

## 3. PROJECT DESCRIPTION

### 3.1 INTRODUCTION AND BACKGROUND

The Project Description chapter of this EIR provides a comprehensive description of the Village Farms Davis Project (Proposed Project) and the equal-weight Biological Resources Preservation Alternative (BRPA), in accordance with CEQA Guidelines Section 15124. This chapter includes two major sections: a detailed description of the Proposed Project (Sections 3.2.1 through 3.2.4), which is comprised of discussions on the Proposed Project location, setting and surrounding uses, objectives, components, and required approvals, and a detailed description of the BRPA (Sections 3.3.1 through 3.3.4), which similarly describes the foregoing aspects of the BRPA.

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 included development of a mixed-use community on approximately 422 acres in Yolo County, California. The Covell Village Project site consisted of a parcel identified by APN 035-970-033, similar to the Proposed Project. However, whereas the currently Proposed Project includes annexing an adjacent 114.88-acre portion of APN 042-110-029 to provide an expanded agricultural buffer, the Covell Village Project encompassed 39 acres of said 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 included conversion of 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 (PPD);
- Approval of application to the Yolo County Local Agency Formation Commission (LAFCo) for Annexation into the City of Davis;
- Affordable Housing Plan; and
- Phased Housing Allocation Plan.

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, could not be constructed. Subsequent to the vote, the Covell Village Project site has continued to be farmed.

### 3.2 PROPOSED PROJECT

A detailed description of the Proposed Project location, setting and surrounding uses, objectives, components, and required approvals is presented below.



### **3.2.1 PROJECT LOCATION**

The approximately 497.6-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 3-1 and Figure 3-2). The project site consists of a 382.72-acre parcel identified by Assessor's Parcel Number (APN) 035-970-033, and a 114.88-acre portion of a larger 169.9-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 (SP), and the parcel is similarly zoned Specific Plan (S-P) by the County. APN 042-110-029 is designated as Agricultural and zoned as Agricultural-Intensive (A-N) by the County.

### **3.2.2 PROJECT SETTING AND SURROUNDING USES**

The following sections provide discussions of the project site's setting and surrounding land uses.

#### **Project Site Setting**

The project site consists of generally flat, agricultural land. In addition, one agricultural structure is 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 the 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 business is located on the City's former wastewater treatment plant (WWTP) site and the Blue Max Kart Club is located at the site of a former landfill, the Old Davis Landfill.

### **3.2.3 PROJECT OBJECTIVES**

The following objectives have been developed by the project applicant for the Proposed Project:

1. Facilitate development of varied housing options, including affordable housing, and in sufficient quantities to meaningfully help to meet the City's Regional Housing Needs Allocation (RHNA) expectations for multiple income levels.
2. Guide urban growth in undeveloped areas closest to the central City to facilitate compact growth and to reduce potential vehicle miles traveled (VMT) and excessive sprawl.
3. Provide educational and other public service facilities to serve the needs of any population growth resulting from facilitated development.
4. Facilitate development that promotes non-vehicular travel and supports active modes of transportation.
5. Plan development to reduce greenhouse gas (GHG) emissions by aligning with the City's 2040 Climate Action and Adaptation Plan.





**Figure 3-1  
Regional Vicinity Map**





**Figure 3-2  
Project Site Boundaries**





6. Establish and preserve agricultural buffer areas where proposed development would border existing agricultural areas.
7. Increase City property tax revenue.

### **3.2.4 PROPOSED PROJECT COMPONENTS**

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 would also include a Baseline Project Features agreement into which the developer would enter and be bound by to ensure inclusion of the agreed-to project features and upon which a future ballot measure would be based. 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 114.88-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 and annex the 497.6-acre project site into the City of Davis. The overall project site would encompass 379.2 acres proposed for urban development and a 118.4-acre Urban Agricultural Transition Area (UATA, or Ag Buffer) comprised of 114.88 acres on APN 042-110-029 and 3.52 acres on APN 035-970-033 (see Figure 3-3). It should be noted that the SOI Amendment and Annexation are ultimately subject to approval by the Yolo 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**

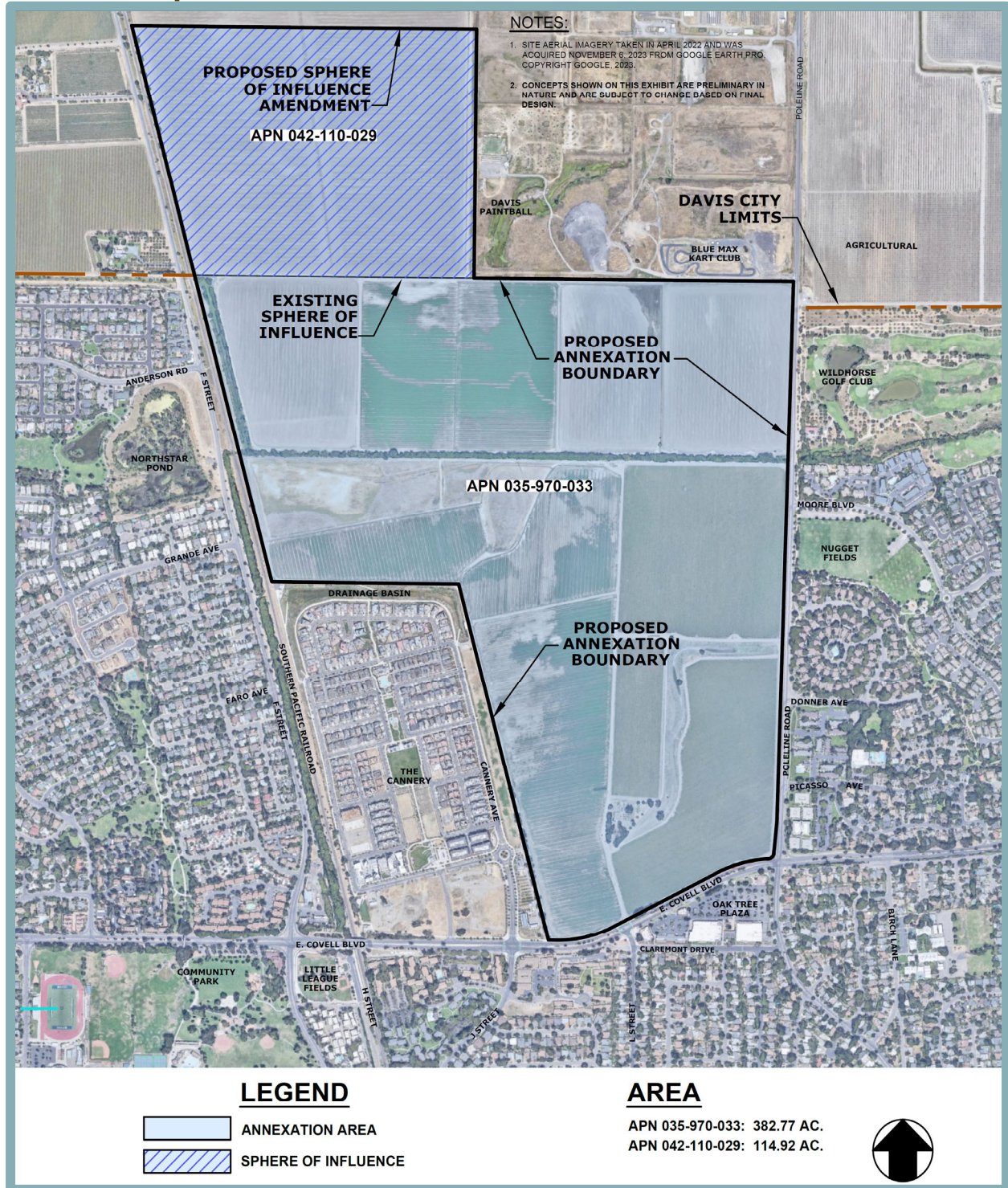
The majority of the project site (APN 035-970-033) is designated by Yolo County as SP, with the 114.88-acre portion of the site (APN 042-110-029) designated by the County as Agricultural (see Figure 3-4). The proposed General Plan map amendment would redesignate the project site with City of Davis land use designations, consistent with the uses proposed as part of the project, which are discussed further below and illustrated in Figure 3-4.

#### **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 Intensive (A-N) (see Figure 3-5). Following annexation into the City limits, the project site would be pre-zoned 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.



**Figure 3-3  
 Sphere of Influence Amendment and Annexation**





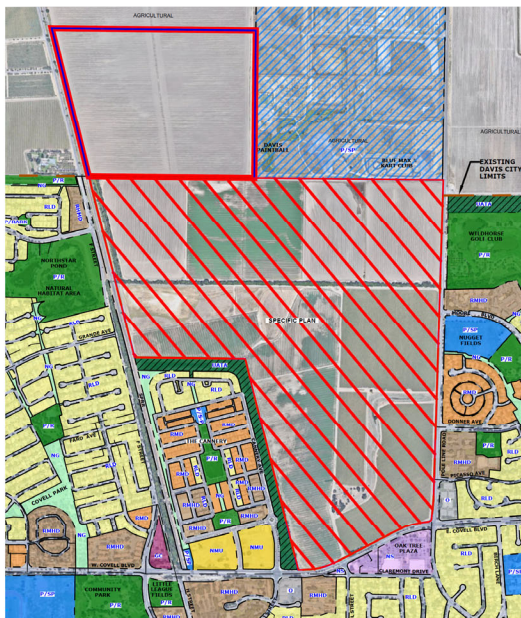
### Figure 3-4 General Plan Amendment

**NOTE:**

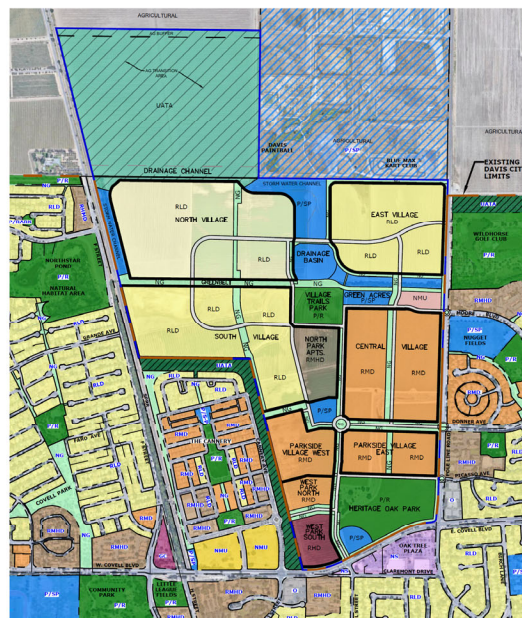
1. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.

**LAND USE SUMMARY:**

EXISTING LAND USE	AREA	PROPOSED LAND USE	AREA
AGRICULTURAL	114.9 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	33.5 AC. ±
		NEIGHBORHOOD MIXED USE	2.8 AC. ±
		PARK/RECREATION	27.8 AC. ±
		NEIGHBORHOOD GREENBELT	39.7 AC. ±
		MAJOR ROADS	21.3 AC. ±
		URBAN AGRICULTURAL TRANSITION AREA	118.4 AC. ±
<b>TOTAL:</b>	<b>497.6 AC. ±</b>	<b>TOTAL:</b>	<b>497.6 AC. ±</b>



EXISTING COUNTY



PROPOSED CITY

**LEGEND**

- COUNTY AGRICULTURAL
- YOLO COUNTY SPECIFIC PLAN

- NHA NATURAL HABITAT AREA
- P/R PARKS/RECREATION
- NG NEIGHBORHOOD GREENBELT
- UATA URBAN AGRICULTURAL TRANSITION AREA
- NMU NEIGHBORHOOD MIXED USE
- P/SP PUBLIC SEMI- PUBLIC
- RHD RESIDENTIAL HIGH DENSITY
- RMHD RESIDENTIAL MEDIUM HIGH DENSITY
- RMD RESIDENTIAL MEDIUM DENSITY

- RLD RESIDENTIAL LOW DENSITY
- MAJOR ROADS
- AGRICULTURAL (CITY OWNED)
- DAVIS CITY LIMITS
- PROPERTY BOUNDARY/USE AREA
- PUMP STATION
- NORTH VILLAGE NEIGHBORHOOD NAME
- RLD LAND USE DESIGNATION



**VILLAGE FARMS DAVIS  
 GENERAL PLAN  
 AMENDMENT EXHIBIT**



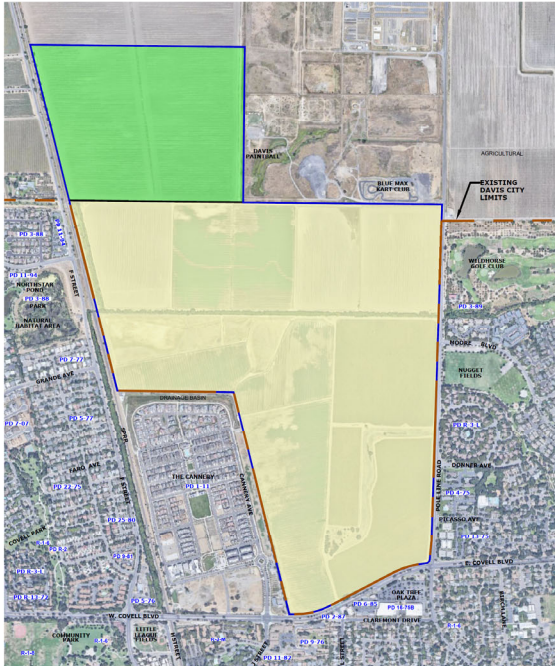
0 1,000 2,000  
 SCALE: 1" = 2,000



### Figure 3-5 Pre-zoning

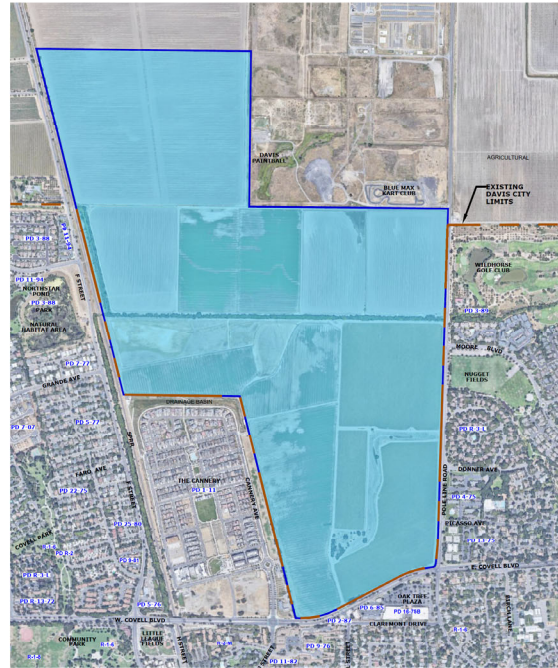
**NOTES:**

1. SITE AERIAL IMAGERY TAKEN IN APRIL 2022 AND WAS ACQUIRED NOVEMBER 6, 2023 FROM GOOGLE EARTH PRO. COPYRIGHT GOOGLE, 2023.
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**EXISTING ZONING DESIGNATION**

**SPECIFIC PLAN (S-P)**  
 **AGRICULTURAL INTENSIVE (A-N)**



**PROPOSED PREZONING DESIGNATION**

**VILLAGE FARMS DAVIS PLANNED DEVELOPMENT (P-D)**

**PREZONING SUMMARY**

EXISTING PREZONING	AREA	PROPOSED PREZONING	AREA
NEW PLANNED DEVELOPMENT	0.0 AC. ±	NEW PLANNED DEVELOPMENT	497.6 AC. ±
SPECIFIC PLAN	382.7 AC. ±	SPECIFIC PLAN	0.0 AC. ±
AGRICULTURAL	114.9 AC. ±	AGRICULTURAL	0.0 AC. ±





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 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 3-1 and Table 3-2.

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, Townhomes, and Cottages	470	56.1
	Parkside Village West	Condominiums and Stacked Flats	150	15.1
	West Park Village North	Affordable Multi-Family Units	60	5.9
Residential Medium 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
<b>Totals</b>			<b>1800</b>	<b>254.0</b>

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
Public/Semi Public	City Stormwater Conveyance	25.8
Urban Agricultural Transition Area	Urban Agricultural Transition Area	118.4
Neighborhood Greenbelt	Greenbelts	39.7
N/A	Roads	21.3
<b>Totals</b>		<b>243.5</b>



### 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 2.88 to 5.75 du/ac. As detailed in the PPD 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.

### *Market-Rate Residences*

Central Village and Parkside Village East would consist of 470 single-family residences, townhomes and cottages. Up to 310 of the single-family residences within 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 market rate home cost, which would be coupled with the homebuyer's five percent down payment to meet the required 20 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. At the time of resale, 15 percent of the home value would be contributed to, and used by, a non-profit housing trust to benefit future down payment assistance and other 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 5.76 to 13.44 du/ac. Pursuant to the proposed PPD, permitted uses within Central Village and Parkside Village East would be those allowed in the R-1 and Residential 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.

In Parkside Village West, there would be a total of 150 multi-family residential units, comprised of condominiums and stacked flats. 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 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.

### 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 13.45 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 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 approximately 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 P-D (zoning) for the project. The goal is to have services not currently offered in the area, such as EV charging stations, space for mobile blood drives, mobile veterinary services, offering free spaying and neutering, SPIN rideshare parking, etc.

### **Public, Semi-Public, and Educational Uses**

The Proposed Project would include a total of approximately 33.5 acres of public, semi-public, and educational uses, including 2.5 acres planned for development of a fire station, 2.4 acres for a Davis Joint Unified School District (DJUSD) Pre-kindergarten (Pre-K) Early Learning Center, 2.8 acres for an Educational Farm, and 25.8 acres for City stormwater conveyance. 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 fire station would be located in the southern portion of the project site, adjacent to East Covell Boulevard and 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 fire station would provide a small amount of space to support police personnel. Furthermore, the fire station could potentially include training facilities and a City Emergency Operations Center.

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.

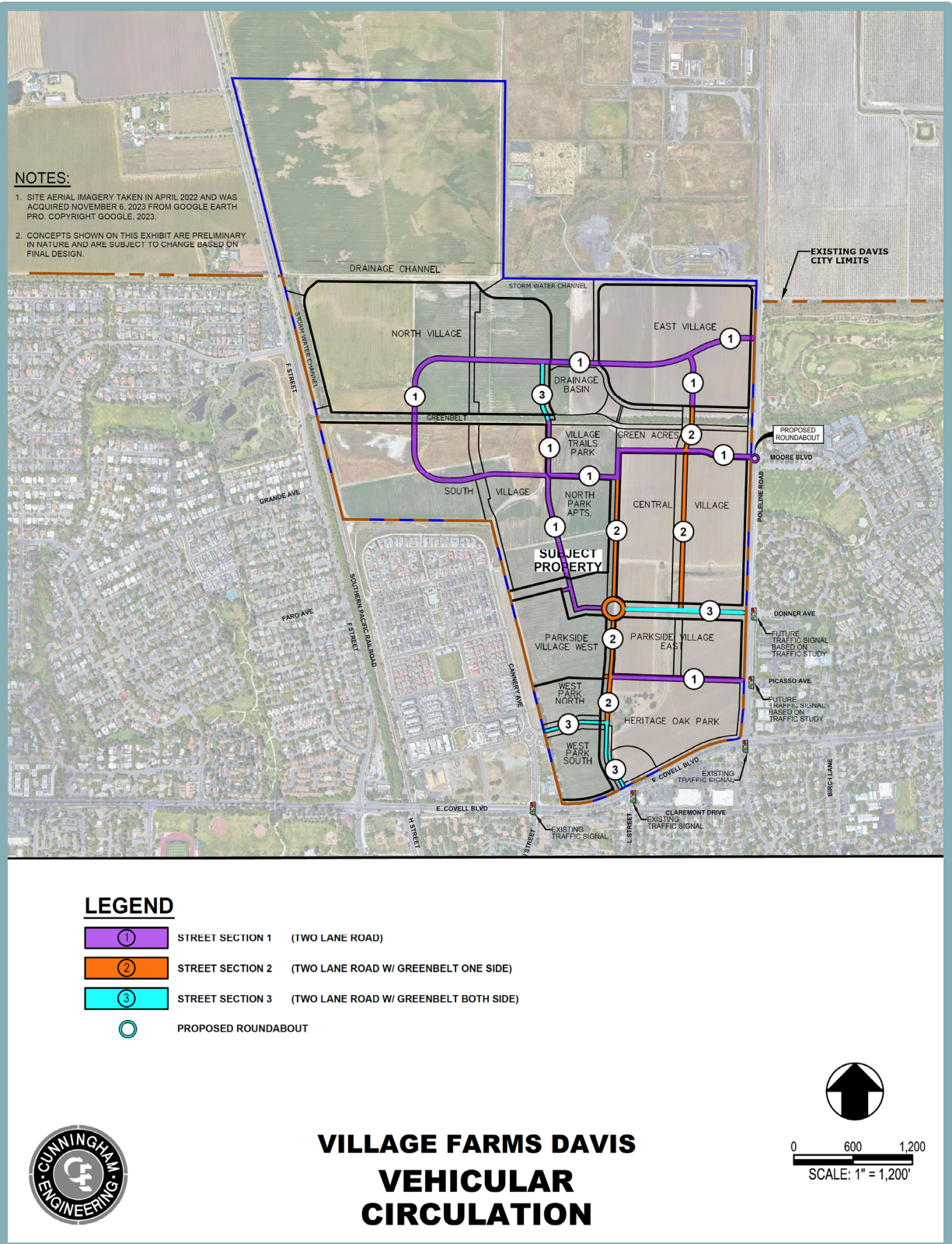
### **Access and Circulation**

Primary site access would be provided from Pole Line Road and East Covell Boulevard (see Figure 3-6 and Figure 3-7). 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. The Proposed Project would also include the extension of Cannery Loop, which is currently stubbed at the western site boundary, eastward into the project site. Overall, the proposed internal streets would connect to form a semi-grid pattern within the project site.

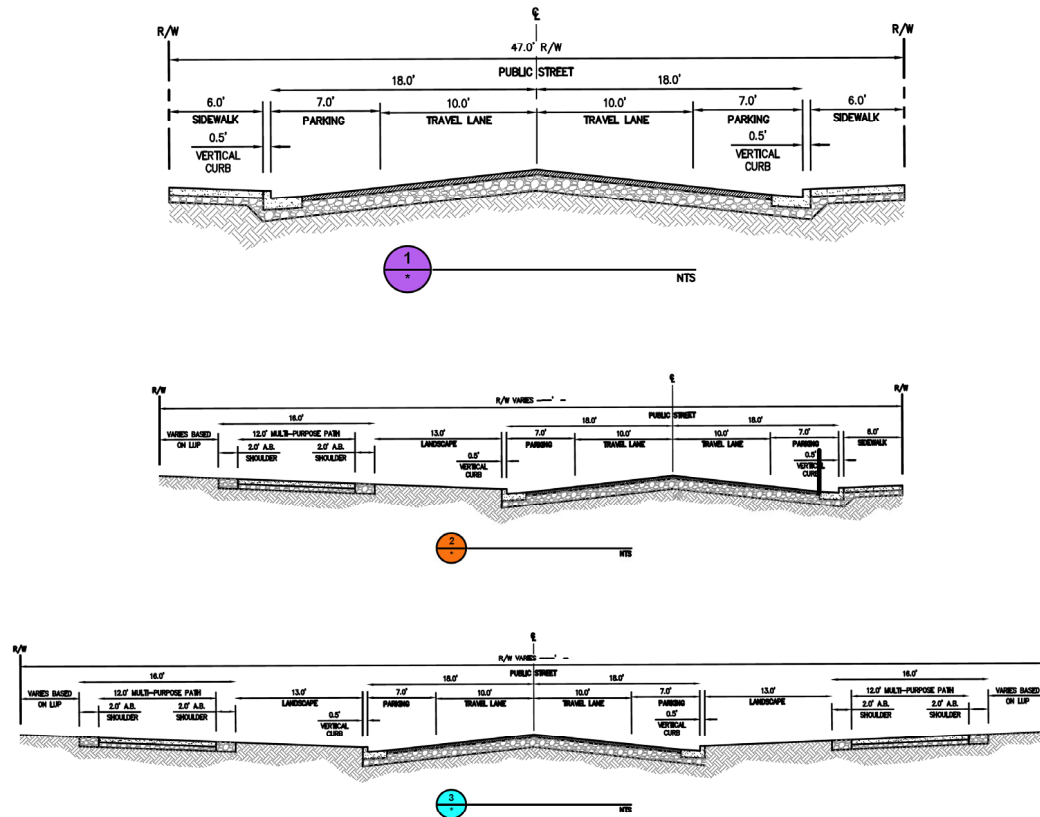




**Figure 3-6  
 Vehicle Circulation Plan**



**Figure 3-7  
 Vehicle Circulation Cross Sections**



**VILLAGE FARMS DAVIS  
 VEHICULAR CIRCULATION  
 CROSS SECTIONS**





The majority of internal streets would consist of 47-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 3-7. In addition, the applicant is proposing to construct new intersection improvements 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 3-8). 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, if feasible, one pedestrian/bicycle crossing would be provided through an undercrossing near the Pole Line Road/Moore Boulevard intersection. An existing grade-separated crossing south of the Cannery subdivision at Covell Boulevard provides connection to F Street. The Proposed Project also provides an opportunity to explore a grade-separated crossing at F Street. The study area of the EIR includes a potential landing area on the west side of F Street for a future connection. Ultimately, the feasibility of the crossings will depend on landing constraints, potential impacts to the surrounding area, other unforeseen challenges, and, for the F Street crossing specifically, UPRR's requirements.

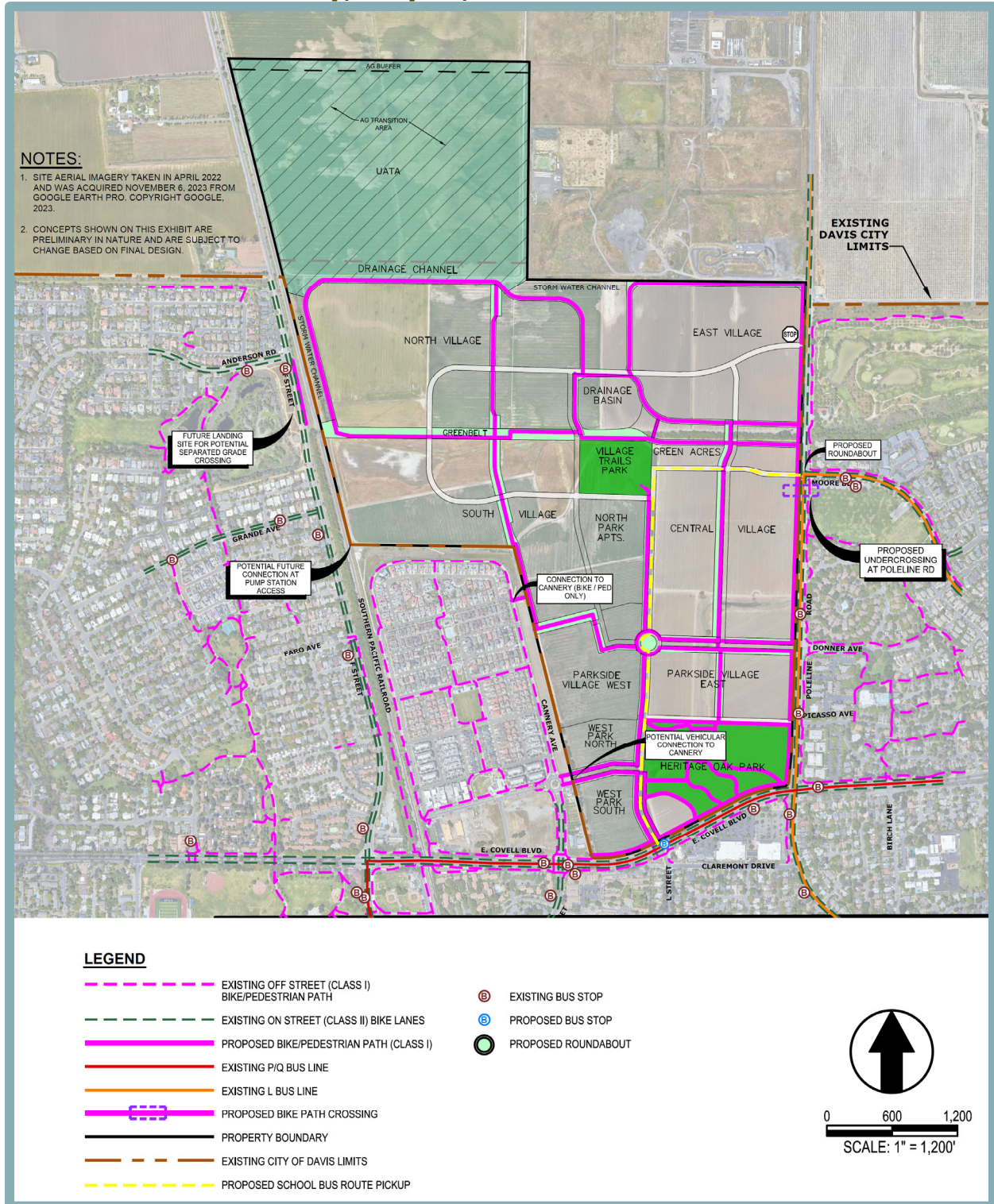
The new grade-separated pedestrian/bicycle crossings being studied in this EIR would allow the proposed internal bikeway network to link to the wider Davis Bike Loop, which currently ends at the eastern and western project site boundaries at Moore Boulevard and Anderson Road, respectively.

With respect to pedestrian access, as previously discussed, the internal street network would include six-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.



**Figure 3-8**  
**Mobility, Bicycle, and Trail Circulation**





## Utilities

The Proposed Project would include utility improvements related to water, sanitary sewer, and storm drainage services, which are generally discussed 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 3-9). 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 3-10, 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.

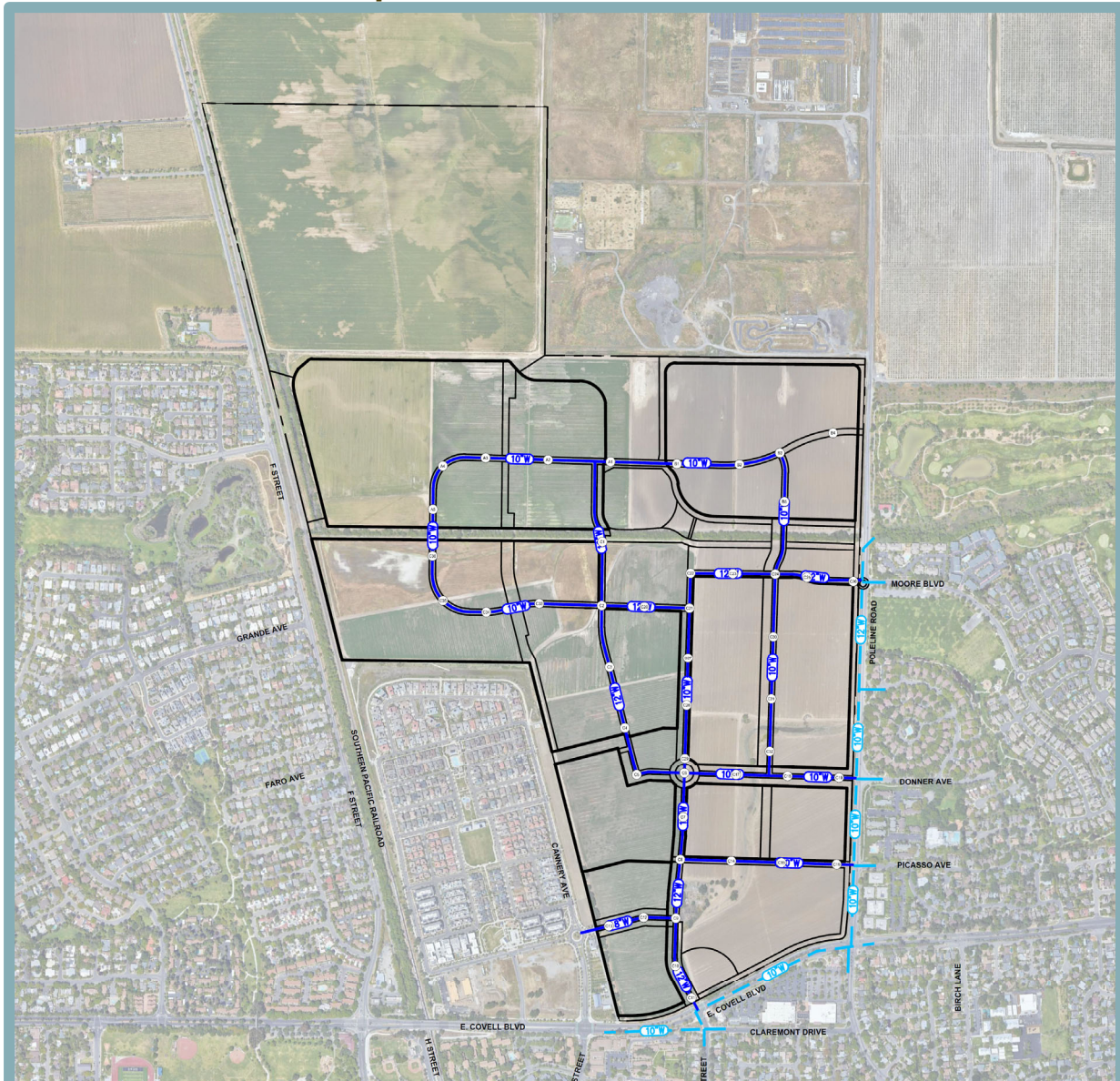
### Storm Drainage

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 3-11). The overall depth of the detention basin would be approximately eight feet with a bottom elevation of 26.5 feet. From the new detention basin to Pole Line Road, Channel A would be expanded and have a drainage capacity capable of accommodating the existing flows of the tributary to Channel A within Wildhorse. The existing overflow from the Cannery will be improved and redirected in an open channel within the proposed greenbelt to release into existing Channel A. An additional channel would be constructed on the northern boundary of East Village allowing runoff from larger storm events to flow over Pole Line Road in a northeast direction in a manner as currently occurs under existing conditions.



**Figure 3-9  
 Proposed Water Infrastructure**



**NOTES:**

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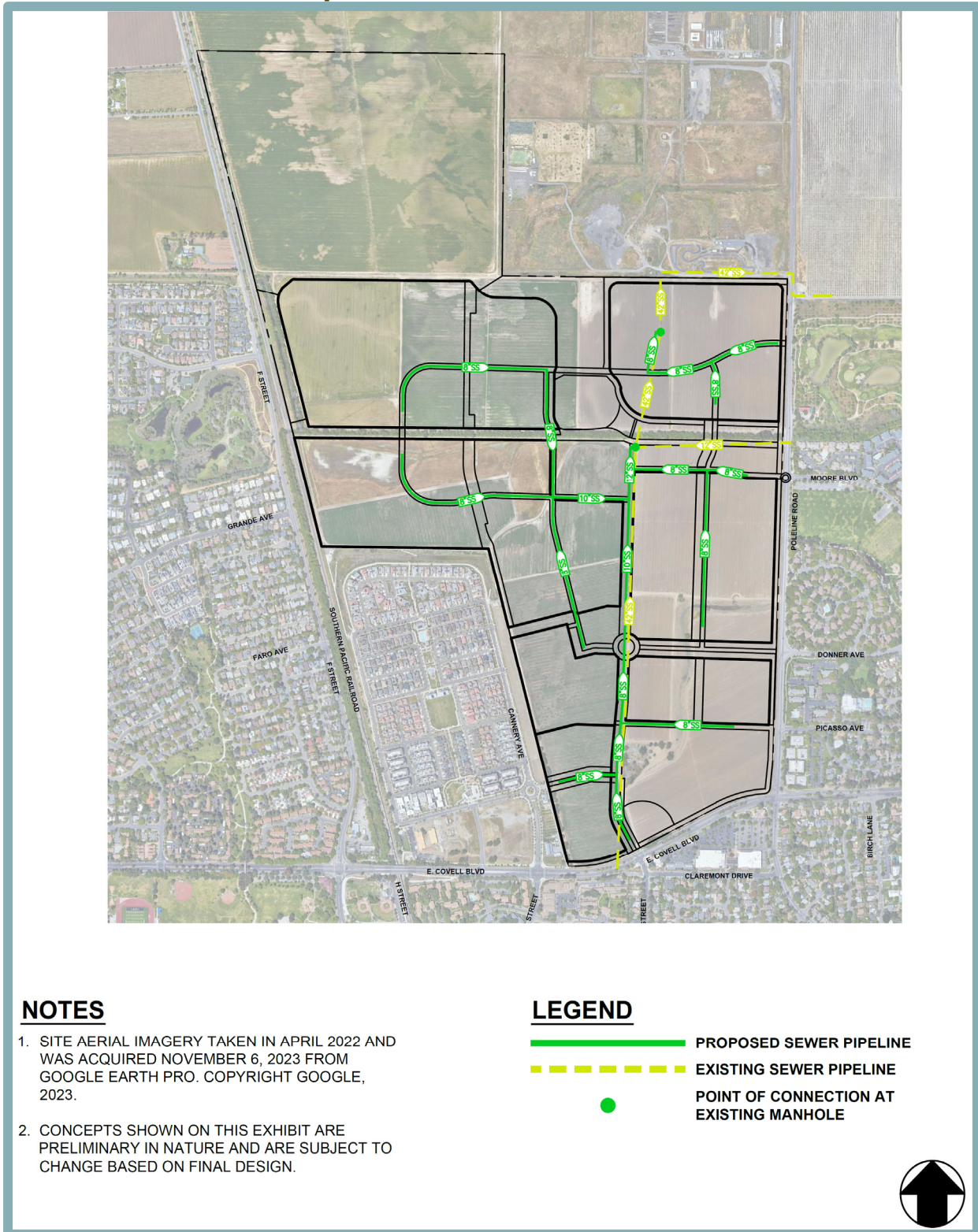
**LEGEND**

- PROPOSED WATER PIPELINE
- EXISTING WATER PIPELINE





**Figure 3-10  
 Proposed Sewer Infrastructure**



**NOTES**

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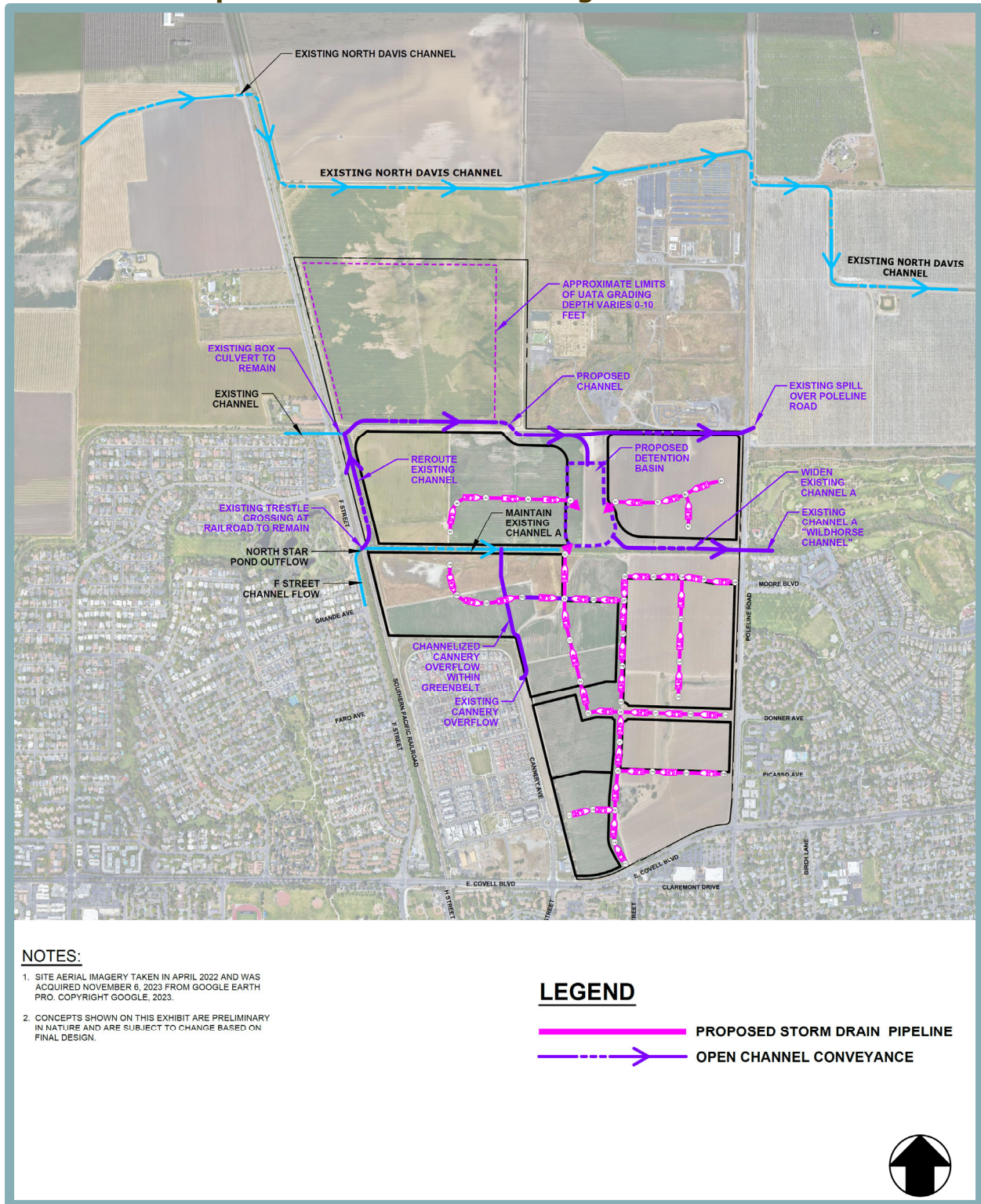
**LEGEND**

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





**Figure 3-11  
 Proposed Stormwater Drainage Infrastructure**





The UATA would extend 2,000 feet north between F Street and the Davis Paintball/Blue Max Kart Club. The expanded UATA would be excavated nine to 10 feet deep after first removing the top layer of organics and ‘top soil’, which would be set aside prior to excavation. Soil excavations from the UATA would then be used for on-site fill within the project site to elevate the pads above the floodplain, as required. Following mass grading and excavation of the area, the organic soil would be replaced and spread across the UATA to aid in vegetative restoration.

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 Best Management Practices (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 (SFHA). 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 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**

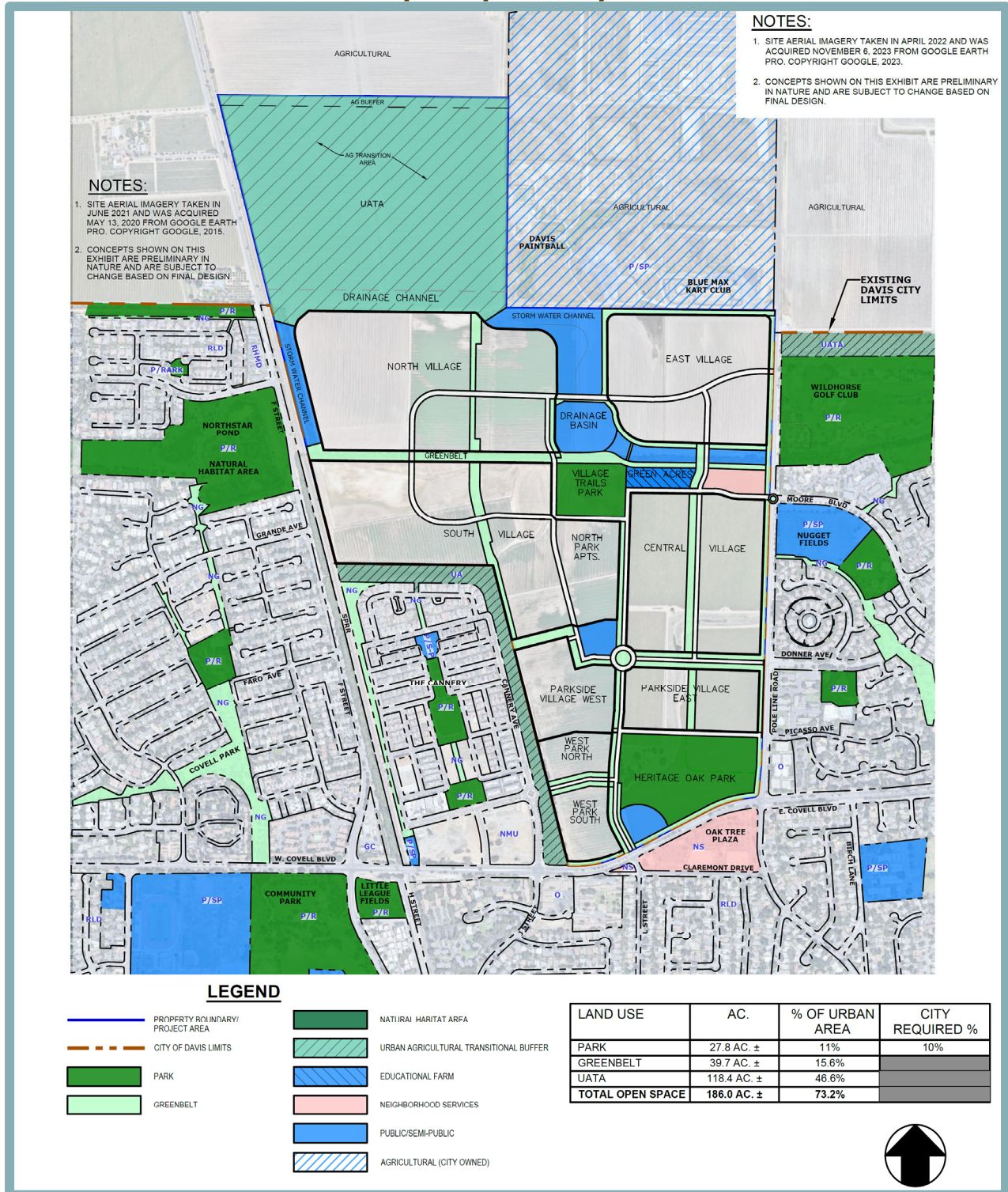
The Proposed Project would include a total of approximately 186.0 acres of parks, open space, and greenbelts, including the Heritage Oak Park and Village Trails Park, natural vegetation areas along Channel A (including the agricultural buffer), and the greenbelts (see Figure 3-12).

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.

Along the northwestern boundary, the realigned Channel A would coincide with a portion of the UATA, with additional UATA to the north to provide a 118.4-acre buffer between the Proposed Project and the agricultural land to the north. Davis Municipal Code Section 40A.01.050(b) requires that the UATA have a minimum width of 150 feet; the Proposed Project includes a UATA width of 2,150 feet.



**Figure 3-12  
 Open Space Map**





In addition, as established therein, the City's 150-foot minimum requirement for an agricultural buffer is comprised of a 50-foot-wide agricultural transition area located contiguous to a 100-foot-wide agricultural buffer, which is contiguous to the agricultural/greenbelt/habitat area. According to Davis Municipal Code Section 40A.01.050(d), within the 50-foot-wide agricultural transition area, the City allows public access and various recreational uses, including bike paths, community gardens, organic agriculture, native plants, tree and hedge rows, benches, lights, trash enclosures, fencing, and any other use determined by the Davis Planning Commission to be of the same general character.

The contiguous 100-foot-wide agricultural buffer is permitted to include the following: native plants, tree or hedge rows, drainage channels, stormwater retention ponds, natural areas such as creeks or drainage swales, railroad tracks or other utility corridors, and any other use determined by the Davis Planning Commission to be consistent with the use of the property as an agricultural buffer. Public access is prohibited within the 100-foot-wide agricultural buffer, unless otherwise permitted due to the nature of the area (i.e., railroad tracks).

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 intersection improvements along Pole Line Road and a new north leg at the intersection of East Covell Boulevard and L Street. Additionally, if feasible, one pedestrian/bicycle crossing would be provided through an undercrossing near the Pole Line Road/Moore Boulevard intersection. The Pole Line Road undercrossing would land in the vicinity of the Nugget Fields parking lot. The Proposed Project also provides an opportunity to explore a grade-separated crossing at F Street. The study area of the EIR includes a potential landing area on the west side of F Street for a future connection.

Ultimately, the feasibility of the crossings will depend on landing constraints, potential impacts to the surrounding area, other unforeseen challenges, and, for the F Street crossing specifically, UPRR's requirements. The exact locations of the landing areas (within the Village Farms Davis site and the off-site locations) would be determined based on the final approach alignments developed in coordination with the UPRR and the City, subsequent to approval of the currently requested entitlements.

This EIR will also evaluate the construction of off-site water line improvements within three existing roadways in the project vicinity. Within Fifth Street, southeast of the project site near Pole Line Road, 75 linear feet of 10-inch water line would be replaced with water lines 12 to 16 inches in diameter. At the Anderson Road/Alvarado Avenue intersection, 150 linear feet of 10-inch water line would be replaced with water lines 12 to 14 inches in diameter. Within Sycamore Lane, near West Covell Boulevard, 75 linear feet of 12-inch water line would be replaced with new 12-inch



water lines. This EIR also covers paving of the full width of the roadway after the off-site water line improvements are made.

The applicant is proposing to construct intersection improvements 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 improvements, 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.

The UATA would also be used as part of the Proposed Project's conservation of agricultural land to comply with the City's farmland preservation requirements established by Davis Municipal Code Article 40A.03. While the soil from the UATA would be used as fill material within the urban development area to raise the building sites above the flood plain, the top layer of organics and 'top soil' would be scraped and set aside prior to excavation for fill soil. Following mass grading and excavation of the area, the organic soil would be replaced and spread across the UATA to aid in vegetative restoration.

### **Project Phasing**

Development of the Proposed Project is anticipated to occur over the course of four phases, which are generally discussed below (see Figure 3-13).

#### 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 (470 medium-density homes consisting of starter single-family homes, 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; and
- Internal greenbelts and trails.

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, and the new detention basin.

#### Phases 2, 3, and 4

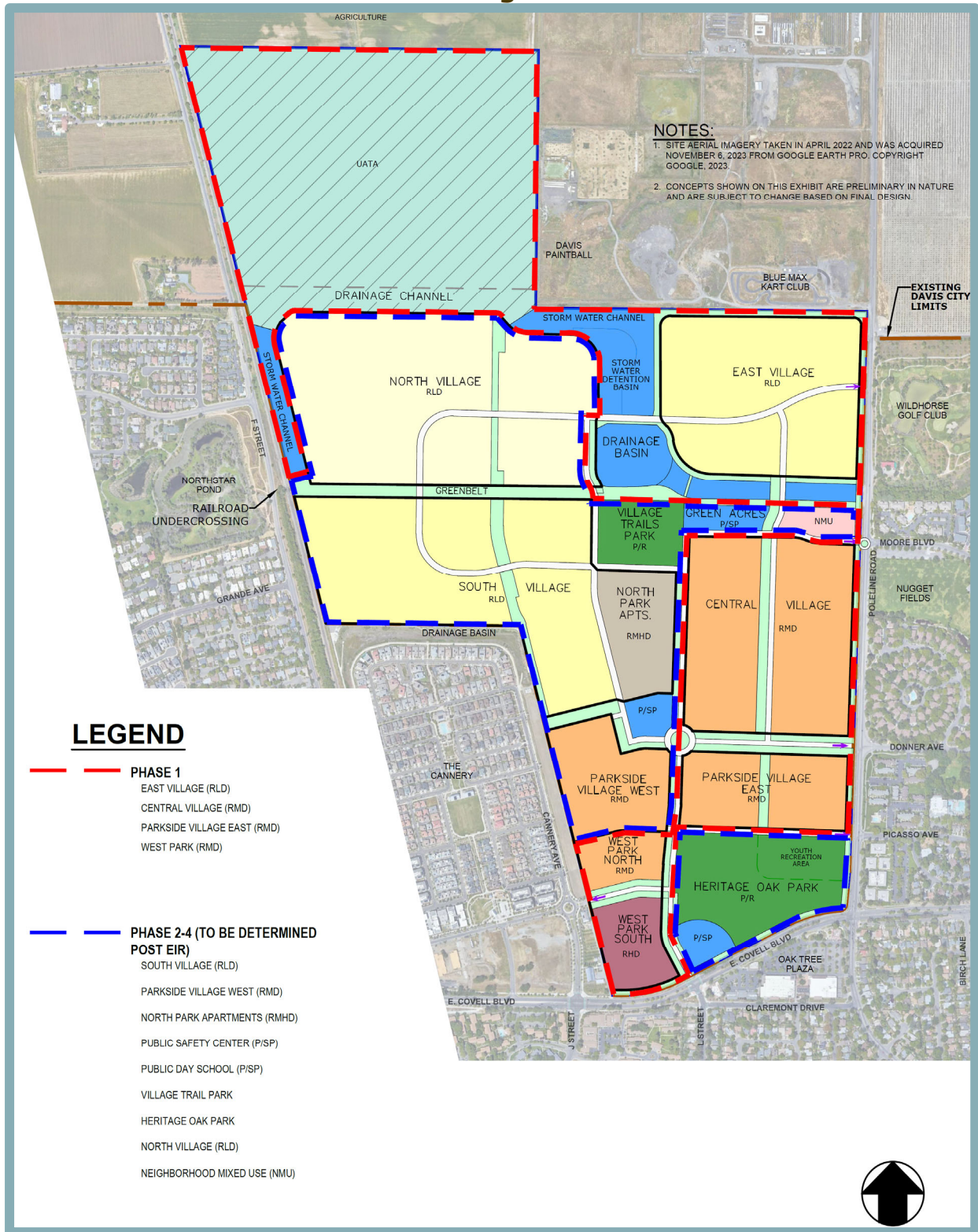
Phases 2, 3, and 4 are anticipated to include development of the following:

- 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);
- Fire station;
- Heritage Oak Park;
- Village Trail Park;
- Internal greenbelts and trails;





**Figure 3-13  
 Phasing Plan**



- Perimeter greenbelts along the site’s southern boundary;
- 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. If determined feasible and upon final designs, the proposed pedestrian/bicycle undercrossing at Pole Line Road would be constructed during Phases 2, 3, and/or 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.

### **Project Approvals**

The following section presents the 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 114.88-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 497.6-acre project site into the City of Davis.
4. General Plan Amendment. The Proposed Project would require a General Plan Amendment to redesignate the 497.6-acre project site from Yolo County General Plan land use designations of S-P (382.72 acres) and Agricultural (114.88 acres) to the following City of Davis land use designations:
  - 157.4 acres of RLD;
  - 77.2 acres of RMD;
  - 11.6 acres of RMHD;
  - 7.9 acres of RHD;
  - 33.5 acres of P/SP;





- 2.8 acres of Neighborhood Mixed-Use;
  - 27.8 acres of Park/Recreation;
  - 39.7 acres of Neighborhood Greenbelt; and
  - 118.4 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 A-N (114.88 acres) to the City of Davis zoning of P-D.
  6. Development Agreement.

### **Responsible Agency Approvals – Yolo Local Agency Formation Commission**

Pursuant to CEQA Guidelines Section 15381, a “responsible agency” is defined as a public agency which proposes to carry out or approve a project, for which a lead agency (in this case, the City of Davis) 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.

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 114.88-acre portion of APN 042-110-029 within the City of Davis SOI (Government Code Section 56428).
2. Annexation of the entire 497.6-acre project site into the City of Davis (Government Code Section 56737).

The 497.6-acre project site is currently located within the Springlake Fire Protection District. The Springlake Fire Protection District encompasses a portion of eastern Yolo County, largely north of the City of Davis and south of the City of Woodland. The Springlake Fire Protection District consists of mostly agricultural land uses, but also commercial and industrial uses that are mainly oriented toward agriculture. Annexation of the project site to the City of Davis would also require Yolo County LAFCo approval of detachment of the project site from the Springlake Fire Protection District, as the City of Davis Fire Department would provide fire protection services to the project site upon Annexation.

### **3.3 BIOLOGICAL RESOURCES PRESERVATION ALTERNATIVE**

A detailed description of the location, setting and surrounding uses, objectives, components, and required approvals for the BRPA is presented below.

#### **3.3.1 BIOLOGICAL RESOURCES PRESERVATION ALTERNATIVE LOCATION**

The approximately 497.6-acre BRPA 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 (see Figure 3-1 and Figure 3-2) and consists of a 382.72-acre parcel identified by APN 035-970-033 and a 114.88-acre portion of a larger 169.9-acre parcel (APN 042-110-029). With the exception of APN 042-110-029, the site is within the City of Davis SOI. The Yolo County General Plan designates APN 035-970-033 as SP and the parcel is similarly zoned S-P by the County. APN 042-110-029 is designated by the County as Agricultural and zoned A-N.



### **3.3.2 BIOLOGICAL RESOURCES PRESERVATION ALTERNATIVE SETTING AND SURROUNDING USES**

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The following sections provide discussions of the site's setting and surrounding land uses.

#### **Biological Resources Preservation Alternative Site Setting**

The BRPA site consists of generally flat, agricultural land. Two agricultural structures are located in the southern portion of the site. The BRPA 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. Channel A also flows east to west through the BRPA site, and a PG&E easement occurs along the western and northern site boundaries.

#### **Surrounding Land Uses**

The BRPA site is bounded by Pole Line Road to the east; East Covell Boulevard to the south; the 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 business is located on the City's former WWTP and the Blue Max Kart Club is located at the site of the Old Davis Landfill.

### **3.3.3 BIOLOGICAL RESOURCES PRESERVATION ALTERNATIVE OBJECTIVES**

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The following objectives have been developed by the project applicant for the BRPA:

1. Facilitate development of varied housing options, including affordable housing, and in sufficient quantities to meaningfully help to meet the City's RHNA expectations for multiple income levels.
2. Guide urban growth in undeveloped areas closest to the central City to facilitate compact growth and to reduce potential VMT and excessive sprawl.
3. Provide educational and other public service facilities to serve the needs of any population growth resulting from facilitated development.
4. Facilitate development that promotes non-vehicular travel and supports active modes of transportation.
5. Plan development to reduce GHG emissions by aligning with the City's 2040 Climate Action and Adaptation Plan.
6. Establish and preserve agricultural buffer areas where proposed development would border existing agricultural areas.
7. Increase City property tax revenue.
8. Create a balance of preserving sensitive habitat, while providing a variety of homes that reflect, enhance, and complement existing neighborhoods in Davis.

### **3.3.4 BIOLOGICAL RESOURCES PRESERVATION ALTERNATIVE COMPONENTS**

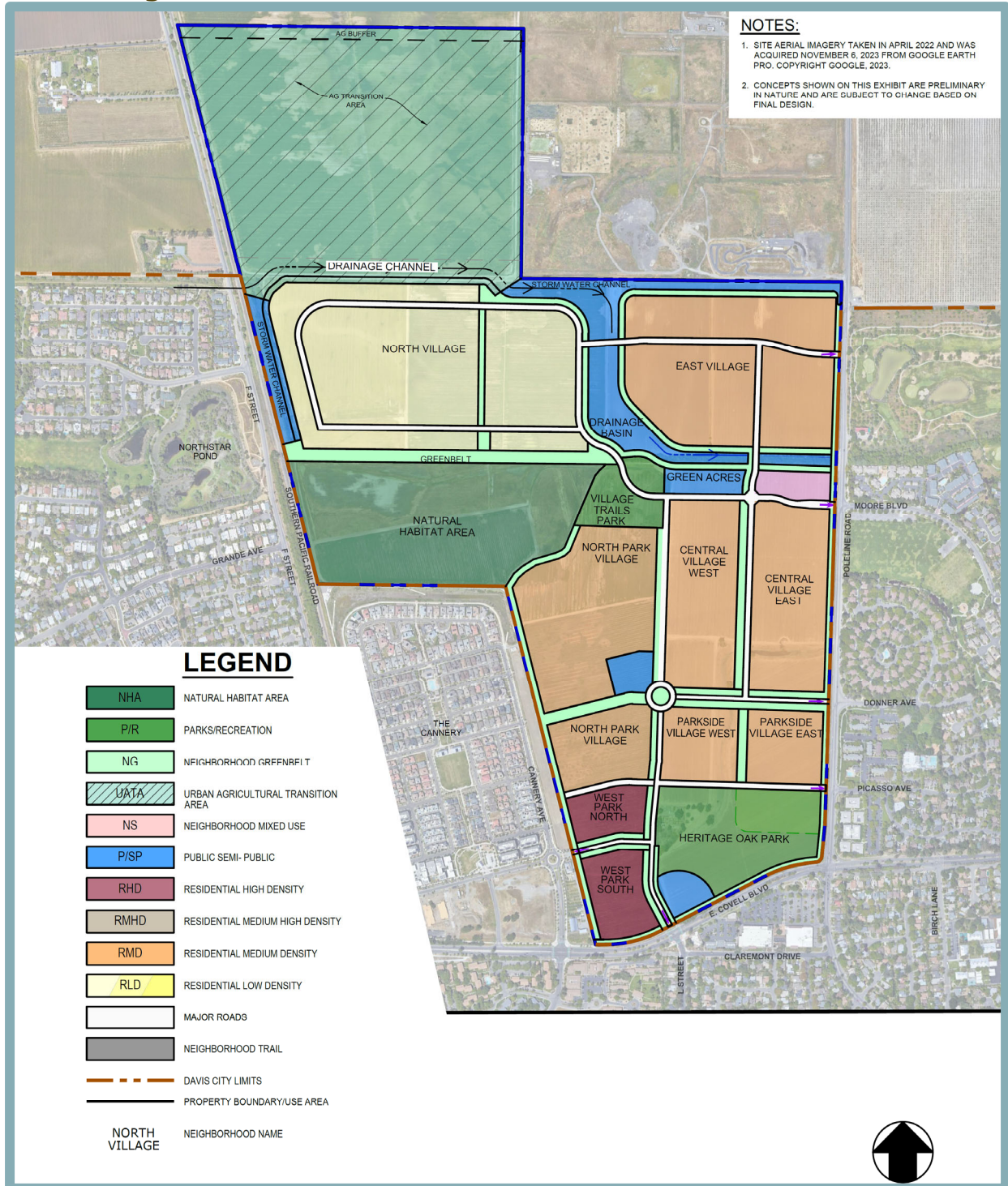
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Within the overall BRPA site, the BRPA would include a preserved Natural Habitat Area, comprised of 47.1 acres of Alkali Prairie Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) land cover that occurs around an alkali playa south of Channel A (see Figure 3-14).





**Figure 3-14**  
**Biological Resources Preservation Alternative Land Use Plan**



The areas within the BRPA site outside of the preserved Natural Habitat Area would consist of a mixed-use development community that includes 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 BRPA would include the development of neighborhood services; public, semi-public, and educational uses; associated on-site roadway improvements; utility improvements; parks, open space, and greenbelts; and off-site improvements. Similar to the Proposed Project, the BRPA would require City approval of an SOI Amendment, Annexation, General Plan Amendment, Pre-zoning, and Development Agreement.

The BRPA would also include a Baseline Project Features agreement into which the developer would enter and be bound by to ensure inclusion of the agreed-to project features and upon which a future ballot measure would be based. The BRPA components are discussed further below.

### **Sphere of Influence Amendment and Annexation**

Similar to the Proposed Project, the BRPA would include a request to amend the Davis SOI to adjust the City's SOI boundary lines and annex the 497.6-acre site into the City of Davis. The overall site would encompass 332.1 acres for urban development, the 47.1-acre Natural Habitat Area, and a 118.4-acre UATA comprised of 114.88 acres on APN 042-110-029 and 3.52 acres on APN 035-970-033. It should be noted that the BRPA site boundaries to be annexed into the City would be the same as those shown in Figure 3-3.

### **General Plan Amendment**

Because the overall BRPA site is the same boundaries as the overall project site, the majority of the BRPA site is designated by Yolo County as S-P, with a 114.88-acre portion of the site designated by the County as Agricultural (see Figure 3-15). The General Plan map amendment would redesignate the BRPA site with City of Davis land use designations, consistent with the uses proposed as part of the BRPA, which are discussed below and shown in Figure 3-15.

### **Pre-zoning**

The BRPA site is zoned by Yolo County as S-P and A-N (see Figure 3-16). Following annexation into the City limits, the site would be pre-zoned to the City's P-D zone. As part of approval of the Pre-zoning to P-D, the BRPA would be required to adhere to the development standards set forth by the PPD and included in the Development Agreement. The components of the P-D proposed for the BRPA are discussed further below.

### **Residential Neighborhoods**

As previously discussed, the BRPA would consist of a mixed-use development community, including a total of 1,800 dwelling units. The residential units would be developed across nine villages within the BRPA site. The villages would consist of RLD, RMD, and RHD neighborhoods, as summarized in Table 3-3 and Table 3-4.

### **Residential Low Density**

Under the BRPA, the North Village would be designated RLD and would consist of 310 market-rate and enhanced affordable single-family residential units and duplexes. The residences would be located in the northwestern portion of the BRPA site, south of the rerouted Channel A.

The market-rate single-family units 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.





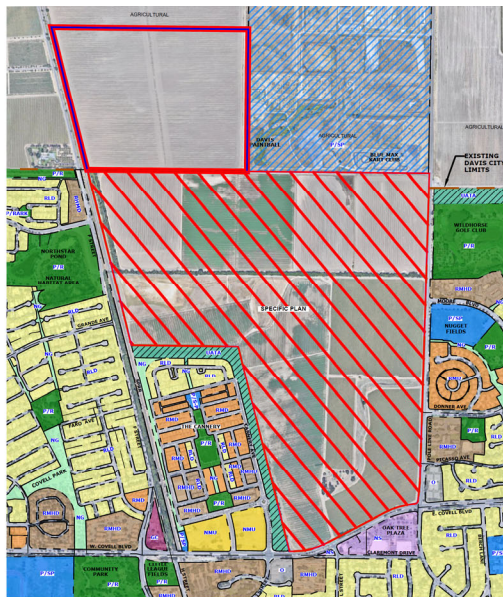
### Figure 3-15 Biological Resources Preservation Alternative General Plan Amendment

**NOTE:**

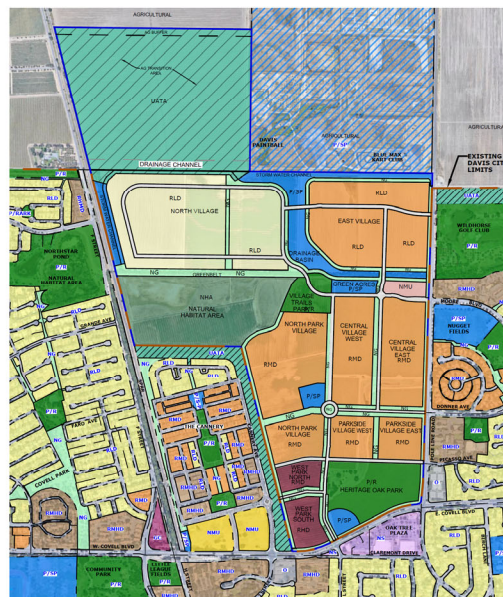
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**LAND USE SUMMARY:**

EXISTING LAND USE	AREA	PROPOSED LAND USE	AREA
AGRICULTURAL	114.9 AC. ±	RESIDENTIAL LOW DENSITY	61.4 AC. ±
SPECIFIC PLAN	382.7 AC. ±	RESIDENTIAL MEDIUM DENSITY	135.8 AC. ±
		RESIDENTIAL HIGH DENSITY	12.3 AC. ±
		PUBLIC SEMI- PUBLIC	29.1 AC. ±
		NEIGHBORHOOD MIXED USE	2.9 AC. ±
		PARK/RECREATION	27.1 AC. ±
		NEIGHBORHOOD GREENBELT	40.8 AC. ±
		MAJOR ROADS	21.3 AC. ±
		URBAN AGRICULTURAL TRANSITION AREA	178.4 AC. ±
		NATURAL HABITAT AREA	47.1 AC. ±
TOTAL:	497.6 AC. ±	TOTAL:	497.6 AC. ±



EXISTING COUNTY



PROPOSED CITY

**LEGEND**

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



**VILLAGE FARMS DAVIS - BIOLOGICAL  
 RESOURCE PRESERVATION ALTERNATIVE  
 GENERAL PLAN AMENDMENT EXHIBIT**



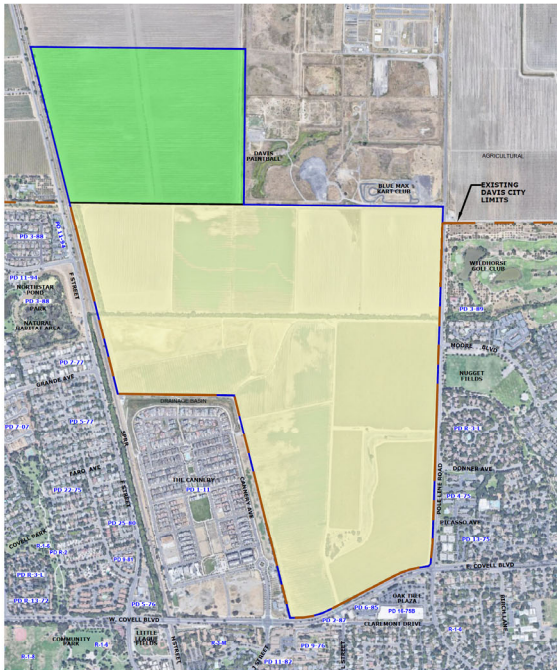
0 1,000 2,000  
 SCALE: 1" = 2,000



## Figure 3-16 Biological Resources Preservation Alternative Pre-zoning

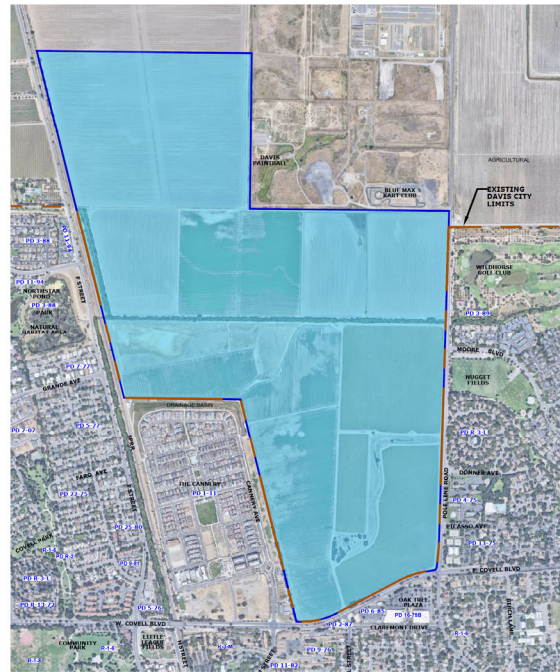
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**EXISTING ZONING DESIGNATION**

SPECIFIC PLAN (S-P)  
 AGRICULTURAL INTENSIVE (A-N)



**PROPOSED PREZONING DESIGNATION**

VILLAGE FARMS DAVIS - BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE PLANNED DEVELOPMENT (P-D)

**PREZONING SUMMARY**

EXISTING PREZONING	AREA	PROPOSED PREZONING	AREA
NEW PLANNED DEVELOPMENT	0.0 AC. ±	NEW PLANNED DEVELOPMENT	497.6 AC. ±
SPECIFIC PLAN	382.7 AC. ±	SPECIFIC PLAN	0.0 AC. ±
AGRICULTURAL	114.9 AC. ±	AGRICULTURAL	0.0 AC. ±





**Table 3-3  
Biological Resources Preservation Alternative Residential Uses**

BRPA Land Use Designation	Neighborhood	Land Use Type	Units	Acres
Residential Low Density	North Village	Single-Family Units and Duplexes	310	61.4
Residential Medium Density	East Village	Single-Family Units and Duplexes	265	41.4
	Central Village East and West	Single-Family Units and Duplexes	315	40.1
	North Park Village	Single-Family Units and Duplexes	391	38.2
	Parkside Village East and West	Single-Family Units and Duplexes	159	16.2
Residential High Density	West Park Village North and South	Market-Rate and Affordable Multi-Family Units	360	12.2
<b>Total</b>			<b>1,800</b>	<b>209.5</b>

**Table 3-4  
Biological Resources Preservation Alternative Non-Residential Uses**

BRPA Land Use Designation	Land Use Type	Acres
Neighborhood Mixed-Use	Neighborhood Services	2.9
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	6.8
Public/Semi Public	City Stormwater Conveyance	21.4
Urban Agricultural Transition Area	Urban Agricultural Transition Area	118.4
Neighborhood Greenbelt	Greenbelts	40.8
N/A	Roads	22.7
Natural Habitat Area	Natural Habitat Area	47.1
<b>Total</b>		<b>288.1</b>

The maximum number of lots purchased by a single buyer could be restricted to a specified total. As detailed in the PPD, permitted uses within the North Village would be those allowed in the R-1 zoning district, as set forth by Davis Municipal Code Article 40.03.

**Residential Medium Density**

Under the BRPA, the East Village, Central Villages East and West, North Park Village, and Parkside Villages East and West would be designated RMD and would include 1,130 market-rate and enhanced affordable single-family residential units and duplexes targeted towards small developers. Pursuant to the BRPA PPD, permitted uses within the villages would be those allowed in the R-1 and R-2 zoning district, as set forth by Davis Municipal Code Section 40.09.020.

**Residential High Density**

Under the BRPA, the West Park Villages North and South neighborhoods would be designated RHD and would include 360 RHD units, comprised of 270 affordable and 90 market-rate multi-family apartment units located in the southwest corner of the BRPA site, north of East Covell Boulevard. The 270 affordable multi-family residential units would be restricted for households meeting the definitions established by Davis Municipal Code Section 18.05.020. A land dedication would be developed and managed by a regional Affordable Housing developer. Pursuant to the



BRPA PPD, permitted uses within the West Park Villages North and South would be those allowed in the R-HD zoning district, as set forth by Davis Municipal Code Section 40.09.020.

### **Neighborhood Mixed Use**

The BRPA would include approximately 2.9 acres of Neighborhood Mixed-Use immediately to the north of the Central Villages East and West and adjacent to Pole Line Road, which would be developed to serve existing neighborhoods and future residents of the BRPA residences. In consultation with City leadership, interested neighbors, and the business community, additional details for the site would be drafted for inclusion in the P-D (zoning) for the BRPA.

### **Public, Semi-Public, and Educational Uses**

The BRPA would include a total of approximately 29.1 acres of public, semi-public, and educational uses, including 2.5 acres planned for development of a fire station, 2.4 acres for a DJUSD Pre-K Early Learning Center, 2.8 acres for an Educational Farm, and 21.43 acres for City stormwater conveyance. Each of the aforementioned components would be designated P-SP and would be consistent with the permitted uses and development standards set forth by Davis Municipal Code Article 40.20A.

The new fire station would be located in the southern portion of the BRPA site, adjacent to East Covell Boulevard and would include the same components as those included in the Proposed Project. With the exception of the location of the DJUSD Pre-K Early Learning Center, which would be centrally located in the lower half of the BRPA site, under the BRPA, all other details regarding the facility would be identical to those of the Proposed Project. Additional details for the Pre-K Early Learning Center would be finalized through consultation with the DJUSD and included in the BRPA's Development Agreement. The Educational Farm, tentatively proposed as "Green Acres," would be located in the northeast portion of the BRPA site, south of the East Village. The Educational Farm would include the same operational components as the Proposed Project. Additional details for the Educational Farm would be finalized through consultation with the DJUSD and included in the BRPA's Development Agreement.

### **Access and Circulation**

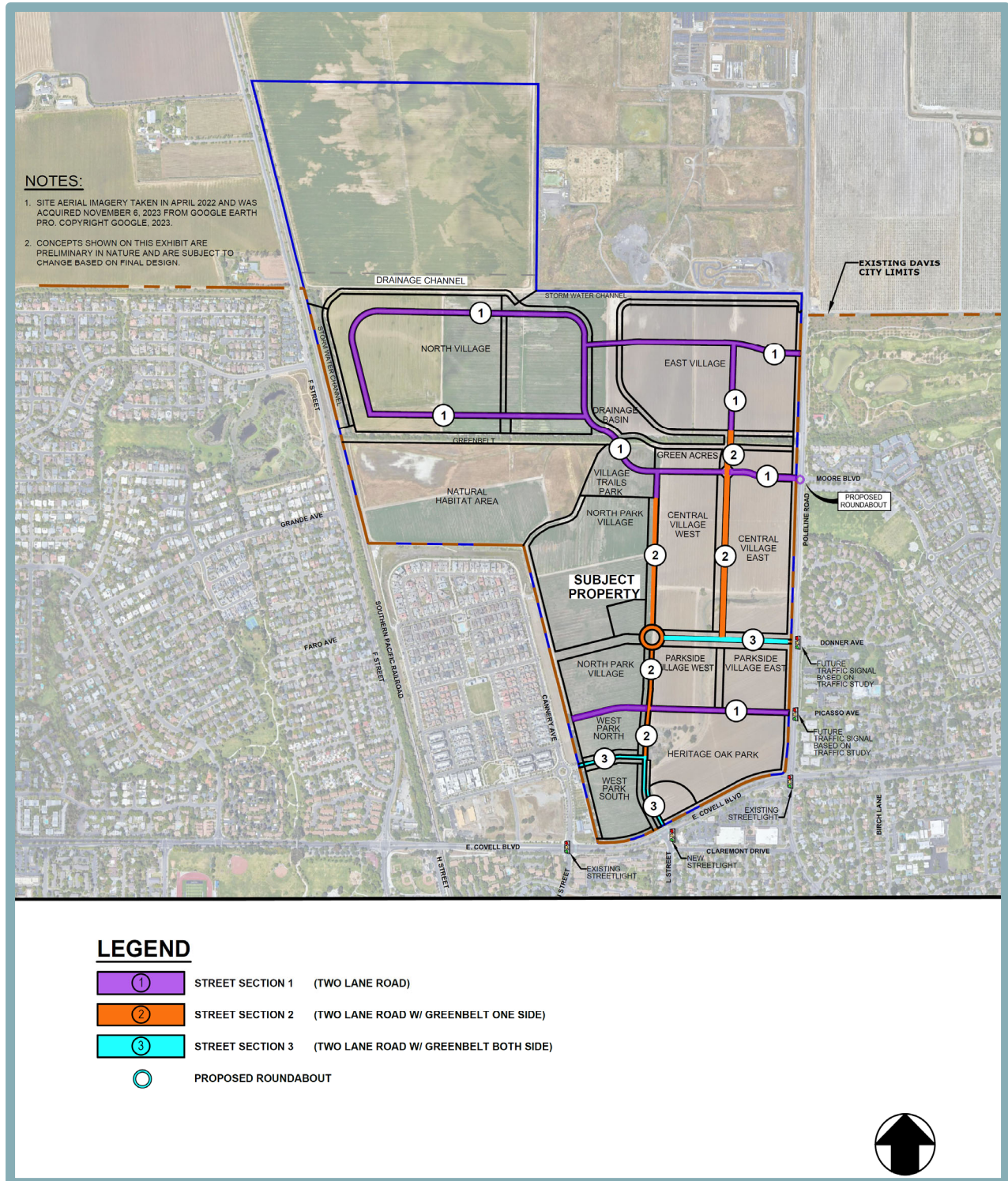
Similar to the Proposed Project, primary access to the BRPA site would be provided from Pole Line Road and East Covell Boulevard (see Figure 3-17). L Street would be extended north into the site from East Covell Boulevard and Moore Boulevard, Donner Avenue, and Picasso Avenue would be extended west into the site from Pole Line Road. An additional entrance from Pole Line Road would be constructed in the northeast portion of the site. The BRPA would also include the extension of Cannery Loop, which is currently stubbed at the western site boundary, eastward into the BRPA site. Overall, the new internal streets would connect to form a semi-grid pattern within the BRPA site, similar to the layout of the Proposed Project; however, the BRPA roadway network would avoid the Natural Habitat Area. The ROWs associated with the BRPA roadway network would be identical to those associated with the Proposed Project (see Figure 3-7). In addition, the BRPA would include new intersection improvements on Pole Line Road, which are discussed further under the Off-Site Improvements subheading below.

The BRPA would include a multimodal network of bikeways, sidewalks, and transit stops (see Figure 3-18). With respect to bicycle facilities, the BRPA would include Class I, II, and III bikeways within the BRPA site.



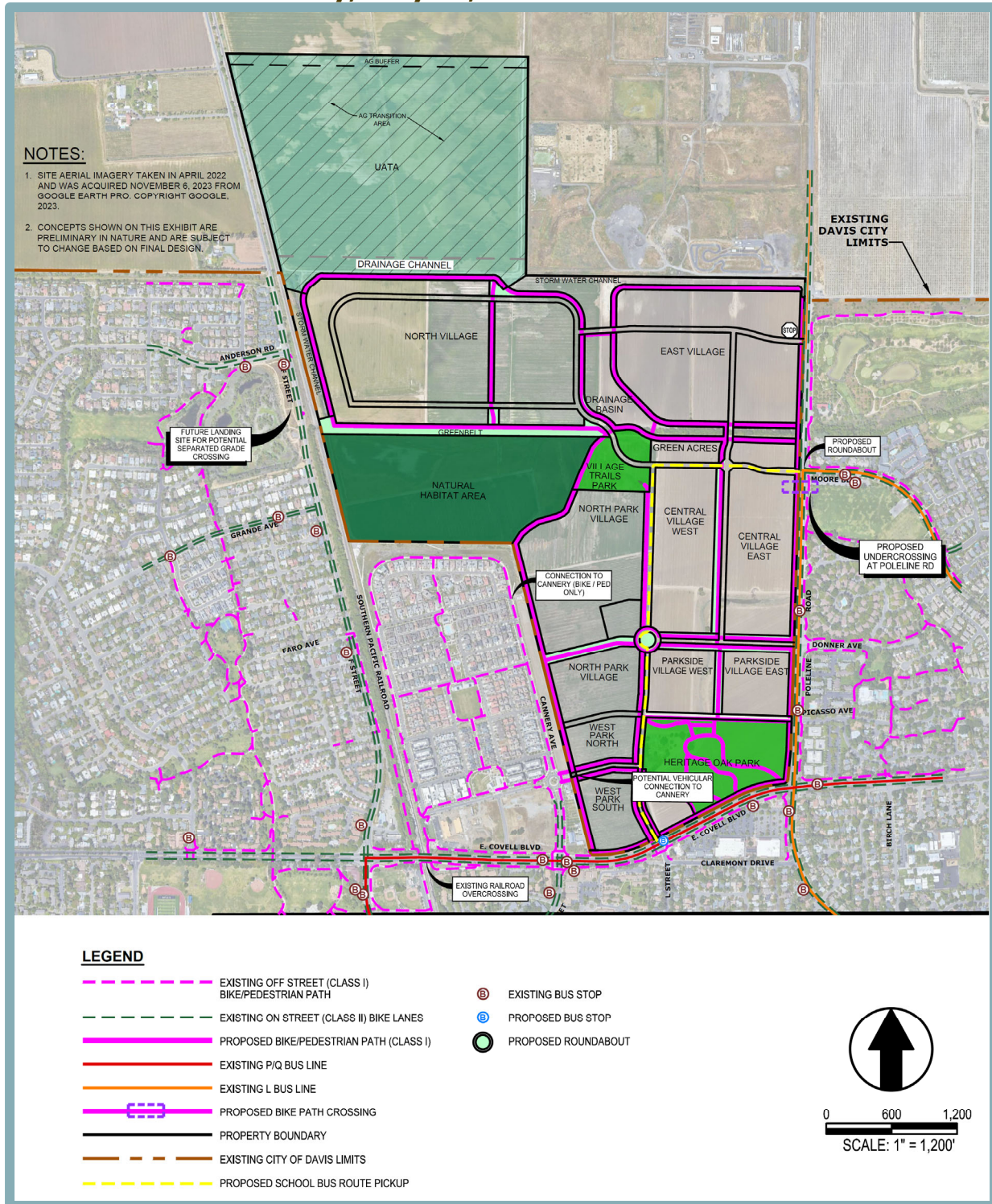


**Figure 3-17**  
**Biological Resources Preservation Alternative**  
**Vehicle Circulation Plan**





**Figure 3-18**  
**Biological Resources Preservation Alternative**  
**Mobility, Bicycle, and Trail Circulation**





The on-site Class I bike paths would primarily coincide with the new roadways and 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. For example, a Class I bike path would be constructed within the greenbelt north of the Natural Habitat Area, and would connect to additional paths along the eastern border of the Natural Habitat Area before extending south to East Covell Boulevard. Details related to bikeways, sidewalks, and transit stops, including design, connection to existing facilities, and the pedestrian/bicycle crossings, would be largely similar to those associated with the Proposed Project.

Additionally, a pedestrian/bicycle crossing would be provided by an undercrossing near the Pole Line Road/Moore Boulevard intersection. An existing grade-separated crossing south of the Cannery subdivision at Covell Boulevard provides connection to F Street. Similar to the Proposed Project, the BRPA provides an opportunity to explore a grade-separated crossing at F Street. The study area of the EIR includes a potential landing area on the west side of F Street for a future connection. Ultimately, the feasibility of the crossings will depend on landing constraints, potential impacts to the surrounding area, other unforeseen challenges, and, for the F Street crossing specifically, UPRR's requirements.

The new grade-separated pedestrian/bicycle crossings being studied in this EIR would allow the proposed internal bikeway network to 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.

## **Utilities**

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

### Water

Similar to the Proposed Project, water service would be provided by the City of Davis through new connections to the existing lines in East Covell Boulevard and Pole Line Road (see Figure 3-19). New eight-inch, 10-inch, and 12-inch water lines would be installed and extended into the BRPA site within the new on-site internal streets. The new water lines would not intrude upon the Natural Habitat Area.

### Sewer

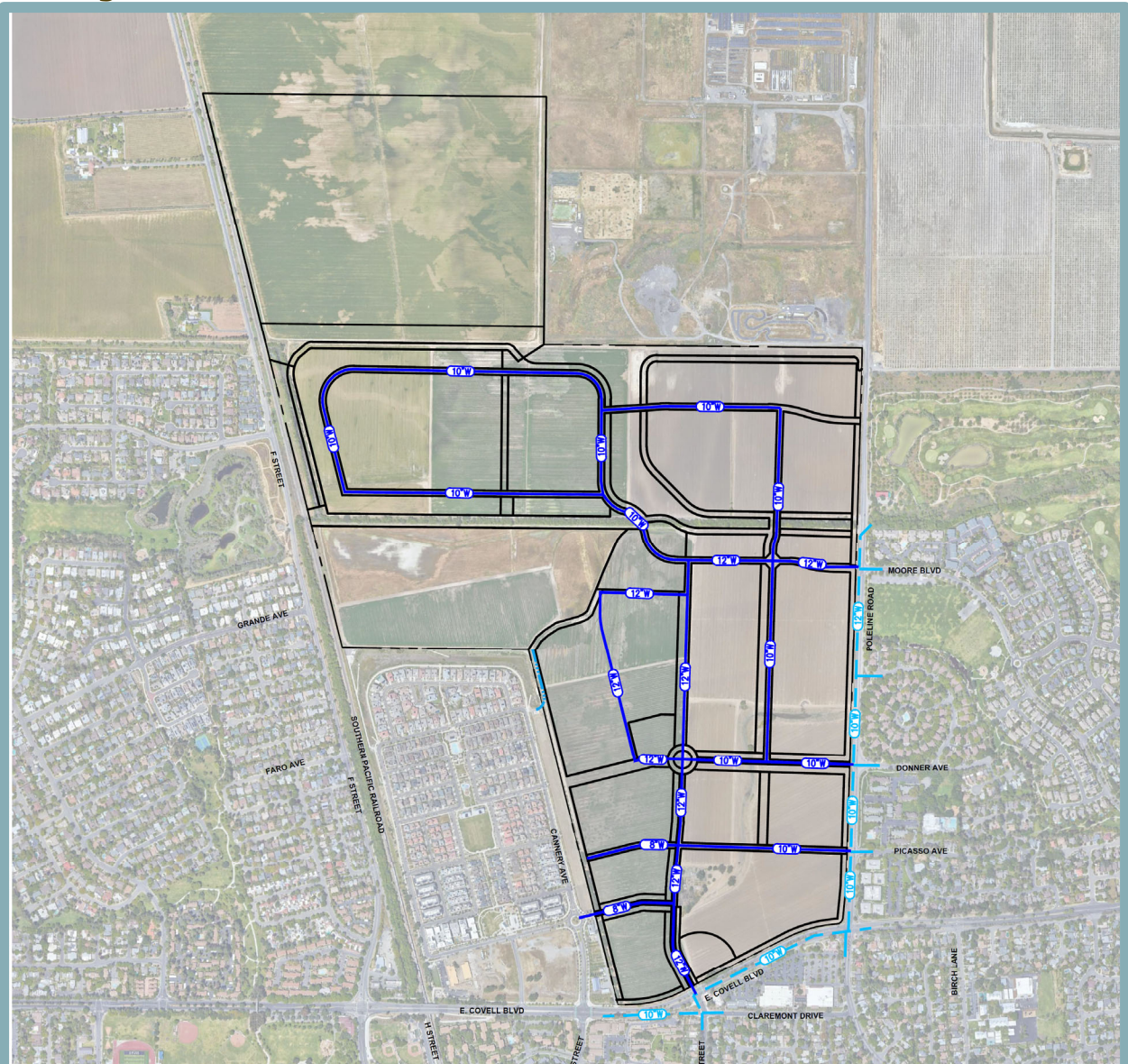
Sanitary sewer service would be provided by the City of Davis through new connections to the existing sewer system (see Figure 3-20). New eight- and 10-inch sewer lines would be installed and extended into the site within the new on-site internal streets and would avoid the Natural Habitat Area.

### 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 (see Figure 3-21). The improvements to Channel A and new storm drainage features would be largely similar to those included as part of the Proposed Project, except no drainage infrastructure would be placed within the Natural Habitat Area. Additionally, the BRPA would similarly include LID measures throughout the BRPA site to provide stormwater quality treatment.



**Figure 3-19  
 Biological Resources Preservation Alternative Water Infrastructure**



**NOTES:**

1. SITE AERIAL IMAGERY TAKEN IN APRIL 2022 AND WAS ACQUIRED NOVEMBER 6, 2023 FROM GOOGLE EARTH PRO. COPYRIGHT GOOGLE, 2023.
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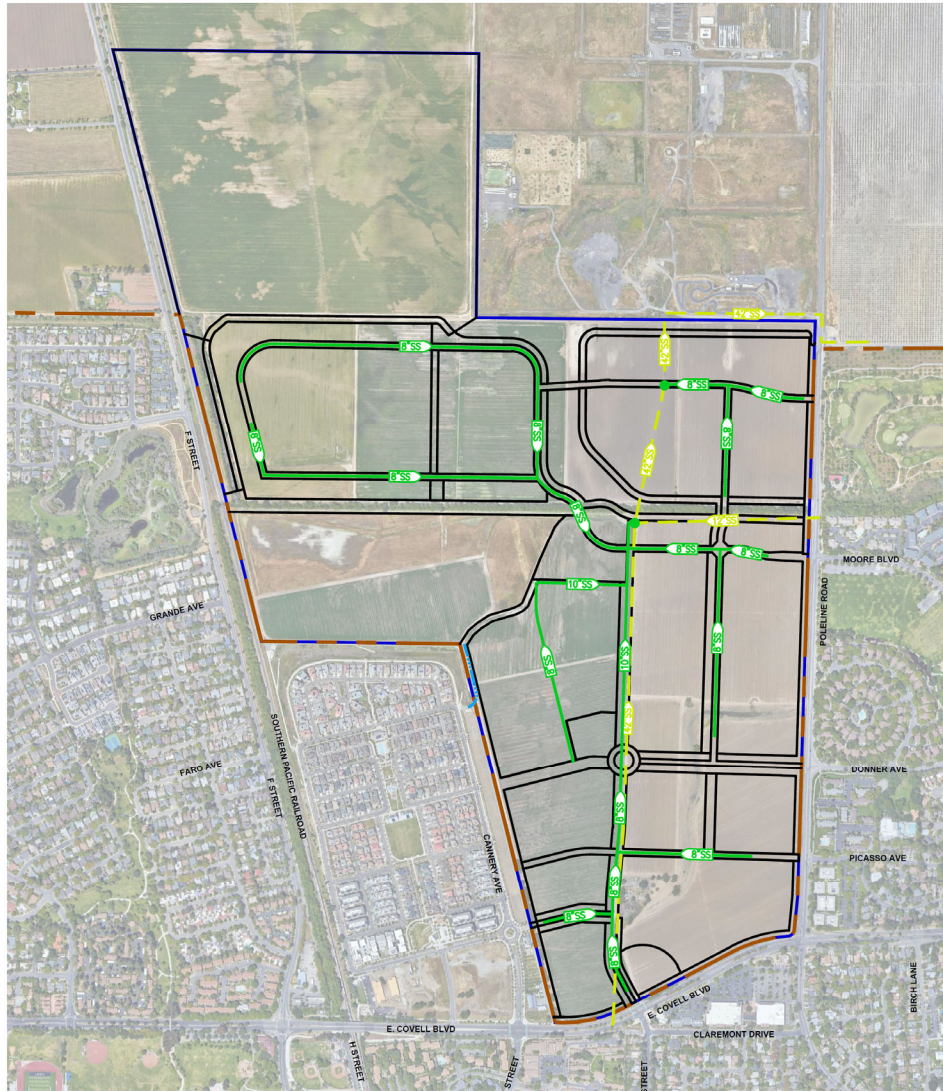
**LEGEND**

- PROPOSED WATER PIPELINE
- - - EXISTING WATER PIPELINE








**Figure 3-20  
 Biological Resources Preservation Alternative Sewer Infrastructure**



**NOTES:**

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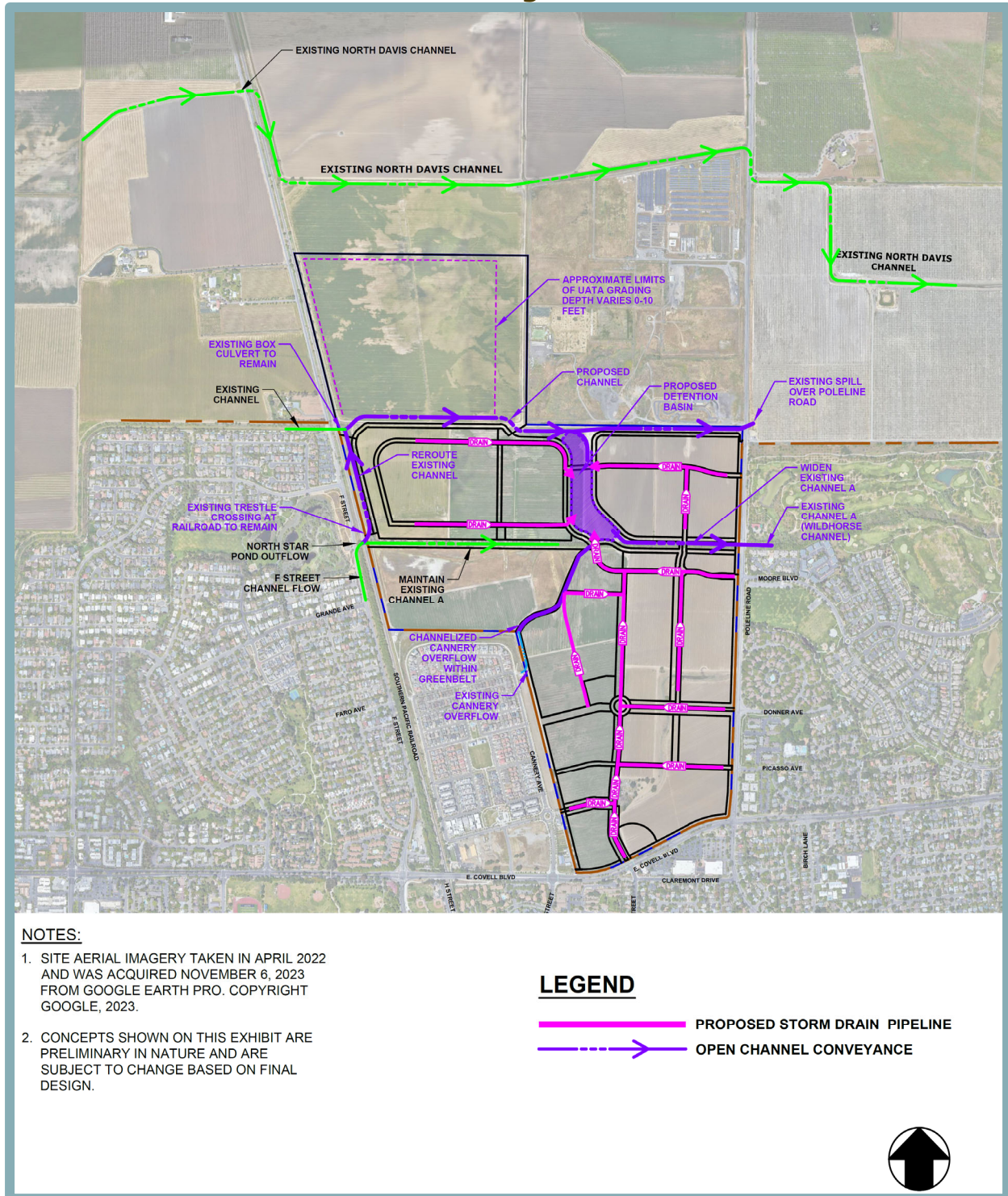
**LEGEND**

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





**Figure 3-21**  
**Biological Resources Preservation Alternative**  
**Stormwater Drainage Infrastructure**





Similar to the Proposed Project, the BRPA would reroute Channel A from the northwest corner of the BRPA site to convey flows along the northern site boundary to a new stormwater detention basin located between the North and East Villages. The overall depth of the detention basin would be approximately eight feet with a bottom elevation of 26.5 feet. From the new detention basin to Pole Line Road, Channel A would be expanded with a drainage capacity equivalent to the existing flows tributary of the off-site portion of Channel A within the adjacent Wildhorse neighborhood. An additional channel would be constructed on the northern boundary of East Village allowing larger storm events to overtop Pole Line Road and flow to the northeast, matching the existing flow conditions in a rare 100-year, 10-day storm event.

The UATA is proposed to extend 2,000 feet to the north, between F Street and the Davis Paintball/Blue Max Kart Club. The expanded UATA would exceed the City minimum 150-foot buffer requirement and would create a natural vegetation and wildlife area after the removed organic topsoil is returned to the site. Soil excavations from this area would be used for on-site fill to elevate pads above the flood plain.

### Dry Utilities

Electricity service would be provided to the BRPA site by PG&E and VCE through connection to existing infrastructure in the project vicinity. The BRPA would not use natural gas. Telecommunication services would be provided by Xfinity and/or other providers through connection to existing infrastructure.

### **Parks, Open Space, and Greenbelts**

The BRPA would include a total of approximately 186.3 acres of parks, open space, and greenbelts, including the Heritage Oak Park and Village Trails Park, natural vegetation areas along Channel A (including the agricultural buffer), and the greenbelts (see Figure 3-22). Heritage Oak Park and the UATA would be identical to the Proposed Project. Village Trails Park would be slightly reduced under the BRPA, from 7.5 acres under the Proposed Project to 6.8 acres. The 0.7-acre portion accounting for the reduction to Village Trails Park would instead be included in the northeastern corner of the Natural Habitat Area under the BRPA.

The BRPA would include approximately 40.8 acres of greenbelts, a 1.1-acre increase from the Proposed Project. Similar to the Proposed Project, the 50-foot-wide greenbelts would generally occur along portions of all the BRPA site's boundaries, as well as adjacent and/or within the new residential villages. The greenbelts would coincide with the Class I multi-use pathway and include new landscaping vegetation and habitat restoration. The additional 1.1 acres of greenbelt included as part of the BRPA would be located adjacent to the UATA that occurs between the southwestern BRPA site boundary and the Cannery development to the west.

### **Natural Habitat Area**

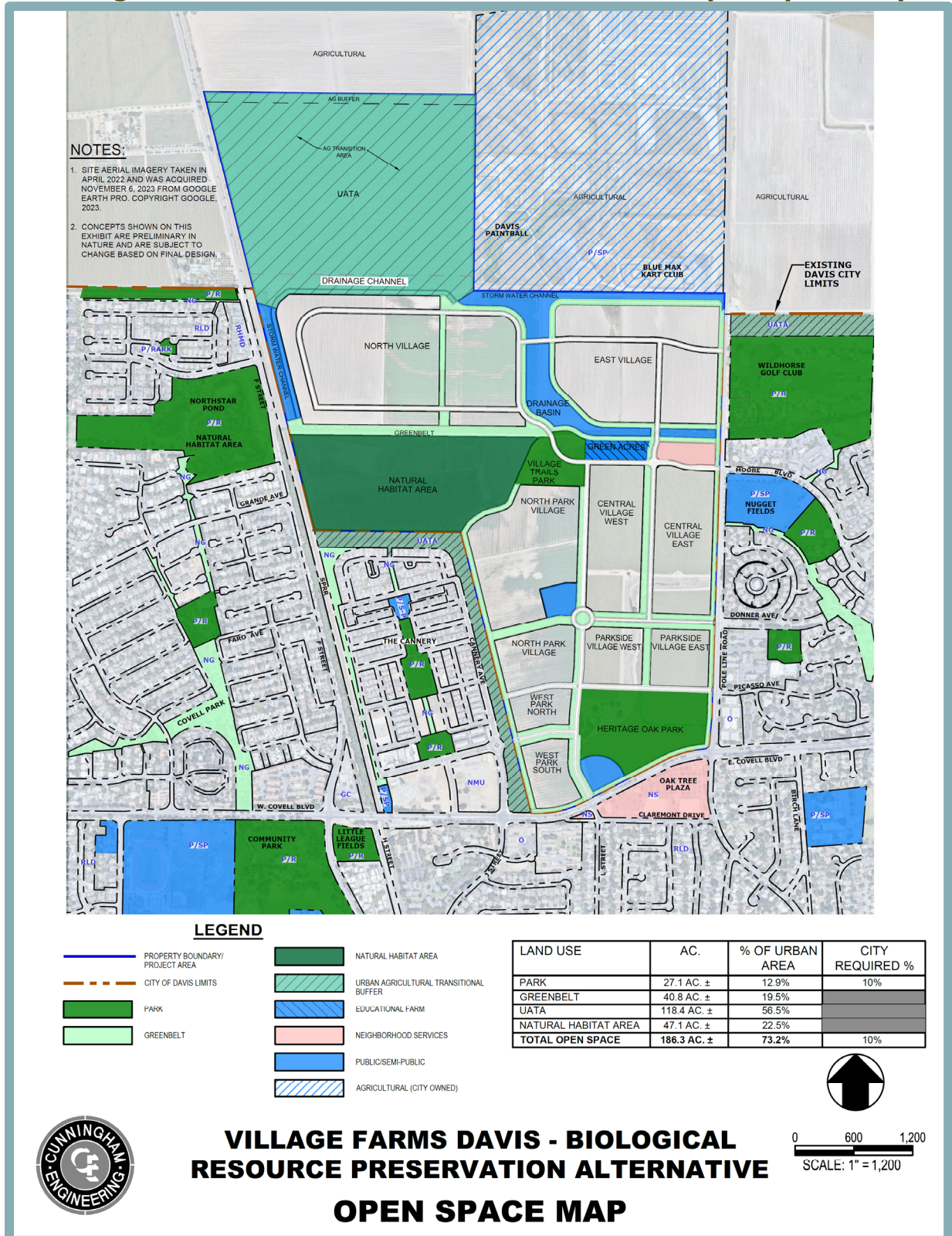
The BRPA would preserve the approximately 47.1-acre Natural Habitat Area, which is comprised of Alkali Prairie Yolo HCP/NCCP land cover and associated watershed and occurs around the alkali playa located south of Channel A.

### **Off-Site Improvements**

The BRPA would include various off-site improvements, including new intersection improvements along Pole Line Road, a new north leg at the intersection of East Covell Boulevard and L Street, a pedestrian/bicycle crossing traversing Pole Line Road, potentially a grade-separated crossing at F Street, off-site water line improvements within three existing roadways in the project vicinity, and the UATA.



**Figure 3-22**  
**Biological Resources Preservation Alternative Open Space Map**





The foregoing components would be largely similar to the off-site improvements discussed above for the Proposed Project. Similar to the Proposed Project, the feasibility of the crossings would depend on UPRR and City of Davis limitations, landing constraints, potential impacts to the surrounding area, and other unforeseen challenges.

### **Biological Resources Preservation Alternative Phasing**

Development of the BRPA would occur over the course of four phases, which are generally discussed below (see Figure 3-23).

#### Phase 1

Phase 1 is anticipated to include development of the following:

- West Park North and South (360 multi-family units, 270 of which would be affordable and 90 of which would be market-rate multi-family units);
- East Village (265 medium-density units consisting single-family units and duplexes);
- Central Villages East and West (315 medium-density units consisting of single-family units and duplexes);
- Greenbelts along Pole Line Road, East Covell Boulevard, and the adjoining City-owned property to the north of the BRPA site;
- Internal greenbelts and trails;
- The UATA; and
- City Stormwater Conveyance.

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

#### Phases 2, 3, and 4

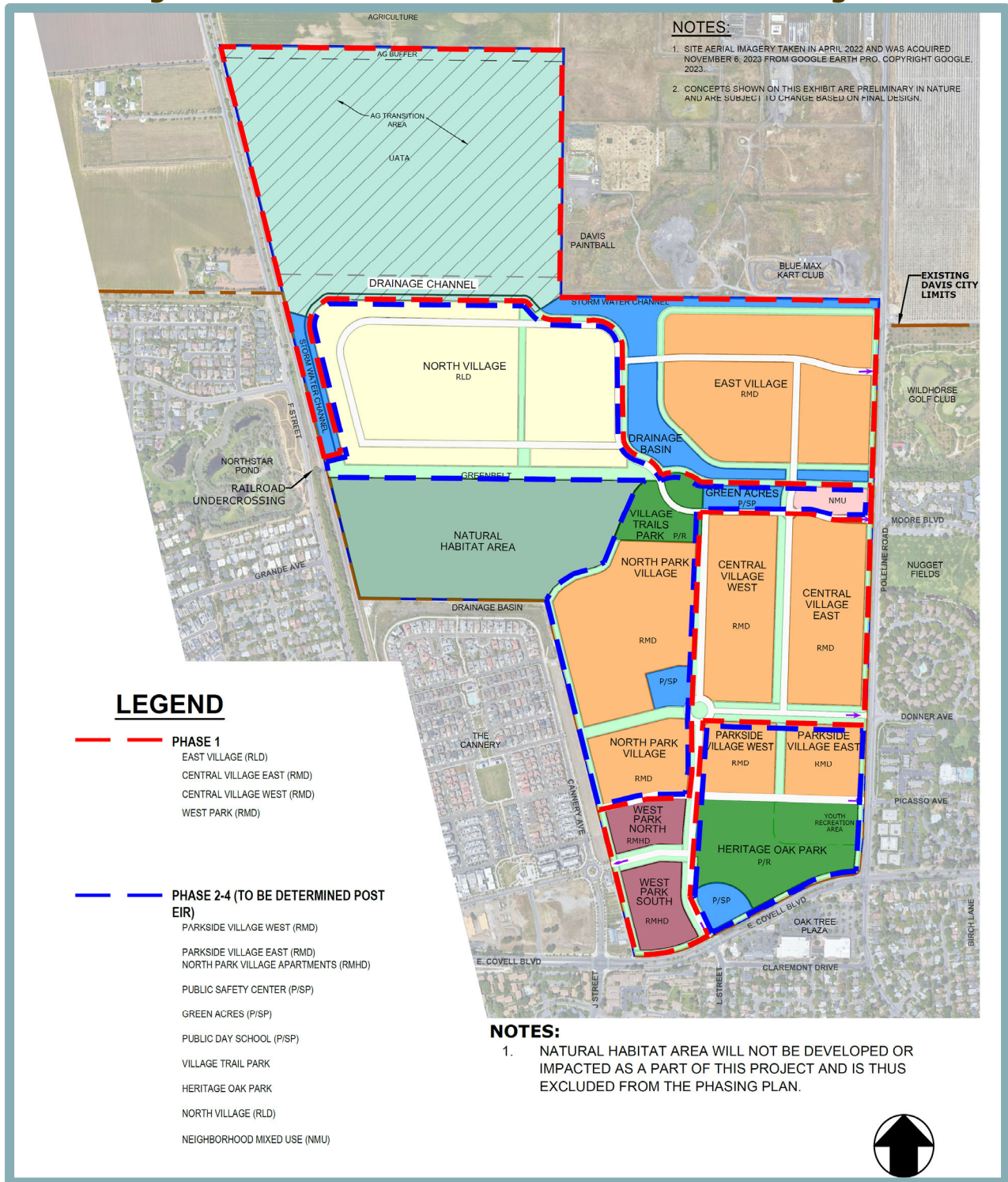
Phases 2, 3, and 4 are anticipated to include development of the following:

- North Park Village (391 medium-density units consisting of single-family units and duplexes);
- Parkside Village East (68 medium-density units consisting of single-family units and duplexes);
- Parkside Village West (91 medium-density units consisting of single-family units and duplexes);
- North Village (310 low-density units consisting of single-family units and duplexes);
- Heritage Oak Park;
- Fire station;
- Village Trail Park;
- Internal greenbelts and trails;
- Perimeter greenbelts along the BRPA site's southern boundary;
- 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 new roadways, as well as electrical and communication infrastructure. If determined feasible and upon final designs, the proposed pedestrian/bicycle undercrossing at Pole Line Road would be constructed during Phases 2, 3, and/or 4.



**Figure 3-23**  
**Biological Resources Preservation Alternative Phasing Plan**





## **Development Agreement**

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

## **Project Approvals**

The following section presents the actions that would be required to implement the BRPA.

1. Certification of the EIR and adoption of the Mitigation Monitoring Plan. Before the City can approve the BRPA, 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 would also require adoption of a MMP, which would specify the methods for monitoring mitigation measures required to eliminate or reduce the BRPA'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 BRPA approval.
2. SOI Amendment. Because the 114.88-acre portion of the BRPA site is outside the City's SOI, the BRPA would require an SOI Amendment to include that portion of APN 042-110-029 within the City's SOI.
3. Annexation. The BRPA would require the annexation of the 497.6-acre BRPA site into the City of Davis.
4. General Plan Amendment. The BRPA would require a General Plan Amendment to redesignate the 497.6-acre BRPA site from Yolo County General Plan land use designations of S-P (382.72 acres) and Agricultural (114.88 acres) to the following City of Davis land use designations:
  - 61.4 acres of RLD;
  - 135.9 acres of RMD;
  - 12.2 acres of RHD;
  - 29.1 acres of P-SP
  - 2.9 acres of Neighborhood Mixed-Use;
  - 27.1 acres of Park/Recreation;
  - 40.8 acres of Neighborhood Greenbelt;
  - 47.1 acres of Natural Habitat Area; and
  - 118.4 acres of UATA.
5. Pre-zoning. The BRPA would require Pre-zoning of the BRPA site from the Yolo County zoning designations of S-P (382.72 acres) and Agricultural (114.88 acres) to the City of Davis zoning of P-D.
6. Development Agreement.

## **Responsible Agency Approvals – Yolo Local Agency Formation Commission**

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



1. Combined MSR and SOI Amendment in order to bring the 114.88-acre portion of APN 042-110-029 within the City of Davis SOI (Government Code Section 56428).
2. Annexation of the entire 497.6-acre BRPA site into the City of Davis (Government Code Section 56737).

Annexation of the BRPA site to the City of Davis would also require Yolo County LAFCo approval of detachment of the BRPA site from the Springlake Fire Protection District, as the City of Davis Fire Department would provide fire protection services to the site upon Annexation.

### **3.4 OTHER AGENCY PERMITS AND APPROVALS**

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The Proposed Project and the BRPA 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 PD and Tentative Subdivision Map(s), the following agency approvals and permits would likely be required:

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 (CDFW).
6. Certificate of HCP/NCCP Authorization – Yolo Habitat Conservancy.

