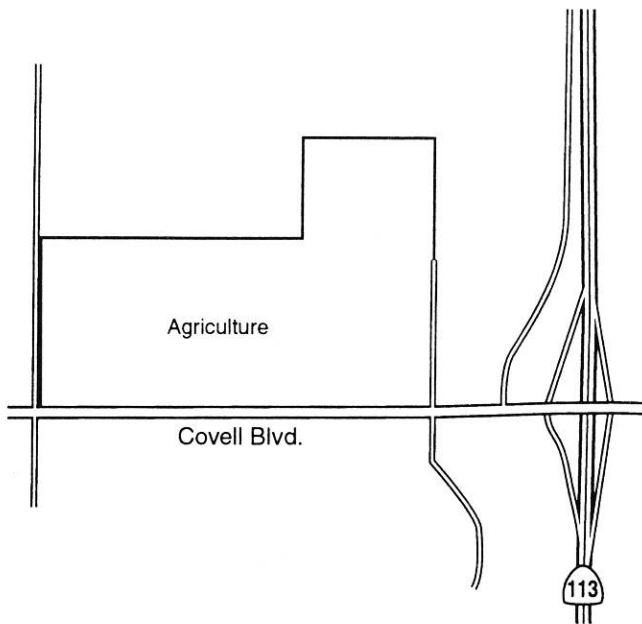
The Davis Technology Campus is a 319-acre property proposed for development by PG&E Properties. As part of Alternative 5, the site would include the following: 136 acres for agriculture/biotechnology, 90 acres for high-technology research and development, 30 acres for a learning center and commercial service, 40 acres for roads and other rights-of-way, and 11 acres for open space. Under Alternatives 2, 3, and 4, the site would remain in agricultural use. The site is surrounded by agriculture and public/semi-public uses. The site is located near I-80 and is within 5 miles of UC Davis. Direct access to the site is via Chiles Road.



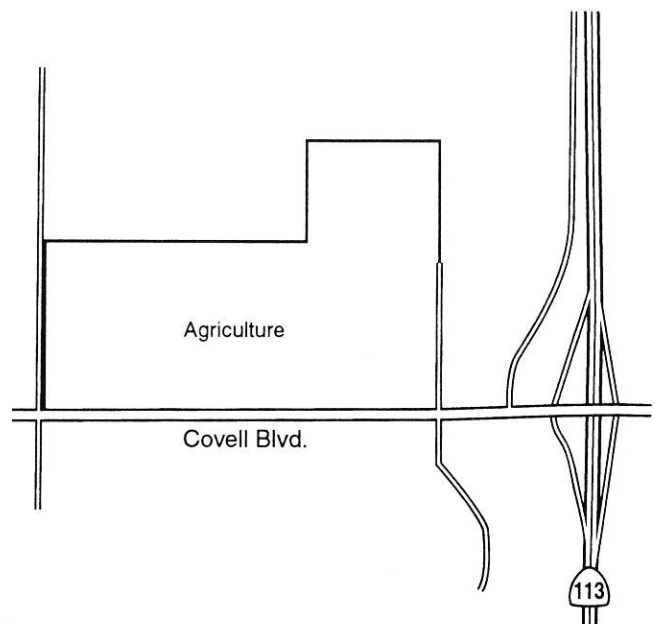
Jones & Stokes Associates, Inc.

**Figure 3-10**  
**Intervening Lands and Davis Technology Campus**

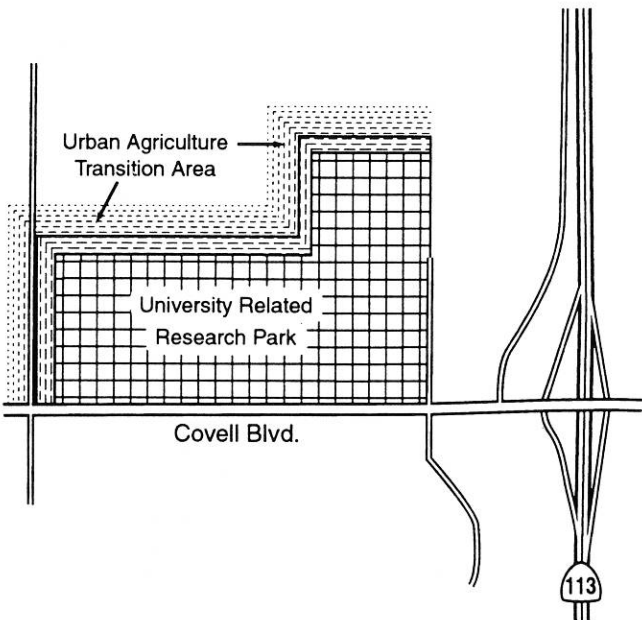
**Alternative 2**



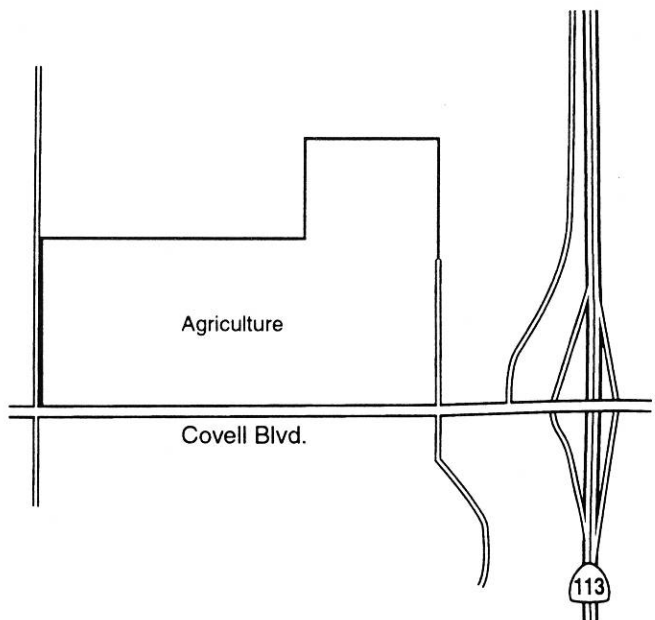
**Alternative 3**



**Alternative 4**



**Alternative 5**

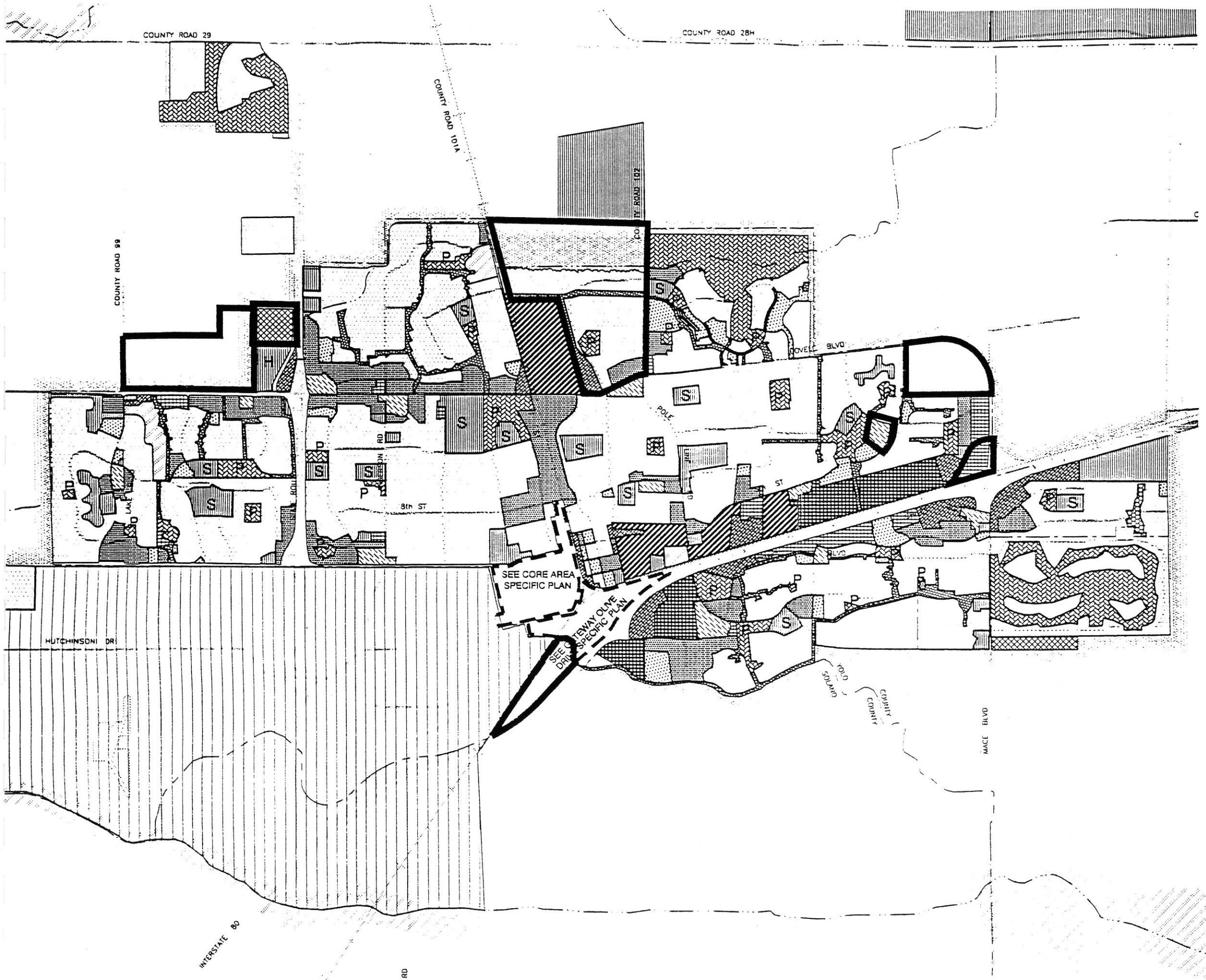
























**Oeste Campus**

The Oeste Campus site is a 175-acre property that would include a high-technology business park and conserved farmland. The business park would have up to 1.52 million square feet of office and research and development use. Under Alternatives 2, 3, and 5, the site would remain in agricultural use. The site is surrounded by public (i.e., existing hospital), residential, office, agriculture, open space, and commercial uses. The site is close to State Route 113 via Covell Boulevard. Direct access to the site is via Covell Boulevard.

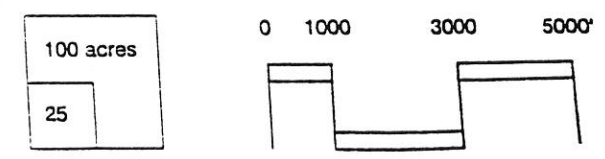


**Figure 3-12**  
**Alternative 2. Buildout to 2010**  
**Using Existing General Plan**

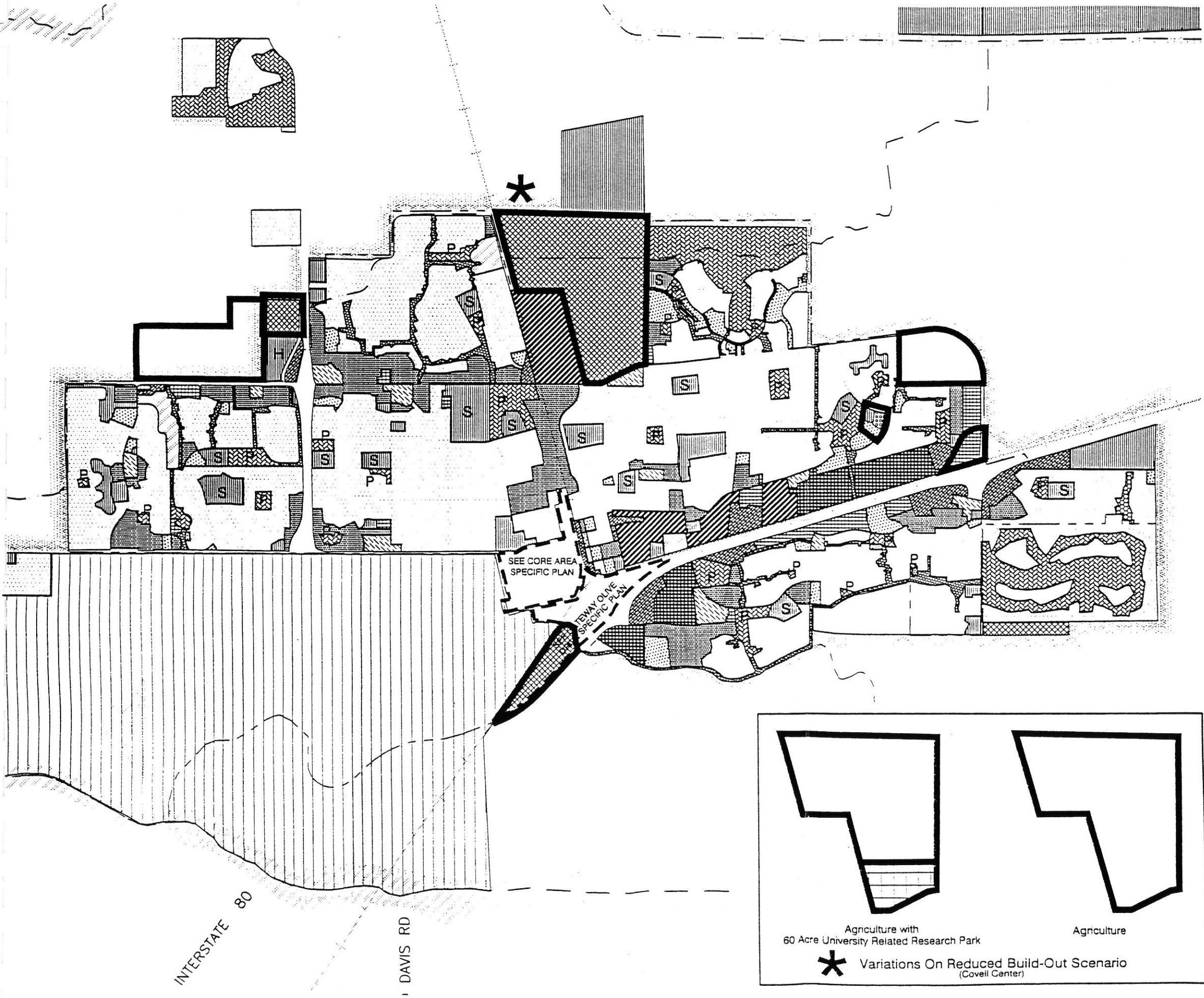
























-  Residential-Low Density  
3.00-7.99 Units Per Gross Acre and 3.60-9.59 Units Per Net Acre
-  Residential-Medium Density  
8.00-13.99 Units Per Gross Acre and 9.60-16.79 Units Per Net Acre
-  Residential-High Density  
14.00-25.00 Units Per Gross Acre and 16.80-30.00 Units Per Net Acre
-  Neighborhood Retail
-  Community Retail  
(Applicable to Only the "Community Expansion" Alternatives.)
-  General Commercial
-  Office
-  Business Park
-  University Related Research Park
-  Industrial
-  University Of California, Davis
-  Public/Semi-Public  
S = School, H = Hospital
-  Parks/Recreation  
P = Park
-  Neighborhood Greenbelt
-  Urban Agriculture Transition Area
-  Agriculture
-  Natural Habitat Area
-  Urban Reserve
-  City Limit
-  Yolo/Solano County Border
-  Creeks, Sloughs, Channels  
Including Levees
-  Potential Change Areas

Davis General Plan



**Figure 3-13**  
**Alternative 3. Reduced Buildout**  
**Scenario**



-  Residential-Low Density  
3.00-7.99 Units Per Gross Acre and 3.60-9.59 Units Per Net Acre
-  Residential-Medium Density  
8.00-13.99 Units Per Gross Acre and 9.60-16.79 Units Per Net Acre
-  Residential-High Density  
14.00-25.00 Units Per Gross Acre and 16.80-30.00 Units Per Net Acre
-  Neighborhood Retail
-  Community Retail  
(Applicable to Only the "Community Expansion" Alternatives.)
-  General Commercial
-  Office
-  Business Park
-  University Related Research Park
-  Industrial
-  University Of California, Davis
-  Public/Semi-Public  
S = School, H = Hospital
-  Parks/Recreation  
P = Park
-  Neighborhood Greenbelt
-  Urban Agriculture Transition Area
-  Agriculture
-  Natural Habitat Area
-  Urban Reserve
-  City Limit
-  Yolo/Solano County Border
-  Creeks, Sloughs, Channels  
Including Levees
-  Potential Change Areas

NOTE:  
 1. Covell Center to be evaluated as both Urban Reserve and Agricultural.

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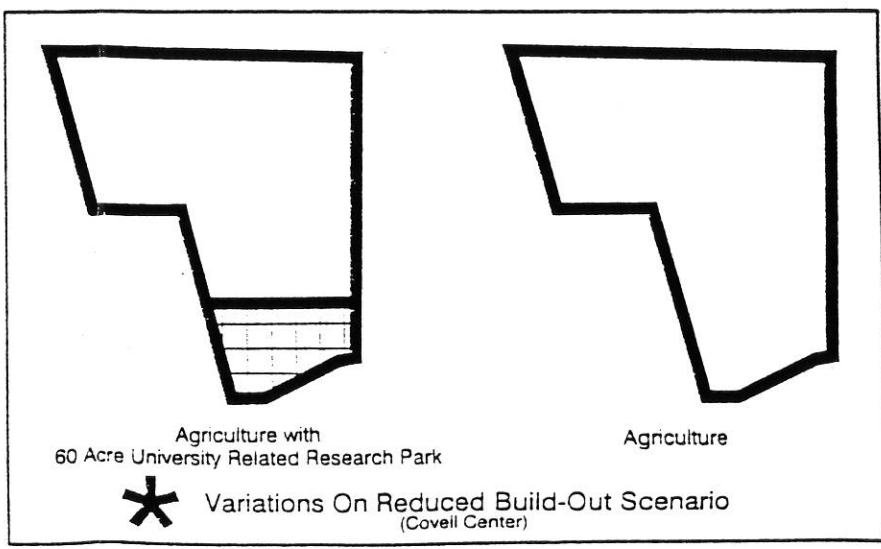
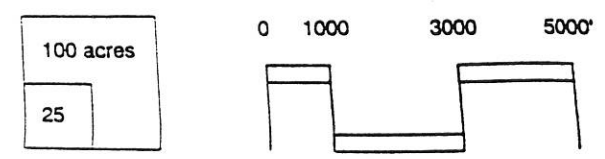
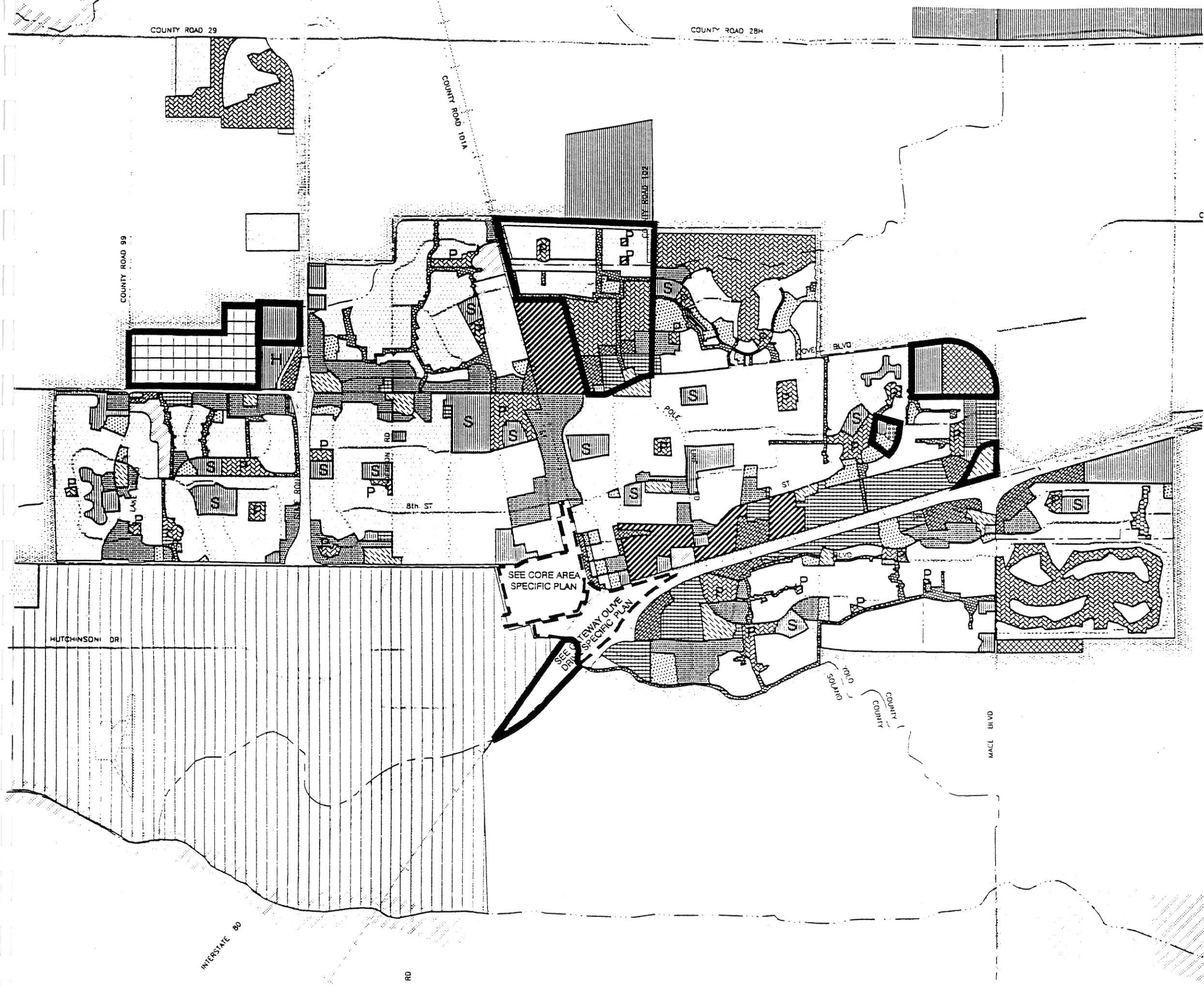




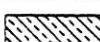

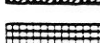

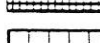


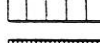




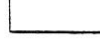
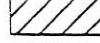

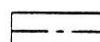
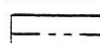
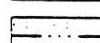


Figure 3-14

Alternative 4. Community Expansion Scenario with Oeste Campus



-  Residential-Low Density  
3.00-7.99 Units Per Gross Acre and 3.80-8.59 Units Per Net Acre
-  Residential-Medium Density  
8.00-13.99 Units Per Gross Acre and 9.80-16.79 Units Per Net Acre
-  Residential-High Density  
14.00-25.00 Units Per Gross Acre and 16.80-30.00 Units Per Net Acre
-  Neighborhood Retail
-  Community Retail  
(Applicable to Only the "Community Expansion" Alternatives.)
-  General Commercial
-  Office
-  Business Park
-  University Related Research Park
-  Industrial
-  University Of California, Davis
-  Public/Semi-Public  
S = School, H = Hospital
-  Parks/Recreation  
P = Park
-  Neighborhood Greenbelt
-  Urban Agriculture Transition Area
-  Agriculture
-  Natural Habitat Area
-  Urban Reserve
-  CITY LIMIT
-  Yolo/Solano County Border
-  Creeks, Sloughs, Channels  
Including Levees
-  Potential Change Areas

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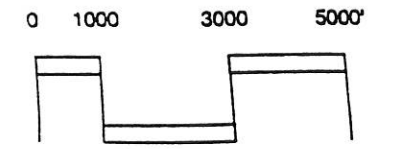
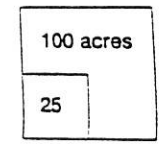
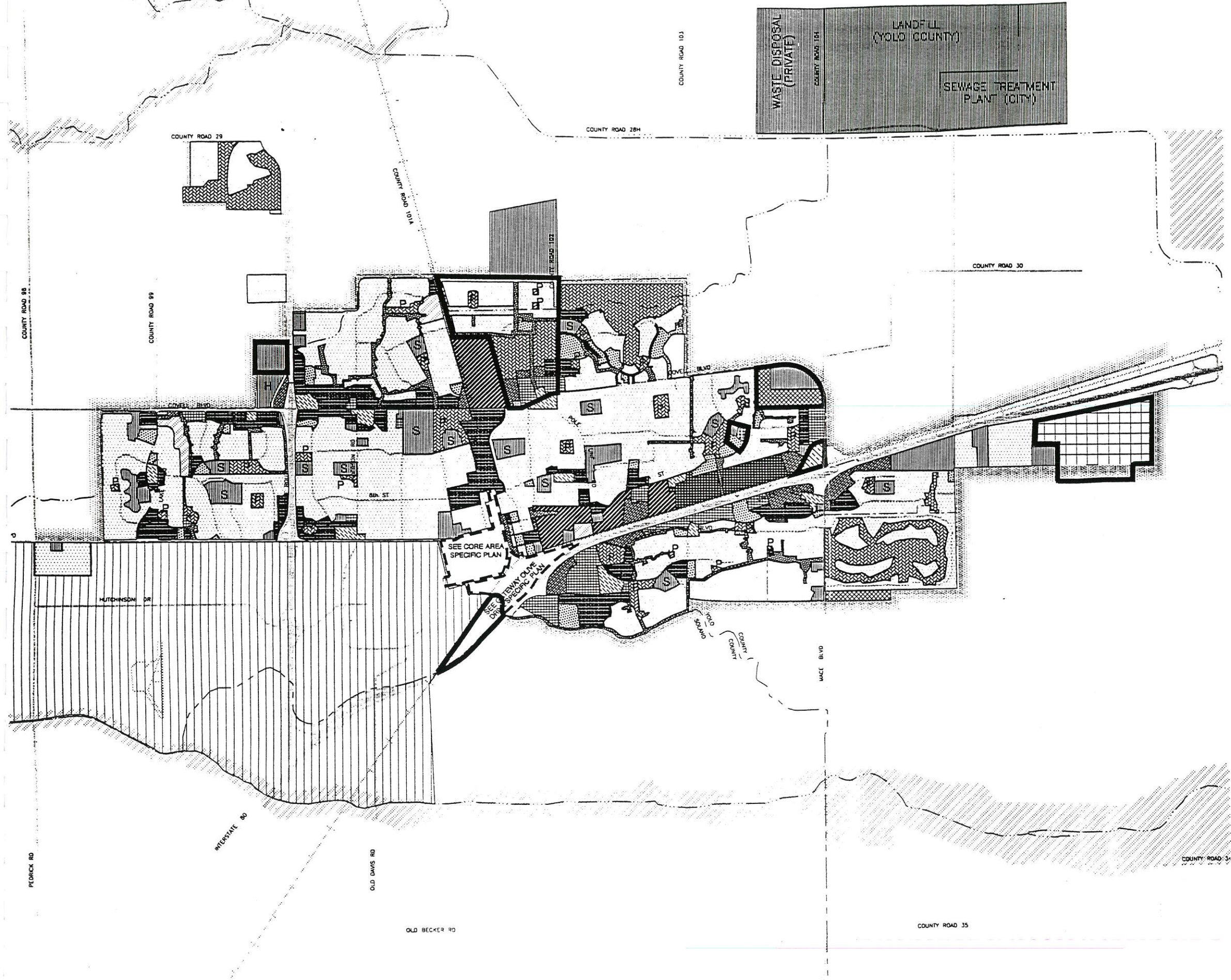
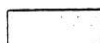




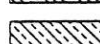
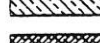



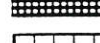
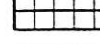

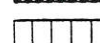
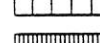



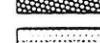
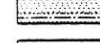
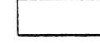
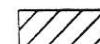


Figure 3-15

Alternative 5. Community Expansion Scenario with Davis Technology Campus



-  Residential-Low Density  
3.00-7.99 Units Per Gross Acre and 3.60-9.59 Units Per Net Acre
-  Residential-Medium Density  
8.00-13.99 Units Per Gross Acre and 9.60-16.79 Units Per Net Acre
-  Residential-High Density  
14.00-25.00 Units Per Gross Acre and 16.80-30.00 Units Per Net Acre
-  Neighborhood Retail
-  Community Retail  
(Applicable to Only the "Community Expansion" Alternatives.)
-  General Commercial
-  Office
-  Business Park
-  University Related Research Park
-  Industrial
-  University Of California, Davis
-  Public/Semi-Public  
S = School, H = Hospital
-  Parks/Recreation  
P = Park
-  Neighborhood Greenbelt
-  Urban Agriculture Transition Area
-  Agriculture
-  Natural Habitat Area
-  Urban Reserve
-  CITY LIMIT
-  Yolo/Solano County Border
-  Creeks, Sloughs, Channels  
Including Levees
-  Potential Change Areas

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