

**City of Davis Planning Application
Environmental Information Form
Additional Information**

Name of Proposed Project: Village Farms Davis

PA# - to be assigned by city

GENERAL PROJECT INFORMATION

#1 Detailed description of the Proposed Project. This should provide an adequate description of the site in terms of the ultimate use which will result from the proposed project. Indicate if there are proposed phases for development, the extent of development to occur with each phase, and the anticipated completion of each increment.

The proposed project is the conversion of 390.5 acres of agricultural land to a residential development that includes the following uses:

Neighborhood	Land Use Type	No. of Units	Acres	Proposed General Plan Designation
West Park Village North & South	Affordable Multi-Family Units	300	13.8	<i>Residential-High Density 14.00 - 25.00 units per gross acre</i>
Central Village & Parkside Village East	Starter single-family Units	310	40.0	<i>Residential-Medium Density 6.00 - 13.99 units per gross acre</i>
	Townhomes & Cottages	160	16.1	
North Park Apartments	Market Rate Apartments	200	11.6	<i>Residential-High Density 14.00 - 25.00 units per gross acre</i>
Parkside Village West	Condominiums & Stacked Flats	150	15.1	<i>Residential-Medium Density 6.00 - 13.99 units per gross acre</i>
North, South & East Villages	Market Rate single family units & Duplexes	680	157.4	<i>Residential-Low Density 3.00 - 5.99 units per gross acre</i>
Total Residential Units		1800		
	Heritage Oak Park		20.3	Parks/Recreation
	Village Trails Park		7.5	Parks/Recreation
	Natural Habitat Area		25.8	Natural Habitat Area
	Greenbelts		39.7	Neighborhood Greenbelt
	Pre K- Early Learning Center		2.4	Public/Semi Public
	Educational Farm		2.8	Public/Semi Public
	Fire Station		2.5	Public/Semi Public
	Neighborhood Services		2.8	Neighborhood Commercial Services
	Urban Agricultural Transition Area		11.3	Urban Agricultural Transition Area
	Roads		21.3	
TOTAL ACRES			390.5	

The proposed project is a residential development with a range of housing types to meet the financial needs of homeowners and renters. The development includes two parks. A smaller park is located in the center of the development for walking access to all residents. A larger park is located in the southeast corner of the property and may function more like a community park and provide excellent access for the high-density residential uses. Greenbelts have been incorporated to provide safe walking and biking route for transportation and recreation. The project proposes a new Fire Station to address and improve public safety response time to north central Davis. The project proposes educational uses in the form of a day care and urban educational farm. A small neighborhood services site is proposed along Pole Line Road to serve the surrounding residential uses and urban educational farm. The project includes a reconfiguration of Channel A to the north edge of the project to coincide with the Urban Agricultural Transition Area. The project will retain

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all drainage generated by the development. The project proposes to preserve agricultural land northwest of the project site for agricultural mitigation and ground water recharge.

The Applicant will permanently protect adjacent agricultural and conserve it in partnership with the City of Davis Open Space Program. The proposed conservation easement is on land located to the north of the western half of the project site's northern boundary and to the west of the City-owned property currently leased to Davis Paintball. In conformance with City Code 40A.03 "Farmland Preservation" and dedicated in the form of a permanent conservation easement, the proposed mitigation land is aligned with the City's open space protection goals and priority categories:

- Urban Fringe - further defining the urban limits of Davis.
- Agriculture - protecting the highest quality agricultural lands.
- Biological and Natural Resources - protecting, enhancing and restoring a riparian corridor to provide additional wildlife habitat.
- Scenic Resources - protecting land providing views and scenic vistas of significant landmarks e.g. Sierra, Berryessa Hills & Sutter Buttes.

An additional community benefit is proposed in the form of dual use of the mitigation land for both seasonal agricultural production and also as a Groundwater Recharge Pond to potentially benefit the current drainage capacity within the City's H Street Pump station drainage shed.

Public Access may be provided from the urbanized area of Village Farms to the conservation area located north of the Project site. This community benefit is envisioned to provide educational opportunities with natural trails to observe habitat in their natural spaces while also respecting the wildlife habitat and conservation efforts.

A detailed phasing plan (*see Narrative: Project Description: Project Details: Phasing Plan*) for the build out of Village Farms Davis utilizes the following principles:

- Minimize the impact on surrounding neighbors.
- Prioritize delivery of community serving components e.g. Fire Station, greenbelts, parks, major roads and flood control infrastructure.
- Prioritize delivery of all affordable housing, and a majority of the starter homes.
- Separated grade infrastructure to be delivered as early as feasible.

#2 Describe any proposed General Plan amendment, planned development, zone change, or specific plan amendment which would affect the project site

The proposed project is located in the North Central Planning Area and designated as "Agriculture" on the Davis General Plan Planning Area Land Uses Figure 11a and Figure 11b exhibits. Davis General Plan Figure 6 "Surrounding Planning Areas and Spheres of Influence" show the subject site as "Planned Development".

To approve the project the City of Davis will need to amend the General Plan Land and General Plan Land Use Map as proposed by the project:

General Plan

- Amend the General Plan to delete Action LU 1.1e.
- Amend General Plan Page 72, under Residential Allowable Uses and densities to add a new footnote “e” to allow averaging of allowable density.

General Plan Land Use Map

- Amend Figure 16, Street Classifications to reflect the major roadways within the project as minor arterials, as shown on the Land Use Map.
- Amend Figure 23, Primary bicycle network to include the project greenbelts and proposed grade-separated crossings of Pole Line and F St.
- Amend Figure 30, Existing and proposed park and school sites to show the proposed greenbelt and park sites.
- Amend Figure 37 to add sensitive receptors for future day care center.
- Amend Table 2, 2010 Build out of General Plan to reflect the approved residential unit count. Amend Table 13, Existing and Planned Parks to reflect the proposed parks.

The project proposes Planned Development zoning to correspond to the proposed project land uses and approved General Plan Amendment. The project is not located in a city of Davis specific plan area.

#3 Previous Environmental Documents: If this project is part of a larger project for which a Negative Declaration or an Environmental Impact Report has been prepared and certified, reference the document below. Include the date and SCH # if possible.

This project is not part of a larger project for which an Negative Declaration or an Environmental Impact was prepared, other than the General Plan EIR. The proposed project was the subject of an Environmental Impact Report SCH# 2004062089 that was certified by the Davis City Council on June 13, 2005. The proposed project is similar in scale to the project analyzed in that report. Some background analysis and studies adequately address various environmental aspects of this project and Environmental Impact Report SCH# 2004062089 is considered part of this application package.

#4 Other permits or approvals: Include a description of all permits and approvals that will be necessary from the City of Davis and other governmental agencies in order to fully implement the project.

1. EIR certification
2. General Plan Amendment
3. Development Agreement
4. Annexation
5. Sphere of Influence Amendment (LAFCO)
6. Phased Allocation Plan
7. Affordable Housing Plan
8. Planned Development Zoning

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9. Action to Call for Measure J Election and Establish Baseline Project Features and Master Plan.

The project will require Annexation approvals from both the City of Davis and LAFCO, City/County tax sharing agreement, City of Davis General Plan Amendment (Yolo County General Plan Land Use map shows the site as “Specific Plan (SP)”, and more specifically “Covell/Pole Line”.

The project site is within the 10-year Sphere of Influence, except for 7.78 acres. Applicant requests that Staff process a Sphere of Influence Amendment to include 7.78 acres of adjacent land in the southern section of APN 042-110-029 to facilitate the proposed stormwater channel system and integration with the proposed Groundwater Recharge Basin. *See Project Description, Addendum A, Annexation & Sphere of Influence Map.*

The County’s definition of Specific Plan is:

“Interim land uses (until SP is in place) limited to those uses allowed in the AG designation. Ultimate land uses must be consistent with adopted SP. This designation limits development to AG uses until such time as a SP is processed and approved by the County, or the land use designation is otherwise amended. Land designated SP is discouraged from more capital intensive agricultural uses in favor of later planned uses”

The development will require all necessary permits associated with connection to city roads, and utility infrastructure.

SITE CHARACTERISTICS

#5

Property size: Gross (sq. ft./acre)

382.77 acres (APN 035-970-003) and 7.78 acres (portion of APN 042-110-029); total project area 390.55 acres

Adjacent mitigation land of 162.12 acres (portion of APN 042-110-029), 37.42 acres (APN 042-110-019), 42.06 acres (APN 042-110-025), 48.57 acres (APN 042-110-026) and 48.79 acres (APN 042-110-027); total 338.96 acres of adjacent mitigation land

Estimated Net (Sq.Ft./acre) (total site minus areas of public streets and proposed dedications)

Public dedications include Public Streets, greenbelts, parks, and the public safety center.

Low Density Net Area: 120.7 acres

Medium Density Net Area: 49.8 acres

High Density Net Area: 23.2 acres

Neighborhood Retail Net Area: 2.8 acres

Public/Semi Public Net Area: 5.2 acres

Total Net Area: 201.7 acres

Zoning: Existing: Yolo County Specific Plan

04/02/2023 (Updated 7.19.23)

Proposed: City of Davis Planned Development

General Plan Designation: Existing: Yolo County Specific Plan.

Proposed: City of Davis Residential Low, Medium and High Density, Neighborhood Services, Public/Semi-Public, Neighborhood Greenbelt, Parks/Recreation, Natural Habitat Area, Urban Agriculture Transition Area

#6 Describe the physical setting of the site, as it exists before the project, including information on topography, soils, plants (shrubs, trees) and animals, trails, roads, drainage courses and scenic aspects. Describe any existing structures on site (including age and condition) and the use of the structures. Attach photographs of significant features described. In addition, cite all sources of information (i.e., soils and hydrologic studies, biotic and archeological surveys, traffic studies).

The project site is generally flat agricultural land with a drainage swale running generally west to east across the property. There are no existing roadway on the site. Environmental Impact Report SCH# 2004062089 (EIR) included an analysis of aesthetics, soils, trees, animals, transportation, noise, land use, agricultural resources, air quality, cultural resources, biological resources, geology, hazards, hydrology, water quality and drainage, public services and facilities, population, housing and employment. The EIR identified mitigations which could reduce some impact to less than significant and impacts that would be significant and unavoidable.

#7 In the known history of the site, has there been any use, storage, or discharge of hazardous and/or toxic materials? Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gasses. Also note, underground storage of any of the above. Please List the materials and describe their use, storage, and/or discharge on the property, as well as the dates of use if known.

There is no known storage or discharge of hazardous and/or toxic materials to the site. The site has been used for agricultural production in compliance with all state and federal rules for use of fertilizers and pesticides. A Phase 1 Environmental Site Assessment was prepared for the project as part of the 2005 EIR. The EIR found that the following potential on-site hazards would result in significant impact to residents: presence of pesticides and/or herbicides, PCB transformers, on-site gas pipeline. However, implementation of mitigation measures recommended in the Draft EIR would reduce all the above potential impacts to less-than-significant levels.

#8 Describe surrounding properties, including information on plants, animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, retail, etc..) and scale of development (height, frontage, setback, rear yard, etc..).

To the west/northwest portion of the project site there is an active railroad, drainage channel and F Street with residential units west of F Street. To the west/southwest portion of the project is the Cannery development and hedge row. The immediate land uses in the Cannery are an urban farm with associated farm buildings. To the south of the project site is Covell Blvd and the Oak Tree

Plaza Shopping Center with commercial and commercial services uses. Just west of the Oak Tree Plaza Shopping Center is low density senior housing. To the east of the project site is Pole Line/Co. Rd. 102 and there are offices, apartments, condominiums, soccer fields and a golf course. To the north of the project site is a go-kart and paintball facility and agricultural land. All surrounding densities are generally medium two-story developments.

#9 Describe the known cultural and/or historical aspects of the site. Cite all sources of information (books, published reports and oral history).

Environmental Impact Report SCH# 2004062089 included a cultural resources assessment prepared for the project site consistent with federal, state and local laws and regulations. The analysis found that the impacts would be less than significant.

#10 Describe any noise sources and their levels that now affect the site (freeway, roadway noise, etc.) and how they will affect the proposed uses

Environmental Impact Report SCH# 2004062089 included an environmental noise assessment prepared for the project site. The noise assessment included an analysis of the existing noise setting, including measurements of existing traffic and general ambient noise levels in and near the project area. Existing noise sources which were identified included the Blue Max Kart Club go-kart track north of the site, active rail line west of the site and general traffic surrounding the site. All impacts identified as significant in the noise analysis would be reduced to less-than-significant levels through the adoption of mitigation measures.

#11 Describe any short-term or long-term noise to be generated, including source and amount. How will these noise levels affect adjacent properties and on-site uses. What methods of soundproofing are proposed?

Environmental Impact Report SCH# 2004062089 included an environmental noise assessment prepared for the project site. The noise assessment included an analysis of the existing noise setting, including measurements of existing traffic and general ambient noise levels near the project area. Existing noise sources which were identified included the Blue Max Kart Club go-kart track north of the site, active rail line west of the site and general traffic surrounding the site. All impacts identified as significant in the noise analysis would be reduced to less-than-significant levels through the adoption of mitigation measures. The analysis included assessment of short-term construction activities, impacts to sensitive users and increases in existing traffic noise. All sound proofing or mitigations would be as recommended by acoustic experts in the EIR.

#12 Is the project proposed on land which contains fill or a slope of 10% or more?

The project site is level and not proposed to contain fill or involve existing slopes of 10% or more. Note that there is an existing drainage feature with slopes on the site which will be reconfigured and relocated in consultation with city engineers. It is anticipated that the excavation and fill will offset each other.

#13 Will the proposed project change drainage patterns or the quality of groundwater? If so, explain:

The proposed project will modify the onsite drainage patterns through the relocation of Channel A from the central portion of the property to the northern edge of the project site, aligning with the existing Covell Drain Channel from the west. Northern portions of the site are within FEMA Flood Zone A; the project intends to elevate the urban portions of the development project above the existing flood elevations. Onsite stormwater detention and replacement storage is proposed with the development which will aim to maintain the existing flood plain elevations at the upstream and downstream edges of the project site and will maintain the existing storm water flow rate in the Covell channel at the discharge point to the east under Poleline Road. Storm water runoff is anticipated to be increased with the urban development of the site which will be mitigated consistent with local and State requirements. The project proposes to provide mitigation for the expected increase in the site's post-project peak discharge relative to pre-project conditions. As a result of the project development, the effective impervious area for the site will increase, which in turn will increase the peak rate of runoff from the site. Mitigation for this increase in post project discharge will be accomplished with onsite detention in a centralized stormwater and habitat basin. The project intends to integrate Low Impact Development (LID) measures throughout the project to provide stormwater quality treatment. These LID measures will likely include both volume-based BMPs (bioretention, infiltration features, pervious pavement, etc.) and flow-based BMPs (vegetated swales, stormwater planter, etc.). The use of these features will be dependent upon the location and setting within the project. These treatment measures will be designed in accordance with the City of Davis Storm Water Quality Control Standards. The proposed project will be designed to retain the majority of drainage generated by the development and direct that water to a groundwater recharge area. There may be opportunities for the city to request additional storm capacity to address drainage issues not caused by this project.

#14 Will the project affect any drainage channel, creek, pond or any other water body? Describe below:

The Channel A drainage facility current transverses the site from west to east. The channel will be relocated to the northern portion of the project site with an added storm water detention basin. The channel's capacity along with the detention basin will be designed to accommodate passage of upstream flows from the Covell Drain and to accommodate the onsite runoff from the project development. The existing alignment of Channel A will be converted to a greenbelt corridor integrating the existing channel into the development for local runoff from the project site.

#15 Will the proposal result in the loss of agricultural land?

The project will result in the loss of 390.55 acres of existing agricultural land. The project proposes immediately adjacent agricultural mitigation land.

#16 Are there any mature or scenic trees or shrubs on the project site? Indicate the number and species to be removed or replaced and the location of the transplant site.

There are numerous trees on site that will be impacted by the proposed project. The applicant intends to work with the City Arborist to mitigate for any loss of trees consistent with city requirements.

#17 Will the project [impact] any riparian habitat or modify the habitat of any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Dept of Fish and Game or U.S. Fish and Wildlife?

Environmental Impact Report SCH# 2004062089 included a detailed analysis of biological resources utilizing data from the California Department of Fish and Game and US Fish and Wildlife Services. The chapter also provides the results of on-site field studies pertaining to the identification of potential habitats for special-status species and wetlands. Finally, the chapter identified the biological resources-related permits required as part of the development process. The EIR found that the proposed project would have significant impacts to special-status species, including but not limited to three species of shrimp, valley elderberry longhorn beetle, giant garter snake, burrowing owl, and Swainson's hawk. However, mitigation measures recommended in the EIR would reduce impacts to these species and their habitats to a less-than-significant.

#18 Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source?

Environmental Impact Report SCH# 2004062089 included an environmental noise assessment prepared for the project site. The noise assessment included an analysis of the existing noise setting, including measurements of existing traffic and general ambient noise levels in and near the project area. Existing noise sources which were identified included the Blue Max Kart Club go-kart track north of the site, active rail line west of the site and general traffic surrounding the site. All impacts identified as significant in the noise analysis would be reduced to less-than-significant levels through the adoption of mitigation measures. The analysis included assessment of short-term construction activities, impacts to sensitive users, and increases in existing traffic noise. All sound proofing or mitigations would be as recommended by acoustic experts in the EIR. All impacts, after mitigation, were found to be less-than-significant.

#19 Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants

Environmental Impact Report SCH# 2004062089 included an air quality assessment prepared for the site which evaluated anticipated airborne pollutant emissions to the project from both direct sources (project vehicle emissions) and indirect sources (i.e., stationary sources such as fireplaces and mechanical equipment). The Air Quality chapter also addressed carbon monoxide impacts and impacts associated with project construction activities as well as cumulative air quality impacts. Most impacts were found to be less-than-significant with implementation of mitigation measures. However, air quality impacts due to vehicle trips to and from the project site, as well as short-term construction-related air quality impact of NO_x, are found to be significant and unavoidable. In addition, under long-term cumulative conditions, air quality impacts are found to be significant and unavoidable.

#20 Will the project produce new sources of dust, ash, smoke, fumes or odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties:

The proposed project will produce new sources of fumes primarily related to increases in vehicle trips. Environmental Impact Report SCH# 2004062089 included numerous mitigation measures which could mitigate those effects on adjacent properties. Mitigations included trip reduction efforts, encouraging Electric Vehicle use, restricting wood/gas fireplaces and increased use of solar photovoltaic power.