

## 4.9 LAND USE AND PLANNING

### 4.9.1 INTRODUCTION

The purpose of the Land Use and Planning chapter is to examine the Proposed Project's and Biological Resources Preservation Alternative's (BRPA) compatibility with existing and planned land uses in the area and to assess any inconsistency with applicable planning documents. This chapter includes a description of the existing land use setting of the project site/BRPA site and the adjacent area, including the identification of existing land uses and current Davis General Plan policies and zoning designations. The information contained in this analysis is primarily based on the City of Davis General Plan<sup>1</sup> and City of Davis General Plan EIR,<sup>2</sup> as well as the Davis Municipal Code.

In addition, the reader is referred to the various environmental resource evaluations presented in the other technical chapters of this EIR for a discussion of potential physical/environmental effects that may result from land use changes.

### 4.9.2 EXISTING ENVIRONMENTAL SETTING

The following section describes the existing land uses on the project site/BRPA site, at the time the Notice of Preparation (NOP) was published on October 24, 2023, as well as the existing plans and policies that guide the development of the project site/BRPA site.

#### **Project Site Characteristics**

The approximately 497.6-acre project site/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, California. The project site/BRPA 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/BRPA site is within the City of Davis Sphere of Influence (SOI).

The project site/BRPA site consists of generally flat, agricultural land. Agricultural-related uses (i.e., dirt roadways, graded surfaces, and agricultural structures) provide access to recently planted fields located within the surrounding area. Fields in the western portion of the project site/BRPA site were planted with wheat for the 2024 growing season and the eastern on-site fields were planted with tomatoes. Two agricultural structures are located in the southern portion of the project site/BRPA site. In addition, fields to the northeast are actively farmed with orchard crops, while lands to the north and northwest are considered agricultural fields.

The project site/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. 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.

<sup>1</sup> City of Davis. *City of Davis General Plan*. Adopted May 2001, Amended January 2007.

<sup>2</sup> City of Davis. *Final Program EIR for the City of Davis General Plan Update and Final Project EIR for Establishment of a New Junior High School*. Certified May 2001.



### **Surrounding Land Uses**

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

### **Existing Sphere of Influence**

While APN 035-970-033 is located within the City of Davis SOI, the 114.88-acre portion of the project site/BRPA site identified by APN 042-110-029 is located outside of the City's SOI (see Figure 4.9-1).

### **Existing General Plan Land Use Designations**

The 497.6-acre project site/BRPA site is located within unincorporated Yolo County, and as a result, the Proposed Project and BRPA include a request for annexation of the site to the City of Davis. The applicable General Plan land use designations are discussed in the following section.

### **Yolo County General Plan**

The majority of the project site/BRPA site (APN 035-970-033) is designated by Yolo County as Specific Plan (SP), with the 114.88-acre portion of the site (APN 042-110-029) designated by the County as Agricultural (AG) (see Figure 4.9-2).

### **Agriculture**

The AG designation includes the full range of cultivated agriculture, such as row crops, orchards, vineyards, dryland farming, livestock grazing, forest products, horticulture, floriculture, apiaries, confined animal facilities and equestrian facilities. The AG land use designation also includes agricultural industrial uses (e.g. agricultural research, processing and storage; supply; service; crop dusting; agricultural chemical and equipment sales; surface mining; etc.) as well as agricultural commercial uses (e.g. roadside stands, "Yolo Stores," wineries, farm-based tourism (e.g. u-pick, dude ranches, lodging), horseshows, rodeos, crop-based seasonal events, ancillary restaurants and/or stores) serving rural areas. The AG designation also includes farmworker housing, surface mining, and incidental habitat.

### **Specific Plan (SP)**

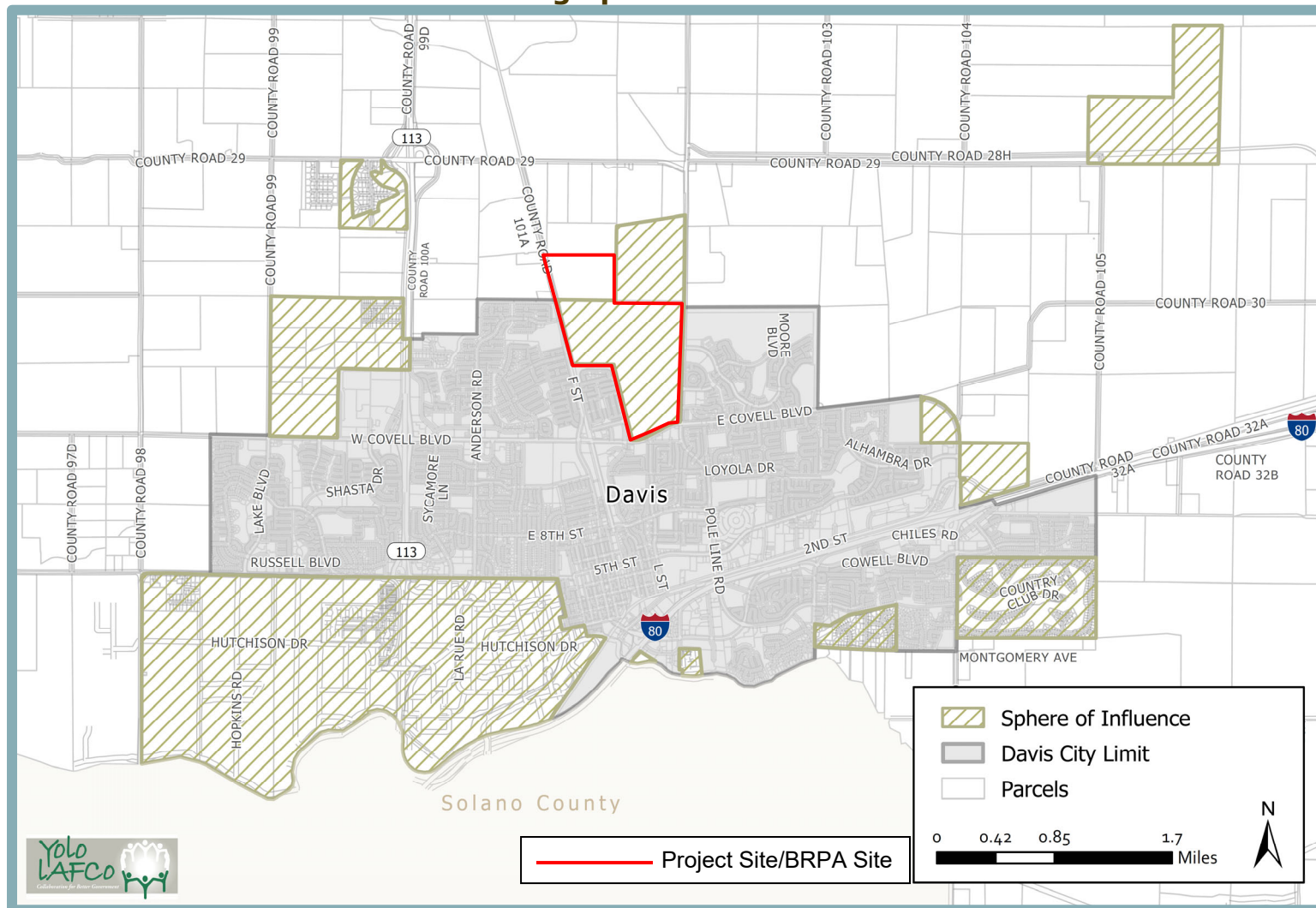
The SP designation allows uses in the AG designation to continue temporarily until such time as a Specific Plan has been adopted, or the land use designation is otherwise amended. Ultimate land uses must be consistent with the adopted Specific Plan. Capital intensive agricultural uses are discouraged in lands designated SP so as not to preclude later planned uses.

### **Existing Zoning**

Corresponding with the project site/BRPA site's current Yolo County land use designations, the site is zoned by Yolo County as Specific Plan (S-P) and Agricultural, specifically, Agricultural Intensive (A-N) (see Figure 4.9-3).



**Figure 4.9-1  
Existing Sphere of Influence**





**Figure 4.9-2  
Existing General Plan Land Use Designations**







### **Agricultural Intensive (A-N)**

The A-N zone is applied to preserve lands best suited for intensive agricultural uses typically dependent on higher quality soils, water availability, and relatively flat topography. The purpose of the zone is to promote those uses, while preventing the encroachment of nonagricultural uses. Uses in the A-N zone are primarily limited to intensive agricultural production and other activities compatible with agricultural uses, including agriculturally related support uses, excluding incompatible uses, and protecting the viability of the family farm. Minimum lot size for new parcels in the A-N zone is 40 acres for irrigated parcels primarily planted with permanent crops, such as orchards or vineyards; 80 acres for irrigated parcels that are cultivated; and 160 acres for parcels that are generally uncultivated and/or not irrigated.

### **Specific Plan (S-P)**

The purpose of the S-P zone is to identify lands that are planned for future urban growth but which cannot be developed until detailed development standards as outlined in a Specific Plan are adopted. The required contents of a Specific Plan are defined under State law (Government Code Section 64540 et seq). In addition, the 2030 Yolo Countywide General Plan includes policies that set parameters or requirements for development in each specific plan area, including approximate acres of planned uses and ranges of residential and commercial unit counts.

### **Surrounding Land Use and Zoning Designations**

The existing General Plan land use and zoning designations of each of the surrounding areas is summarized in Table 4.9-1 below. Each of the General Plan land use and zoning designations are described in the following sections. The area to the north of the project site/BRPA site is located within unincorporated Yolo County.

### **City of Davis General Plan Land Use Categories**

The City's General Plan defines the above land use designations as follows:

#### **Neighborhood Retail**

The Neighborhood Retail land use designation is intended to provide shopping opportunities to meet Davis residents' daily needs within areas conveniently located to each neighborhood. The City supports many smaller neighborhood commercial centers each at a focal point instead of fewer larger centers. Residential uses would be conditionally allowable.

#### **Parks/Recreation**

The intent of the Parks/Recreation land use designation is to offer a full range of park amenities to City residents. Allowable uses for the Parks/Recreation land use designation include neighborhood, community, and regional parks, as well as outdoor recreational facilities within urban development, such as golf courses. Specific uses include, but are not limited to, baseball fields, tot lots and play apparatus, soccer fields, swimming pools, community center buildings, libraries, art centers, after school care facilities, trails, picnic areas, barbecue facilities, water fountains, and natural habitat areas.



**Table 4.9-1  
Summary of Adjacent Land Use and Zoning Designations**

Relationship to Site	Existing Use	General Plan Land Use Designation(s)	Zoning Designation(s)
North	Agricultural  Old City Landfill; Former WWTP	Agricultural (Yolo County)  Public/Semi-Public (City)	A-N (Yolo County)
South	Oak Tree Plaza (Nugget Market)	Neighborhood Retail	PD (2-87, 6-85, and 16-75B)
West	Northstar Park	Parks/Recreation	PD 3-88
	The Cannery Development	Residential (Low Density, Medium Density, Medium High Density)  Neighborhood Mixed-Use  Public/Semi-Public  Parks/Recreation	PD (1-11, 3-88, 7-77, 11-94)
	Natural Habitat Area	Natural Habitat Area	PD 3-88
	Urban Agricultural Transition Area	Urban Agricultural Transition Area	PD 1-11
	Neighborhood Green Belt	Neighborhood Green Belt	PD 1-11
East	La Buena Vida Neighborhood	Residential-Medium Density	PD, R-3-L
	Office	Office	PD 13-75
	Nugget Fields	Public/Semi-Public	PD 3-89
	Green Meadows Neighborhood	Residential Medium High Density	PD 4-75
	Wildhorse Golf Club	Parks/Recreation	PD 3-89
	Urban Agricultural Transition Area	Urban Agricultural Transition Area	PD 3-89
	Agricultural	Agricultural (Yolo County)	A-N (Yolo County)

### Residential

The Residential land use categories presented in the City's General Plan are intended to allow for residential development emphasizing compact clustered development in new areas and infill in existing neighborhoods, together with a mixture of local-serving retail and institutional uses, to meet housing demands, reduce pressure for peripheral growth and facilitate transit and bicycle/pedestrian travel. Allowable uses for the Residential land use designations include a mix of all types of housing, including single-family, mobile homes, split lots, and multi-family units.



### *Low Density Residential*

Allowable densities for the Low Density Residential category range from 3.00 to 5.99 units per gross acre, accounting for a 25 percent density bonus. Without a density bonus, allowable densities range from 2.40 to 4.79 units per gross acre.

### *Medium Density Residential*

Allowable densities for the Medium High Density Residential category range from 6.00 to 13.99 units per gross acre, accounting for a 25 percent density bonus. Without a density bonus, allowable densities range from 4.80 to 11.20 units per gross acre.

### *Medium High Density Residential*

Allowable densities for the Medium High Density Residential category range from 6.00 to 25.00 units per gross acre, accounting for a 25 percent density bonus. Without a density bonus, allowable densities range from 4.80 to 20 units per gross acre.

### Natural Habitat Area

The intent of the Natural Habitat Area is to preserve existing wildlife habitat and develop new wildlife habitat. Allowable uses within the Natural Habitat Area designation include wildlife preserves, habitat for permanent and migratory waterfowl and other species, native tree and plant areas, seasonal and permanent wetlands, and drainage facilities. In addition, agricultural, low-intensity recreation, nature study centers, and interpretive centers are also allowed within the Natural Habitat Area land use designation, provided such uses are compatible with habitat uses.

### Urban Agricultural Transition Area

The intent of the City of Davis UATA land use designation is:

- 1) To provide a buffer and minimize conflicts between urban and agricultural areas.
- 2) To provide public open space.
- 3) To define the planned urbanized edge of the City, as one of many useful growth management tools.

### Neighborhood Greenbelt

The Neighborhood Greenbelt land use designation is intended to provide safe and secure linear parkways and connectors close to residences as alternatives to biking or walking on streets. Neighborhood greenbelts connect to UATAs, greenstreets, parks, other open space network elements, activity centers, and public facilities.

### Neighborhood Mixed Use

The Neighborhood Mixed Use land use designation is intended to provide a mix of non-residential and residential uses in areas conveniently located to neighborhoods and to facilitate transit and bicycle/pedestrian travel through a blending of retail, job-generating, and residential uses. The designation is distinguished from other General Plan land use categories by expecting a mix of uses allowed in Neighborhood Retail, Office, Business Park, and Residential land uses.

### Public/Semi-Public

The Public/Semi-Public land use designation is intended to provide appropriate, centrally-located sites for community facilities, including offices, schools, childcare facilities, hospitals and accessory medical offices, religious institutions, and drainage facilities and utilities.





### Office

The Office land use designation is intended to provide locations for small administrative, professional, and medical offices in centrally located areas near the downtown and/or residential neighborhoods of the City. Residential uses are conditionally allowable.

## **City of Davis Zoning Designations**

The Davis Municipal Code defines the Planned Development (P-D) as follows:

### P-D

The P-D district is intended to allow diversification in the relationship of various buildings, structures and open spaces in order to be relieved from the rigid standards of conventional zoning. Pursuant to Section 40.22.120 of the City of Davis Municipal Code, a P-D district is indicated on the official zoning map by “P-D,” followed by an identifying serial number that refers to the preliminary development plans for the particular zone. Table 4.9-1 includes the specific serial numbers of the surrounding parcels currently zoned P-D.

## **Applicable Special Districts**

The project site/BRPA 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/BRPA site to the City of Davis would also require Yolo County LAFCo approval of detachment of the project site/BRPA site from the Springlake Fire Protection District, as the City of Davis Fire Department (DFD) would provide fire protection services to the site upon annexation.

## **4.9.3 REGULATORY CONTEXT**

The following is a description of the regulatory context under which land use and planning is managed at a State and local level.

### **State Regulations**

The following are applicable State regulations related to land use and planning related to the Proposed Project and BRPA.

## **Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.)**

In California, the establishment and revision of local government boundaries is governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH). The CKH was a comprehensive revision of the Cortese-Knox Local Government Reorganization Act of 1985, which was itself a consolidation of three major laws governing boundary changes. The three laws that governed changes in the boundaries and organization of cities and special districts prior to 1986 were:

- The Knox-Nisbet Act of 1963, which established Local Agency Formation Commissions (LAFCos) with regulatory authority over local agency boundary changes.
- The District Reorganization Act of 1965 (DRA), which combined separate laws governing special district boundaries into a single law.



- The Municipal Organization Act of 1977 (MORGA), which consolidated various laws on city incorporation and annexation into one law.

CKH established procedures for local government changes of organization, including City incorporations, annexations to a City, and special district consolidations. LAFCos have numerous powers under CKH, the most significant of which is the power to act on local agency boundary changes and to adopt SOIs for local agencies. Secondary purposes of LAFCos include the discouragement of urban sprawl and the encouragement of the orderly formation and development of local agencies.

### **Local Regulations**

The following are local regulations related to land use and planning applicable to the Proposed Project and BRPA.

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

The Sacramento Area Council of Governments (SACOG) is an association of local governments from six counties and 22 cities within the Sacramento Region. The counties include El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba. SACOG is responsible for the preparation of, and updates to, the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) for the region and the corresponding Metropolitan Transportation Improvement Program (MTIP). The MTP/SCS provides a 20-year transportation vision and corresponding list of projects, while the MTIP identifies short-term projects within a seven-year horizon in more detail.

### **Metropolitan Transportation Plan/Sustainable Communities Strategy**

The 2020 MTP/SCS was adopted by the SACOG board on November 18, 2019. The MTP/SCS is a long-range plan for transportation improvements in the region and provides a 20-year transportation vision and corresponding list of projects. The plan is based on projections for growth in population, housing, and jobs. SACOG determines the regional growth projections by evaluating baseline data (existing housing units and employees, jobs/housing ratio, and percent of regional growth share for housing units and employees), historic reference data (based upon five- and ten-year residential building permit averages and historic county-level employment statistics), capacity data (General Plan data for each jurisdiction), and current MTP data about assumptions used in the most recent MTP/SCS. SACOG staff then meets with each jurisdiction to discuss and incorporate more subjective considerations about planned growth for each area. Finally, SACOG makes a regional growth forecast for new homes and new jobs, based upon an economic analysis provided by a recognized expert in order to estimate regional growth potential based on market analysis and related economic data, which is incorporated into the MTP/SCS.

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

Yolo County LAFCo is an independent agency responsible for the implementation of the CKH. Yolo County LAFCo is empowered to review, approve, or deny boundary changes, City annexations, consolidations, special district formations, incorporations for cities and special districts, and to establish local SOIs. The SOI for each governmental agency is a plan for the future boundary and service area. As discussed above, the LAFCo function is outlined in Government Code, Section 56000 et seq., known as the CKH.

### **Yolo County Local Agency Formation Commission Standards of Evaluation**

The Yolo County LAFCo is charged with the responsibility of preservation of agricultural land, orderly development, and the efficient provision of urban services through evaluating the loss of



agricultural land to development and the effect the proposed development would have on adjacent agricultural lands, as well as the ability of a City to provide urban services to the property. The Yolo County LAFCo has adopted Standards for Evaluation of Proposals, which include several policies applicable to the Proposed Project and BRPA. Many of the policies provide guidance as to which territories are favored by the Yolo County LAFCo in annexations. The policies also address agricultural preservation and promotion, requirements for pre-zoning and tax sharing agreements, and ability of the annexing agency to provide adequate water supply in a timely fashion.

### **The Amended and Restated Pass-Through Agreement**

The Amended and Restated Pass-Through Agreement, entered into November 20, 2001, between the Redevelopment Agency, the City of Davis, and Yolo County provides the City with the ability to review project proposals in the unincorporated area surrounding the City. The City may withhold tax increment revenue that is passed through to Yolo County if the County approves “urban development” in the identified area. Although the Redevelopment Agency has been dissolved, the City and the County continue to operate under the provisions of the Agreement.

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

The applicable Davis General Plan policies and standards adopted for the purpose of avoiding or mitigating an environmental effect are presented below in Table 4.9-2.

### **Davis Municipal Code**

The Davis Municipal Code ordinances related to land use and planning that are applicable to the proposed project are presented below.

#### **Article 41.01 Citizens’ Right to Vote on Future Use of Open Space and Agricultural Lands (Commonly known as Measure R)**

The City of Davis Zoning Ordinance requires voter approval for changes to land use designations on the Land Use Map from Agricultural or Urban Reserve to Urban land use designations or from Agricultural to Urban Reserve land use designations. The section pertaining to voter approval of the Davis Zoning Ordinance is included below.

Section 41.01.020 Voter approval.

- A. Voter Approval of Changes to Land Use Designations on the Land Use Map from Agricultural or Urban Reserve to Urban land use designations or from Agricultural to Urban Reserve land use designations.
  - 1. Each and every proposed amendment or modification of the Land Use Map to modify the land use designation of lands designated for agricultural, open space or urban reserve use on the Land Use Map to an urban or urban reserve designation is a significant change that affects the City and its ability to maintain its vision for a compact urban form surrounded by farmlands and open space. Any such proposal, therefore, requires public participation in the decision, including, but not limited to, voter approval of the proposed amendment or modification of the Land Use Map.
  - 2. Any application for an amendment or modification of the Land Use Map that proposes changing the Land Use Map land use designation for any property from an agricultural, open space, or urban reserve land use designation (e.g. agricultural, open space, agricultural reserve, urban reserve, environmentally





sensitive habitat, Davis Greenbelt) to an urban land use designation or from an agricultural designation to an urban reserve designation shall require:

- a. Establishment of baseline project features and requirements such as recreation facilities, public facilities, significant project design features, sequencing or phasing, or similar feature and requirements as shown on project exhibits and plans submitted for voter approval, which cannot be eliminated, significantly modified or reduced without subsequent voter approval.
  - b. Approval by the City Council, after compliance with the California Environmental Quality Act, the State Planning and Zoning laws and any other applicable laws or regulations, and then
  - c. Approval by an affirmative majority vote of the voters of the City of Davis voting on the proposal. The land use designation amendment or modification shall become effective only after approval by the City Council and the voters. The City shall not submit any application to the voters if the application has not first been approved by the City Council, unless otherwise required by law.
3. If, after compliance with the California Environmental Quality Act and other applicable laws, the City Council modifies or amends the land use designation for any property from an urban land use designation to an agricultural, open space, or urban reserve land use designation, the land use of that property shall not be amended or modified from the agricultural, open space, or urban reserve designation to an urban land use designation without first complying with this Article, including but not limited to the voter approval requirements set forth in subsection A(2), above.

#### **4.9.4 IMPACTS AND MITIGATION MEASURES**

The following section describes the standards of significance and methodology used to analyze and determine the Proposed Project's and BRPA's potential impacts related to land use and planning. In addition, a discussion of the potential impacts, as well as mitigation measures where necessary, is also presented.

##### **Standards of Significance**

Consistent with Appendix G of the CEQA Guidelines, a land use and planning impact may be considered significant if any potential effects of the following conditions, or potential thereof, would result with the Proposed Project's or BRPA's implementation:

- Physically divide an established community (see Chapter 5, Effects Not Found to be Significant); or
- Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

As noted above, issues related to whether the Proposed Project or BRPA would result in the following impact are discussed in Chapter 5, Effects Not Found to be Significant, of this EIR:

- Physically divide an established community.

##### **Method of Analysis**

The section below evaluates the Proposed Project and BRPA for compatibility with existing and planned adjacent land uses and for consistency with the City's adopted plans, policies, and zoning regulations. Physical environmental impacts resulting from development of the Proposed Project



or BRPA are discussed in the environmental resource sections of the various technical chapters within this EIR. The following discussion complies with Section 15125(d) of the CEQA Guidelines, which requires EIRs to discuss inconsistencies with general plans and regional plans as part of the environmental setting. The ultimate determination of consistency rests with the City Council.

### **Project-Specific Impacts and Mitigation Measures**

The following discussion of land use and planning impacts is based on development of the Proposed Project and BRPA in comparison to existing conditions and the standards of significance presented above.

#### **4.9-1 Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Based on the analysis below, the impact is *less than significant*.**

The following discussion includes an analysis of potential impacts related to conflicts with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect associated with development of the Proposed Project and the BRPA. Because the Proposed Project and the BRPA would be developed with similar uses within the same overall site boundaries, and request similar approvals from the City of Davis, the below discussion applies to both the Proposed Project and the BRPA.

#### **Proposed Project, Biological Resources Preservation Alternative**

The General Plan Guidelines published by the State Office of Land Use and Climate Innovation (LCI) define consistency as follows, “An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment.” Therefore, the standard for analysis used in this EIR is in general agreement with the policy language and furtherance of the policy intent (as determined by a review of the policy context).

The determination that the project is consistent or inconsistent with the City of Davis General Plan policies or other plans and policies is ultimately the decision of the Davis City Council. Furthermore, although CEQA analysis may identify some areas of general consistency with City policies, the City has the ability to impose additional requirements or conditions of approval on a project, at the time of its approval, to bring a project into more complete conformance with existing policies. A discussion of the project’s general agreement with policy language and furtherance of policy intent is provided in further detail below.

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

As previously discussed, the project site/BRPA 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/BRPA site identified by APN 042-110-029 is located outside of the City’s SOI. Thus, the Proposed Project/BRPA includes a request to amend the City of 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 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 4.9-4). The SOI Amendment and Annexation would incorporate the urban development area into the City of Davis and the UATA into the City's SOI, and are ultimately subject to approval by the Yolo LAFCo 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/BRPA site (APN 035-970-033) is designated by Yolo County as SP, with the 114.88-acre portion of the site proposed for the UATA (APN 042-110-029) designated by the County as AG (see Figure 4.9-2). The proposed General Plan map amendment would redesignate the project site/BRPA site with City of Davis land use designations, consistent with the uses included as part of each development scenario, which are discussed further below and illustrated in Figure 4.9-5. The General Plan Amendment requested as part of the Proposed Project would redesignate the 497.6-acre project site/BRPA site from Yolo County General Plan land use designations of SP (382.72 acres) and AG (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.

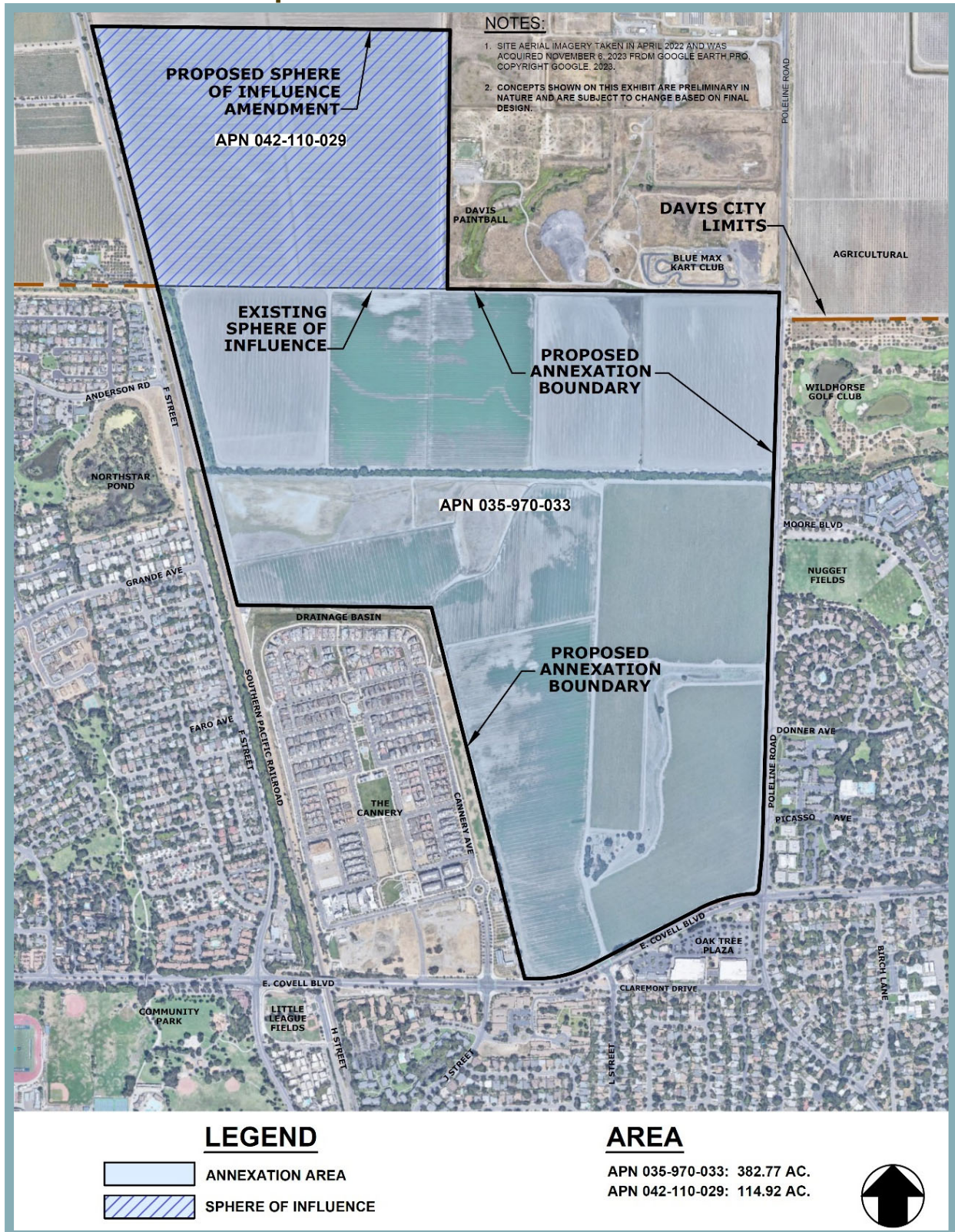
The General Plan Amendment requested as part of the BRPA would redesignate the 497.6-acre BRPA site from Yolo County General Plan land use designations of SP (382.72 acres) and AG (114.88 acres) to the following City of Davis land use designations:

- 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.





**Figure 4.9-4  
Sphere of Influence Amendment**





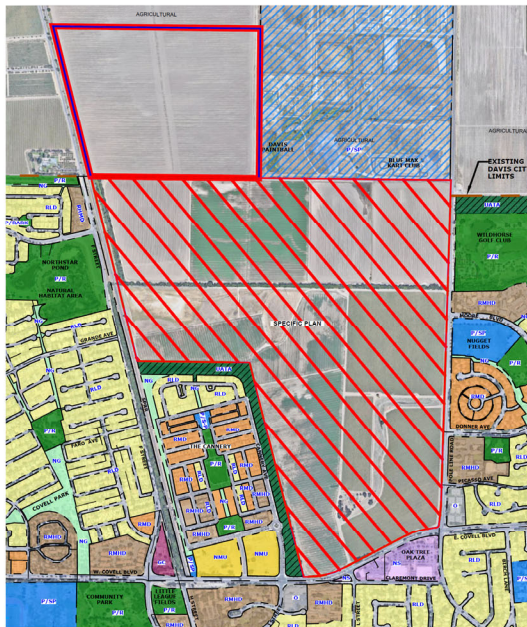
**Figure 4.9-5  
General Plan Amendment**

**NOTE:**

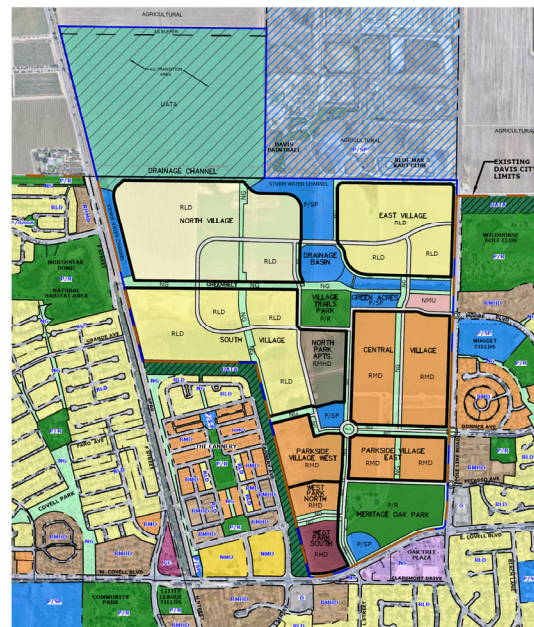
1. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.

**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. ±
TOTAL: 497.6 AC. ±		TOTAL: 497.6 AC. ±	

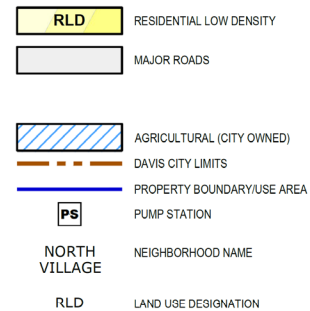
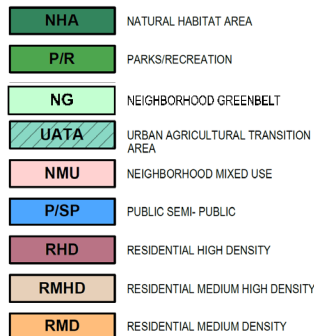


**EXISTING COUNTY**

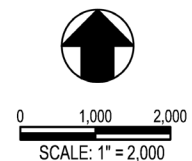


**PROPOSED CITY**

**LEGEND**



**VILLAGE FARMS DAVIS  
GENERAL PLAN  
AMENDMENT EXHIBIT**



### **Pre-zoning**

Corresponding with the site's current Yolo County land use designations, the project site/BRPA site is zoned by Yolo County as S-P and Agricultural (see Figure 4.9-3). Following annexation into the City limits, the project site/BRPA site would be pre-zoned to the City's Planned Development (P-D) zone (see Figure 4.9-6). The P-D zoning designation is intended to allow for greater flexibility from the development standards established for the City's conventional zoning districts.

As part of approval of the Pre-zoning to P-D, the Proposed Project or the BRPA would be required to adhere to the development standards set forth by the Preliminary Planned Development (PPD). As established by Section 40.22.060 of the Davis Municipal Code, the PPD for the Proposed Project or the BRPA would be required to 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. According to the PPD prepared for the Proposed Project and BRPA, the development standards for each proposed use within the P-D zone would substantially correspond with those established for permitted, accessory, and conditional uses in the Davis Municipal Code for the comparable zoning districts identified in the PPD, with limited exceptions provided therein.

### **Policy Discussion**

As noted above, the ultimate question of the meaning of particular General Plan policies, and thus the project's consistency with them, lies with the City Council. It is worth noting, however, that the language found in general plans is sometimes susceptible to varying interpretations, and reasonable minds may differ as to the meaning of particular policies and how to apply them to proposed projects. Case law interpreting the Planning and Zoning Law (Gov. Code, Section 65000 et seq.) makes it clear that: (i) the ultimate meaning of such policies is to be determined by the elected legislative body or a lower tier decision-making body such as a planning commission, as opposed to City staff and EIR consultants, applicants, or members of the public; and (ii) the decision-making body's interpretations of such policies will prevail in court (if challenged) if the interpretations are "reasonable," even though other reasonable interpretations are also possible (see *No Oil, Inc. v. City of Los Angeles* (1987) 196 Cal.App.3d 223, 245-246, 249). Courts also have recognized that, because general plans often contain numerous policies adopted to address differing or competing legislative goals, a development project may be "consistent" with a general plan, taken as a whole, even though the project appears to be inconsistent or is arguably inconsistent with some specific policies within a given general plan (*Sequoyah Hills Homeowners Association v. City of Oakland* (1993) 23 Cal.App.4th 704, 719). Furthermore, courts strive to "reconcile" or harmonize seemingly disparate general plan policies to the extent reasonably possible (*No Oil, supra*, 196 Cal.App.3d at p. 244). Agencies should do the same.

Some policies, in fact, may be irreconcilable. As the courts have said, "it is beyond cavil that no project could completely satisfy every policy stated in the [General Plan], and that state law does not impose such a requirement" (*Sequoyah, supra*, 23 Cal.App.4th 704, 719, citing *Greenebaum v. City of Los Angeles* (1984) 153 Cal.App.3d 391, 406-407 and 59 Ops.Cal.Atty.Gen. 129, 131 (1976)).







“A general plan must try to accommodate a wide range of competing interests—including those of developers, neighboring homeowners, prospective homebuyers, environmentalists, current and prospective business owners, jobseekers, taxpayers, and providers and recipients of all types of city-provided services—and to present a clear and comprehensive set of principles to guide development decisions. Once a general plan is in place, it is the province of elected [city] officials to examine the specifics of a proposed project to determine whether it would be ‘in harmony’ with the policies stated in the plan” (*Sequoyah, supra*, 23 Cal.App.4th at p. 719, citing *Greenebaum, supra*, 153 Cal.App.3d at p. 406). Nevertheless, proposed projects are required to be consistent with all General Plan policies that are “fundamental, mandatory, and clear” (*Families Unafraid to Uphold Rural El Dorado County v. El Dorado County Bd. of Supervisors* (1998) 62 Cal.App.4th 1332, 1341-1342; *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 782 [“[a] project is inconsistent if it conflicts with a general plan policy that is fundamental, mandatory, and clear”]).

Should the City Council choose to approve the Proposed Project or BRPA, the Council may rely on the analysis in Table 4.9-2 as support for the conclusion that the development, which includes General Plan amendments, is consistent with the General Plan as amended. Certification of the Final EIR will be indicative of agreement with the conclusions in the table.

Approval of the aforementioned entitlements for the Proposed Project or BRPA are discretionary actions subject to approval by the Davis City Council. Should the City Council approve the requested entitlements, the development would be rendered consistent with the City’s General Plan and Zoning Ordinance.

From a policy perspective, Table 4.9-2 at the end of this chapter sets forth the reasoning for City staff’s determination that the Proposed Project and BRPA would be generally consistent with the applicable policies in the Davis General Plan adopted for the purpose of avoiding or mitigating an environmental effect.

### *Yolo County LAFCo Consistency Discussion*

The Proposed Project and BRPA would both require the annexation of the 497.6-acre site into the City of Davis. Should the requested entitlements be approved by the City of Davis City Council, and subsequently, the citizens of Davis through a Measure R vote, an application for annexation would be filed with Yolo County LAFCo for review and consideration for approval. Yolo County LAFCo is considered a responsible agency for the Proposed Project and BRPA, and as such, this EIR includes a discussion of the project’s consistency with Yolo County LAFCo’s policies related to annexation and SOI Amendment proposals. The following information has been provided, as it relates to several Yolo County LAFCo policies regarding annexation proposals:

1. While APN 035-970-033 is located within the City of Davis SOI, the 114.88-acre portion of the project site/BRPA site identified by APN 042-110-029 is located outside of the City’s SOI. Thus, the Proposed Project and BRPA 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.



2. The Proposed Project and BRPA would both include a request for annexation of 497.6 acres from Yolo County to the City of Davis. The new development would be located on the southern 379.2 acres, while the remaining 118.4-acre portion of the project site/BRPA site would function as a UATA.
3. The project site/BRPA site is contiguous to the City limits and can be served by water and sewer lines within adjacent rights of way.
4. Because the project site/BRPA site is currently located within the Springlake Fire Protection District, the Proposed Project and BRPA would also include a request for detachment from the Springlake Fire Protection District. Annexation of the project site/BRPA site into the City of Davis would require Yolo County LAFCo approval of the detachment of the site from the Springlake Fire Protection District, as the DFD would provide fire protection services upon annexation.
5. While the Proposed Project and BRPA would both result in the conversion of agricultural land to urban uses, the discussion in Chapter 4.2, Agricultural Resources, of this EIR confirms the preservation of equivalent acreage of farmland elsewhere at a 2:1 ratio through Mitigation Measures 4.2-1(a) for the Proposed Project and 4.2-1(b) for the BRPA. In addition, the proposed 118.4 acres of UATA would incorporate the minimum 150-foot agricultural buffer required by the City. The permanent agricultural easements to the north would also provide a permanent barrier to further expansion.
6. The project site/BRPA site is currently zoned A-N and S-P by Yolo County. Therefore, as a condition to annexation, the City of Davis proposes to pre-zone the project site/BRPA site to P-D.

### Conclusion

Based on the above, neither the Proposed Project nor the BRPA would cause a significant environmental impact due to conflicts with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect (including the policies discussed in Table 4.9-2), and a **less-than-significant** impact would occur.

### Mitigation Measure(s)

*None required.*

## **Cumulative Impacts and Mitigation Measures**

As defined in Section 15355 of the CEQA Guidelines, “cumulative impacts” refers to two or more individual effects which, when considered together, are considerable, compound, or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects.

For more details regarding the cumulative setting, refer to Chapter 6, Statutorily Required Sections, of this EIR.





**4.9-2 Cause a significant cumulative environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Based on the analysis below, the cumulative impact is *less than significant*.**

A cumulative analysis of land use is not included because land use plans or policies and zoning generally do not combine to result in cumulative impacts. The determination of significance for impacts is whether a development project would cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Conflicts are site-specific, and thus, are only addressed on a project-by-project basis. As shown in Table 4.9-2 below, the Proposed Project and BRPA would be generally consistent with relevant policies in the City's General Plan.

Therefore, the Proposed Project and BRPA would not cause a significant cumulative environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and the cumulative impact would be ***less-than-significant***.

Mitigation Measure(s)

*None required.*



**Table 4.9-2  
City of Davis General Plan Consistency Discussion**

Policy		Project/BRPA Consistency
<b>Urban Design and Neighborhood Preservation</b>		
Policy UD 2.1	Preserve and protect scenic resources and elements in and around Davis, including natural habitat and scenery and resources reflective of place and history.	As discussed under Impact 4.1-1 in Chapter 4.1, Aesthetics, of this EIR, the project site/BRPA site does not contain any identified natural scenic or historic resources. Therefore, development of the project site/BRPA site with urban uses would not present a conflict with General Plan Policy UD 2.1. Notwithstanding, this EIR acknowledges that panoramic open space/agricultural views available on the project site/BRPA site, while not officially designated by the City as a scenic vista, can nevertheless be considered as such for purposes of CEQA analysis and in recognition of the General Plan EIR's treatment of the issue. Similar to the site conditions when the General Plan EIR was prepared, the site consists almost entirely of uninterrupted active agricultural land. As development along the City's boundaries continues in the future, such areas will become increasingly lost due to conversion to urban uses. Views of the existing scenic vista of the site, as well as the surrounding agricultural area to the northwest, would be substantially affected by development of the Proposed Project or BRPA. While incorporation of the 118.4-acre UATA would preserve a portion of the currently available on-site scenic agricultural vista, the majority of the current scenic vista would be permanently altered by buildout of the Proposed Project or the BRPA. With respect to the BRPA, the incorporation of the 47.1-acre Natural Habitat Area would further minimize the effect on the existing scenic vista. Nonetheless, based on the above, this EIR concludes that the Proposed Project and BRPA could have a substantial adverse effect on a scenic vista.
Policy UD 2.2	Maintain and increase the amount of greenery, especially street trees, in Davis, both for aesthetic reasons and to provide shade, cooling, habitat, air quality benefits, and visual continuity.	As discussed in Chapter 3, Project Description, of this EIR, both the Proposed Project and the BRPA would include on-site parks and a greenbelt. The BRPA would also include the preservation of 47.1 acres of existing on-site natural habitat area. In addition, landscaping within the project site/BRPA site would comply with all applicable policies and regulations. As such, the Proposed Project/BRPA would comply with General Plan Policy UD 2.2.
Policy UD 2.3	Require an architectural "fit" with Davis' existing scale for new development projects.	The Proposed Project and/or the BRPA would prezone the site to the City's P-D zone. Section 40.22.110 of the City's Municipal Code establishes the findings required for approval of a Final Planned Development (FPD). For example, pursuant to Section 40.22.110(c), the FPD shall be reviewed by the Planning Commission or the City Council to ensure that any residential development shall constitute a residential environment of sustained desirability and stability in



**Table 4.9-2  
City of Davis General Plan Consistency Discussion**

<b>Policy</b>		<b>Project/BRPA Consistency</b>
		<p>harmony with the character of the surrounding neighborhood, that sites for public facilities are adequate to serve the anticipated population, and that standards for open space are at least equivalent to standards otherwise specified in the Davis Municipal Code. Compliance with the requirements of Section 40.22.110 would ensure that the FPD for the Proposed Project or the BRPA would include specifications related to requiring development of the Proposed Project or the BRPA to be consistent with all applicable plans and ordinances, and to be compatible with surrounding existing uses. Based on the above, the Proposed Project/BRPA would not conflict with General Plan Policy UD 2.3.</p>
Policy UD 2.4	Create affordable and multi-family residential areas that include innovative designs and on-site open space amenities that are linked with public bicycle/pedestrian ways, neighborhood centers, and transit stops.	<p>Both the Proposed Project and the BRPA would include the development of both single- and multi-family residences, including at least 270 affordable multi-family residential units. In addition, both the Proposed Project and the BRPA would include parks, open space, and greenbelts. The Proposed Project and BRPA would include a total of approximately 186 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.</p> <p>As discussed in Chapter 4.13, Transportation, of this EIR, following buildout of the project site/BRPA site, on-site development would be adequately connected with surrounding existing bicycle, pedestrian, and transit facilities consistent with General Plan Policy UD 2.4. Furthermore, the Proposed Project and the BRPA would include the development of public, semi-public, and educational uses, creating a neighborhood center consistent with the policy.</p>
Policy UD 3.2	Provide exterior lighting that enhances safety and night use in public spaces, but minimizes impacts on surrounding land uses.	As discussed under Impact 4.1-3 in Chapter 4.1, Aesthetics, of this EIR, the Proposed Project and the BRPA would be required to comply with Mitigation Measures 4.1-3(a) and 4.1-3(b), which would ensure that a lighting plan is prepared and implemented to minimize light and trespass into adjacent parcels as required by General Plan Policy UD 3.2.
<b>Land Use and Growth Management</b>		
Policy LU A.3	Require a mix of housing types, densities, prices and rents, and designs in each new development area.	As discussed in Chapter 3, Project Description, of this EIR, the Proposed Project and BRPA would include development of a mixed-use community with a total of 1,800 dwelling units, comprised of both affordable and market-rate single- and multi-family residences across various residential neighborhoods.



**Table 4.9-2  
City of Davis General Plan Consistency Discussion**

<b>Policy</b>		<b>Project/BRPA Consistency</b>
		Residential densities would include low-, medium-, medium-high, and high-density areas. Based on the mix of housing types and densities, the Proposed Project and BRPA would be consistent with General Plan Policy LU A.3.
Policy LU N.5	Require neighborhood greenbelts in all new residential development areas. Require that a minimum of 10 percent of newly-developing residential land be designated for use as open space primarily for neighborhood greenbelts.	<p>As discussed under Impact 4.12-4 in Chapter 4.12, Public Services and Recreation, of this EIR, the greenbelts provided under the Proposed Project would comprise approximately 15.64 percent of the urban development area (which excludes the UATA). As such, the greenbelt acreage under the Proposed Project would satisfy the City's open space requirements for new development. The BRPA would provide approximately 40.8 acres of greenbelts, a 1.1-acre increase from the Proposed Project. As such, the BRPA would also satisfy the City of Davis open space requirements for new development projects.</p> <p>Based on the above, the greenbelts provided under the Proposed Project or the BRPA would comply with General Plan Policy LU N.5.</p>
Policy LU N.6	Prime agricultural land should remain in agricultural production in the wider segments of the Urban Agriculture Transition Area.	The UATA for the Proposed Project/BRPA would be 118.4 acres, which would allow agricultural production to continue in the wider portions of the UATA. As discussed in further detail in Chapter 4.2, Agricultural Resources, of this EIR, because residential development is not proposed within the UATA, which creates a buffer of approximately 2,150 feet between the proposed residences and the northerly agricultural uses, the Proposed Project and the BRPA would not disrupt the ability of the existing agricultural operations to continue as they currently operate consistent with General Plan Policy LU N.6. In addition, the nearest boundary of the proposed North Village to the existing agricultural land to the northwest of the project site/BRPA site is separated by approximately 574 feet. Thus, the Proposed Project and the BRPA would be consistent with the minimum distances between pesticide application and environmentally sensitive areas established by the Yolo County Agricultural Commissioner.
<b>Agriculture, Soils, and Minerals</b>		
Policy AG 1.1	Protect agricultural land from urban development except where the general plan land use map has designated the land for urban uses.	The Yolo County General Plan currently designates the project site/BRPA site as Specific Plan (S-P). Although the project site/BRPA site is within the SOI, the City of Davis has not assigned any land use designations to the project site/BRPA site. The UATA is designated A-N by Yolo County; however, development is not proposed for the UATA. As such, the project site/BRPA site





**Table 4.9-2**  
**City of Davis General Plan Consistency Discussion**

Policy		Project/BRPA Consistency
		is not designated for agricultural uses and the Proposed Project/BRPA would comply with General Plan Policy AG 1.1.
<b>Air Quality</b>		
Policy AIR 1.1	Take appropriate measures to meet the AQMD's goal for improved air quality.	All projects within the YSAQMD, including the Proposed Project/BRPA, are required to comply with all YSAQMD rules and regulations during construction and operation, as summarized on page 4.3-34 of this EIR. The YSAQMD also encourages all projects to implement best management practices to reduce dust emissions and avoid localized health impacts. Furthermore, the Proposed Project/BRPA would be required to implement all mitigation measures included in Chapter 4.3, Air Quality, Greenhouse Gas Emissions, and Energy, of this EIR, which would reduce emissions associated with the proposed development to the maximum extent feasible. Overall, the Proposed Project/BRPA would take appropriate measures to meet YSAQMD's air quality goals and would comply with General Plan Policy AIR 1.1.
<b>Transportation</b>		
Policy TRANS 1.5	Strive for carbon-neutrality or better from the transportation component of new residential development.	Chapter 4.3, Air Quality, Greenhouse Gas Emissions, and Energy, of this EIR includes various measures to reduce emissions of greenhouse gasses (GHGs) associated with project operations. Mitigation Measure 4.3-8(a) requires the project proponent to prepare and implement a GHG Reduction Plan to demonstrate a downward trajectory in GHG emissions, towards the goal of zero net GHG emissions by the year 2040. Pursuant to Mitigation Measure 4.3-8(a), in the event that operational emissions are determined to exceed established thresholds, the project would be required to implement reduction measures to further reduce operational emissions. Reduction measures could include preparation of a Transportation Demand Management (TDM) Program, prepared in accordance with the City's Municipal Code. The TDM Program would reduce single-passenger vehicle use and increase use of non-motorized and low-carbon transportation modes. Furthermore, Mitigation Measure 4.3-8(b) requires the owner of the project site/BRPA site to submit a GHG Emissions Reduction Accounting and Program Effectiveness Report for the project every five years. Implementation of Mitigation Measures 4.3-8(a) and 4.3-8(b) would ensure consistency with General Plan Policy TRANS 1.5.
Policy TRANS 1.6	Reduce carbon emissions from the transportation system in Davis by encouraging the use of non-motorized and low carbon transportation modes.	The proposed project would provide for mixed-use development within the City. Existing and planned bicycle lanes and pedestrian walkways in the project vicinity would allow for high pedestrian and bicycle connectivity between the



**Table 4.9-2  
City of Davis General Plan Consistency Discussion**

<b>Policy</b>		<b>Project/BRPA Consistency</b>
		project site/BRPA site and existing uses within the project vicinity. Thus, the project encourages non-motorized transportation and would comply with General Plan Policy TRANS 1.6.
Policy TRANS 1.7	Promote the use of electric vehicles and other low-polluting vehicles, including Neighborhood Electric Vehicles (NEV).	As discussed in Chapter 4.3, Air Quality, Greenhouse Gas Emissions, and Energy, of this EIR, the Proposed Project and the BRPA would both include the provision of EV charging infrastructure, as required by Section 8.01.110 of the Municipal Code and consistent with General Plan Policy TRANS 1.7. The non-residential and residential EV charging station standards required by Section 8.01.110 of the Municipal Code are presented in Table 4.3-6 and Table 4.3-7 of this EIR.
Policy TRANS 1.8	Develop and maintain a work trip-reduction program designed to reduce carbon emissions, criteria pollutants, and local traffic congestion.	Policy TRANS 1.8 is intended to develop a Citywide work trip-reduction program, which has not yet been developed by the City. Nonetheless, Mitigation Measures 4.13-3(a) and 4.13-3(b) would require the Proposed Project/BRPA to implement TDM strategies to reduce VMT and ensure consistency with General Plan Policy TRANS 1.8 to the maximum extent feasible.
Policy TRANS 2.4	As part of the initial project review for any new project, a project-specific traffic study may be required. Studies shall identify impacted transportation modes and recommend mitigation measures designed to reduce these impacts to acceptable levels.	In preparation of this EIR and consistent with General Plan Policy TRANS 2.4, Fehr & Peers conducted Transportation Impact Studies for both the Proposed Project and the BRPA. The Transportation Impact Studies evaluated the effects of the Proposed Project and the BRPA on new and planned transportation infrastructure, and provided mitigation to reduce potential impacts to the maximum extent feasible.
Policy TRANS 2.5	Create a network of street and bicycle facilities that provides for multiple routes between various origins and destinations.	Consistent with General Plan Policy TRANS 2.5, the Proposed Project and the BRPA would construct new pedestrian and bicycle facilities and expand the local network as follows: <ul style="list-style-type: none"> <li>• Construction of new Class I shared-use paths along the Pole Line Road (west side) and East Covell Boulevard (north side) project site/BRPA site frontages;</li> <li>• Construction of new Class I shared-use path connections at the existing Cannery Avenue/Cannery Loop, East Covell Boulevard/L Street, Pole Line Road/Picasso Avenue, Pole Line Road/Donner Avenue, and Pole Line Road/Moore Boulevard intersections;</li> <li>• Construction of new Class I shared-use path connection between the project site/BRPA site and the existing Cannery Loop shared-use path at the northeast corner of the Cannery neighborhood;</li> </ul>



**Table 4.9-2  
City of Davis General Plan Consistency Discussion**

Policy		Project/BRPA Consistency
		<ul style="list-style-type: none"> <li>• Construction of new Class I shared-use paths along the Cannery Loop, L Street, Picasso Avenue, and Donner Avenue roadway extensions into the project site/BRPA site;</li> <li>• Construction of new Class I shared-use paths along greenbelts and drainage channels and within Heritage Oak Park located internal to the project site/BRPA site;</li> <li>• Construction of new sidewalks on both sides of roadways internal to the project site/BRPA site;</li> <li>• Construction of the following modifications at existing intersections: <ul style="list-style-type: none"> <li>○ East Covell Boulevard/L Street – New north leg and accompanying signal modifications;</li> <li>○ Pole Line Road/Picasso Avenue – New west leg and signal;</li> <li>○ Pole Line Road/Donner Avenue – New west leg and signal; and</li> <li>○ Pole Line Road/Moore Boulevard – New west leg and roundabout.</li> </ul> </li> </ul> <p>The foregoing improvements would support the implementation of planned pedestrian and bicycle improvements, including the construction of new Class I shared-use paths on the north side of East Covell Boulevard between J Street and Pole Line Road and on the west side of Pole Line Road, as identified in the ECCP. As such, neither the Proposed Project nor the BRPA would interfere with the implementation of planned future pedestrian or bicycle facilities.</p>
Policy TRANS 3.1	Facilitate the provision of convenient, reliable, safe, and attractive fixed route, commuter, and demand responsive public transportation that meets the needs of the Davis community, including exploring innovative methods to meet specialized transportation needs.	As discussed under Impact 4.13-3 in Chapter 4.13, Transportation, of this EIR, the project site/BRPA site is located in close proximity to five existing bus stops, and the Proposed Project and the BRPA include the construction of a new bus stop on East Covell Boulevard at L Street. Furthermore, Mitigation Measure 4.13-3(b) would require the completion of a Transit Service and Facilities Plan for the area encompassing the project site/BRPA site and other development along the north side of the Covell Boulevard and Mace Boulevard corridor between the westerly city limits and the I-80 interchange. The Transit Service and Facilities Plan would provide funding for future transit facilities improvements. Overall, the Proposed Project/BRPA would not conflict with General Plan Policy TRANS 3.1.
Policy TRANS 3.3	Require new development to be designed to maximize transit potential.	See the response to Policy TRANS 3.1 above.



**Table 4.9-2**  
**City of Davis General Plan Consistency Discussion**

<b>Policy</b>		<b>Project/BRPA Consistency</b>
Policy TRANS 4.2	Develop a continuous trails and bikeway network for both recreation and transportation that serves the Core, neighborhoods, neighborhood shopping centers, employment centers, schools and other institutions; minimize conflicts between pedestrians, bicyclists, equestrians, and automobiles; and minimize impacts on wildlife. Greenbelts and separated bike paths on arterials should serve as the backbone of much of this network.	See the response to Policy TRANS 2.5 above.
Policy TRANS 4.4	Provide pedestrian and bicycle amenities.	Consistent with General Plan Policy TRANS 4.4, the Proposed Project and the BRPA would include several improvements to the bicycle and pedestrian network within the City, such as construction of new bicycle lanes, bicycle and pedestrian crossings, and incorporation of signage and traffic-calming measures to improve mode-share safety on internal roadways used by bicyclists.
Policy TRANS 4.7	Develop a system of trails around the edge of the City and within the City for recreational use and to allow pedestrians and bicyclists to reach open space and natural areas.	See the response to Policy TRANS 2.5 above.
<b>Energy</b>		
Policy ENERGY 1.3	Promote the development and use of advanced energy technology and building materials in Davis.	The Proposed Project and the BRPA would both be built in compliance with the requirements of the CalGreen Tier 1 standards, as required by Section 8.01.090 of the Municipal Code. In addition, neither the Proposed Project nor the BRPA would include the use of natural gas and all on-site residents would also have the opportunity to opt into receiving energy from Valley Clean Energy (VCE). As such, the Proposed Project/BRPA would not conflict with General Plan Policy ENERGY 1.3.
Policy ENERGY 1.5	Encourage the development of energy-efficient subdivisions and buildings.	The potential for the Proposed Project and the BRPA to result in the inefficient or wasteful use of energy, or conflict with a State or local plan for renewable energy or energy efficiency is analyzed under Impact 4.3-5 of this EIR. Based on the analysis included therein, the impact related to such was determined to be less than significant.





**Table 4.9-2  
City of Davis General Plan Consistency Discussion**

<b>Policy</b>		<b>Project/BRPA Consistency</b>
<b>Habitat, Wildlife, and Natural Areas</b>		
Policy HAB 1.1	Protect existing natural habitat areas, including designated Natural Habitat Areas.	The Proposed Project/BRPA would be subject to payment of applicable Yolo HCP/NCCP habitat conversion fees. In addition, the BRPA would include a preserved Natural Habitat Area, comprised of 47.1 acres of Alkali Prairie Yolo HCP/NCCP land cover that occurs around an alkali playa south of Channel A. Based on the above, the Proposed Project/BRPA would not conflict with General Plan Policy HAB 1.1.
Policy HAB 1.2	Enhance and restore natural areas and create new wildlife habitat areas.	See response to Policy HAB 1.1 above.
<b>Historic and Archaeological Resources</b>		
Policy HIS 1.2	Incorporate measures to protect and preserve historic and archaeological resources into all planning and development.	Consistent with General Plan Policy HIS 1.2, Chapter 4.5, Cultural and Tribal Cultural Resources, of this EIR includes various measures to ensure adverse effects to unknown historic and archaeological resources associated with the Proposed Project/BRPA, should they be discovered during construction, are avoided.
Policy HIS 1.3	Assist and encourage property owners and tenants to maintain the integrity and character of historic resources, and to restore and reuse historic resources in a manner compatible with their historic character.	Consistent with General Plan Policy HIS 1.3, Chapter 4.5, Cultural and Tribal Cultural Resources, of this EIR includes mitigation to ensure impacts to historic resources associated with the project site/BRPA site are reduced. Mitigation Measure 4.5-1 requires review of final improvement plans associated with the railroad segment located within the conceptual landing footprint of the landing area associated with the grade-separated crossing at F Street. Pursuant to Mitigation Measure 4.5-1, the off-site improvements associated with the Proposed Project and BRPA would be required to comply with the guidelines outlined in The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings.
<b>Hazards</b>		
Policy HAZ 1.1	Site and design developments to prevent flood damage.	The Proposed Project/BRPA meets all five criteria to be subject to Senate Bill 5. Therefore, the Proposed Project/BRPA would be subject to the requirements of the Urban Level of Flood protection (ULOP) and would be prohibited from developing residential uses within a 200-year floodplain with a potential flood depth above three feet. While the City of Davis requires elevation of pads one foot above the base flood elevation (BFE), final grades for the Proposed Project/BRPA would be based upon the elevations resulting from the Hydraulic Modeling conducted for the Proposed Project and BRPA, which is based on the



**Table 4.9-2  
City of Davis General Plan Consistency Discussion**

Policy		Project/BRPA Consistency
		200-year recurrence interval storm. Based on the above, the Proposed Project/BRPA would comply with General Plan Policy HAZ 1.1.
Policy HAZ 2.1	Take necessary precautions to minimize risks associated with soils, geology and seismicity.	<p>Risks associated with soils, geology, and seismicity are discussed in Chapter 4.6, Geology and Soils, of this EIR. As discussed therein, development of the Proposed Project or the BRPA would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, and landslides. In addition, as discussed under Impact 4.6-3, the project site/BRPA site is not located on a geological unit or soil that is or would become unstable, and would not result in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse, and would not be located on expansive soil.</p> <p>Nevertheless, out of an abundance of caution, Mitigation Measure 4.6-3 requires preparation of a design-level geotechnical engineering report by a California Registered Civil Engineer or Geotechnical Engineer to the City of Davis Building Division, for review and approval by the City. Implementation of recommendations in the design-level geotechnical engineering report would ensure that risks associated with soils, geology, and seismicity are reduced to a less-than-significant level. As a result, the Proposed Project/BRPA would comply with General Plan Policy HAZ 2.1.</p>
Policy HAZ 4.3	Reduce the potential for pesticide exposure for people, wildfire, and the environment.	As discussed in Chapter 4.2, Agricultural Resources, the Proposed Project and BRPA would satisfy the agricultural buffer requirements established by the Davis Municipal Code and would include an agricultural buffer that exceeds the minimum distances between pesticide application and environmentally sensitive areas established by the Yolo County Agricultural Commissioner. Notwithstanding, it is noted that the potential adverse effects of pesticides from adjacent agricultural operations onto future project residents is considered an effect of the environment on the proposed project, which is outside the scope of CEQA. Based on the above, the Proposed Project/BRPA would not conflict with General Plan Policy HAZ 4.3.
Policy HAZ 5.1	Reduce the combined load of pollutants generated in the City's wastewater, stormwater and solid waste streams. Such pollutants include,	As discussed under Impact 4.8-2 in Chapter 4.8, Hydrology and Water Quality, of this EIR, the Proposed Project/BRPA would be subject to the requirements of the City's Municipal Separate Storm Sewer System (MS4) Permit (NPDES General Permit No. CAS000004, Order No. 2013-0001-DWQ) related to post-



**Table 4.9-2  
City of Davis General Plan Consistency Discussion**

<b>Policy</b>		<b>Project/BRPA Consistency</b>
	but are not limited to toxic and hazardous substances.	<p>construction stormwater treatment, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Low Impact Development (LID) measures would be integrated throughout the project site/BRPA 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 BMPs would be designed in accordance with the stormwater quality control standards established by Davis Municipal Code Article 30.03 and the CASQA – California Stormwater BMP Handbook.</p> <p>The wastewater generated on-site would be typical of standard residential and neighborhood commercial uses and would be discharged directly into the City's public wastewater system, avoiding any potential adverse pollutant load for the downstream WWTP.</p> <p>Based on the above, the Proposed Project/BRPA would not conflict with General Plan Policy HAZ 5.1.</p>
<b>Water</b>		
Policy WATER 1.2	Require water conserving landscaping.	The project would be required to comply with Chapter 40.42, Water Efficient Landscaping, of the City's Municipal Code, which includes specific for the efficient use of water, including within landscaped areas. As such, the Proposed Project/BRPA would comply with General Plan Policy WATER 1.2.
Policy WATER 1.3	Do not approve future development within the City unless an adequate supply of quality water is available or will be developed prior to occupancy.	As discussed in Chapter 4.14, Utilities and Service Systems, of this EIR, based on the results of the Water Supply Assessment prepared for the project pursuant to SB 610/California Water Code, sufficient water supply is available to serve the Proposed Project's operational water demand and reasonably foreseeable future development during normal, dry, and multiple dry years. Based on the above, the Proposed Project/BRPA would not conflict with General Plan Policy WATER 1.3.
Policy WATER 2.1	Provide for the current and long-range water needs of the Davis Planning Area, and for protection of the quality and quantity of groundwater resources.	As discussed under Impact 4.14-2 in Chapter 4.14, Utilities and Service Systems, of this EIR, the City would have sufficient water supplies available to serve buildout of the Proposed Project and the BRPA, as well as reasonably foreseeable future development, during normal, dry, and multiple dry years. In addition, a discussion of impacts related to groundwater quality and supply is





**Table 4.9-2  
City of Davis General Plan Consistency Discussion**

Policy		Project/BRPA Consistency
		provided under Impact 4.8-3 in Chapter 4.8, Hydrology and Water Quality, of this EIR. As discussed therein, the project site/BRPA site is not considered an important groundwater recharge area, and the Proposed Project/BRPA would not involve increased demand on groundwater supplies within an area in a state of overdraft. Thus, the Proposed Project/BRPA would not create a conflict with, or impede the implementation of, a sustainable groundwater plan and would comply with General Plan Policy WATER 2.1.
Policy WATER 2.2	Manage groundwater resources so as to preserve both quantity and quality.	See the response to Policy WATER 2.1 above.
Policy WATER 2.3	Maintain surface water quality.	A discussion of impacts related to surface water quality is provided under Impacts 4.8-1 and 4.8-2 in Chapter 4.8, Hydrology and Water Quality, of this EIR. As discussed therein, with implementation of mitigation requiring a NPDES General Construction Permit and a final Stormwater Control Plan, the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface water quality during construction or operation. As a result, the Proposed Project/BRPA would comply with General Plan Policy WATER 2.3.
Policy WATER 3.1	Coordinate and integrate development of storm ponds and channels City-wide, to maximize recreational, habitat and aesthetic benefits.	As part of the Proposed Project/BRPA, Channel A would be rerouted from the northwest corner of the project site/BRPA site to convey flows along the northern site boundary to a new stormwater detention basin. 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 project site/BRPA site and the agricultural land to the north. Based on the above, the Proposed Project/BRPA would not conflict with General Plan Policy WATER 3.1.
Policy WATER 3.2	Coordinate and integrate design, construction, and operation of proposed stormwater retention and detention facilities City-wide, to minimize flood damage potential and improve water quality.	As discussed in Chapter 4.8, Hydrology and Water Quality, the proposed project/BRPA would not result in significant impacts related to flood flow or water quality. As such, the Proposed Project/BRPA would not conflict with General Plan Policy WATER 3.2.
Policy WATER 5.1	Evaluate the wastewater production of new large scale development prior to approval to ensure that it will fall within the capacity of the plant.	Consistent with General Plan Policy WATER 5.1 and as demonstrated in Chapter 4.14, Utilities and Service Systems, of this EIR, adequate capacity exists at the City's wastewater treatment plant (WWTP) to treat the wastewater that would be generated by the Proposed Project or BRPA.



**Table 4.9-2  
City of Davis General Plan Consistency Discussion**

<b>Policy</b>		<b>Project/BRPA Consistency</b>
<b>Noise</b>		
Policy NOISE 1.1	Minimize vehicular and stationary noise sources, and noise emanating from temporary activities.	As discussed in Chapter 4.10, Noise, of this EIR, noise related to temporary construction activities would be reduced to a less-than-significant level with implementation of Mitigation Measure 4.10-1. Therefore, with implementation of Mitigation Measure 4.10-1, the Proposed Project/BRPA would comply with General Plan Policy NOISE 1.1.
Policy NOISE 2.1	Take all technically feasible steps to ensure that interior noise levels can be maintained at the levels shown in Table 20.	As discussed under Impact 4.10-2, neither the Proposed Project nor the BRPA would result in the generation of a substantial permanent increase in ambient noise levels at existing sensitive receptors located along local roadways or in the vicinity of the project site/BRPA site. Thus, interior noise levels nearby sensitive receptors would not exceed the standards in General Plan Table 20 and the Proposed Project/BRPA would comply with General Plan Policy NOISE 2.1.
<b>Police and Fire</b>		
Policy POLFIRE 1.2	Develop and maintain the capacity to reach all areas of the City with emergency police and fire service within a five-minute emergency response time, 90% of the time. Response time included alarm processing, turnout time, and travel time.	Consistent with General Plan Policy POLFIRE 1.2, and as discussed under Impact 4.12-1 in Chapter 4.12, Public Services and Recreation, of this EIR, the Proposed Project and BRPA would dedicate a site along East Covell Boulevard for construction of a new fire station to maintain sufficient emergency response times to the Proposed Project/BRPA and surrounding area.
Policy POLFIRE 3.1	Provide adequate infrastructure to fight fires in Davis.	Consistent with General Plan Policy POLFIRE 3.1, the Proposed Project/BRPA would include the development of a fire station, which would allow the DFD to provide fire protection services to the Proposed Project or BRPA, as well as to existing residential development located in the general north Davis area.
Policy POLFIRE 3.2	Ensure that all new development includes adequate provisions for fire safety.	As discussed under Impact 4.15-2 in Chapter 4.15, Wildfire, of this EIR, the California Fire Code (CFC) requires that an automatic fire sprinkler and/or fire extinguishing system be installed throughout new one- and two-family dwellings and commercial buildings 3,600 sf and larger. In addition, the Proposed Project/BRPA would be subject to the applicable provisions set forth in Appendix B of the CFC, which contains requirements for buildings related to water supply for the purposes of fire flow. Based on the above, the Proposed Project/BRPA would comply with General Plan Policy POLFIRE 3.2.
Policy POLFIRE 3.3	Make fire protection services visible and accessible to Davis residents.	See response to Policy POLFIRE 1.2 above.



**Table 4.9-2  
City of Davis General Plan Consistency Discussion**

<b>Policy</b>		<b>Project/BRPA Consistency</b>
<b>Youth and Education</b>		
Policy Y&E 8.1	It shall be the policy of the City to require to the extent legally permissible the full mitigation of school impacts resulting from new residential development within the boundaries of the City.	The project would be required to pay school impact fees to the Davis Joint Unified School District (DJUSD) in accordance with the requirements of Senate Bill 50. The Proposed Project and BRPA would also include a DJUSD Pre-kindergarten (Pre-K) Early Learning Center located on 2.4 acres in the south-central portion of the project site/BRPA site. The Pre-K Early Learning Center would offer the combined services of preschool and daycare, with early education curriculum and childcare. The Proposed Project and BRPA would also include an educational farm dedicated to the DJUSD in the northeast portion of the project site/BRPA site to teach agricultural values and methods in an outdoor classroom environment. Thus, the school sites would help address the number of new students generated by the new residential units and the Proposed Project/BRPA would not conflict with General Plan Policy Y&E 8.1.
Policy Y&E 9.1	It shall be the policy of the City to take all legally permissible steps to ensure the full mitigation of impacts of new development on school facilities	See response to Policy Y&E 8.1 above.
<b>Parks and Open Space</b>		
Policy POS 1.5	Attempt to provide all City residents with convenient access to parks and recreation programs and facilities.	See response to policy POS 1.4 above.
Policy POS 1.7	Use all available mechanisms for preservation of open space.	See response to Policy LU A.5.
Policy POS 2.1	Develop the Urban Agricultural Transition Area to have segments which vary in overall size and configuration, level of development, and type of intended activity.	Both the Proposed Project and the BRPA include a UATA that would 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. In addition, the realigned Channel A would coincide with a portion of the UATA along the northwestern boundary, with additional UATA to the north to provide a 118.4-acre buffer between the project site/BRPA site and the agricultural land to the north. The UATA would not be developed with additional uses as part of the Proposed Project or the BRPA. The UATA developed under the Proposed Project or BRPA would vary in size, configuration, and type from the existing UATA buffer located adjacent to the Cannery Farm and Cannery subdivision, which includes demonstration gardens, community space, and a drainage





**Table 4.9-2  
City of Davis General Plan Consistency Discussion**

<b>Policy</b>		<b>Project/BRPA Consistency</b>
		corridor. Based on the above, the Proposed Project/BRPA would be consistent with General Plan Policy POS 2.1.
Policy POS 3.1	Require creation of neighborhood greenbelts by project developers in all residential projects, in accordance with Policy LU A.5.	See response to Policy LU A.5.
Policy POS 4.2	Construct new parks and recreation facilities.	<p>Consistent with General Plan Policy POS 4.2, and as discussed under Impact 4.12-4 in Chapter 4.12, Public Services and Recreation, of this EIR, 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. Both parks would include playfields, at least one playground, and open turf areas.</p> <p>The BRPA would include the same Heritage Oak Park, UATA, and natural vegetation areas along Channel A. The Village Trails Park acreage would be slightly reduced under the BRPA, and the greenbelt acreage would be slightly increased. In addition, the BRPA would preserve an approximately 47.1-acre Natural Habitat Area and associated watershed occurring around the alkali playa located south of Channel A.</p> <p>Park design would comply with all applicable City design standards, as confirmed by City review and approval of either the Proposed Project or BRPA.</p>
Policy POS 6.2	Require dedication of land and/or payment of an in-lieu fee for park and recreational purposes as a condition of approval for subdivisions, as allowed by the Quimby Act (Government Code 66477).	As discussed in Chapter 4.12, Public Services and Recreation, of this EIR, Section 36.08.040 of the City's Municipal Code requires the provision of 0.0131 acres of parkland per dwelling unit. Based on the total of 1,800 new dwelling units, the Proposed Project and BRPA would be required to provide 23.58 acres of parkland. Fees may be approved in lieu of parkland dedication, but the City does not have a practice of allowing parkland to be reduced in large subdivisions. Because the Proposed Project would include 27.8 acres between two parks and the BRPA would provide 27.1 acres between two parks, both the Proposed Project and BRPA would dedicate sufficient land to meet the City's requirements, and payment of in-lieu fees would not be required. Based on the above, the Proposed Project/BRPA would not conflict with General Plan Policy POS 6.2.

