PROJECT DESCRIPTION

Village Farms Davis

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

APRIL 7TH, 2023 *(Updated 7.19.23)*

PLANNING APPLICATION SUBMITTAL TO THE CITY OF DAVIS

Submitted by North Davis Land Company, LLC

Village Farms Davis is designed to deliver solutions to the community's most pressing challenges: housing affordability and attainability, declining school enrollment, public service, climate change resilience and fiscal sustainability.

VillageFarmsDavis.com

Village Farms Davis

PROJECT DESCRIPTION

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PROJECT OVERVIEW

VISION

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 program to make these homes attainable for middle income families and other new home buyers, 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 outsize 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.

WHY NOW?

Housing Crisis. The State of California's Regional Needs Housing Assessment (RHNA) mandates the construction of 2,075 homes, including 930 Affordable homes, in the City of Davis by 2029. A shortage of housing and increasingly high costs put home ownership out of reach for many community members, often forcing those who work and send their children to school in Davis to commute from other towns.

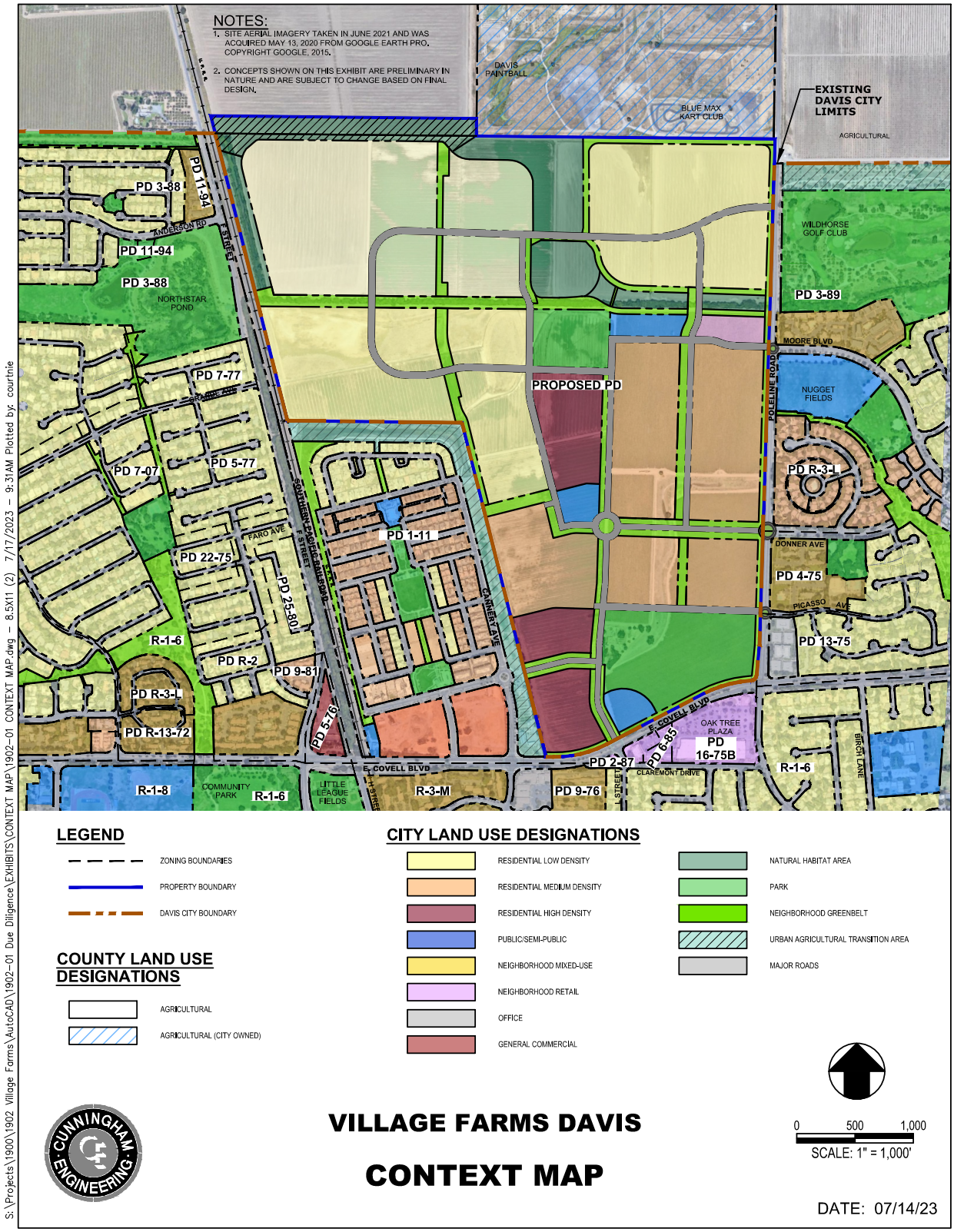
Public School Instability. We have declining enrollment in our schools due to the lack of Affordable Housing, Starter homes and a shortage of overall housing inventory. Additionally, minimal turnover in home sales impedes the ability for the City and DJUSD to benefit from property tax revenue. All of this combined contributes to more parcel tax increases.

City Fiscal Decline & Strained City Services. The lack of housing supply has resulted in a disruption to the cycle of home sales, thus lower revenue generated for the City resulting in added property tax measures. Increasing costs and decreasing revenue continue to plague the City's fiscal stability. The City's ability to pay for services and infrastructure to meet existing and emerging needs is anemic.

A large portion of North Central Davis homes are underserved by the City's fire and emergency services and are currently out of compliance with the City's 5-minute emergency response time.

Climate Change & Resilience. Increasingly chaotic weather patterns have exposed our entire community to increased risk of flooding while simultaneously threatening the long-term health of our aquifer.

CONTEXT MAP



Not to scale. See **Addendum A** for scaled exhibit.

MEETING the CHALLENGES

Our community's biggest challenges are shared by our region, state and much of the planet. Village Farms Davis is poised to meet many ongoing challenges with locally tailored solutions.

Housing Affordability, Attainability & Supply.

A lack of housing options, in addition to an overall housing shortage, continues to make home ownership further out of reach for many in our community. Case in point, at least 42% of all permanent DJUSD employees do not currently live in Davis. This simple fact demonstrates how the housing crisis is weakening the very fabric of our community.

Meanwhile, Davis is being carefully monitored by the State to ensure the City is providing adequate housing supply. The regulatory consequences for not meeting State RHNA demands could have serious implications to state funding and local control over new housing.

The new homes within Village Farms Davis will provide 87% of the City's RHNA allocation for new housing to address our Housing Crisis.

Public Schools Stability

For decades, Davis schools have been the most important element of our Davis culture, reputation and desirability as a place to call home. However, a lack of housing options and affordability has resulted in declining enrollment and a persistent reduction in the number of school age children residing in Davis. Currently, there are 1,175 DJUSD students who do not reside in Davis; this segment of the student population continues to grow larger each year.

Increased reliance on out-of-district enrollments and parcel taxes weakens our schools with frayed community support and unstable financials.

The project's housing program is designed to support increased enrollment in DJUSD.

City's Fiscal Stability

Our community's housing crisis increasingly threatens the fiscal stability and health of our local government, as evidenced by the series of supplemental parcel taxes placed on the ballot to bolster the City budget.

Village Farms Davis is thoughtfully planned to increase on-going City revenues with a diversity of housing options and community benefits that offset City costs.

Public Service & Infrastructure Improvements for Community Benefit.

Fire, Emergency & Resiliency Services - Currently, much of North Central Davis is outside the five-minute response time for emergency services that is set as a goal in the General Plan. The City Council continues to prioritize the establishment of a new Fire Department ladder truck in their 2021-2023 Objectives, but have yet to identify the necessary funds for construction and operation of a facility. As the City continues to address the public demands for more thoughtful and efficient protocols for emergency service requests, there is a growing need for community services related to Climate Change.

The establishment of a new joint-use Emergency Services Community Center ("ESCC") in a public-private partnership at Davis Village Farms would improve the emergency response time for under-served areas of north Davis, which are currently out of compliance with the City's 5-minute emergency response time.

The ESCC would create more opportunities for cooperation amongst service providers and establish a community-wide service center to better serve the citizens of Davis.

Flood Prevention - Climate change is producing erratic weather patterns that continue to increase the risk of flooding to areas of North and Central Davis that were once thought safe from flooding. The H St. Pump Station has recently been identified by the City as a key piece of infrastructure that needs immediate, and costly, attention to protect Davis from flooding.

A drainage management plan on the Village Farms Davis site would potentially benefit the current drainage capacity within the City's H Street Pump station drainage shed. Working in concert with Public Works, Village Farms Davis hopes to find ways to reduce costs for the City while preparing for future climate change impacts.

Climate Change: Managing Local Flood Risks to Improve Aquifer Health.

The City's plans and efforts to reduce GHG emissions and combat Climate Change are commendable, and Village Farms Davis is designed to align with the City's Climate Action and Adaptation Plan. However, this global crisis is defined by chaotic and unknowable impacts at the local level. Davis is not immune.

Until recently, engineering standards, hydrographic models and climate forecasting assured us that our community was well protected from catastrophic flooding. Now, the reality of a rapidly changing climate is challenging the status quo of flood management. Already ruled inadequate, flooding risks include not just our perimeter but, increasingly, the core of Davis as well.

It seems that our new "normal" will be long periods of severe drought chaotically punctuated with extreme precipitation. Our most dependable source of freshwater, the aquifer beneath us, can no longer be taken for granted; it needs thoughtful stewardship. The project increases our community's ability to manage more stormwater and capture it for groundwater recharge.

ALIGNMENT with CITY COUNCIL GOALS

Goal 1 – Ensure a Safe, Healthy, Equitable Community

- Objective 3 - Continue efforts to reimagine public safety.
- Objective 4 - Create, maintain a built environment to promote health, safety and well-being.
- Objective 5 - Increase, maintain and improve the supply of affordable housing.
- Objective 7 - Improve traffic safety.

Goal 2 – Ensure Fiscal and Economic Stability

- Objective 1 - Develop new sources of revenue to support city services and infrastructure.
- Objective 2 - Seek increased cost efficiency while maintaining high quality city services.

Goal 3 - Pursue Environmental Sustainability

- Objective 3 - Conserve resources in an environmentally responsible manner.
- Objective 5 – Enhance open space areas and public access to them.

Goal 4 - Fund, Maintain and Improve the Infrastructure

- Objective 1 - Develop plans and funding strategies to address long term needs of the community to maintain/enhance city infrastructure and assets.
- Objective 2 - Provide a safe and efficient circulation system.
- Objective 3 - Enhancement City parks, greenbelts and open space network.

Goal 5 - Enhance a Vibrant Downtown and Thriving Neighborhoods

- Objective 1 – Facilitate long-range community planning
- Objective 3 – Improve public spaces

OBJECTIVES

OBJECTIVE 1. Permanently Affordable Housing. (See p.6, G1-O5)

300 Affordable Residences (16.7% of Total) for qualifying community members with low, very-low and extremely-low income levels will be added to the permanently affordable housing stock, in compliance with the City's Affordable Housing Ordinance. These units help to meet City's Regional Housing Needs Assessment ("RHNA") commitments per State Law.

OBJECTIVE 2. Starter Homes for the Davis Workforce. (See p.6, G1-O5 & G2-O1)

310 Residences (17.2% of Total) with a new "Developer Contribution Program" (DCP). Affordable-by-design homes will enable the Davis workforce, families with children in Davis schools and many others, to own a home near their work, family and schools.

Made possible by an innovative financing mechanism, the DCP will pay 15% of a down-payment to match the Home Buyer's 5% down-payment, helping to clear the biggest obstacle for most middle-income earners. The home must be Owner-occupied for a minimum of 2 years.
(See p. 18 for additional details re: Eligibility & Requirements for Homebuyer Participation in DCP)

$25-30 million in DCP equity held in the form of the down payment investments will benefit future Affordable Housing Programs in the City of Davis. These funds will support a sustainable program to provide affordable housing throughout town, furthering efforts to improve the City's housing diversity. In this sense, the DCP equity is akin to affordable housing in-lieu fees in that it will provide equity for future affordable housing in an amount greater than the current affordable housing in-lieu fee, which as of July 1, 2023 is $81,979 per home.

The Applicant will develop a Project Individualized Affordable Housing Program consistent with the City's Affordable Housing Ordinance that will include both the Affordable Housing described above and the DCP equity to generate a contribution to the City's affordable housing needs in excess of what would be required under normal application of the Affordable Housing Ordinance.

OBJECTIVE 3. Increase Housing Supply & Diversity. (See p.6, G1-O5-F)

A diversity of sizes, density, design, and styles of multi-generational family homes will be built to meet the changing needs of our vibrant community. These market-rate lots will be available to local builders and individuals for custom-built homes. Accessory Dwelling Units ("ADU") are allowed and encouraged to meet the needs of evolving family structures over time.

OBJECTIVE 4. Public Schools Stability. (See p.6, G4-O1)

DJUSD Enrollment. Increased affordability and a diversity of housing choices will enable more families with school-age children to live in Davis and support the long-term sustainability of our educational systems.

New DJUSD Early Learning Center. In concert with Davis Joint Unified School District (DJUSD), Village Davis Farms will help meet the needs of our youngest learners in a neighborhood pre-school/daycare program offered on-site.

Educational Farm Land Dedication. Approximately two acres of land will be set aside as a model to teach agricultural values and methods in an outdoor, working classroom.

OBJECTIVE 5. Public Services Improvements for Community Benefit. (See p.6, G1-O3)

A new Fire Station within a joint-use Emergency Services Community Center will be built in a public-private partnership with the City. This shared facility would improve the emergency response time for under-served homes throughout north Davis which are currently out of compliance with the City's 5-minute emergency response time. (See p.6, G4-O1)

Conceptual Rendering

The proposed Emergency Services Community Center would provide an array of community services and amenities as a hub for Medical, Fire, Police and other governmental and non-governmental Emergency Services. Additionally, the facility would include Training Facilities, a City Emergency Operations Center, and a venue for Community Events.

OBJECTIVE 6. Decrease Flood Risks to City. (See p.6, G4-O1)

New stormwater management infrastructure and land dedicated for storm water storage (~200 Acre Feet) will be created to improve our entire community's resilience to Climate Change. Village Farms Davis is uniquely suited to efficiently mitigate flood risks by virtue of its existing connectivity to the stormwater system and available land for seasonal stormwater overflow and groundwater recharge.

OBJECTIVE 7. Sustainable & Resilient. (See p.6, G3-O3 & G4-O3)

Village Farms Davis will be designed in alignment with the City's 2040 Climate Action and Adaptation Plan to reduce GHG emissions. CalGreen building standards will be met or exceeded throughout the project.

- 100% Electric service & Solar Photovoltaic on all homes.
- Completion of the Davis Bike Loop. (see p.6, G4-O3)
- Community-wide Stormwater Management & Capacity
- Groundwater Recharge & Aquifer Health.
- Carbon Sink with Urban Forest & Habitat.
- Support Valley Clean Energy's efforts to deliver clean energy and reduce GHG emissions.

OBJECTIVE 8. Financial Benefits to Community. (See p.6, G2-O1 & G2-O2)

An in-depth fiscal analysis of the project will be completed as part of the City's process to place this decision before the voters of Davis. Also prior to the vote, a Development Agreement will be finalized which will describe the one-time and ongoing financial benefits to the City.

OBJECTIVE 9. Sensitive Phasing Plan (See p.6, G1-O4)

A detailed phasing plan for the build out of Village Farms Davis follows the following principles:

- Minimize the impact on surrounding neighbors.
- Prioritize the delivery of community serving components e.g. Fire Station, greenbelts, parks, and flood control infrastructure.
- First phase to include all of the affordable housing, and a majority of the starter homes.

OBJECTIVE 10. Open Space Protection & Habitat Expansion. (See p.6, G3-O5)

340-acres of immediately adjacent agricultural land will be permanently conserved and added to the City of Davis Open Space Program. The Applicant will work with the City of Davis to determine the most appropriate land to satisfy the remainder of the agricultural mitigation requirements. This conserved land will further define the City's Urban Boundary and provide view scenic sheds in perpetuity.

A 12-acre on-site agricultural buffer zone between Village Farms Davis and the newly protected agricultural land will ensure the "Right to Farm".

25-acres of on-site Natural Habitat Area, including riparian corridors, enhance our community's connections to natural spaces.

OBJECTIVE 11. Parks & Recreation. (See p.6, G4-O3)

28-acres of public park area plus 40-acres of Greenbelt provide easy access to nature and a wide spectrum of outdoor recreation opportunities for the entire community.

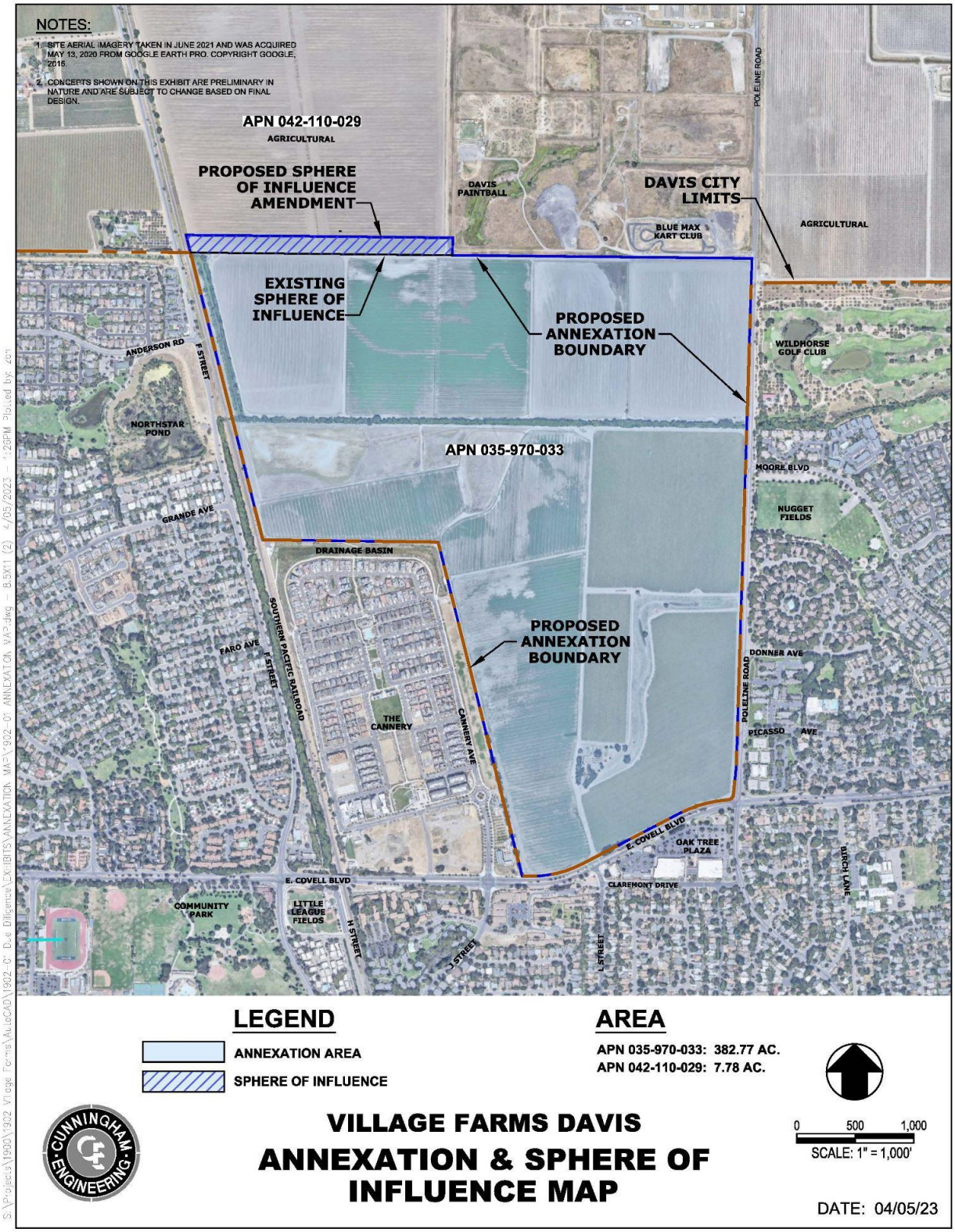
An expansive park at the corner of Covell & Pole Line, four times the entirety of Central Park, will anchor the gateway to Village Farms Davis. This large park will also be designed for community gatherings such as special events, celebrations and outdoor entertainment. Multi-use areas, children's play fields, a pond and an integrated greenbelt will help to meet our community's high demand for recreation.

OBJECTIVE 12. Circulation System. (See p.6, G4-O1 & G4-O2)

New local streets, along with a system of pedestrian and bicycle greenbelts, will connect the site to existing neighborhoods, including completion of the Davis Bike Loop. Village Farms Davis will provide enhanced connectivity for pedestrians, bicyclists, and transit riders, via new multi-modal connections and linkages to existing greenways in North Central Davis.

Collaborative discussions with all stakeholders will continue to identify the best path forward to achieve the long-standing community goal of completing the Davis Bike Loop with separated grade crossings from Nugget Fields / Wildhorse to the project and from the project to the West side of F St at Northstar Park.

ANNEXATION & SPHERE OF INFLUENCE MAP



Not to scale. See **Addendum A** for scaled exhibit.

PLANNING HISTORY

1970's

The project site has been the subject of community discussion and consideration for urban development since at least the 1970's.

1980's

The 1980 City of Davis General Plan included the site for future development.

In 1986, Yolo County included the site in its General Plan with a Special Plan designation. The site is now the last remaining site with a Special Plan designation in Yolo County's General Plan.

A variety of uses were proposed, researched and discussed, including,

- Genentech Campus,
- Sports Complex,
- several proposals that included a mixture of residential and neighborhood commercial services.

1990's

Several proposals that included residential with neighborhood and community serving commercial and public uses did not reach the point of formal approval or disapproval:

- Early 1990's: Crossroad Project with 1,466 residential units
- 1997: Covell Center Project with 688 units

2000's

- 2000: Discussions for the preparation of a new City of Davis General Plan suggested that the site should require voter approval under the new Measure J ordinance.
- 2001: The City Council acted to change the site's designation from urban uses to agriculture as part of the 2001 General Plan.

2005

A finely detailed version of the project, Covell Village, was initially proposed in 2002 with 1515 units, but through the planning process it evolved into an 1,864 unit proposal. The project site was relatively unchanged from the projects of the 1990's, with the exception of the addition of a 5-acre site for a hospice facility.

As the first test of the Measure J ordinance, the Covell Village proposal was placed on a city-wide ballot as Measure X. The proposal was not accepted by a vote of 58.7% opposed to the project with 41.2% in favor of the project.

2009

A senior-focused, age-in-place community was the subject of in-depth research and robust community engagement but did not result in a formal application

2023

The current project proposal, Village Farms Davis, emphasizes Affordable Homes, Starter Homes, support for public schools, improved City Services with a new Fire Station, city-serving flood protection with groundwater recharge to the north, and an overall design focused on daily human connection with naturalized open spaces.

LOCATION MAP EXHIBIT

Not to scale. See **Addendum A** for scaled exhibit.

PROJECT DETAILS

REQUESTED ENTITLEMENTS

- General Plan Amendment (see Addendum A)
- Annexation to the City of Davis (see Addendum A)
- Sphere of Influence Amendment (LAFCO) (see Addendum A)
- Pre-zoning to Planned Development (see Addendum A)
- Development Agreement

The Project Applicants request that the City Council place the Project and its Baseline Project Features on the November 5, 2024 ballot consistent with Davis Municipal Code, Article 41.01 Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands.

PROJECT BOUNDARY

75% of the boundary adjoins the City's urbanized uses to the east, south and west.

13% of the northern boundary adjoins City-owned, non-agricultural uses; ~ 2,500 feet of the eastern portion of the northern boundary.

12% of the northern boundary is adjacent to agricultural row crop land; ~ 2,200 feet of the western portion of the northern boundary. This adjacent agricultural land is proposed to be permanently conserved as part of this project.

The 390.5-acre project site is bounded by Covell Boulevard on the south, Pole Line Road on the east, the City-owned property leased to Blue Maxx Raceway and Davis Paintball on the north, the Union Pacific Railroad adjacent to F Street on the northwest and then follows the northern and eastern boundaries of The Cannery neighborhood on the remaining western boundary.

INFILL LOCATION

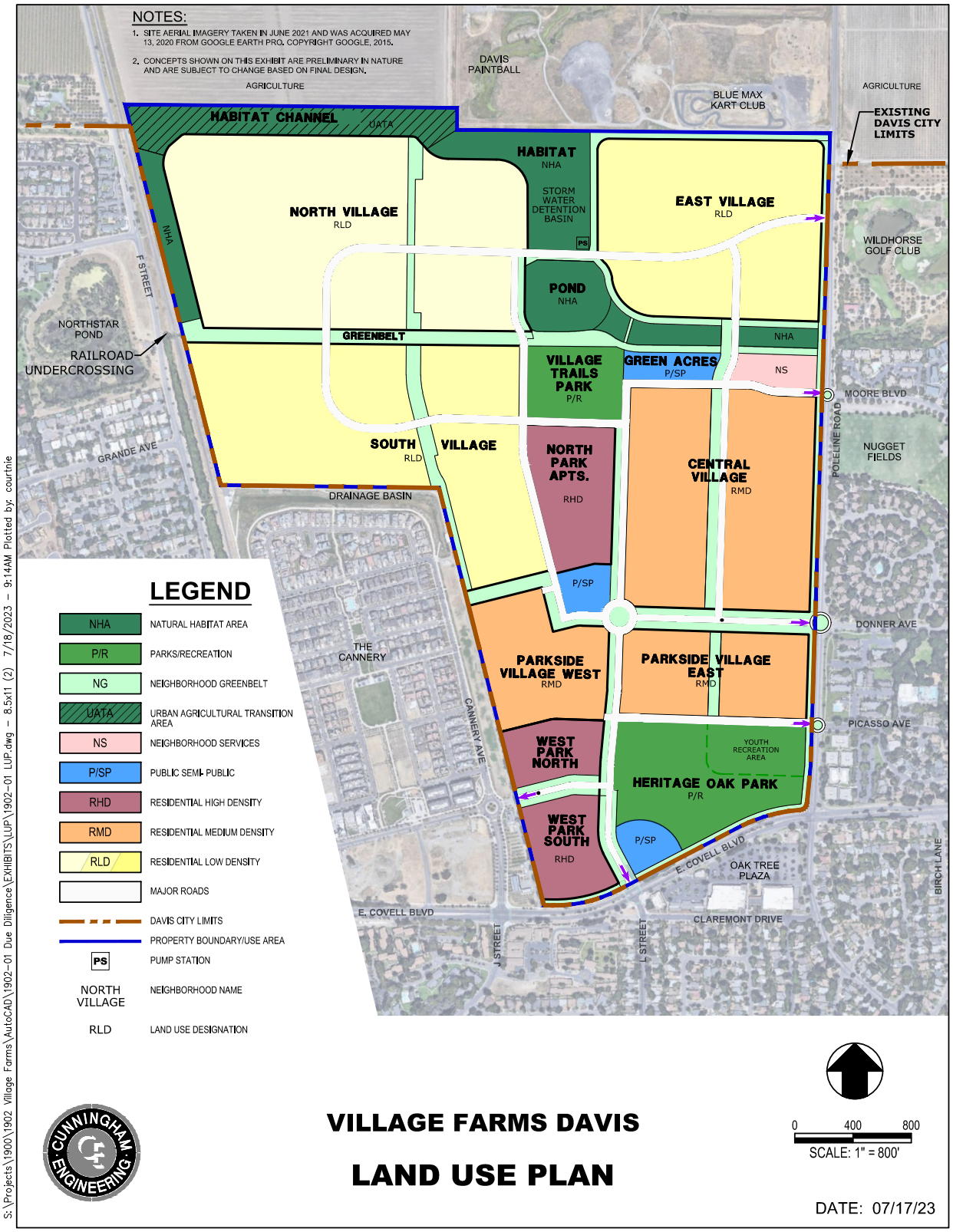
88% of the Village Davis Farms boundary is adjacent to urbanized / non-agricultural uses. The project is thoughtfully designed to conform with all applicable standards within the "Interim Guidelines for Infill Development".

The General Plan contains policies, standards and actions calling for guidelines and strategies for infill development projects. The Interim Guidelines for Infill Development (not adopted by the City Council) are intended to encourage and maximize opportunities for infill development projects which are beneficial to the community, protective of existing neighborhoods, and well designed. The Guidelines are also used to augment the review of discretionary projects and affordable housing projects. A project may be approved if it is consistent with a preponderance, but not all, of the guidelines.

The interim guidelines are intentionally flexible to: recognize the unique circumstances of every site; address the wide range of projects subject to the guidelines (from building additions to large new developments); and to encourage uniqueness and diversity of design rather than homogeneity. As described throughout this Project Description, Village Farms Davis is tailored to meet the needs of our City with its unique ability to strengthen community connections.

Village Farms *Davis*

LAND USE PLAN EXHIBIT



Not to scale. See **Addendum A** for scaled exhibit.

LAND USE

Village Farms Davis proposes a self-sustaining, mixed-use community including a range of residential densities and housing types, neighborhood commercial services, recreational, open space and public uses. The project envisions easy access to nature, recreation and abundant community resources that make Davis a wonderful place to live, work and play.

Summary Chart (for Land Use Detailed Chart, see **Addendum C)**

Neighborhood	Land Use Type	No. of Units	Acres	Proposed General Plan Designation
West Park Village North & South	Affordable Multi-Family Units	300	13.8	*Residential-High Density | 14.00 - 25.00 units per gross acre*
Central Village & Parkside Village East	Starter single-family Units	310	40.0	*Residential-Medium Density | 6.00 - 13.99 units per gross acre*
	Townhomes & Cottages	160	16.1	
North Park Apartments	Market Rate Apartments	200	11.6	*Residential-High Density | 14.00 - 25.00 units per gross acre*
Parkside Village West	Condominiums & Stacked Flats	150	15.1	*Residential-Medium Density | 6.00 - 13.99 units per gross acre*
North, South & East Villages	Market Rate single family units & Duplexes	680	157.4	*Residential-Low Density | 3.00 - 5.99 units per gross acre*
	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**	

Framework

The development framework of the Plan Area, coupled with design and development standards, will ensure a thoughtful transition between the Plan Area and the adjacent Cannery and North Davis neighborhoods.

The physical framework of the land use, circulation, drainage, greenbelt alignments and neighborhood creation was influenced by several existing conditions, including:

- Numerous street stubs along Pole Line Road and Covell Boulevard,
- Wastewater trunk line easement extends from L St. to the North Site Boundary.
- PG&E easement runs along the boundary with The Cannery and extends north.
- Channel A, a water drainage course bisecting the site's northern half from east to west.

The residential land uses were allocated to provide transitions from low to moderate to higher densities. Generally, the lower densities are in the northern quadrants, the medium densities in the central area and the highest densities in the southern area around the anchor park.

Parks, open space, greenbelts, drainage corridors and basins are the second largest element of the land plan. A large 20-acre Anchor Park is sited at the southeast quadrant of the site. A 7.5-acre neighborhood park is located near the site center, south of Channel A and the Pond.

Public, semi-public and neighborhood commercial services comprise the remaining land use types. A Public site intended to serve as the Emergency Services Community Center is located at Covell and L Street intersection. A site intended for the Early Learning Center is located near

the center of the site. Approximately two acres of land will be set aside as a model to teach agricultural values and methods in an outdoor, working classroom.

LAND USE CATEGORIES

The Project is seeking site-specific zoning through a Preliminary Planned Development (PPD). The following provides an overview of the land use categories identified on the PPD Use Plan. The PPD (See **Exhibit B**) provides the Permitted, Conditionally Permitted and Prohibited uses.

The requested entitlements establish the General Plan land use designation and the uses permitted pursuant to the PD zoning. The precise size, location and configuration of a use may fluctuate as long as the Director of Community Development determines that the proposed use is placed at a logical location within the Project site; is permitted in the zoning; is substantially consistent with the Land Use Plan and the description of the Project; and would not result in an exceedance of the maximum square footage or number of units permitted for a given use type.

Non-Residential Uses

Public Day Care/School **(PDS)**

A ~2-acre site for a new Davis Joint Unified School District (DJUSD) Early Learning Center (ELC) is located in the center of the lower half of the project. ELC's offer the combined services of preschool and daycare environments with early education curriculum and childcare.

In concert with DJUSD, Village Farms Davis will help meet the needs of our youngest learners. Research clearly demonstrates that early learning programs that include a play-based curriculum are essential in ensuring all of our students reach their potential. The ELC will also benefit the greater North Davis community with reduced or free childcare.

Additional details for this site will be drafted in consultation with DJUSD leadership for inclusion in the Development Agreement.

Educational Farm **(EF)** - 2.8 acres of land will be set aside as a model to teach agricultural values and methods in an outdoor, working classroom aka "Green Acres". The land dedication is offered in response to a recent DJUSD objective.

Over the past 10 years, the Whitcombe Family has created a concept to identify the demand, challenges and a path to success for new growers with a desire to generate a family-supporting income as a full-time farmer in the small-scale agricultural sector.

Proof of concept has been achieved with a similar sized urban farm in North Davis, generating best practices and detailed financial modeling. To date, this demonstration project has produced and harvested more than 300,000 pounds of fresh organic vegetables. The Whitcombe Family Farm has continually donated these harvests to the Yolo County Food Bank.

For students throughout the region who desire to profitably pursue this vocation, a program at Green Acres could be a great introduction to a fulfilling career and land-based life.

Additional details for this site will be drafted in consultation with DJUSD leadership for inclusion in the Development Agreement.

Parks/Recreation**(P)**, Greenbelt**(GB)**, Natural Habitat**(NH)**, Urban Agricultural Transition**(UAT)**

See pg 19 for a full description.

Public Semi-Public **(PSP)**

The establishment of a new Fire Station within a joint-use Emergency Services Community Center ("ESCC") at Village Farms Davis, dedicated to the City, would improve the emergency response time for under-served homes throughout North Davis, which currently are outside of the recommended 5-minute response time level of service.

The ESCC would create more opportunities for cooperation amongst service providers and establish a community-wide service center to better serve the people of Davis.

The shared facility would function as a hub for Medical, Fire, Police and other governmental and non-governmental Emergency Service Providers, delivering an array of community services and amenities. Additionally, the facility could include Training Facilities, a City Emergency Operations Center, and a venue for Community Events. The ultimate mix of uses for this center will be determined in collaboration with the City, County and community at large.

Conceptual Rendering

Neighborhood Services **(NS)**

The 2.8-acre NCS site is located in the northeast quadrant of the project, bounded by three greenbelts and across Pole Line Rd from Nugget Fields at Wildhorse.

The project site's infill location within existing urban uses and the decline in demand for "brick and mortar" commercial space guides the location, size and vision for the Neighborhood Commercial site. Village Farms Davis is located across Covell Blvd from Oak Tree Plaza, Nugget Market and will be internally connected to the approved Cannery Village Marketplace.

In consultation with City leadership, interested neighbors and the business community, additional details for this site will be drafted for inclusion in the Development Agreement.

Opportunities for possible community/neighborhood serving uses will be described within the Preliminary Planned Development, relying on the Davis Municipal Code.

Residential Uses

Residential High Density **(RHD)** ***AFFORDABLE HOMES***

The RHD land use category anticipates a variety of attached and multi-family housing types, such as apartments, condos and stacked flats. The density range is 10.1 to 30.51 dwelling units per gross acre (du/ac) and the projected average density is 20.65 du/ac.

The RHD sites are strategically located in the southern quadrant across from Heritage Oak Park, Oak Tree Plaza and a cluster of transit stops, to promote non-vehicular transportation and proximity to jobs, goods, services and transportation hubs.

Residential Medium Density **(RMD)** ***STARTER HOMES***

The RMD land use category accommodates a variety of housing types. This density allows for single family detached and attached housing types such as cottages and townhouses. The density range is 11.34 to 15.8 dwelling units per gross acre (du/ac) and the projected average density is 13.09 du/ac.

Residential Low Density **(RLD)** ***MARKET-RATE HOMES***

The RLD land use category provides for single family detached homes and duplexes on standard size lots, however, attached dwelling units (ADU's) are also allowed. The density range is 4.39 to 7.04 dwelling units per gross acre (du/ac) and the projected average density is 5.84 du/ac.

AFFORDABLE, STARTER & MARKET-RATE HOMES

Affordable Housing

300 Affordable Residences (16.7% of Total) for qualifying community members with low, very-low and extremely-low income levels will be added to the permanently affordable housing stock, in compliance with the City's Affordable Housing Ordinance.

These units help to meet 32.2% of the City's RHNA commitments in the Lower Income Category.

- RHD: West Park (south) will provide 150 low and very-low income homes.
- RHD: West Park (north) will provide 60 extremely-low income homes, sized for large families.

These multi-family homes will be built and managed by Tandem Properties, a locally owned property management business that has provided housing for the Davis and Woodland communities for 50 years.

Starter Homes

310 Residences (17.2% of Total) with a new "Developer Contribution Program" (DCP) are affordable-by-design, detached homes that will enable the Davis workforce, families with children in Davis schools and many other industry-standard qualifying buyers, to own a home near their work, family and schools.

The project proponents are working with First Northern Bank to develop this program.

Made possible by an innovative financing mechanism, the DCP will provide 15% of the home price toward a down-payment to match the Home Buyer's 5% down-payment, helping to clear the biggest obstacle for most middle-income earners.

The $25-30 million in DCP equity provided to home buyers would be repaid upon resale of these homes. This equity will be used to benefit future Affordable Housing Programs in the City of Davis. These funds will support a sustainable program to provide affordable housing throughout town, furthering efforts to improve the City's housing diversity. In this sense, the DCP equity is akin to affordable housing in-lieu fees in that it will provide equity for future affordable housing in an amount greater than the current affordable housing in-lieu fee of $81,979 per home.

The Applicant will develop a Project Individualized Affordable Housing Program consistent with the City's Affordable Housing Ordinance that will include both the Affordable Housing described above and the DCP equity to generate a contribution to the City's affordable housing needs in excess of what would be required under normal application of the Affordable Housing ordinance.

Eligibility & Requirements for Homebuyer Participation in Developer Contribution Program (DCP)

- ☐ Individual, family, or group of individuals as co-owners.
- ☐ Corporate/business entities are NOT allowed to participate.
- ☐ Home buyers who have owned a home in the last 3 years are not eligible.
- ☐ Buyer(s) must attend a home buyer education class.
- ☐ Limit of one house per immediate family.
- ☐ Home must be owner occupied for a minimum of 2 years, with exceptions for certain hardships.
- ☐ After the initial 2 years of owner-occupancy, if at any time the Buyer rents the home to another party, then 15% of gross rental income shall be paid directly to the entity designated to administer the DCP funds, and shall be used to fund ongoing Affordable Housing programs in the City of Davis.
- ☐ Buyer must maintain the home in good condition and repair. The homeowner must repair any violations of applicable building, plumbing, electric, fire or housing codes prior to resale, or the cost of such repairs shall be deducted from home owner's share of the resale proceeds

Market Rate Homes

The remainder of the homes proposed by the project are a variety of sizes at market-rate. These Residential Low Density lots range in average size from 5,225 SF to 9,000SF.

Accessory Dwelling Units (ADU's) are allowed on all single-family zoned lots, per State law. Custom homes are envisioned to meet the many needs of different people. The applicant envisions homes for UC Davis faculty and staff, co-ops for seniors, executive homes for local companies, large family homes to support multiple generations, small farm plots and more.

The Applicant will sell lots for market rate homes to small builders and individuals who desire the flexibility to design and contract the construction of their homes. Initially, lots will be offered in a lottery style selection process. The number of lots purchased by a single buyer may be limited.

Requirements regarding the length of time a lot may be held before construction begins will be tied to the purchase agreement for the lot. The timing of lottery selections may be tied to the site improvement schedule and phasing plan.

GREENBELTS, PARKS & OPEN SPACE

Additional detail on the trail system is provided in the Circulation & Mobility System on page 28.

A neighborhood identity of connectivity and access to the outdoors will be created with convenient access to trails, parks and purposely natural exploration areas. Natural spaces will be in close proximity to all homes, for all residents to experience nature in their daily life.

Neighborhood	Land Use	Acres	Units	Avg Density	Lot Minimum		Percent of Total	Percent of Urban Development	Phase
	Park/Open Space								
Village Trail Park	Park/Recreation	7.51					1.92%	10.96%	2-4
Heritage Oak Park	Park/Recreation	20.33					5.20%		2-4
	Neighborhood Greenbelt	39.73					10.17%	15.64%	1-4
	City Storm Water Habitat Area	25.84					6.62%	10.17%	1
	Urban Agricultural Transition Area	11.26					2.88%	4.43%	1
	Subtotal	**104.7**					26.80%	41.20%	

The green spaces throughout the project will lean towards naturalistic landscape design. This significant attribute of Village Farms Davis is inspired by the growing body of research indicating that direct exposure to nature is essential for healthy childhood development and for the physical and emotional health of children and adults.

A perimeter and internal greenbelt system is the backbone element of the Land Plan. The Davis Bike Loop will be completed with the addition of a greenbelt along the course of the existing "Channel A" and connecting Wildhorse & Northstar Park with grade separated crossings.

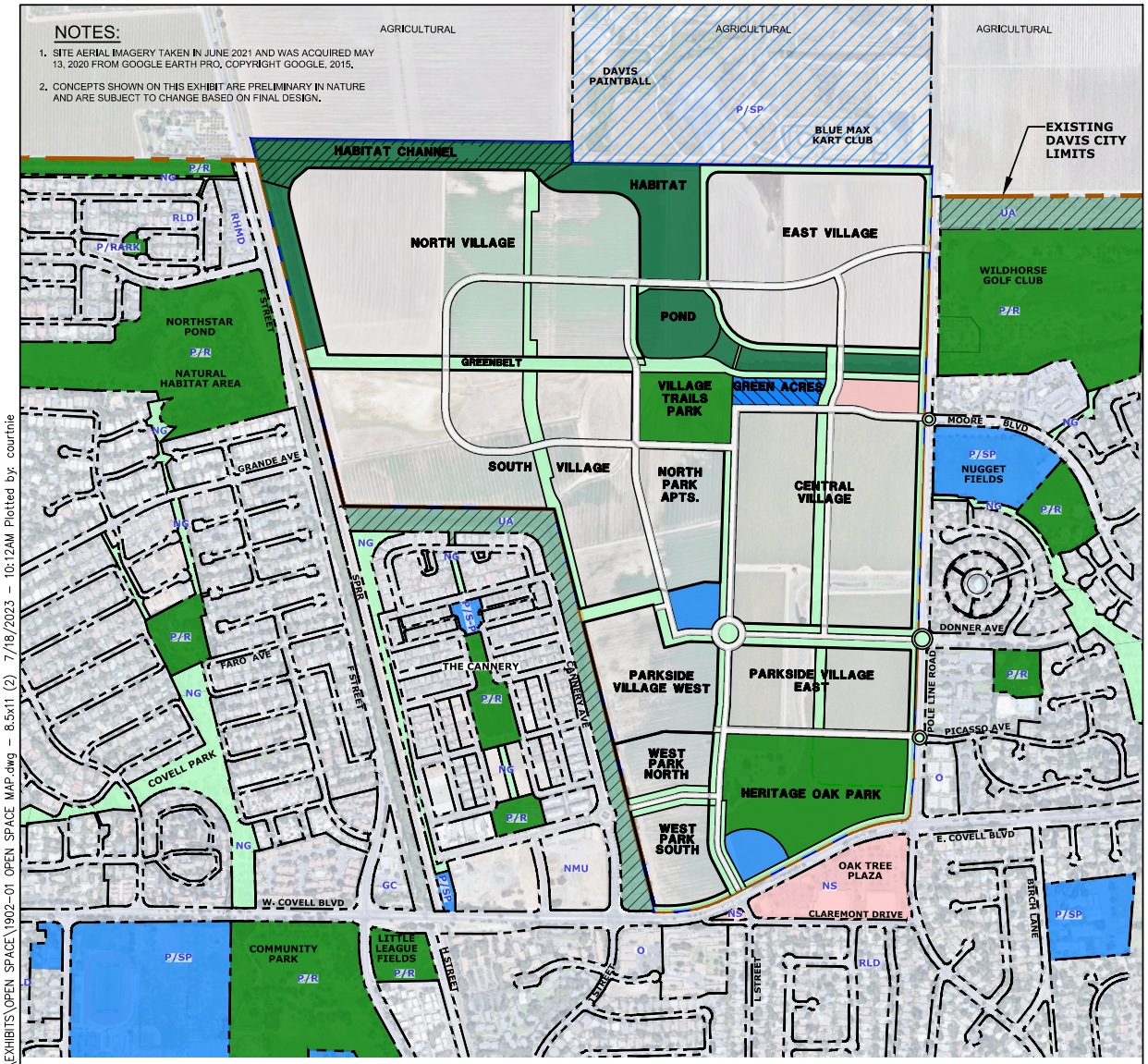
The Urban Tree Canopy will be designed according to the City's Urban Forest Management Plan in consultation with Tree Davis and Public Works.

The Village Farms site is located within the Covell Drain Watershed. The project proposes to provide Low Impact Development (LID) measures and Best Management Practices (BMP) for stormwater storage and conveyance facilities for both quality and quantity improvements to benefit the entire City.

The stormwater quality improvements will include volume-based features such as bioretention, infiltration features, pervious pavement and flow-based features such as vegetative swales and stormwater planters. The stormwater quantity features include a series of water storage ponds and basins both on-site and off-site that will be connected to the realigned Covell Channel/ Channel A area.

Village Farms *Davis*

OPEN SPACE MAP



Not to scale. See **Addendum A** for scaled exhibit.

PERIMETER GREENBELTS & OPEN SPACE

South Boundary (Covell Boulevard) & East Boundary (Pole Line Road)

- 50' wide greenbelt, includes
- Class I pedestrian/bikeway trail.

North Boundary: East (City of Davis: Blue Maxx Cart Club)

- ~1,500' in length, from Pole Line Rd toward the middle of the site.
- 50' wide buffer, includes
- New greenbelt with a Class I pedestrian/bikeway trail, berm, and sound wall.

North Boundary: Middle (City of Davis: Davis Paintball)

- ~1,000' in length.
- New stormwater channel & habitat basin

North Boundary: West (Agricultural: Row Crops)

- ~2,200' in length, from UPRR toward the middle of the site.
- 150' wide agricultural buffer, includes
- New 50' wide greenbelt with a Class I pedestrian/bikeway trail.
- New stormwater drainage channel corridor provides an additional off-site transition to the adjacent agricultural mitigation land.

Upper West Boundary (UP Railroad / F St, from NW Corner of Site to Channel A)

- Existing drainage channel will be enhanced and expanded to 150' wide.
- New 50' wide greenbelt with a Class I pedestrian/bikeway trail along North Village
- Improved flood control with integrated natural riparian woodlands restoration..

Middle West Boundary (UP Railroad / F St, from Channel A to The Cannery)

- Existing flood channel/riparian corridor with mature trees (between UPRR & F St).

Lower West Boundary (The Cannery)

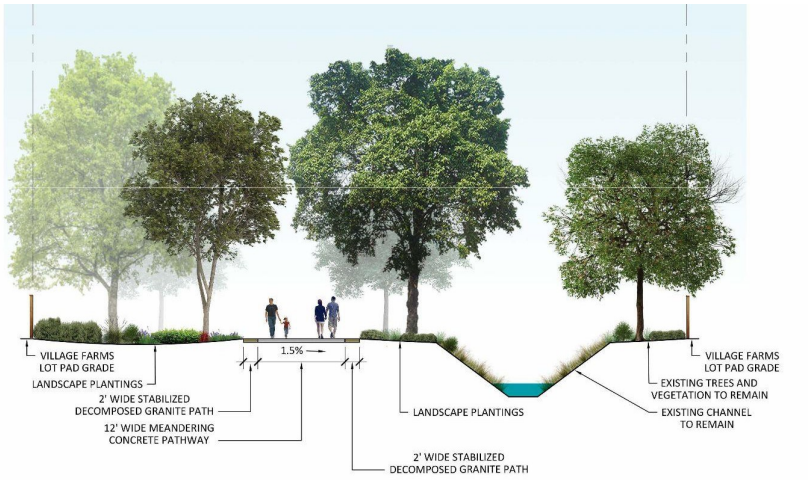
- Along the northern 850' long segment of this frontage, a new 50' wide greenbelt with a Class I pedestrian/bikeway trail
- Existing agricultural buffer, including demonstration gardens, community space, drainage corridor along The Cannery side of the frontage.
- Access, connectivity, setbacks and other Design Guidelines TBD.

INTERIOR GREENBELTS

Neighborhood & Community Greenbelt Arterials

Interior greenbelts, in combination with the greenbelts along the site's border, will allow complete circumnavigation of the project area and provide linkages to adjacent trail systems.

- 3 Greenbelts will traverse from North to South, intersecting with
- 3 Greenbelts will extend from East to West, plus
- 1 Greenbelt linking the new North L St Greenbelt to The Farmhouse and Urban Farm at The Cannery.

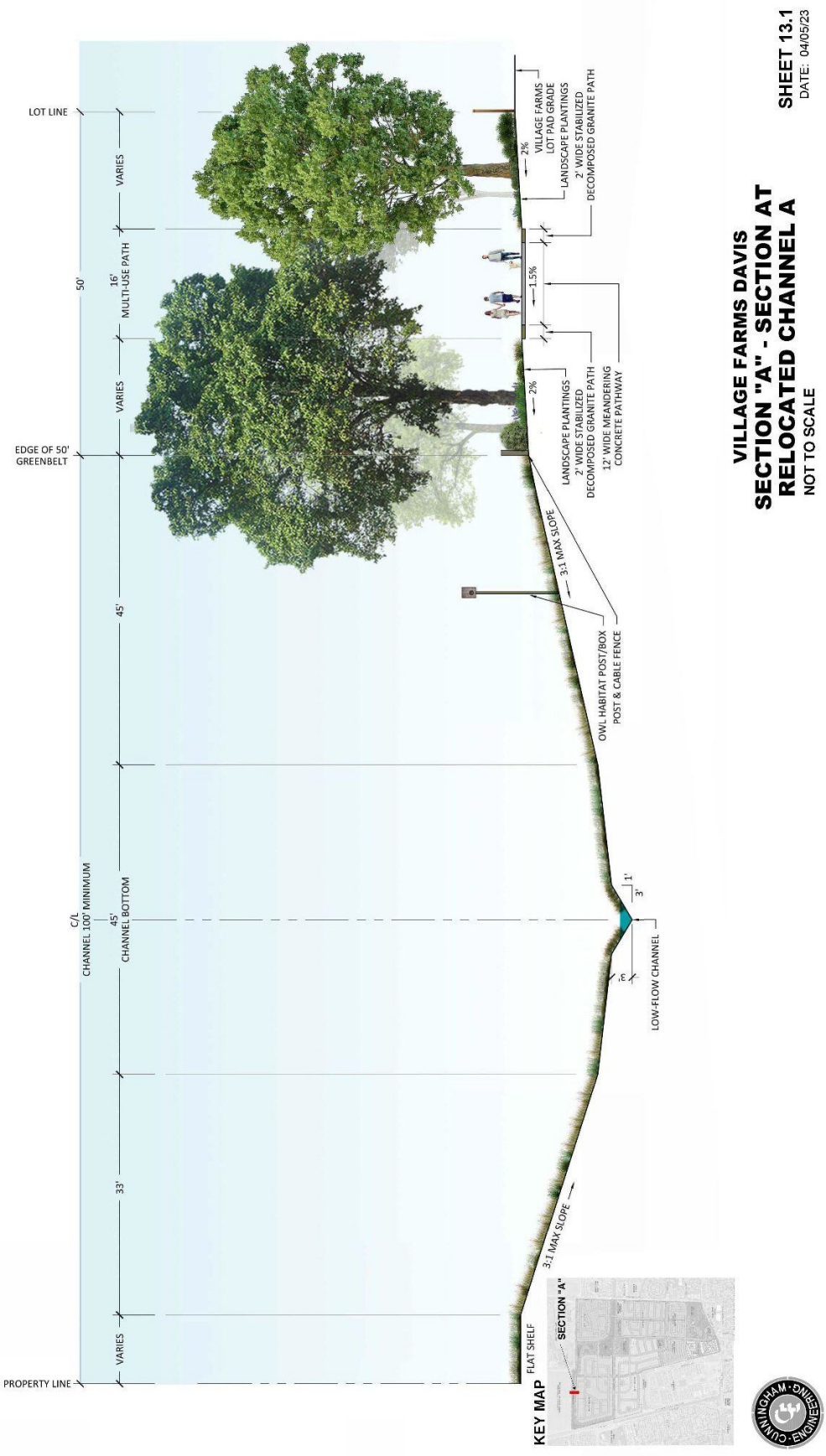


"Greenbelt A" - Completion of the Davis Bike Loop

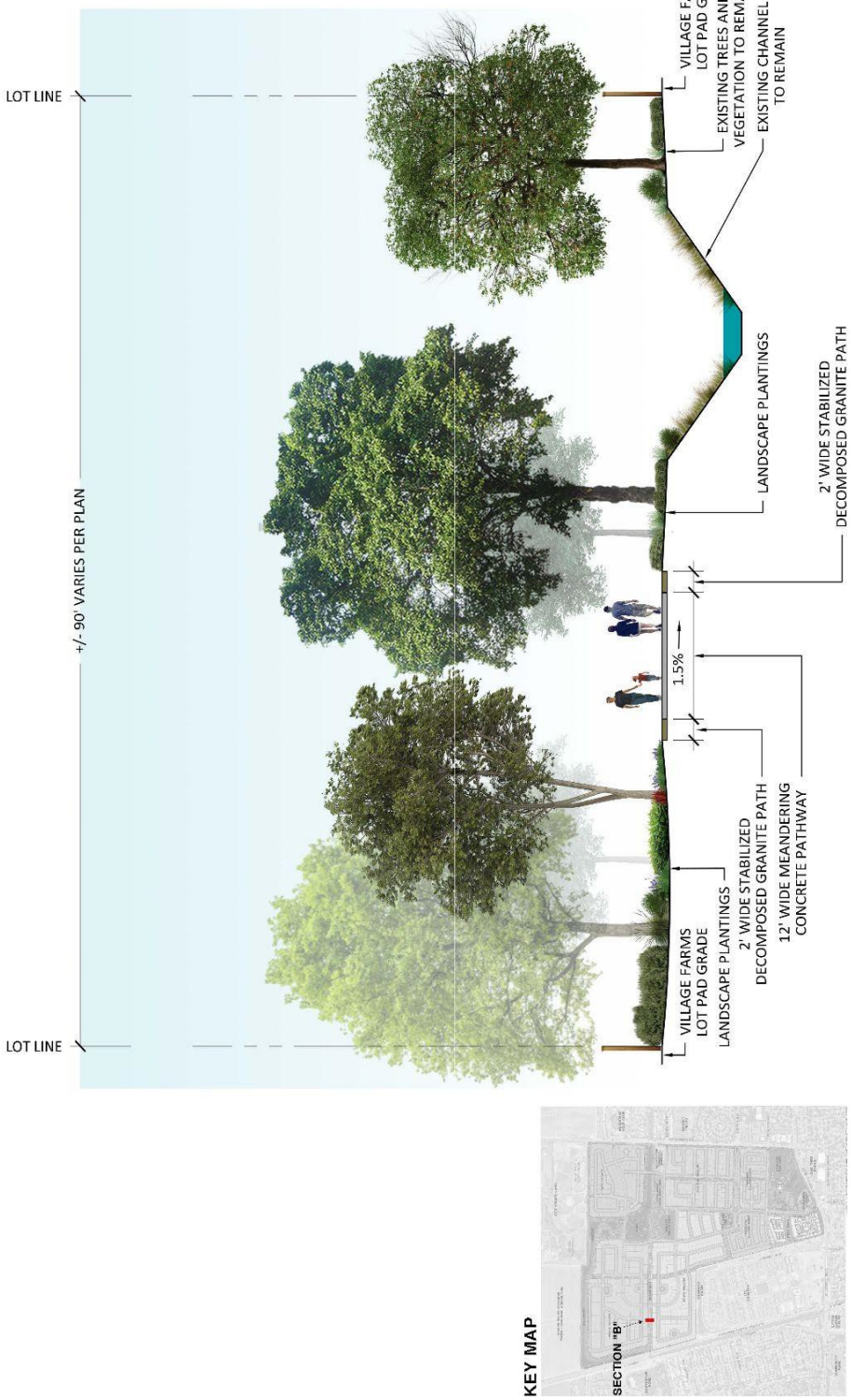
A new greenbelt across the upper third of the site, along the existing "Channel A", will complete the Davis Bike Loop by connecting Wildhorse to Northstar with separated grade crossings.

This multi-purpose corridor is designed to harmoniously integrate infrastructure with nature:

- Class I pedestrian/bikeway trails on one or both sides of the greenbelt,
- Natural spaces shaped by bioswales and water quality outfall basins,
- Habitat restoration and creation, which acts as a wildlife corridor,
- Easy access to all neighborhoods, the northern park, urban farm & neighborhood commercial services area.
- Collaborative discussions with appropriate stakeholders (Union Pacific Railroad, City of Davis & Yolo County) will continue to design solutions to achieve the long standing community goal of completing the Davis Bike Loop with separated grade crossings from Village Farms Davis to Northstar to the west and Nugget Fields/Wildhorse to the east.

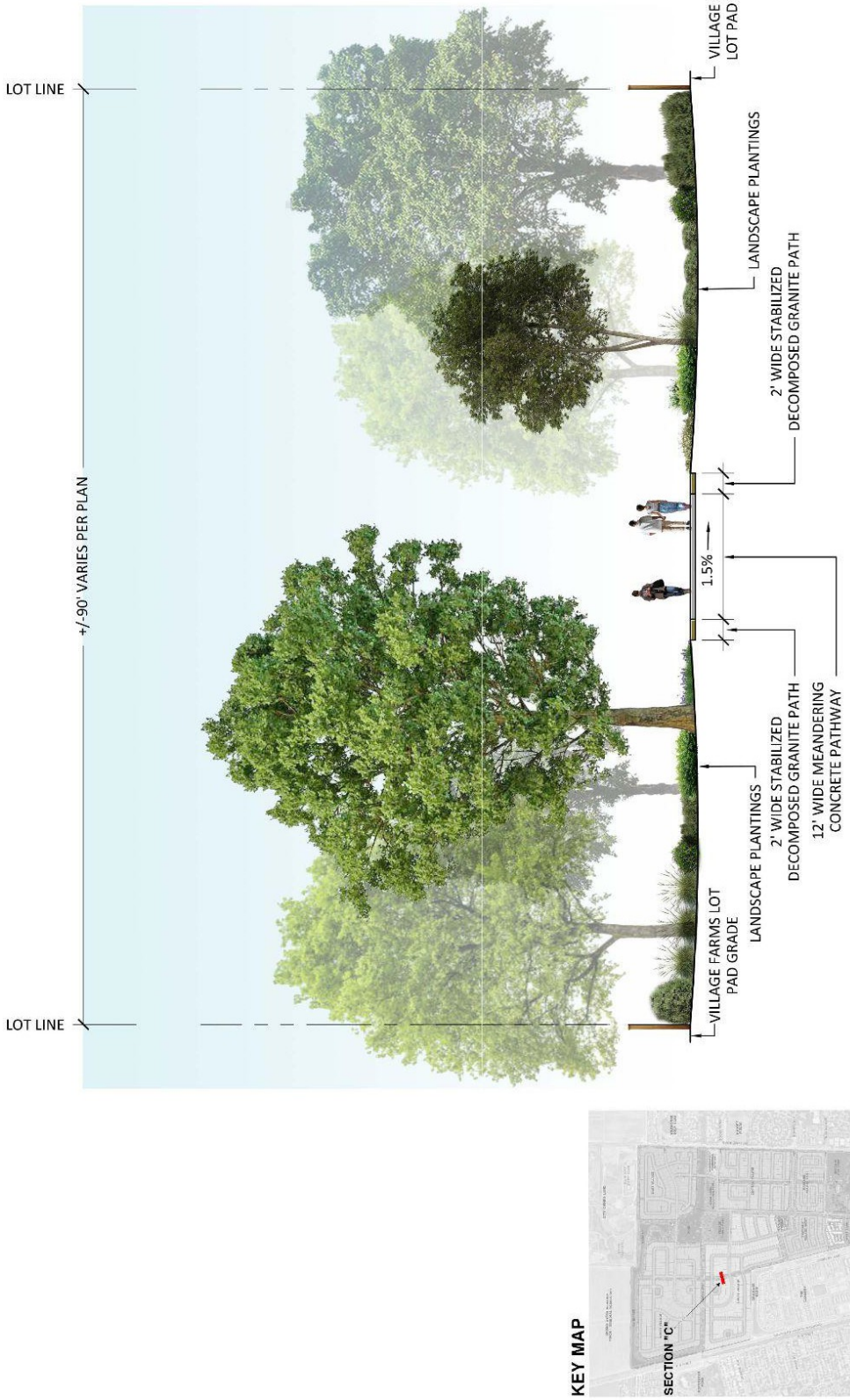


See **Addendum A**



VILLAGE FARMS DAVIS
SECTION "B" - TYPICAL GREENBELT SECTION AT EXISTING CHANNEL A
NOT TO SCALE

See **Addendum A**



VILLAGE FARMS DAVIS
SECTION "C" - TYPICAL GREENBELT SECTION
NOT TO SCALE

See **Addendum A**

PARKS

"Heritage Oaks Park" a 20.3-acre Community Park

An expansive 20.3-acre park, at the corner of Covell Blvd & Pole Line Rd, preserves a viewshed of green spaces. This multi-activity park could include:

- A central activity hub, like a village commons.
- Comfortable, quiet places to observe, rest, and socialize.
- Active uses which could include children's play fields, playground, open turf areas, hardcourts.
- Passive areas could include covered picnic/pavilion areas, an oak grove, pond, a meadow and flower/pollinator gardens.
- Vestiges of our region's agricultural heritage, including a wooden pump house, fruit trees and grape arbor may be preserved in a passive garden space.

"Village Trails Park" a 7.5-acre Central Neighborhood Park

Centrally located, this park is a neighborhood focal point. It is located at the confluence of several greenbelts, the Educational Farm and overlooks the pond, habitat basin and naturalized stormwater channel system. This park will be a convenient meetup place for residents and could include:

- Play fields.
- Playgrounds.
- Open turf areas.
- Comfortable, quiet places to observe, rest, and socialize.

On-Site Stormwater Channel System, Habitat Basin, Pond

The central pond, adjacent detention basin and the drainage channel along the north and western boundaries provide important stormwater facilities and natural habitat. Connecting these flood control features with existing infrastructure provides much-needed drainage capacity for large portions of Davis that are now at risk of flooding due climate change and underserved by the H Street pump station.

Off-Site Open Space / Agricultural Mitigation

340-acres of Adjacent Agricultural Mitigation Land (see Addendum A)

Located along the North Boundary: West, the project proponents will permanently protect 340-acres of adjacent agricultural land in conservation with the City of Davis Open Space Program. Applicant will work with the City to determine the most appropriate land to satisfy the remainder of the agricultural mitigation requirements.

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.

SUSTAINABILITY & RESILIENCE

Village Farms Davis will lead in energy efficiency and sustainable design. All development will meet or exceed the Cal Green building standards. The project will contribute to meeting City goals for greenhouse gas reduction by 2035 per the 2040 Climate Action and Adaptation Plan.

- 100% Electric service (no natural gas), energy conservation design choices, and
- Photovoltaic Solar Panels on every home will support Valley Clean Energy's efforts to deliver clean energy and reduce GHG emissions.
- Support Valley Clean Energy's efforts to deliver clean energy and reduce GHG emissions.
- Reduction in GHG emissions by reducing commuter trips, connecting existing neighborhoods with direct vehicular, bike and pedestrian connections.
- Completion of the Davis Bike Loop and addition of 3 miles of new Class 1 Bike Trails will enhance the ability of the entire community to safely and more efficiently travel within and around the City. Collaborative discussions with appropriate stakeholders will continue to identify and build separated grade crossings to achieve the long standing community goal of completing the Davis Bike Loop.
- Carbon Sink & Habitat. More than 1,500 new trees, including new and enhanced habitat areas and corridors, will contribute to our community's efforts to battle climate change.
- Neighborhood Forest. The Urban Tree Canopy will be designed according to the City's Urban Forest Management Plan in consultation with Tree Davis and Public Works. Tree selections, planting guidelines and continued care of existing healthy trees within the project are of high importance. The tree plan will focus on drought tolerance and climate resiliency. A long-term care and maintenance program will be developed to ensure the health of Village Farms Davis's open space.
- Recycled Water. The City of Davis is interested in a future project to deliver recycled water from the Wastewater Treatment Plant (WWTP) to the community, but have not yet identified funds to construct the city-wide distribution infrastructure. Village Farms Davis is aware of this potential project and will continue to monitor progress.
- City-wide Stormwater Management. The City of Davis Public Works Utilities and Operations Department is open to exploring opportunities with the Applicant to design and implement a drainage management plan on the Village Farms Davis site that would potentially benefit the current drainage capacity within the City's H Street Pump station drainage shed. Working in concert with Public Works, Village Farms Davis hopes to find cost reductions for the City while preparing for future climate change impacts.
- City-wide Stormwater Capacity will be increased with connections to the City's existing infrastructure and the addition of capture facilities above and beyond project needs.
- Groundwater Recharge. Dedication of a new groundwater recharge basin with enhanced city-wide stormwater management will promote the long-term health and resiliency of our aquifer for the entire community and regional farmers.

MANAGING FLOOD ZONE

Village Farms will mitigate both stormwater quality and stormwater management.

With respect to stormwater management, it is recognized that a portion of the project location is within a designated FEMA Zone A. This area is primarily north of the existing "Channel A". A typical solution is to place lot finish floors 1' or more above the FEMA designated flood elevations thus mitigating for the flood storage that would occur with construction of homes.

The project will construct detention facilities that will mitigate the development of homes within the floodplain. This approach has been successfully used at the Evergreen development and elsewhere in Davis. The Project engineers will work cooperatively with City Engineering to develop a detailed scope of services to address stormwater management. In addition, the Applicant has engaged with Davis Public Works leadership in cooperating, and will continue to do so, on drainage solutions that will assist the City's H Street Pump Station project.

With respect to stormwater quality, the project plans to treat runoff from hard surfaces as close to the source as possible, by incorporating bioswales, landscape planters and pervious pavements throughout the project. Village Farms Davis will fully comply with State of California and City of Davis stormwater quality requirements.

FINANCIAL BENEFITS TO CITY

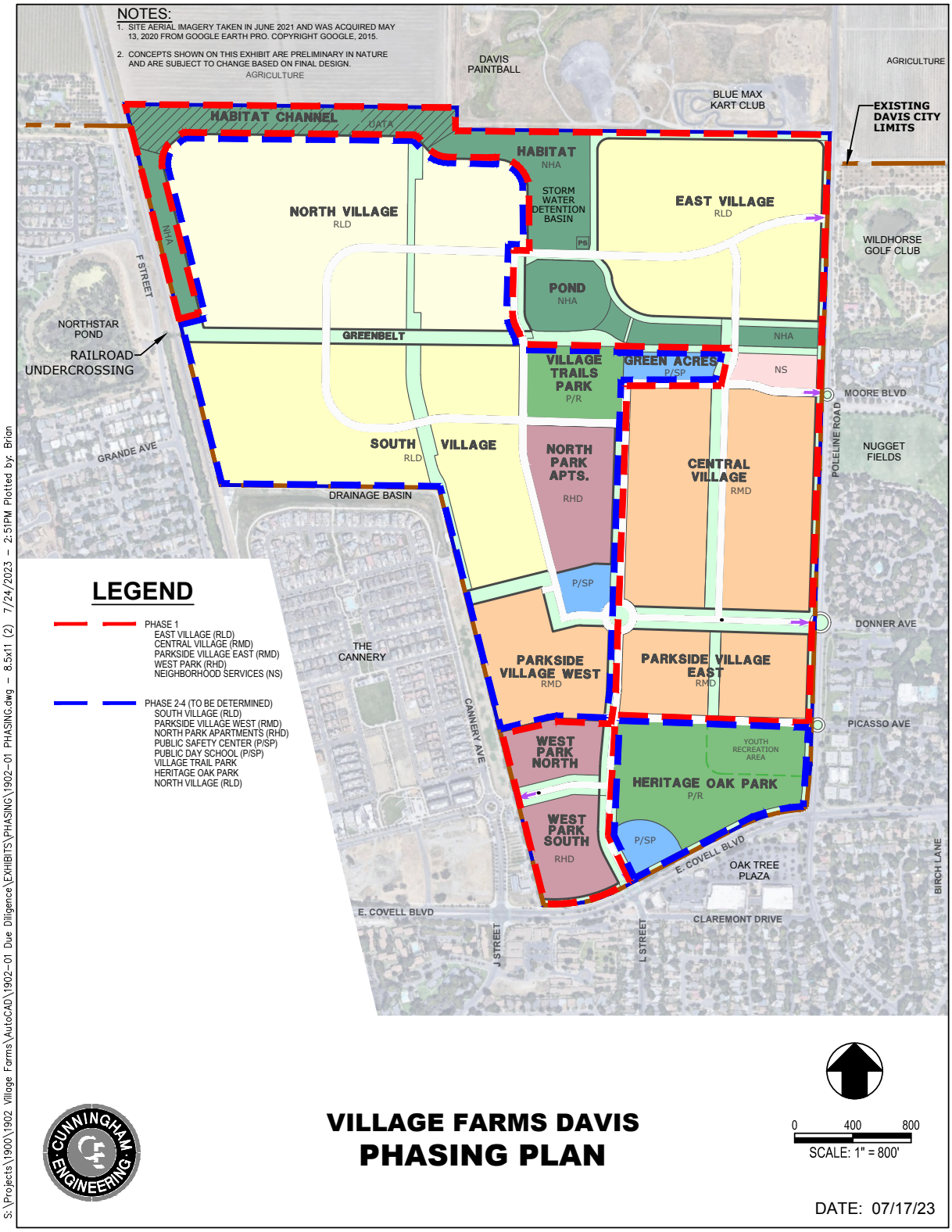
Village Farms Davis's existing ties to utilities infrastructure and smart planning ensures that it will be a net fiscal benefit to the community and City of Davis. In addition, there will be ongoing significant revenue from property tax.

The implementation of the Developer Contribution program will provide $25-30 million to a sustainable housing affordability program.

The Village Farms Applicant will work with the City as the project progresses through the plan review to outline the applicable review and permitting fees associated with the project. The City will prepare a fee estimate based on Project details provided by Applicant.

Village Farms *Davis*

PHASING PLAN MAP



Not to scale. See **Addendum A** for scaled exhibit.

PHASING PLAN DESCRIPTION (see Map, pg 30)

A preliminary phasing plan (outlined below) 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, and flood control infrastructure.
- Prioritize delivery of all affordable housing, and a majority of the starter homes.
- Incorporate a diversity of housing types in each phase.
- Separated grade infrastructure to be delivered as early as feasible.

PHASE 1

Homes

- All 300 Affordable Multi-family homes
- All 310 of the Starter Homes offering the down payment assistance program.
- 160 small market-rate homes such as townhomes and cottages
- 220 Market rate homes

Parks & Open Spaces

- Urban Agricultural Transition Area aka "Agricultural Buffer".
- Partial Perimeter Greenbelts along Pole Line Road, Covell Blvd and adjoining the City owned property to the north.
- All Natural Habitat Areas integrated with stormwater management.
- Internal greenbelts and trails within Phase 1 as depicted on the attached Phasing Map.

Infrastructure

- Sewer distribution infrastructure within backbone and intract roadways shown in Phase 1 on the attached Phasing Map, with individual services to each lot.
- Water distribution infrastructure within backbone and in tract roadways shown in Phase 1 on the attached Phasing Map, with individual services to each lot.
- Electrical and Communication infrastructure.
- Reconfiguration of Channel A with excavation of the storm water detention basin and storm water channel to convey local runoff and upstream offsite flows through the project to the east.

PHASES 2, 3 & 4

Homes

- 200 Market Rate Apartments
- 150 Condominiums and Stacked Flats
- 460 market-rate home sites will be built by local builders and individuals.

Parks & Open Spaces

- Heritage Oak Park
- Partial Perimeter Greenbelts to match the buildout progress
- 7.5 acre Davis Trails Park.
- Internal greenbelts/trails within the limits of these 3 phases

Community Benefit

- Fire Station & Emergency Services Community Center.
- Early Learning Center.
- Neighborhood Services Site.
- "Green Acres" Educational Farm.

Infrastructure

- Separated Grade Crossing at Pole Line Rd & Moore.
- Completion of the Davis Bike Loop
- Sewer distribution infrastructure within backbone and intract roadways shown in Phase 2 on the attached Phasing Map, with individual services to each lot.
- Water distribution infrastructure within backbone and intract roadways shown in Phase 1 on the attached Phasing Map, with individual services to each lot, irrigation service to the parks and large service stubs to the Neighborhood Services, Early Learning Center and Green Acres Educational Farm.
- Electrical and Communication infrastructure.

CIRCULATION SYSTEM

The circulation system includes a hierarchy of roadways and non-motorized transportation options linked with existing local and regional transportation systems.

The mobility plan includes pedestrian, bicycle and transit. Emphasis is placed on ensuring connectivity between uses and creating a safe and efficient circulation system that allows for multiple transportation options to promote non-vehicular movement for residents.

The land uses are sited to provide close proximity between housing, open space, parks/recreation, neighborhood commercial services and public uses. These community elements are incorporated as part of an extensive interconnected mobility system of multi-use trails, paths, shaded sidewalks and transit facilities.

Roadway Network See Vehicular Circulation Map (pg 36) & Cross Sections (pg 37)

Primary vehicle access to and from the Plan Area will be from a network of primary streets, including the existing major arterial roads that border the project site: Pole Line Rd and Covell Blvd. We anticipate incorporating roundabouts along Pole Line Rd., providing speed control, and offering a neighborhood feel as one enters Davis from the north of town.

Additional vehicle road access to the site are all extensions of existing adjacent streets: including L Street from East Covell Blvd, Picasso Avenue, Donner Avenue and Moore Boulevard from Pole Line Road and the extension of Cannery Loop.

One new street connection to Pole Line Road is proposed to the north of Moore Boulevard. These two-lane primary streets form a semi- grid pattern within the site. L Street is the dominant north-south street providing connections to the individual neighborhoods. Critical intersections of the major roadways, primarily Covell Boulevard and Pole Line road, will be developed in cooperation with traffic engineers and the City of Davis Public Works.

Mobility Plan See Mobility, Bicycle & Trail Exhibit (pg 34)

Village Farms Davis proposes a robust trail system with designated corridors for bicycles and pedestrians with direct access to transit stops along the periphery of the project area. The system complements the street network where vehicles, bicycles and pedestrians mix.

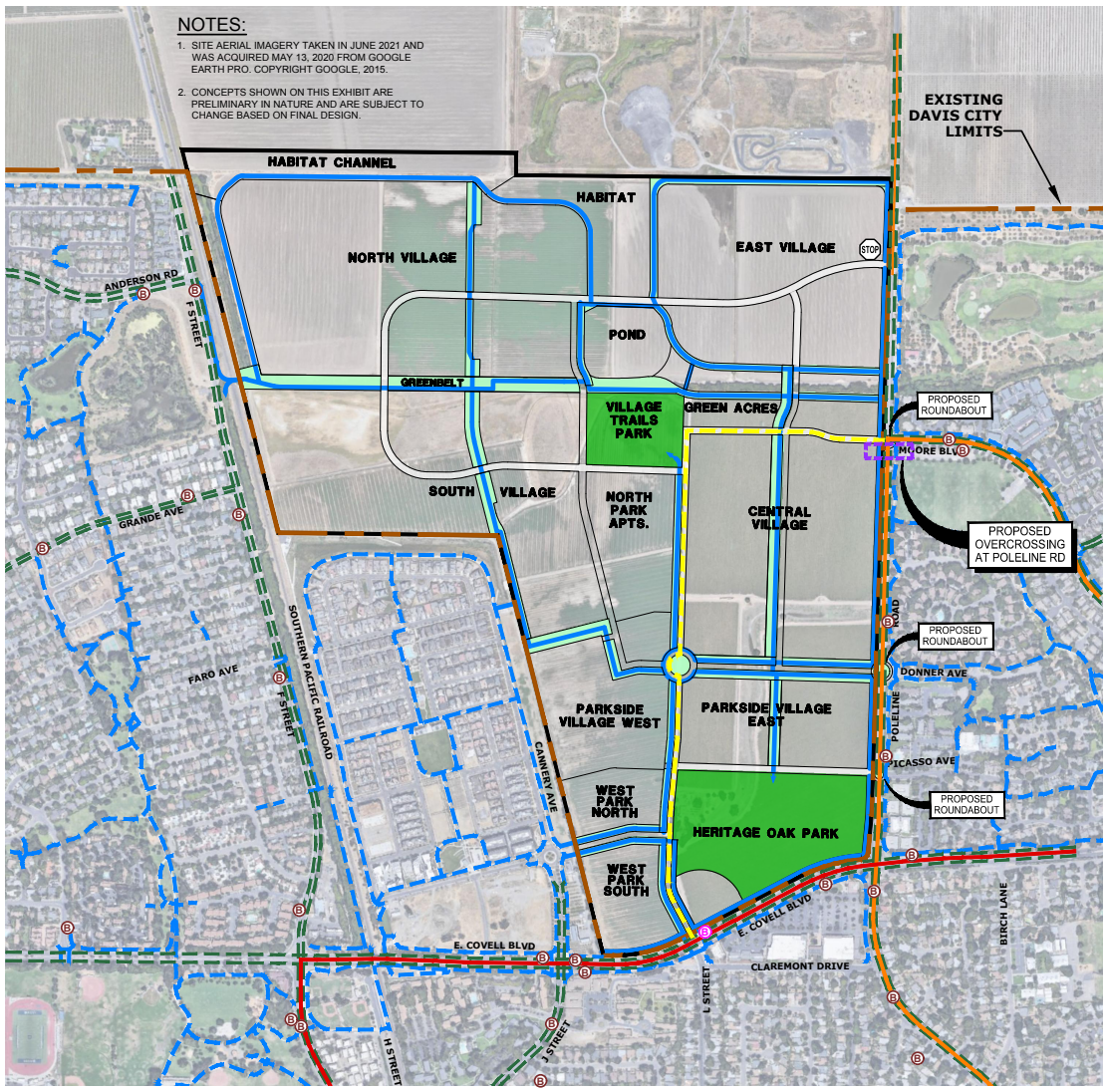
This multimodal network is an important component for connectivity and promoting non-vehicular travel within and outside of the Plan Area. The mobility network is designed to allow intuitive and efficient movement throughout the Plan Area and includes sidewalks, off street Class I bike trails, on-street Class II lanes, Class III routes and public transit.

Two vital links of the backbone bikeway train system to complete the Davis Bike Loop will be made with separated grade crossings, as discussed in more detail in the bikeway system below.

Bikeway & Pedestrian System See Mobility, Bicycle & Trail Exhibit (pg 29)

The project includes significant on-site bicycle and pedestrian features, implements off-site safety improvements, and creates regional trail connections, totaling over 3 miles of new Class I trails. The bikeway system will be linked to the existing pedestrian trails system to facilitate convenient nonautomotive connections to and from the Project site, thereby encouraging non-automotive commutes with safer, more efficient routes for residents throughout the City.

MOBILITY, BICYCLE & TRAIL EXHIBIT



Not to scale. See **Addendum A** for scaled exhibit.

The dominant greenbelt on L Street provides a complete connection from the north boundary to Covell Boulevard, with multiple access points in each neighborhood. The already improved L Street intersection across Covell Boulevard will provide a safe crossing route to North Davis Elementary, Holmes Middle School, Davis High, Oak Tree Village and other nearby uses.

Separated Grade Crossings to Complete the Davis Bike Loop

A significant element of the Village Farms Davis mobility system is the completion of the missing link in the Davis Bike Loop from Wildhorse at Moore Boulevard to North Davis at Anderson Road. Grade separated facilities at both of these connection points will be linked by a Greenbelt with Class I trail along Channel A, providing a safe, direct east-to-west linkage for both bicyclists and pedestrians.

Collaborative discussions with appropriate stakeholders will continue to identify the best path forward to achieve the long standing community goal of completing the Davis Bike Loop from Wildhorse to Northstar with separated grade crossings. Assuming all parties agree upon a reasonable and feasible solution, Applicant is willing to participate in a capital contribution, along with grant funding and other transportation infrastructure funds.

- Western side of Project, near Channel A, under Railroad/F St to Northstar Park. Applicant will work closely with the City as it negotiates with Union Pacific Railroad and California Northern Railroad to identify reasonably feasible options for a separated grade crossing from the project site to Northstar Park.
- Eastern side of Project, over Pole Line Rd to Nugget Fields in Wildhorse. Applicant is working closely with City of Davis Public Works and Yolo County to identify reasonably feasible options for a separated grade crossing.

Transit See Vehicular Circulation Map (pg 36)

Unitrans (ASUCD and the City of Davis Partnership) provides public transportation service to the entire city with 48 buses on 18 routes. A majority of trips are to/from UC Davis, but the system is also used extensively for trips to Downtown Davis, DJUSD schools, neighborhood shopping centers, medical offices, and civic amenities. Unitrans is committed to clean zero emission technology.

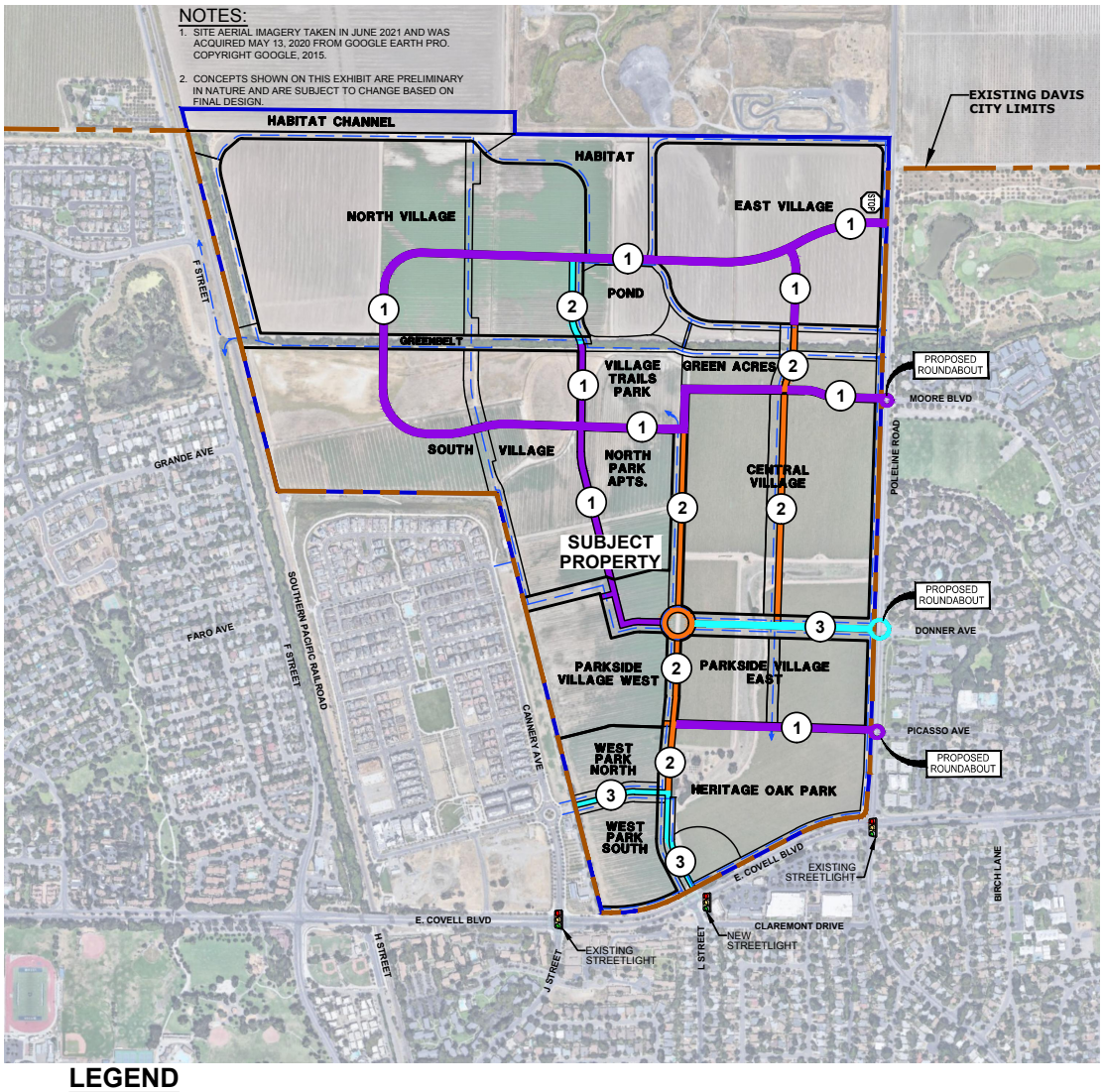
Yolobus provides public transportation throughout Yolo County, California and into downtown Sacramento, western Sacramento County and northeastern Solano County.

Existing Transit Stops adjacent to Project Site

Covell Blvd & J St.:	Unitrans P, Q	Yolobus 43AM, 43PM
Pole Line Rd & Covell Blvd:	Unitrans P, Q, L	Yolobus 43AM, 43PM
Pole Line Rd & Picasso Ave:	Unitrans L,T	
Pole Line Rd & Donner Ave:	Unitrans L,T	
Pole Line Rd & Moore Blvd:	Unitrans L	
Anderson Rd & Sandpiper:	Unitrans F	Yolobus 230AM, 230PM
F St & Grande Blvd:	Unitrans F	Yolobus 230AM, 230PM
J St & Cranbrook Ct:	Unitrans E	

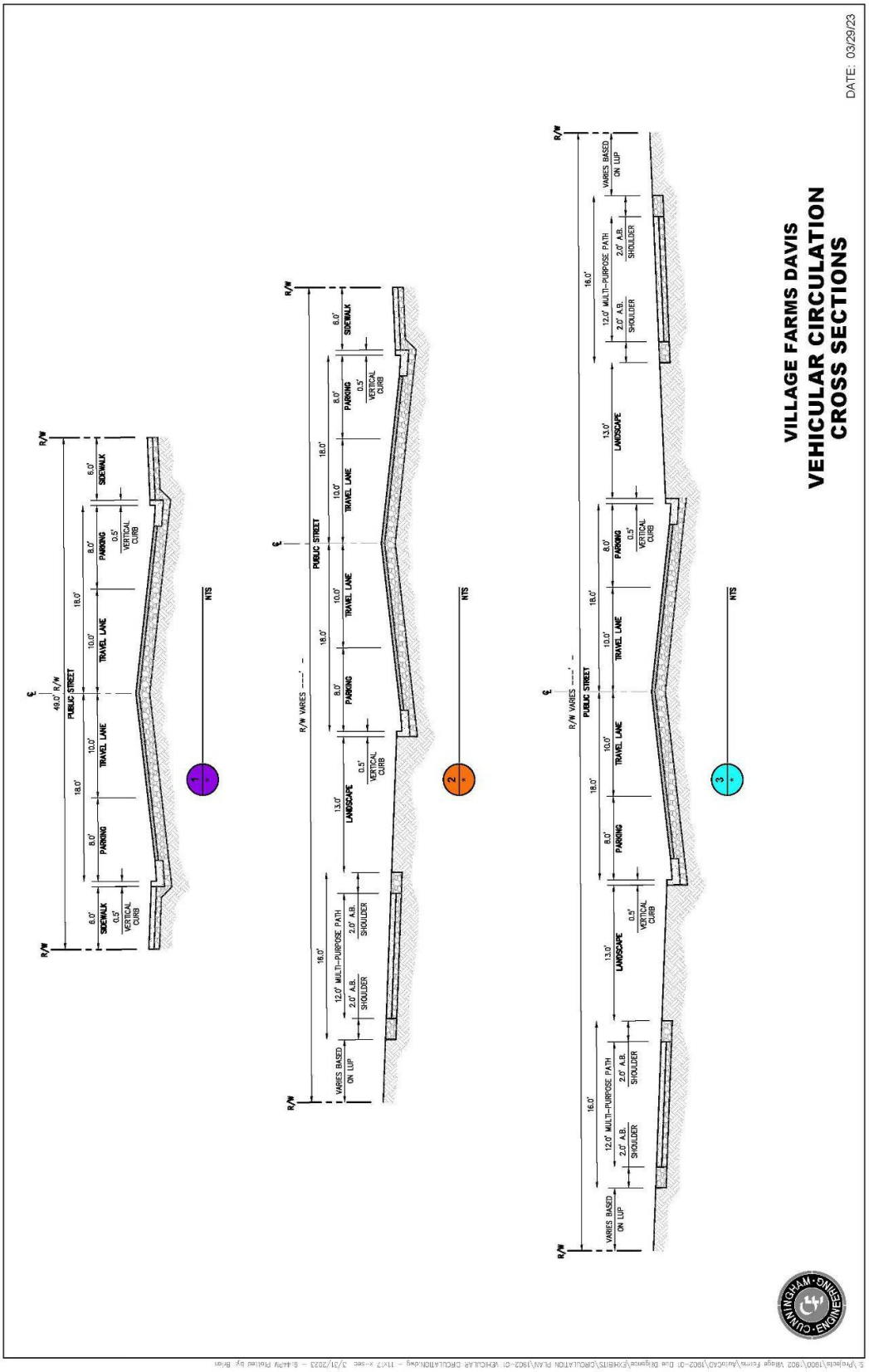
In consultation with the City, County, Unitrans & YoloBus, and informed by the requested EIR, additional stops or reconfigured routes could be considered to increase ridership and improve options for the entire North Davis community.

VEHICULAR CIRCULATION MAP



Not to scale. See **Addendum A** for scaled exhibit.

VEHICULAR CIRCULATION: CROSS SECTIONS



See **Addendum A**

PUBLIC INFRASTRUCTURE

POWER/TELECOMMUNICATIONS

The project will provide conduit for future installation of electrical power, telecommunications, cable/fiber optics for TV, telephone and internet.

STORMWATER

DRAINAGE AND FLOOD MANAGEMENT

INTRODUCTION

This Drainage Infrastructure Technical Appendix provides information in support of the EIR for the proposed 390.5-acre Village Farms Davis development by North Davis Land Company.
This Technical Appendix presents the anticipated drainage improvements related to the development of the project. The primary purpose of this effort is to identify feasible stormwater/flood management mitigation measures for the project, and to provide a first approximation of sizing for such facilities in support of the project EIR. The analysis considers the project's potential stormwater impacts (including those to the existing floodplain on and near the project site) and provides a general description of the mitigation measures that the project could implement to mitigate those impacts.
It is anticipated that at a later date this preliminary evaluation will be developed further as part of a detailed Master Drainage Plan (MDP) for the project. The purpose of that MDP will be to further define the configuration and sizing of the mitigation measures recommended herein, and to provide more detail on how they will be integrated into the final project site plan.

EXISTING CONDITIONS AND DRAINAGE INFRASTRUCTURE

The site is located within the Covell Drain Watershed, with approximately 17 sq. mi. of the watershed lying upstream of the site. The site lies immediately north of Covell Blvd, west of Poleline Road and East of the Cannery development and the railroad tracks/F Street corridor. The Covell Drain channel routes through the project site, entering at the northwest corner through existing box culverts, then routes south along the railroad tracks comingling with the storm water flows from the Northstar Pond and the F Street Channel. From this point the channel continues east through the project site as Channel A, continuing to Poleline Road where the drainage channel continues to the east passing under Poleline road in an existing box culvert and flowing through the Wildhorse Golf Course and eventually discharging to Willow Slough Bypass northeast of the City of Davis. The Cannery development to the southwest of the project site has an overflow weir from a perimeter drainage channel that routes across the project property as unchanneled shallow flow, eventually flowing into Channel A and continuing east.
The northern portion of the project site is currently located within FEMA Zone A (see Attached FEMA Maps), which are areas determined to flood during the 1% annual flood event. Since Zone A floodplains do not have a published Base Flood Elevation, the depth of floodwater onsite during the 100-year event is undetermined. However, anecdotal information suggests that large-storm flooding on and near the project site is expected to be characterized by shallow (possibly 1' to 2'-deep), slow-moving flows. The southerly portions of the site are mapped within FEMA Zone X,

which are areas determined to be outside the 500-year floodplain.
The existing hydrology of the Covell Drain channel has been quantified in an existing regional HEC-1 model for the entire Covell Drain system. That HEC-1 analysis, originally developed for FEMA Flood Insurance Study (FIS) purposes, was most recently updated as part of a hydrology and hydraulics analysis performed in support of the new Cannery development and the Bretton Woods development in Davis. This recent version of the HEC-1 model was provided to the project applicant by the City of Davis and is the basis for the hydrologic evaluations presented herein.
The HEC-1 models consist of rainfall-runoff analyses for a number of storm events, including 10-year/24-hour, 100-year/24-hour, 100-year/10-day, and 200-year/10-day storms.
The City of Davis maintains a storm drain pipe network within the Cannery development, within Poleline Road to the east and within Covell Blvd to the south. These existing networks remain hydraulically isolated from the project development and will not be affected with the proposed development beyond frontage improvements to Poleline Road and Covell Blvd.
The City of Davis also maintains the H Street pump station southeast of the development site. This pump station is currently under evaluation by the City of Davis for improvements. The City of Davis Public Works Utilities and Operations Department is open to exploring the opportunity to work with Village Farms Davis, LLC to design and implement a drainage management plan on the Village Farms site that would potentially benefit the current drainage capacity within the City's H Street Pump station drainage shed. Working in concert with Public Works, Village Farms Davis hopes to find ways to reduce costs for the City while preparing for future climate change impacts.

PROPOSED DRAINAGE INFRASTRUCTURE

A guiding stormwater management principle for project should be that it does not result in new impacts to properties downstream or upstream. Potential impacts include considerations of both stormwater quantity and quality. With regard to stormwater quality, the project will be designed to conform with current City of Davis standard requirements, as discussed below. For water quantity, the objective of this preliminary analysis will be to identify the basic post-project storage volumes needed onsite in order to limit post-project peak discharges and associated peak water surface elevations (WSEs) to estimated existing levels in the Covell Drain at the discharge through the culverts under Poleline Road.
As such, the proposed project will provide stormwater storage and conveyance facilities that will likely consist of the following components:

WATER QUALITY MITIGATION

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. Sizing and configuration of these treatment measures will be determined with the future development of the tentative map and improvement plans for the project.

MITIGATION FOR INCREASE IN PROJECT SITE DISCHARGE DUE TO DEVELOPMENT

In addition to the water quality treatment measures, 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.

Proposed mitigation for the pre-to-post increment in peak discharge will be accomplished by integration of detention storage into the site, with the design goal of limiting the site's post-development peak flow to exiting levels. As such, an onsite detention storage component is proposed within the northern portion of the site as an expanded detention basin within the realigned Covell Channel/Channel A.

The overall depth of the detention basin will be 9 ft deep, with bottom elevation at 18', based on the required storage volume of 29 acre-ft. A pump with discharge capacity of 70 CFS will be provided for the outflow from the detention pond into the realigned Covell Channel/Channel A, which would be lower than the existing peak discharge of 92 CFS calculated for the 2-yr 24 hr. storm. The realigned channel will have the drainage capacity calculated to be approximately 1465 CFS to accommodate the inflows from the F Street Channel and storm water flows for that runoff shed.

MITIGATION FOR FLOODPLAIN DISPLACEMENT

Evaluation of the effects of floodplain displacement due to new development is usually informed by a hydraulic analysis of pre- and post-project conditions, and a comparison of pre/post peak flows and local water surface elevations. Post-project mitigation, if appropriate, often consists of incorporating replacement storage within the project plan.

In order to provide a preliminary estimate of pre- and post-project hydraulic conditions on and around the project site, a local hydraulic routing model will be required. Flow inputs to the routing model will be based on the regional HEC-1 model for the Covell Drain watershed.

As is typical with analyses involving large catchment areas, future project evaluation will consider considered multiple durations for the largest (100-yr) storm events: a 24-hour duration and a 10-day duration. Past studies have confirmed that the critical storm event for flooding considerations is the 10-day event. As a result, the 10-day duration storm event will be the basis for the preliminary floodplain evaluation.

Topographic Survey Considerations for Hydraulic Modeling

A new site topographic survey has not yet been performed for the project site and its environs. Therefore, the preliminary hydraulic routing analysis described herein is based upon on available historical topo mapping for the area.

CONCLUSION

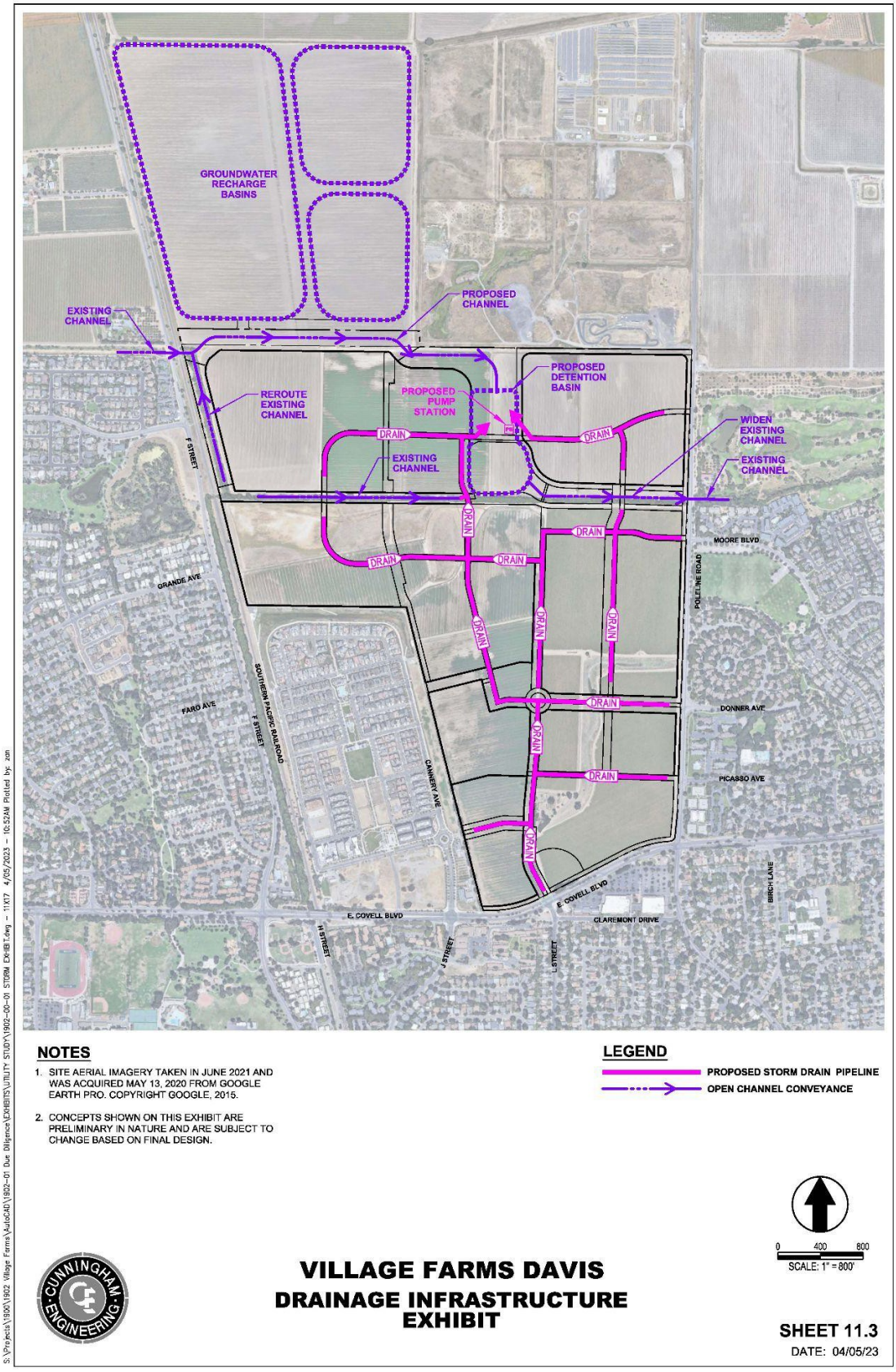
The preliminary detention and flow replacement storage proposed with the project will need to be verified with detailed storm water evaluation and hydrology and hydraulic modeling as described herein.

Through a combination of proposed detention storage in and around the perimeter of the project site, mitigation can be provided for storm water impacts.

Detailed evaluation of these measures will be addressed at the Tentative Map stage, via a Master Drainage Plan analysis that will utilize updated single-source topographic mapping as the basis of analysis.

Village Farms *Davis*

DRAINAGE INFRASTRUCTURE EXHIBIT



Not to scale. See **Addendum A** for scaled exhibit.

WATER

INTRODUCTION

This water system technical evaluation provides information to support the proposed 390.5 acre Village Farms Davis development. The proposed site is adjacent to the City of Davis municipal water system, and will connect to the City system for potable water supply.

EXISTING WATER INFRASTRUCTURE

The City of Davis water system is comprised of above ground storage tanks, underground wells and surface water supply from the Sacramento River via the Davis-Woodland Water Supply Project (DWWSP). The DWWSP can deliver up to 12 million gallons per day (MGD) with approximately 1.8 MGD allocated to the University at California Davis. The remaining 10.2 MGD is available to offset the City's supply from groundwater wells.

The City of Davis currently maintains and operates a water well in the Cannery development located west of the proposed project. The City infrastructure system includes an existing 10" main with Covell Blvd and Pole Line Rd, adjacent to the site, and a 12" main at the Pole Line Rd and Moore Blvd intersection, which continues onto Moore Blvd.

WATER DEMAND

The City of Davis Average Day Unit Water Demand factors are summarized below:

1991 Unit Water Demand Factors		
Type of Use	Unit Water Demands	Unit of Measure
Single Family Residential	612	Gallons per DU-day
Multiple Family Residential	260	Gallons per DU-day
Mobile Home Parks	270	Gallons per DU-day
Institutional (Schools and Hospitals)	1800	Gallons per Acre-day
Retail, Commercial and Industrial	2500	Gallons per Acre-day
Other Uses	As Approved	N/A

Table 1-1: City of Davis Public Works Design Standards - September 1991

However, based on the 2015 SB 610 Water Supply Assessment that was prepared as a part of the recent Davis Innovation Center, Mace Ranch Innovation Center and Nishi Property, water demands are significantly lower than the values in Table 1-1. This is a result of the expected water use in new residential dwelling units being lower due to the use of highly efficient water fixtures that are compliant with current standards.

2015 Unit Water Demand Factors		
Type of Use	Unit Water Demands	Unit of Measure
Single Family Residential	345	Gallons per DU-day
Multiple Family Residential	174	Gallons per DU-day
Commercial/Institutional/Industrial	2400	Gallons per Acre-day
Landscape	2712	Gallons per Acre-day

Table 1-2 – 2015 SB 610 Water Supply Assessment

POTABLE WATER DEMAND SUMMARY

The proposed unit demand factors identified above represents the Average Day Demand for the proposed project. The Maximum Day peaking factor is 1.8 *(Based on the 2015 SB 610 Water Supply Assessment)* and the peak hour peaking factor is 1.8 in accordance with the City of Davis Public Works Design Standards. Assuming that the proposed landscaping within the development is served by the City of Davis water system (total water demand of 2,712gpd/ac) the potable water demand is summarized in Table 1-3 below.

Land Use Designation	Acres	Average Day Demand (gpd)	Maximum Day Demand (gpd)	Peak Hour Demand (gpd)
Park/Recreation	27.8	75,400	135,700	244,300
Neighborhood Greenbelt	39.7	107,700	193,900	349,000
Natural Habitat Area	25.8	0	0	0
Urban Ag Transition Area	11.3	0	0	0
Neighborhood Retail	2.8	6,700	12,100	21,800
Educational Farm	2.8	6,700	12,100	21,800
Public Day School	2.4	5,800	10,400	18,700
Public Safety Center	2.5	6,000	10,800	19,400
HDR-North Park Apartments	11.6	34,800	62,600	112,700
HDR-West Park	13.8	52,200	94,000	169,200
MDR-Parkside Village West	15.1	51,800	93,200	167,800
MDR-Parkside Village East	16.1	51,800	93,200	167,800
LDR-North Village	64.8	75,900	136,600	245,900
LDR-East Village	39.6	75,900	136,600	245,900
LDR-South Village	53.0	82,800	149,000	268,200
MDR-Central Village	40.0	110,400	198,700	357,700
Total	**369.1**	**743,900**	**1,338,900**	**2,410,200**

Table 1-3 - Potable Water Demand

The proposed Village Farms Davis development will increase the maximum daily demand on the City of Davis water system by 1.34 MGD. The City of Davis has a water supply of 10.2 MGD provided by the DWWSP, supplemented by approximately 0.89 MGD from groundwater. Historically, the City of Davis groundwater wells have been able to supply the City with approximately 11.7 MGD. It is anticipated that the project can be adequately served by the City of Davis water system.

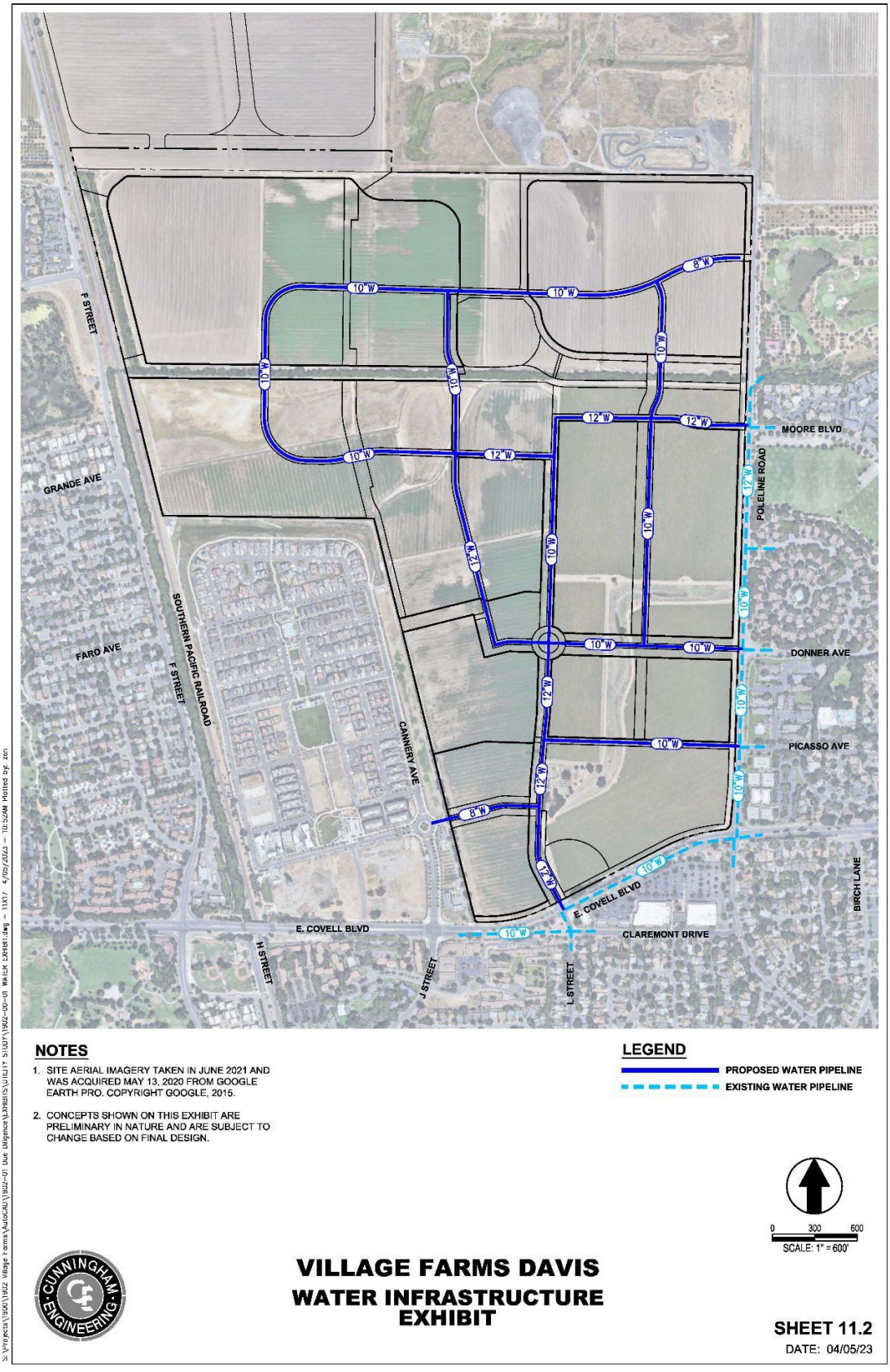
WATER INFRASTRUCTURE

Figure W1 attached identifies the potential water infrastructure layout for the proposed Village Farms Davis project. The preliminary water infrastructure onsite is estimated at 8", 10", and 12" pipes to serve the development. A future study will need to be conducted to further refine the proposed pipe sizes throughout the development in order to meet the domestic demands and the fire flow demands. The triggers for the proposed infrastructure will also be defined in this future study to confirm adequate flow can be provided with each phase of the development. The project proposes connection points to the existing system at the connection to Cannery Loop, the intersection of L Street with Covell Blvd, and the intersections of Moore Blvd., Donner Ave., and Picasso Ave. with Pole Line Rd.

Attachments:

Figure W1 – Utility Infrastructure – Water Infrastructure Exhibit
Table W1 – Potable Water Demand

Figure W1 - WATER INFRASTRUCTURE EXHIBIT



Not to scale. See **Addendum A** for scaled exhibit.

TABLE W1 - POTABLE WATER DEMAND

TABLE W1 Potable Water Demand

Land Use Designation	Land Use	Acres	Dwelling Units	Unit Water Demand [1] (gallons per unit/acre per day)	Unit Fire Flow Demand [2] (gpm)	Average Day Demand (gpd)	Maximum Day Peaking Factor [3]	Maximum Day Demand (gpd)	Peak Hour Peaking Factor [3]	Peak Hour Demand (gpd)
Park/Open Space	Park/Recreation	27.8	-	2,712	-	75,400	1.8	135,700	1.8	244,300
	Neighborhood Greenbelt	39.7	-	2,712	-	107,700	1.8	193,900	1.8	349,000
	Natural Habitat Area	25.8	-	0	-	0	1.8	0	1.8	0
	Urban Agricultural Transition Area	11.3	-	0	-	0	1.8	0	1.8	0
Neighborhood Retail	Neighborhood Retail	2.8	-	2,400	2,500	6,700	1.8	12,100	1.8	21,800
Public/Semi-Public	Educational Farm	2.8	-	2,400	2,500	6,700	1.8	12,100	1.8	21,800
	Public Day School	2.4	-	2,400	2,500	5,800	1.8	10,400	1.8	18,700
	Public Safety Center	2.5	-	2,400	3,000	6,000	1.8	10,800	1.8	19,400
High Density Residential	West Park	13.8	300	174	3,500	52,200	1.8	94,000	1.8	169,200
	North Park Apartments	11.6	200	174	3,500	34,800	1.8	62,600	1.8	112,700
Medium Density Residential	Central Village	40	320	345	1,000	110,400	1.8	198,700	1.8	357,700
	Parkside Village West	15.1	150	345	1,000	51,800	1.8	93,200	1.8	167,800
	Parkside Village East	16.1	150	345	1,000	51,800	1.8	93,200	1.8	167,800
Low Density Residential	North Village	64.8	220	345	1,000	75,900	1.8	136,600	1.8	245,900
	East Village	39.6	220	345	1,000	75,900	1.8	136,600	1.8	245,900
	South Village	53	240	345	1,000	82,800	1.8	149,000	1.8	268,200
Total		369.1	1,800			743,900		1,338,900		2,410,200

(1) Based on 2015 SB 610 Water Supply Assessment, SFR at 345 gpd/unit and MFR at 174 gpd/unit and commercial/institutional at 2,400 gpd/gross acre
(2) Based on City of Davis Design Standards, Section VIII.B.3
(3) Maximum Day Peaking Factor per 2015 SB610 Water Supply Assessment. Peak Hour Peaking Factor per City of Davis Design Standards

WASTE WATER / SEWER

INTRODUCTION

This waste water system technical evaluation provides information to support the proposed 390.5 acre Village Farms Davis development by North Davis Land Company. The proposed site is adjacent to the City of Davis municipal sewer system, and will connect to the City system for sanitary sewer services.

EXISTING WASTE WATER INFRASTRUCTURE

The City of Davis sewer collection system for this portion of Davis consists of a 42" diameter trunk main which runs south to north through the center of the project site, before heading east to the City of Davis Waste Water Treatment Plant approximately 3 miles east of Pole Line Road/County Road 102.

SEWER DEMAND

The City of Davis Average Day Sewer Generation Rates for Residential, Neighborhood Commercial Services ("Retail"), Office and Schools are summarized below:

Unit Wastewater Demand Factors		
Type of Use	Design Flow (gallons)	Unit
Single Family Residential	330	Gallons Per DU
Multiple Family Residential	230	Gallons Per DU
Retail	15	Employee
Office	15	Employee
School	11	Gallons per Student
School w/ Cafeteria	16	Gallons per Student

Table 2-1: City of Davis Public Works Design Standards - September 1991

These generation rates are based on 1991 typical usage within the City of Davis.

As identified in the water system technical evaluation, the proposed project will pursue water efficient fixtures and water conservation throughout the development in accordance with the 2022 California Green Building Standards Code as adopted by the City of Davis. The project does not anticipate any high use facilities or functions that will generate a large amount of waste water.

As a result of this effort, the project is pursuing an alternate to the City of Davis 1991 water demand factors and a similar reduction of 20% is proposed for the sewer generation rates, based on a reduction to the City Standard generation rates (not to exceed the water demand factors). Table 2-2 below summarizes the proposed wastewater unit demand factors for the proposed Village Farms Davis development.

Unit Wastewater Demand Factors		
Type of Use	Design Flow (gallons)	Unit
Single Family Residential	264	Gallons Per DU
Multiple Family Residential	174	Gallons Per DU
Neighborhood Retail	2,400	Gallons per Acre
Public Safety Center	2,400	Gallons per Acre
School	9	Gallons per Student
School w/ Cafeteria	13	Gallons per Student

Table 2-2: 20% reduction in City of Davis Public Works Design Standards – September 1991

WASTE WATER GENERATION SUMMARY

The proposed unit generation factors identified above represent the Average Day Demand for the proposed project. The Maximum Day peaking factor is based on the peaking equation (PF=7.67xADDF-0.093) in accordance with the City of Davis Public Works Design Standards. Infiltration and Inflow allowance has also been accounted for at 600 gallons per acre per day. The Peak Daily Wet Weather Flow for the proposed project is summarized in Table 2-3 below.

Land Use Designation	Acres	Average Daily Dry Weather Flows (gpd)	Infiltration and Inflow Allowance (gpd)	Peak Daily Wet Weather Flows (gpd)
Neighborhood Retail	2.8	6,700	1,700	24,300
Educational Farm	2.8	270	1,700	2,900
Public Day School	2.4	1,300	1,400	6,500
Public Safety Center	2.5	6,000	1,500	22,000
HDR-West Park	13.8	52,200	8,300	154,100
HDR-North Park Apartments	11.6	34,800	7,000	107,900
MDR-Parkside Village West	15.1	39,600	9,100	122,600
MDR-Parkside Village East	16.1	39,600	9,700	123,200
LDR-North Village	64.8	58,080	38,900	199,500
LDR-East Village	39.6	58,080	23,800	184,400
LDR-South Village	53.0	63,360	31,800	205,600
MDR Central Village	40.0	84,480	24,000	249,600
Major Roads	21.3	-	12,800	12,800
Total	**286.0**	**444,470**	**171,700**	**1,415,400**

Based on the proposed peak wet weather flows for the Village Farms Davis development of 1.415 MGD and the available capacity within the City of Davis 42" trunk main located on-site, no offsite sewer improvements are anticipated of the project. This assumption requires confirmation by the City of Davis Public Works Department, who we understand maintains a model of the City's sewer collection and conveyance system.

WASTE WATER / SEWER TREATMENT

Waste water treatment for the project area is provided by the City of Davis Public Works Department. The City's waste water treatment plant was modified in 1989 to accommodate an average dry weather flow rate (ADWF) of 7.5 MGD and a peak wet weather flow (PWWF) of 12.6 MGD. In 2014, work began on upgrading the waste water treatment plant to provide additional levels of treatment to address State regulations for higher quality wastewater effluent. These upgrades decreased the capacity of the plant to 6.0 MGD ADWF but increased the PWWF to 18 MGD[i]. In 2015, the 5 year average of ADWF to the plant was approximately 4.34 MGD and 5.05 MGD for General Plan Buildout. The available capacity and ability for the existing wastewater treatment plant to serve the proposed project will require evaluation by the City of Davis.

WASTE WATER / SEWER INFRASTRUCTURE

Figure S1 attached identifies the preliminary sewer infrastructure layout for the proposed Village Farms Davis project. The sewer infrastructure onsite will utilize 8", 10" and 12" pipes to serve the development, with connections to existing manholes along the existing 42" city trunk main.

A future study will need to be conducted to further refine the proposed pipe sizes throughout the development in order to meet the peak flows and to evaluate capacity within existing facilities. The triggers for the proposed infrastructure will also be defined in this future study to confirm adequate flow can be provided with each phase of the development.

Attachments:

Figure S1 – Sewer Infrastructure Exhibit
Table S1 – Waste Water Demand

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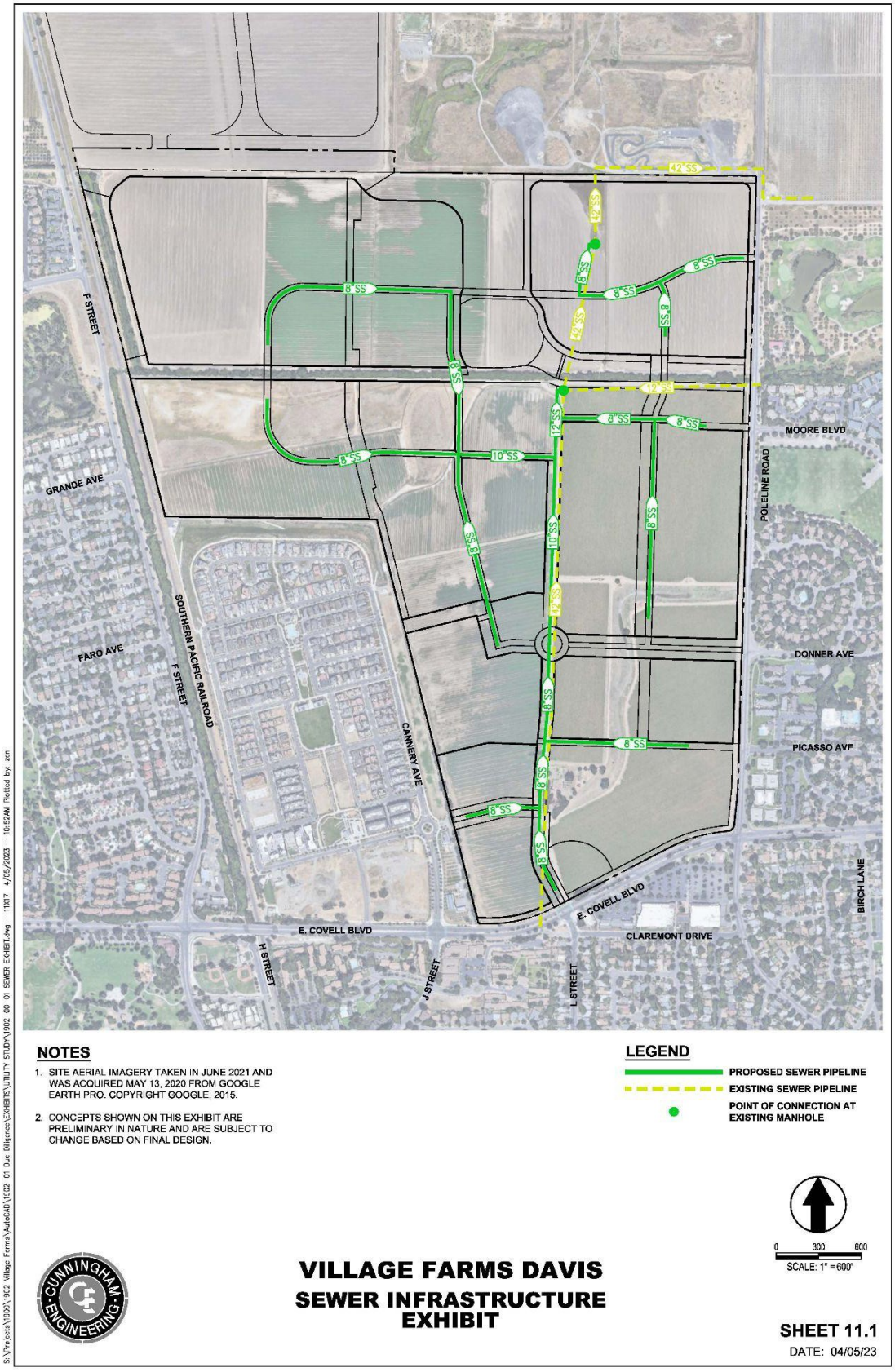
[i] http://daviswwtp.org/wp-content/uploads/2014/06/DB-Contract-WWTP-STI-Project-June- 2014.pdf (Appendix 10 - Basis of Design)

[ii] West Yost Associates. (February 27, 2015). Impacts of Innovation Center/Nishi Property Development on Waste water Treatment Plant Capacity. Prepared for Michael Lindquist, City of Davis. Accessible at http://cityofdavis.org/home/showdocument?id=4697

Figure S1 - SEWER INFRASTRUCTURE EXHIBIT



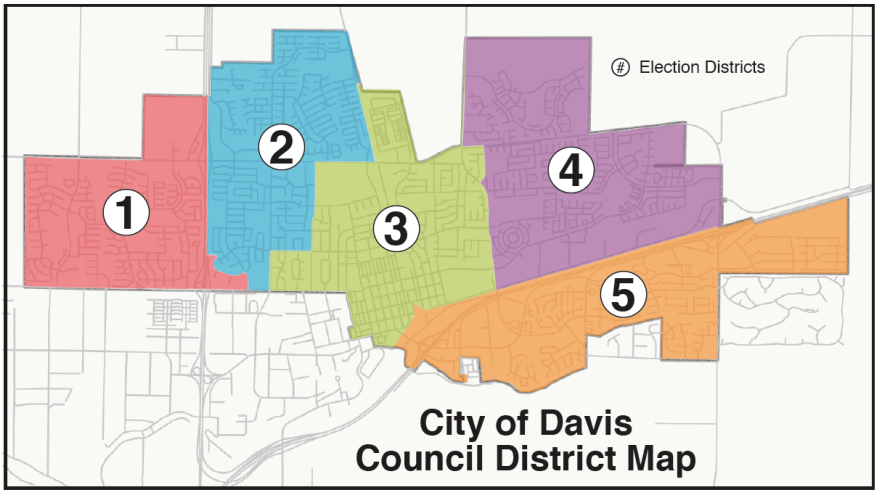
Not to scale. See **Addendum A** for scaled exhibit.

Table S1 – WASTE WATER DEMAND

TABLE S1 Waste Water Demand

Land Use Designation	Land Use	Acres	Dwelling Units/ Students	Average Day Generation [1] (gallons per unit)	Average Dry Weather Flow (gpd)	Peaking Factor[2]	Peak Dry Weather Flow (gpd)	Inflow and Infiltration Flow[3] (gpd)	Peak Wet Weather Flow (gpd)
Neighborhood Retail	Neighborhood Retail	2.8	-	2,400	6,700	3.38	22,600	1,700	24,300
Public/Semi-Public	Educational Farm	2.8	30	9	270	4.56	1,200	1,700	2,900
	Public Day School	2.4	100	13	1,300	3.94	5,100	1,400	6,500
	Public Safety Center	2.5	-	2,400	6,000	3.42	20,500	1,500	22,000
High Density Residential	West Park	13.8	300	174	52,200	2.79	145,800	8,300	154,100
	North Park Apartments	11.6	200	174	34,800	2.90	100,900	7,000	107,900
Medium Density Residential	Parkside West	15.1	150	264	39,600	2.87	113,500	9,100	122,600
	Parkside East	16.1	150	264	39,600	2.87	113,500	9,700	123,200
	Central Village	40	320	264	84,480	2.67	225,600	24,000	249,600
Low Density Residential	North Village	64.8	220	264	58,080	2.77	160,600	38,900	199,500
	East Village	39.6	220	264	58,080	2.77	160,600	23,800	184,400
	South Village	53	240	264	63,360	2.74	173,800	31,800	205,600
	Major Roads	21.3	-	-	-	-	-	12,800	12,800
Total		285.8			444,470		1,243,700	171,700	1,415,400

(1) Based on City of Davis Design Standards, Section VII.C, includes 20% reduction (not to exceed potable water demands)
(2) City of Davis Design Standards, Section VII.E.a; PF = 7.67 * ADDF^-0.093
(3) City of Davis Design Standards, Section VII.F; I&I = 600 gallons per gross acre per day



OUTREACH PLAN

Upon City Council direction to City Staff to process the application, community meetings will be scheduled in each City Council District. This new outreach will supplement years of community input gathered from previously explored projects. (See p.10 "Planning History")

The project website will provide timely project updates, newsletter sign-ups, meeting notifications and opportunities to ask questions and receive answers. As the project progresses, the website will also be regularly updated with a list of Frequently Asked Questions (FAQs).

In addition to the community meetings, website, social media, press releases there will be periodic mailings sent to all Davis addresses to support the many ways in which people receive and process information.

Queries, feedback and comments will be gathered, recorded and provided to staff upon request.

LEARN MORE:
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(530)756-5075

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