

ADDENDUM A



PROJECT DATA:

SITE APN	
035-970-033	
042-110-029	
ZONING: PLANNED DEVELOPMENT	
PROPOSED LAND USE	
PARKS/RECREATION	27.8 AC
NEIGHBORHOOD GREENBELT	39.7 AC
NATURAL HABITAT AREA	25.8 AC
URBAN AG BUFFER	11.3 AC
NEIGHBORHOOD SERVICES	2.8 AC
PUBLIC/SEMI-PUBLIC	7.7 AC
RESIDENTIAL HIGH DENSITY	25.4 AC
RESIDENTIAL MEDIUM DENSITY	71.3 AC
RESIDENTIAL LOW DENSITY	157.4 AC

PROJECT DESCRIPTION

The Village Farms Davis Application seeks approval from the City of Davis and the Voters of Davis to create a community-focused neighborhood that supports an inclusive array of homes for families in every stage of life and at all income levels. The site is a significant infill opportunity, bordered by the City of Davis along 75% of its edge. Village Farms Davis will weave together existing neighborhoods into a more connected and cohesive Davis.

Affordable housing, affordable-by-design starter homes with a \$25-30 million funding program, and an overall diversity of housing types and sizes are proposed to address our community's housing crisis.

A more stable public school system will be achieved by Village Farms Davis. The project's housing program is tailored to have an outside effect on increased enrollment in DJUSD.

The project will bolster on-going revenue to help stabilize the City of Davis budget imbalances and help bridge gaps in crucial city services including: fire and flood protection.

Village Farms Davis will be built in distinct phases to minimize the impact on surrounding neighbors. The first phase will include all of the project's affordable housing, a majority of the starter homes and many community-serving components including new greenbelts and a new Fire Station within a joint-use Emergency Services Community Center.

SHEET INDEX:

1. LOCATION MAP
2. ANNEXATION & SPHERE OF INFLUENCE
3. GENERAL PLAN AMENDMENT
4. PREZONE
5. CONTEXT MAP
6. LAND USE PLAN
7. OPEN SPACE
8. MOBILITY, BIKE & TRAIL CIRCULATION
- 9.1. VEHICULAR CIRCULATION
- 9.2. CROSS SECTIONS
10. AGRICULTURAL MITIGATION
- 11.1. UTILITIES - SEWER
- 11.2. UTILITIES - WATER
- 11.3. UTILITIES - DRAINAGE
12. PHASING
- 13.1. SECTION "A" - RELOCATED CHANNEL A
- 13.2. SECTION "B" - EXISTING CHANNEL A
- 13.3. SECTION "C" - TYPICAL GREENBELT

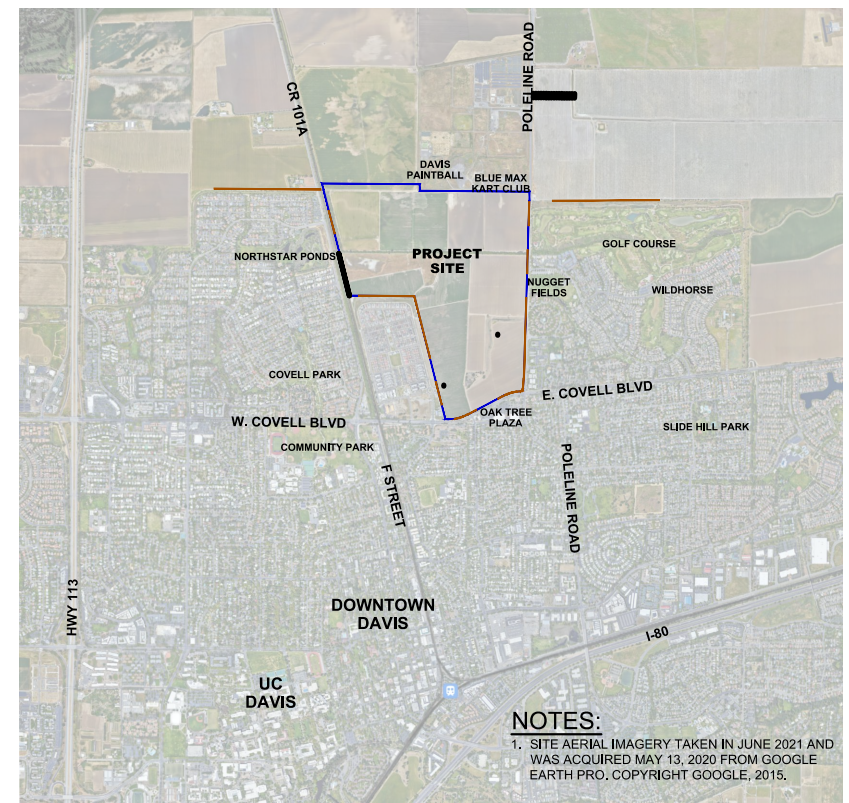
PROJECT TEAM:

APPLICANT:
 NORTH DAVIS LAND COMPANY
 3500 ANDERSON ROAD, DAVIS CA
 530.756.5075

PROJECT MANAGER:
 LYDIA DELIS-SCHLOSSER
 530.756.5075

PLANNER:
 MAYER CONSULTING, INC
 PO BOX 2042, DAVIS CA
 916.712.7059

CIVIL ENGINEER:
 CUNNINGHAM ENGINEERING
 2940 SPAFFORD ST, DAVIS CA
 530.758.2026



NOTES:
 1. SITE AERIAL IMAGERY TAKEN IN JUNE 2021 AND WAS ACQUIRED MAY 13, 2020 FROM GOOGLE EARTH PRO. COPYRIGHT GOOGLE, 2015.

S:\Projects\1900\1902 Village Farms\AutoCAD\1902-01 Due Diligence\EXHIBITS\COVER PAGE\1902-01 COVER.dwg - 11x17 - 7/24/2023 - 3:01PM Plotted by: Brian

ILLUSTRATIVE PLAN SHOWN ABOVE IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE



Village Farms Davis