

Village Farms *Davis*

BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE (BRPA) PROJECT DESCRIPTION



BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE PLAN: FINAL DESIGN SUBJECT TO EIR FINDINGS.

November 12, 2024

BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE (BRPA)

(Equal Weight EIR Alternative to Village Farms Davis Project Originally Submitted April 2023)

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 - BRPA

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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 an inclusive, community-focused neighborhood that addresses Davis's critical housing, infrastructure, and environmental needs. As the only significant infill opportunity in Davis - with 88% of its borders already adjoining non-ag / developed areas - this project will naturally weave existing neighborhoods into a more connected and cohesive community.

Village Farms Davis addresses Davis's housing crisis through an innovative mix of homes, the units to include:

- Affordable multi-family rental units
- Market-rate "starter" homes with first-time homebuyer down payment assistance
- Variable sized "affordable-by-design" homes and lots
- Custom Lots for small builders

This mix enables diverse homeownership opportunities for residents in every life stage, current Davis workforce seeking local housing and families at all income levels.

The project strengthens community infrastructure:

- Enhances public safety through a new Fire Station and Emergency Services Center
- Contributes ongoing revenue to stabilize City budget and services
- Improves flood protection through advanced stormwater management
- Supports public education by increasing DJUSD enrollment

It preserves and enhances natural resources through:

- 47.1-acre Natural Habitat Area
- Urban Agriculture Transition Area
- Extensive greenbelt network
- Integration with existing neighborhoods

Village Farms Davis will proceed in carefully planned phases to minimize impact on surrounding neighborhoods. Early phases prioritize:

- Affordable Housing site dedication
- Down payment assistance program implementation
- Community infrastructure development
- Environmental preservation areas
- Fire Station

Through this comprehensive approach, Village Farms Davis aims to strengthen our community by addressing crucial housing needs while enhancing public services, protecting natural resources, and creating lasting value for current and future residents.

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.

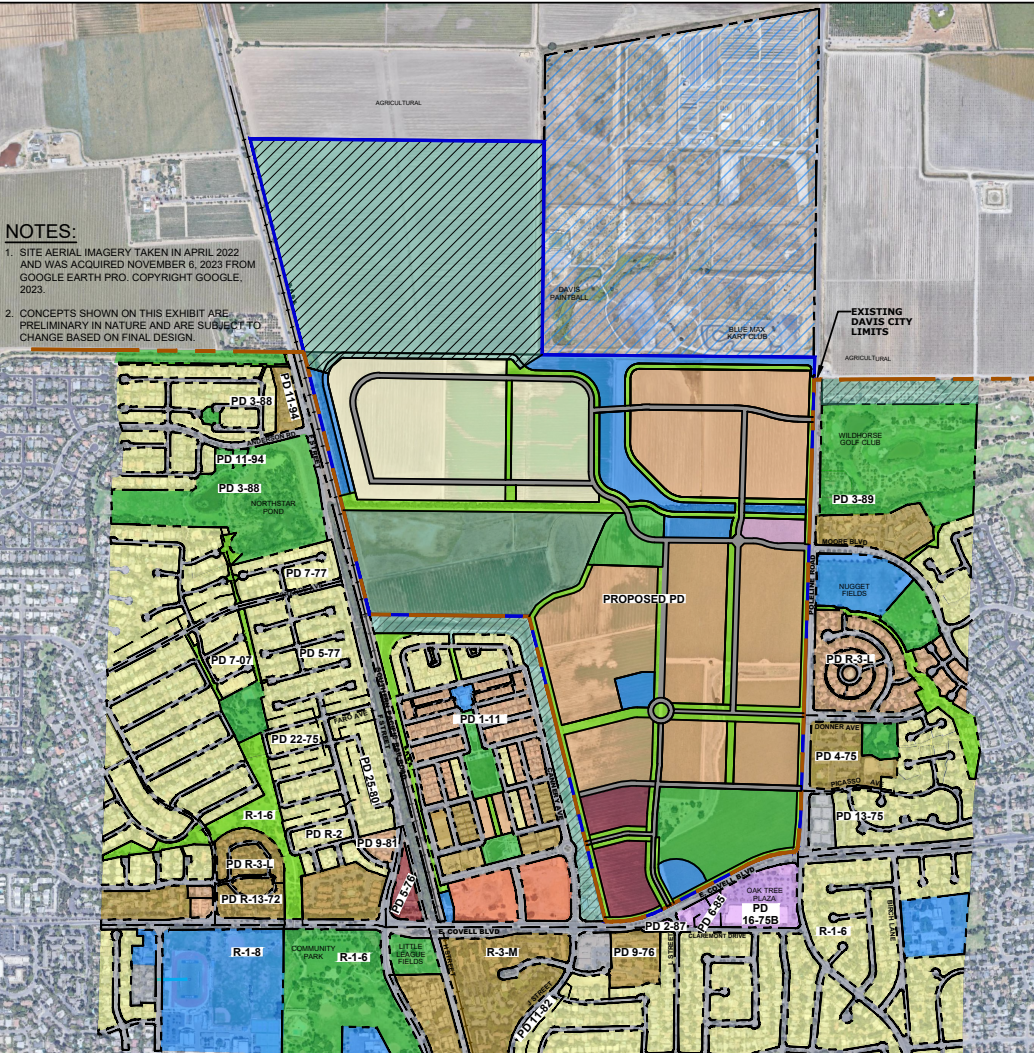
Climate Change & Resilience. Increasingly chaotic weather patterns have exposed our entire community to increased risk of flooding while simultaneously threatening the long-term health of our aquifer.

Village Farms *Davis*

CONTEXT MAP

NOTES:

1. SITE AERIAL IMAGERY TAKEN IN APRIL 2022 AND WAS ACQUIRED NOVEMBER 6, 2023 FROM GOOGLE EARTH PRO. COPYRIGHT GOOGLE, 2023.
2. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.



LEGEND

- ZONING BOUNDARIES
- PROPERTY BOUNDARY
- DAVIS CITY BOUNDARY

COUNTY LAND USE DESIGNATIONS

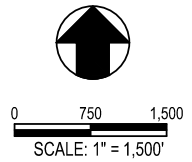
- AGRICULTURAL
- AGRICULTURAL (CITY OWNED)

CITY LAND USE DESIGNATIONS

- | | | | |
|--|----------------------------|--|------------------------------------|
| | RESIDENTIAL LOW DENSITY | | NATURAL HABITAT AREA |
| | RESIDENTIAL MEDIUM DENSITY | | PARK |
| | RESIDENTIAL HIGH DENSITY | | NEIGHBORHOOD GREENBELT |
| | PUBLIC/SEMI-PUBLIC | | URBAN AGRICULTURAL TRANSITION AREA |
| | NEIGHBORHOOD MIXED-USE | | MAJOR ROADS |
| | NEIGHBORHOOD RETAIL | | |
| | OFFICE | | |
| | GENERAL COMMERCIAL | | |



VILLAGE FARMS DAVIS - BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE CONTEXT MAP



DATE: 10/03/24

S:\Projects\1900\1902 Village Farms\AutoCAD\1902-01 Alternative\EXHIBITS - ALTERNATIVE\1\902-01 CONTEXT MAP-ALT 1.dwg - 8.5X11 10/07/2024 - 7:55AM Plotted by: Brian

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 47% 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.

Village Farms Davis will provide 20% of its residential units as Affordable Housing, exceeding the requirements of the City of Davis inclusionary housing ordinance. An additional five percent (5%) of the residential units will offer a down payment assistance program to first time homebuyers.

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. A fiscal analysis will be commissioned by the City to evaluate the projects financial contribution.

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 services related to Climate Change.

The establishment of a new joint-use Emergency Services Center ("ESC") in a public-private partnership at Village Farms Davis 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.

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 Storm Water Conveyance.

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. The project increases our community's ability to manage more stormwater, addressing existing storm water management shortfalls and providing opportunity for future improvements to address climate change impacts.

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, G1-05)

Twenty percent (20%) of the residential units in the project will be Affordable Residences for income-qualified households. The affordable housing provided by the project will exceed the requirements of the City's inclusionary housing ordinance and will be added to the permanently affordable housing stock. These units help to meet City's Regional Housing Needs Assessment ("RHNA") commitments per State Law.

OBJECTIVE 2. Starter Homes for Davis Workforce & Missing Middle.

(See p.6, G1-05 & G2-01)

In addition to the "capital A" Affordable units mentioned above, over six percent (6.25%) of the market rate residential units in the project will offer a down payment assistance program to first time homebuyers.

The Village Farms Davis down payment assistance program will donate a 15% 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.20) for additional details re: Eligibility & Requirements for Homebuyer Participation)

Millions of dollars in the donated equity held in the form of the down payment investments can 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 addition to the down payment assistance program, 1,040 affordable-by-design homes will enable the Davis workforce, UC Davis faculty and staff, families with children in Davis schools and many others, to own a home near their work, family and schools.

OBJECTIVE 3. Increase Housing Supply & Diversity.

(See p.6, G1-05-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, G4-01)

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-k Early Learning Center 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.

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OBJECTIVE 5. Public Services Improvements for Community Benefit. (See p.6, G1-03)

A new Fire Station within a joint-use Emergency Services 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, G4-01)



Conceptual Rendering

OBJECTIVE 6. Decrease Flood Risks to City. (See p.6, G4-01)

New stormwater management infrastructure and land allocated for stormwater storage will be created to improve onsite and offsite stormwater management and allow for future improvements for our entire community's resilience to Climate Change.

Village Farms Davis is uniquely suited to efficiently manage flood risks by virtue of its existing connectivity to the stormwater system and available land for expanded stormwater storage and conveyance facilities.

OBJECTIVE 7. Sustainable & Resilient (See p.6, G3-03) & G4-03)

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

- 100% Electric service & Solar Photovoltaic on all homes.
- Continuation of the Davis Bike Loop. (see p.6, G4-03)
- Community-wide Stormwater Management & Capacity
- 118.4 Acre Urban Agricultural Transition Area
- Carbon Sink with Urban Forest
- 47.1 acres of Natural Habitat.
- Support Valley Clean Energy's efforts to deliver clean energy and reduce GHG emissions.

OBJECTIVE 8. Financial Benefits to Community. (See p.6, G2-01 & G2-02)

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 (DA # TBD) will be finalized which will describe the one-time and ongoing financial benefits to the City.

OBJECTIVE 9. Sensitive Phasing Plan

(See p.6, G1-04)

A 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, Natural Habitat, Urban Ag Transition area and flood control infrastructure.
- Early phases to include preparation and donation of land to Affordable Housing Developer(s), and a percentage of the down payment assistance and affordable-by-design homes.

OBJECTIVE 10. Open Space Protection & Habitat Expansion.

(See p.6, G3-05)

- 118.4 acres of Urban Ag Transition Area will transition into the immediately adjacent agricultural land that will be permanently conserved and added to the City of Davis Open Space Program. The Applicant will work with the City of Davis to satisfy the remainder of the agricultural mitigation requirements. This conserved land will further define the City's Urban Boundary, and provide scenic view sheds.
- 47.1 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, G4-03)

- 27.1 acres of public park areas

This includes 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.

- 40.8-acres of Greenbelt provide easy access to nature and a wide spectrum of outdoor recreation opportunities for the entire community.



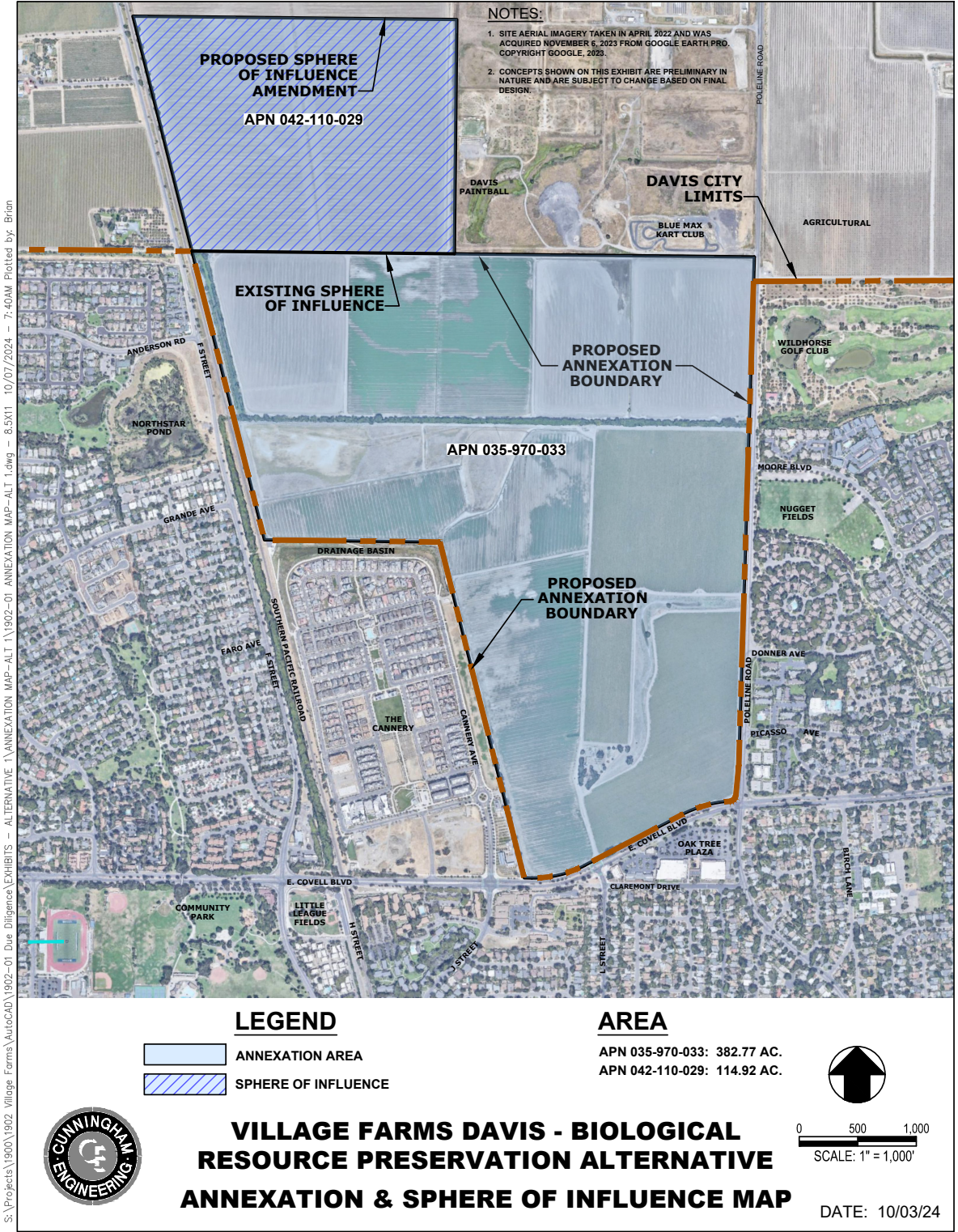
Conceptual Rendering

OBJECTIVE 12. Circulation System.

(See p.6, G4-01 & G4-02)

New local streets, along with a system of pedestrian and bicycle greenbelts, will connect the site to existing neighborhoods. 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.

ANNEXATION & SPHERE OF INFLUENCE MAP



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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

In 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.

In 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

2021 – 2025

The current project proposal, Village Farms Davis, emphasizes Affordable and Missing Middle Homes, support for public schools, improved City Services with a new Fire Station, city-serving flood protection with an Urban Ag Transition Area to the north, preservation of natural habitat, and an overall design focused on daily human connection with naturalized open spaces.

LOCATION MAP EXHIBIT



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

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LEGEND
— PROPERTY BOUNDARY
- - - DAVIS CITY BOUNDARY



VILLAGE FARMS DAVIS LOCATION EXHIBIT



DATE: 10/3/24

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

PROJECT DETAILS

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.
- Only 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 project area 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". See project boundary breakdown above.

REQUESTED GENERAL PLAN AMENDMENTS

- Amend the General Plan to delete Action LU 1.1e., which states: *Create and maintain an effective growth management system designed to keep the population of the City below 64,000 and the number of single-family dwellings below 15,500 in 2010, which corresponds to a sustained 1.81 percent annually- compounded growth rate from January 1, 1988 to January 1, 2010 and a sustained 1.4331 percent annually-compounded growth rate from January 1, 1996 to January 1, 2010 due to "front loading".* (page 91)
- Amend General Plan Section A Residential as follows: Under the 'Allowable Uses and Densities', 'Notes' on page 76, add an additional note 'f' that would allow averaging of allowable density. *(Please reference the publicly available General Plan document on the City of Davis Website. See Notes for this section on page 76 of the document. Here is the link: <https://www.cityofdavis.org/city-hall/community-development-and-sustainability/planning-and-zoning/general-plan>).*

These two amendments are being requested because the City of Davis 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.

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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.

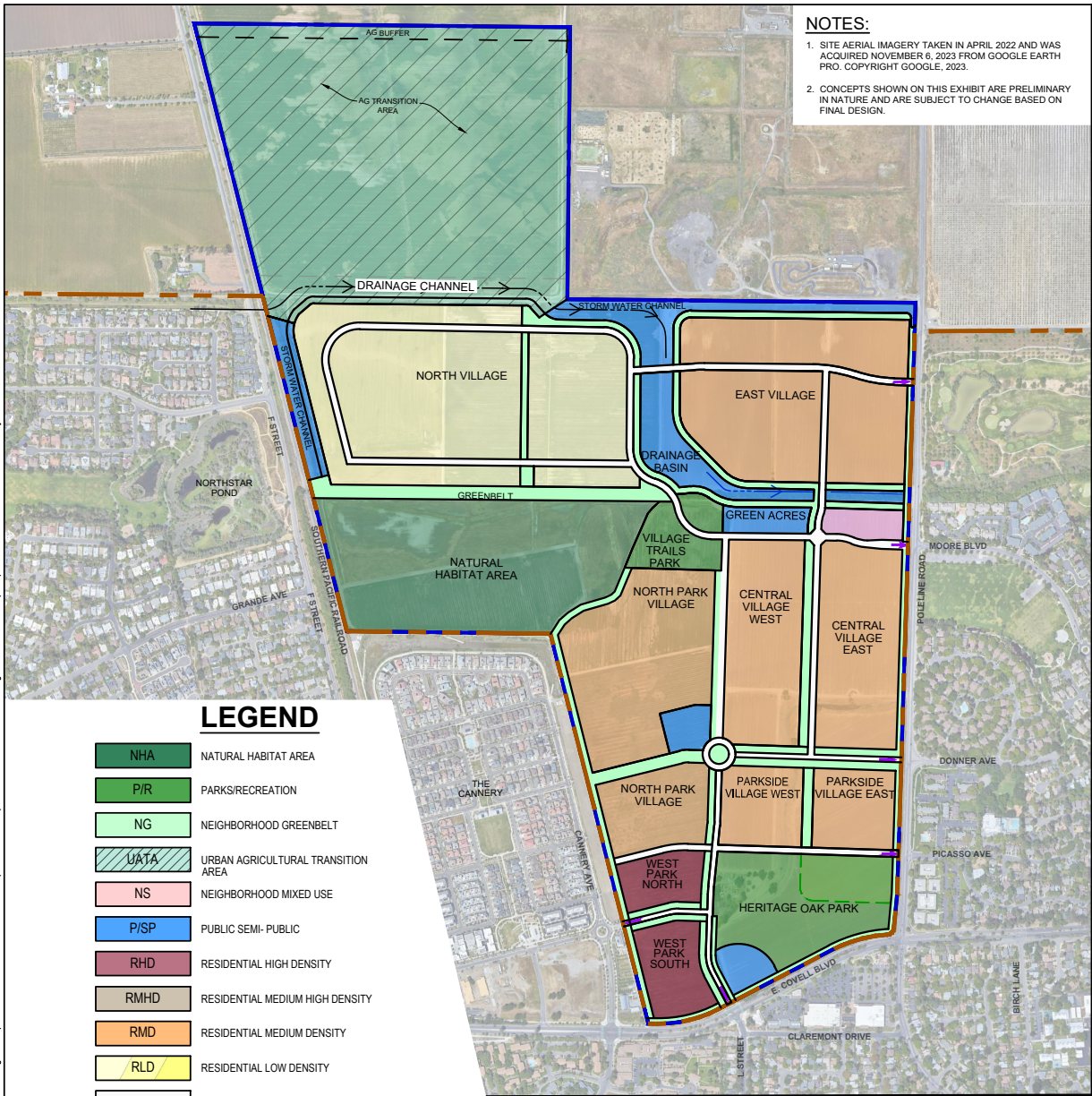
REQUESTED ENTITLEMENTS

- General Plan Amendment (see Addendum A - Sheet 3)
- Annexation to the City of Davis (see Addendum A – Sheet 2)
- Sphere of Influence Amendment (LAFCO) (see Addendum A – Sheet 2)
- Pre-zoning to Planned Development (see Addendum A - Sheet 4)
- Development Agreement (DA# TBD)

The Project Applicants request that the City Council place the Project and its Baseline Project Features on the November of 2025 ballot consistent with Davis Municipal Code, Article 41.01 Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands.

Village Farms *Davis*

LAND USE PLAN EXHIBIT



NOTES:

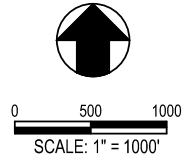
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LEGEND

- NHA NATURAL HABITAT AREA
- P/R PARKS/RECREATION
- NG NEIGHBORHOOD GREENBELT
- UATA URBAN AGRICULTURAL TRANSITION AREA
- NS NEIGHBORHOOD MIXED USE
- P/SP PUBLIC SEMI- PUBLIC
- RHD RESIDENTIAL HIGH DENSITY
- RMHD RESIDENTIAL MEDIUM HIGH DENSITY
- RMD RESIDENTIAL MEDIUM DENSITY
- RLD RESIDENTIAL LOW DENSITY
- MAJOR ROADS
- NEIGHBORHOOD TRAIL
- DAVIS CITY LIMITS
- PROPERTY BOUNDARY/USE AREA
- NORTH VILLAGE NEIGHBORHOOD NAME



VILLAGE FARMS DAVIS - BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE LAND USE PLAN



DATE: 10/3/24

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

LAND USE

Village Farms Davis proposes a, diverse 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**)

| Proposed BRPA Residential Uses | | | | |
|------------------------------------|------------------------------|------------------------------------|--------------|-------|
| Proposed Land Use Designation | Neighborhood | Land Use Type | Units | Acres |
| Residential Low Density | North Village | Single-Family Units & Duplexes | 310 | 61.4 |
| Residential Medium Density | East village | Single-Family Units, & Duplexes | 265 | 41.4 |
| | Central Village East & West | Single-Family Units, & Duplexes | 315 | 40.1 |
| | North Park Village | Single-Family Units, & Duplexes | 391 | 38.2 |
| | Parkside Village East & West | Single-Family Units, & Duplexes | 159 | 16.2 |
| Residential High Density | West Park North | Affordable Multi-Family Units | 360 | 12.2 |
| | West Park South | | | |
| Total Units | | | 1800 | |
| Proposed BRPA Land Use Designation | | Land Use Type | | |
| Neighborhood Mixed-Use | | Neighborhood Services | | 2.9 |
| Public/Semi Public | | Emergency Services Center | | 2.5 |
| Public/Semi Public | | Pre-K Early Learning Center | | 2.4 |
| Public/Semi Public | | Educational Farm | | 2.8 |
| Parks/Recreation | | Heritage Oak Park | | 20.3 |
| Parks/Recreation | | Village Trails Park | | 6.8 |
| Public/Semi Public | | City Stormwater Conveyance | | 21.4 |
| Urban Agricultural Transition Area | | Urban Agricultural Transition Area | | 118.4 |
| Natural Habitat Area | | Natural Habitat Area | | 47.1 |
| Neighborhood Greenbelt | | Greenbelts | | 40.8 |
| N/A | | Roads | | 22.7 |
| Total Acres | | | 497.6 | |

Framework

The development framework of Village Farms Davis ensures a thoughtful transition between the Project spaces and the adjacent Cannery and North Davis neighborhoods.

The residential neighborhoods have been arranged in a graduated density pattern, with lowest density at the northern border of town, transitioning to medium density in the central area, and culminating in the highest density around the community park, near shopping and other services.

To promote housing diversity throughout the overall community, each neighborhood incorporates duplex options.

Parks and open spaces comprise the largest component of the land plan, featuring:

- A 20.3-acre Anchor Park in the southeast quadrant
- A 6.8-acre neighborhood park near the site center, positioned south of Channel A.
- Extensive greenbelts, drainage corridors, and basins throughout
- Habitat and accompanying viewsheds
- Ag transition area for community enjoyment and sealing this northern border of town

The development also includes several public, semi-public, and neighborhood commercial services:

- A fire station at the Covell and L Street intersection
- An Early Learning Center near the site's center
- A unique working outdoor classroom to teach agricultural values and methods

The physical framework of the land use, circulation, drainage, greenbelt alignments and neighborhood creation was also 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.

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 Addendum 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) Pre-K 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.

Village Farms *Davis*

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 small farm 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' would 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), Urban Agricultural Transition(UATA)

See pg. 21 for a full description.

Public Semi-Public (PSP)

The establishment of a new Fire Station within a joint-use Emergency Services Center ("ESC") 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. Village Farms Davis will provide the Land and the building. The city will design and maintain the fire station.



Conceptual Rendering

Neighborhood Mixed-Use

The 2.8-acre Neighborhood Mixed-Use 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 Mixed-Use 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.

The goal is to have services in this area not currently offered in the area, such as EV charging stations, space for mobile blood drives, mobile veterinary services offering free spayed and neutering, SPIN Micro Mobility stations, rideshare parking, etc. 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 Services will be described within the Preliminary Planned Development, relying on the Davis Municipal Code.

Residential Uses

Residential High Density (RHD)

CAPITAL 'A' AFFORDABLE HOMES

Both West Park Village North and West Park Village South are strategically located in the southern quadrant and will accommodate the Affordable Residential Units. These homes will be across from Heritage Oak Park, Oak Tree Plaza and a cluster of transit stops, to promote non-vehicular transportation and allow proximity to jobs, goods and services.

Residential Medium Density (RMD)

'MISSING MIDDLE' HOMES

East Village, Central Village East and West, North Park Village and Parkside Village East and West will provide *affordable-by-design* attached and detached market rate homes that will offer a range of sizes and housing types. These will also include the Starter Homes offering a down payment assistance program to first time home buyers.

Residential Low Density (RLD)

CUSTOM HOMES & DUPLEXES

North Village will offer single family detached homes and duplexes on a range of lot sizes. Lots will be offered to small builders and homebuyers looking to design and build custom homes. Attached dwelling units (ADU's) are also allowed.

AFFORDABLE, STARTER, MISSING MIDDLE & CUSTOM HOMES

Affordable Housing

Twenty percent (20%) of the residential units will be designated as “Affordable” and will be available only to qualifying residents. This affordability level will exceed the requirements of the City’s inclusionary housing ordinance and will be added to the permanently affordable housing stock.

These residential units located in West Park North and West Park South will help the City to meet a portion of the overall RHNA obligation. Visit the City of Davis website to learn more about the *Affordable Housing Program*.

Starter Homes (Offering Down Payment Assistance)

Five percent (5%) of the residential units will offer a down payment assistance program to first time homebuyers.

The Village Farms Davis down payment assistance program will donate a 15% 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.21 for additional details re: Eligibility & Requirements for Homebuyer Participation)

Millions of dollars in the donated equity held in the form of the down payment investments can 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.

Eligibility & Requirements for Homebuyer Participation in the Down Payment Assistance Program

- Local teachers will be given 6 months+ notice of the program and will automatically be moved to the top of any wait-list
- To qualify, buyer(s) must not have owned a home in the last 3 years
- Only one home per qualified buyer (can be more than one person)
- Buyer must qualify for bank loan and any other requirements of Partner Bank
- Buyer cannot be a corporate entity
- Must be owner-occupied for minimum of 2 years (with exceptions made for hardship). If a buyer converts the home to a rental, 15% gross rents (before expenses) will go to the Foundation.

Missing Middle Homes

An additional 1,040 affordable-by-design homes will enable the Davis workforce, UC Davis faculty and staff, families with children in Davis schools and many others, to own a home near their work, family and schools. These market rate homes will offer a range of sizes and housing types to meet the financial needs of homeowners.

Custom Homes & Duplexes

The 310 Residential Low Density lots range in size, and will be offered to small builders and homebuyers looking to design and build custom homes.

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. The number of lots purchased by a single buyer may be limited.

GREENBELTS, PARKS & OPEN SPACE

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 | Gross Acres | Net Acres | Units | Avg Gross Density | Avg Net Density | Lot Minimum | Percent of Total |
|--------------------|------------------------------------|-------------|-----------|-------|-------------------|-----------------|-------------|------------------|
| | Park/Open Space | | | | | | | |
| Village Trail Park | Park/Recreation | 6.8 | 6.8 | | | | | 1.36% |
| Heritage Oak Park | Park/Recreation | 20.3 | 20.3 | | | | | 4.08% |
| | Neighborhood Greenbelt | 40.8 | 40.8 | | | | | 8.20% |
| | Urban Agricultural Transition Area | 118.4 | 118.4 | | | | | 23.79% |
| | Subtotal | 186.3 | 186.3 | | | | | 37.44% |
| | Natural Habitat Area | | | | | | | |
| | Natural Habitat Area | 47.1 | 47.1 | | | | | 9.46% |

To enhance the opportunity for all residents to experience nature in their daily life, Village Farms Davis will be providing an expanded Urban Agricultural Transition Area (UATA) along the northwestern boundary, totaling 118.4 acres between the project site and agricultural land to the north. As established by Davis Municipal Code Section 40A.01.050(b), the UATA is required to have a minimum width of 150 feet; however, the project proposes to exceed the requirements and expand the UATA to 2,150 feet.

The Biological Resource Preservation Alternative (BRPA) will be preserving 47.1 acres of the alkali prairie that occurs around the alkali playa, south of the Channel A and includes the associated watershed. Adjacent neighborhoods will benefit from this preserved view shed.

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 enhanced with the addition of a greenbelt along the course of the existing “Channel A” connecting neighborhoods throughout the project.

Village Farms *Davis*

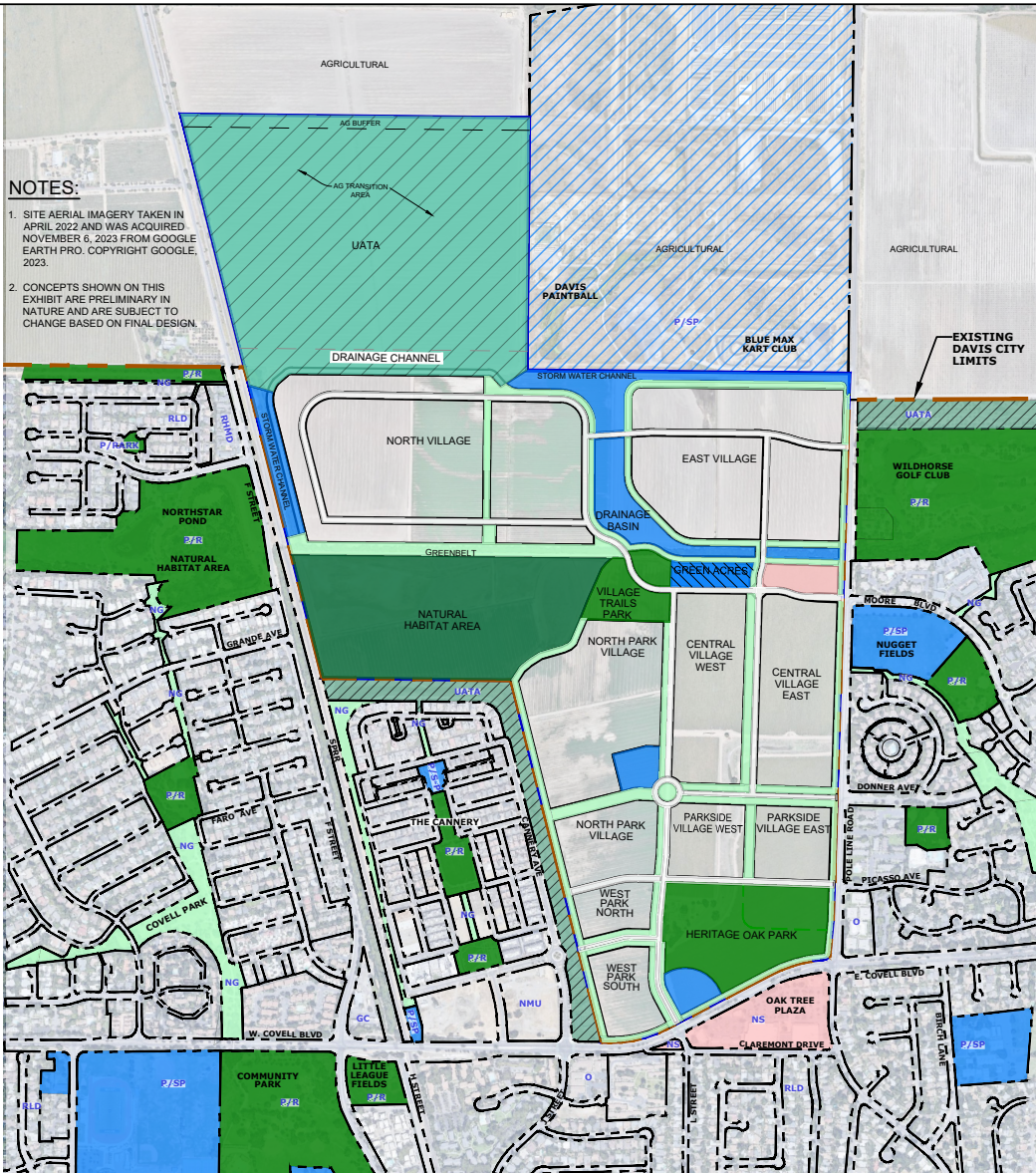
The Urban Tree Canopy will be designed according to the City's Urban Forest Management Plan in consultation with Tree Davis and Public Works.

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 quantity features integrated into the project will include a centralized storm water quality detention basin with a regulated outflow to the east into existing Channel A. Additionally, the project will include disconnected roof drains, bioretention cells within proposed parking lots, multifamily sites, parks, the school uses and the proposed public safety center site. Additional Low Impact Development and Hydromodification measures will be included in the detailed design in accordance with the City of Davis MS4 permit.

Village Farms *Davis*

OPEN SPACE MAP



NOTES:

1. SITE AERIAL IMAGERY TAKEN IN APRIL 2022 AND WAS ACQUIRED NOVEMBER 6, 2023 FROM GOOGLE EARTH PRO. COPYRIGHT GOOGLE, 2023.
2. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.

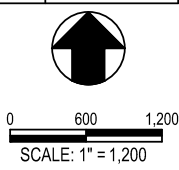
LEGEND

| | | | |
|--|------------------------------------|--|---|
| | PROPERTY BOUNDARY/ PROJECT AREA | | NATURAL HABITAT AREA |
| | CITY OF DAVIS LIMITS | | URBAN AGRICULTURAL TRANSITIONAL BUFFER |
| | PARK | | EDUCATIONAL FARM |
| | GREENBELT | | NEIGHBORHOOD SERVICES |
| | | | PUBLIC/SEMI-PUBLIC |
| | | | AGRICULTURAL (CITY OWNED) |

| LAND USE | AC. | % OF URBAN AREA | CITY REQUIRED % |
|-------------------------|--------------------|--------------------|--------------------|
| PARK | 27.1 AC. ± | 12.9% | 10% |
| GREENBELT | 40.8 AC. ± | 19.5% | |
| UATA | 118.4 AC. ± | 56.5% | |
| NATURAL HABITAT AREA | 47.1 AC. ± | 22.6% | |
| TOTAL OPEN SPACE | 186.3 AC. ± | 73.2% | 10% |



VILLAGE FARMS DAVIS - BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE OPEN SPACE MAP



DATE: 10/03/24

S:\Projects\1900\1902 Village Farms\AutoCAD\1902-01 Due Diligence\EXHIBITS - ALTERNATIVE 1\OPEN SPACE-ALT 1.dwg - 8.5x11 10/09/2024 - 9:37AM Plotted by: Brian

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

Village Farms *Davis*



Davis NorthStar Habitat

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.
- 2,150' wide urban agricultural transition area includes
 - 100' agricultural buffer
 - 2,000' agricultural transition buffer
 - 50' wide greenbelt with a Class I pedestrian/bikeway trail.
- Integrated into the 118.4 acre transition area, the project includes stormwater drainage conveyance corridor, habitat nodes and naturalized pedestrian access.

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)

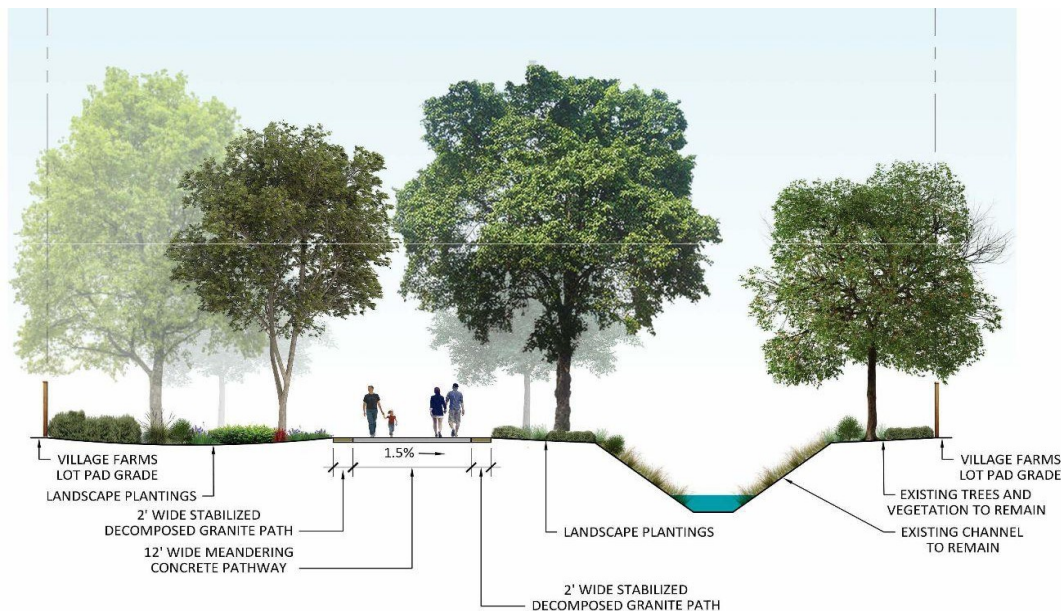
- The northern boundary of the Cannery will remain unchanged as this will be a part of the natural habitat area that is preserved with the development.
- The eastern boundary of the Cannery will include a 50' wide greenbelt with a Class I pedestrian/bikeway trail
- Existing agricultural buffer, including 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.



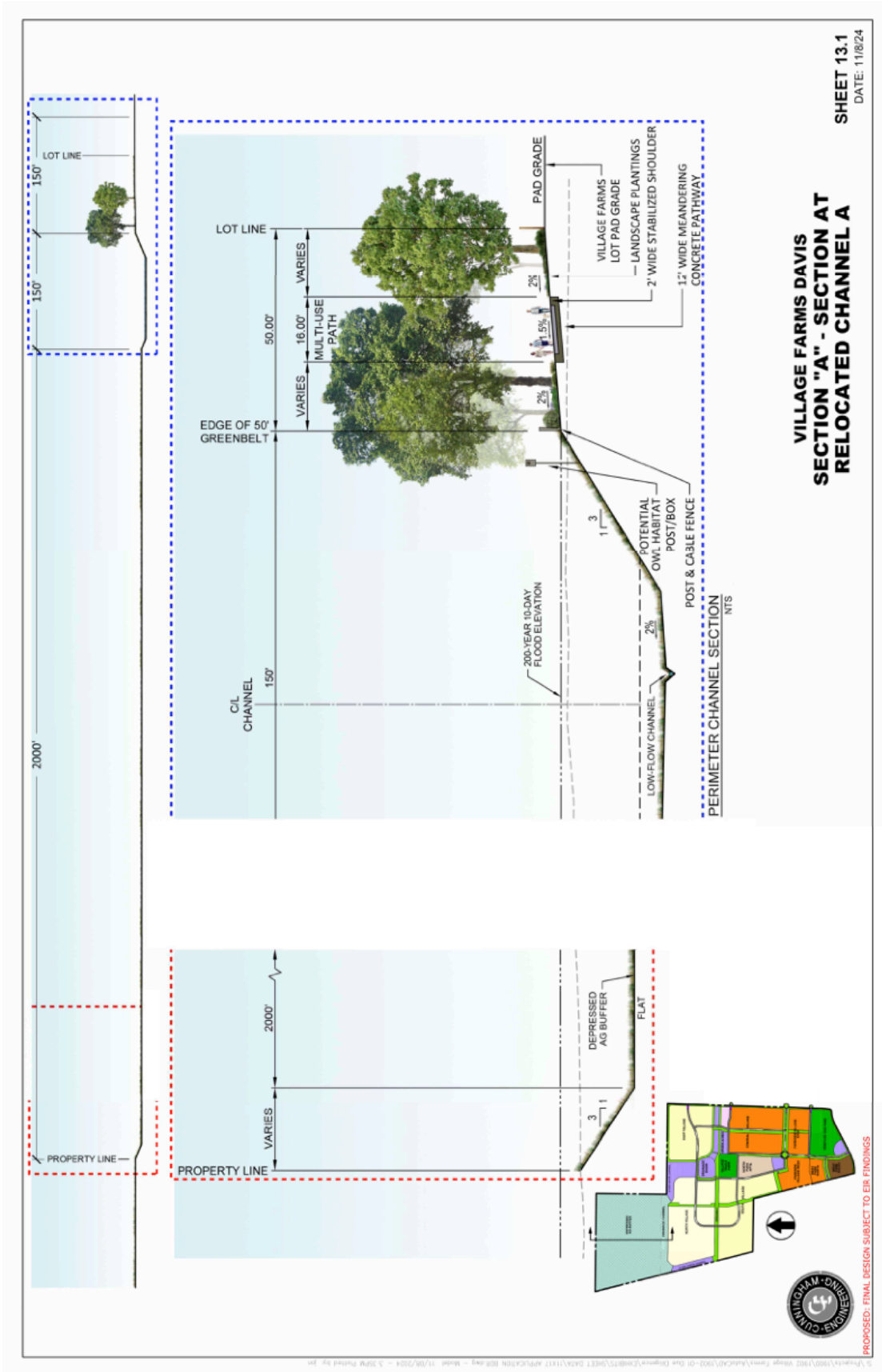
Existing Channel A - See Addendum A Sheet 13.2

“Greenbelt A” - Continuation 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 bio swales 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.



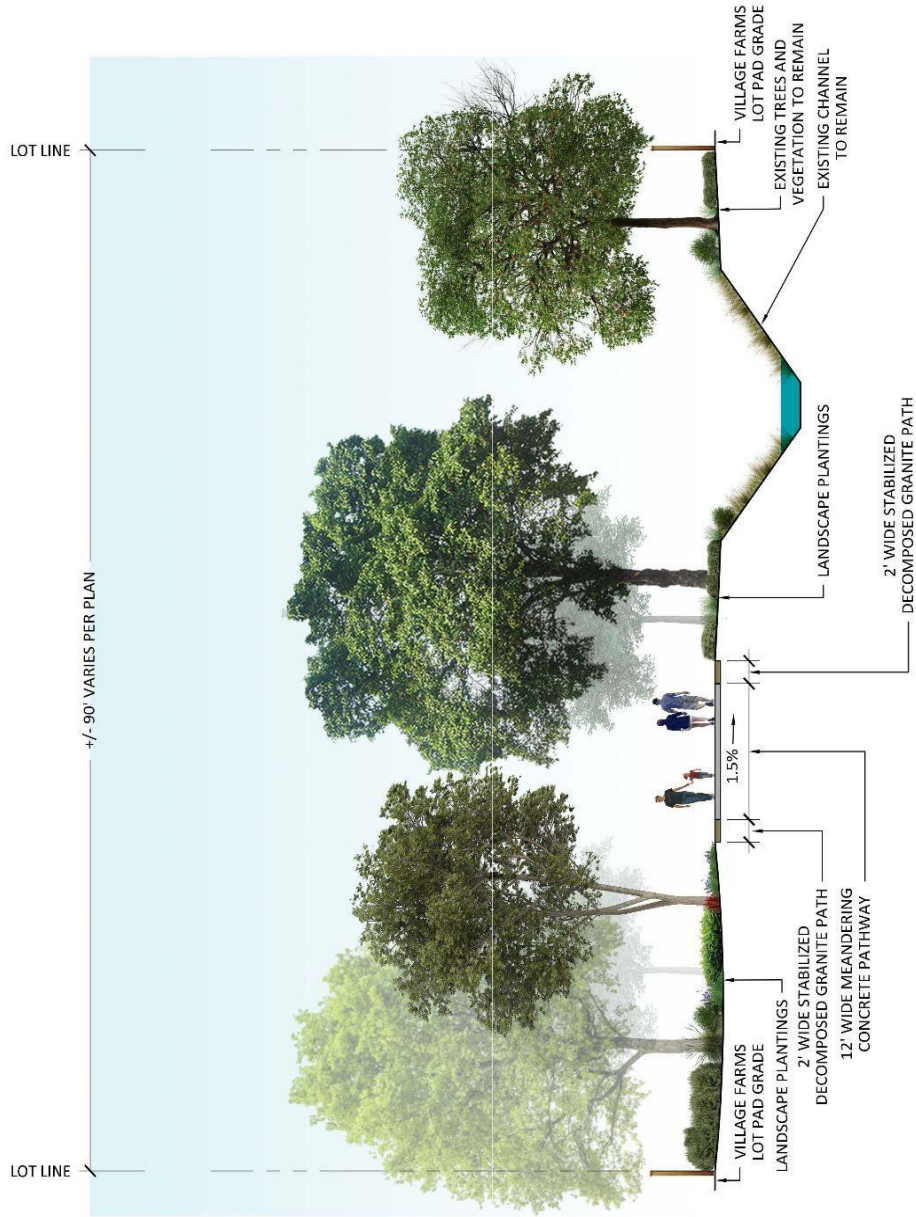
**VILLAGE FARMS DAVIS
SECTION "A" - SECTION AT
RELOCATED CHANNEL A**

SHEET 13.1
DATE: 11/8/24



PROPOSED - FINAL DESIGN SUBJECT TO ER FINDINGS

See **Addendum A**

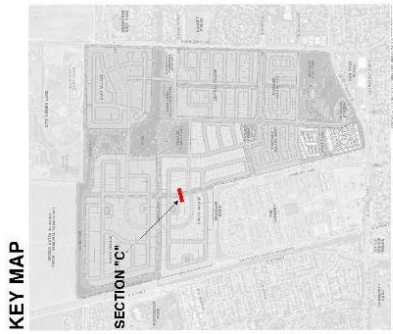


KEY MAP



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**

Village Farms *Davis*



Conceptual Rendering

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 gathering place, 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, and other areas as specified by the City.
- Passive areas could include covered picnic/pavilion areas, native Yolo County vegetation, pond, a meadow and flower/pollinator gardens.
- Vestiges of our region’s agricultural heritage, including the existing wooden pump house, and other existing native vegetation may be preserved in a passive garden space.

“Village Trails Park” a 6.8 - 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. Final design will be developed with input from City Parks.

Note: All park programing will be developed in conjunction with City staff.

On-Site Stormwater Conveyance System

Channel A which currently flows through the central portion of the site will be maintained as a local drainage conveyance and enhanced to accept stormwater flows from the project site. The primary conveyance of stormwater in flow from the west will be routed along the northern portion of the site and directed to a centralized detention basin providing attenuation of the increased stormwater flows from the project, ultimately discharging east into the existing Channel A to remain flowing through the Wildhorse Golf Course. Stormwater storage within the centralized detention basin will also allow for high water flows to be detained within the urban agricultural transition area to the north allowing for potential future expanded storage to mitigate flows from the upstream drainage within the existing H Street Pump Station.



Davis Northstar Habitat

Urban Ag Transition Area (UATA) / Agricultural Mitigation

118.4 Acre UATA and 381.15 acres of Adjacent Ag Mitigation Land (see Addendum A)
Located along the North Boundary: West, the project proponents will dedicate 118.4 acres, (2,150 feet to the north), to a publicly accessible Urban Ag Transition area (UATA), far surpassing the required 150'. In addition, they will permanently protect 381.15 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.

Public Access may be provided from the urbanized area of Village Farms to the UATA 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.
- Continuation 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.
- Urban Tree Canopy. 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.
- Urban Ag Transition Area. Project proponents will dedicate 118.4 acres, (2,150 feet to the north), to a publicly accessible Urban Ag Transition area (UATA), far surpassing the required 150'.
- Natural Habitat Area. Project will preserve 47.1 acres of the alkali prairie that occurs around the alkali playa, south of the Channel A and includes the associated watershed.

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 bio swales, 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.



Davis Northstar Ponds

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.

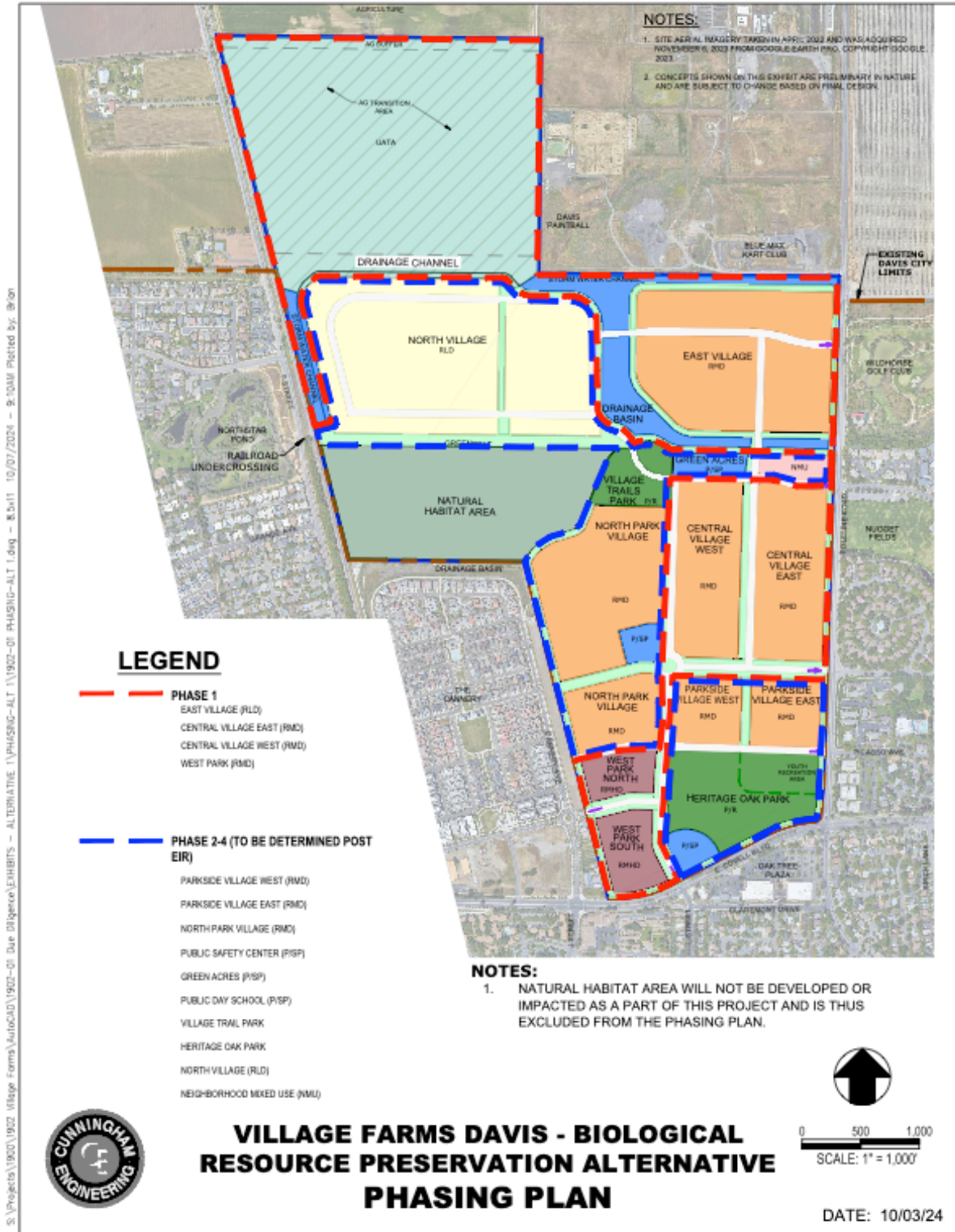
The implementation of the Down Payment Assistance program will contribute Millions of dollars to a sustainable affordable housing program.

A fiscal analysis of the project's impacts and long-term maintenance obligations will be commissioned by the City, to be reimbursed by the project. Staff will put out a request for proposal and fee estimate to several firms to do this analysis. Once drafted, City staff will review and comment, as well as share the report with the project team.

Village Farms *Davis*

PHASING PLAN MAP *

Not to scale.



See **Addendum A** for scaled exhibit.

**Actual details to be determined in the Development Agreement*

PHASING PLAN DESCRIPTION (see Map, pg. 33)

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.

PHASE 1*

Homes

- Affordable Housing site dedication.
- A percentage of the Starter Homes offering a down payment assistance program to first time homebuyers.
- A percentage of the smaller affordable-by-design homes offering a range of sizes and housing types.

Parks, Open Spaces & Natural Habitat

- Urban Agricultural Transition Area
- Preserved Natural Habitat
- Partial Perimeter Greenbelts along Pole Line Road, Covell Blvd and adjoining the City owned property to the north.
- All storm water management integrated with Channel A improvements.
- Greenbelts and trails within proportional to buildout.

Infrastructure

- Sewer distribution infrastructure within backbone and interact 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

- Starter Homes offering a down payment assistance program to first time homebuyers.
- Smaller market rate homes offering a range of sizes and housing types
- Market-rate homes in North Village will be built by local builders and individuals.

Parks & Open Spaces

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

Community Benefit

- Fire Station & Emergency Services Center
- Pre-K Early Learning Center
- Neighborhood Services Mixed Use
- "Green Acres" Educational Farm

Infrastructure

- Separated Grade Crossing at Pole Line Rd & Moore
- Continuation of the Davis Bike Loop
- Sewer distribution infrastructure within backbone and interact roadways shown in Phase 2 on the attached Phasing Map, with individual services to each lot.
- Water distribution infrastructure within backbone and interact 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.

** Actual details to be determined in the Development Agreement*

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 38) & Cross Sections (pg. 39)

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. 36)

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.

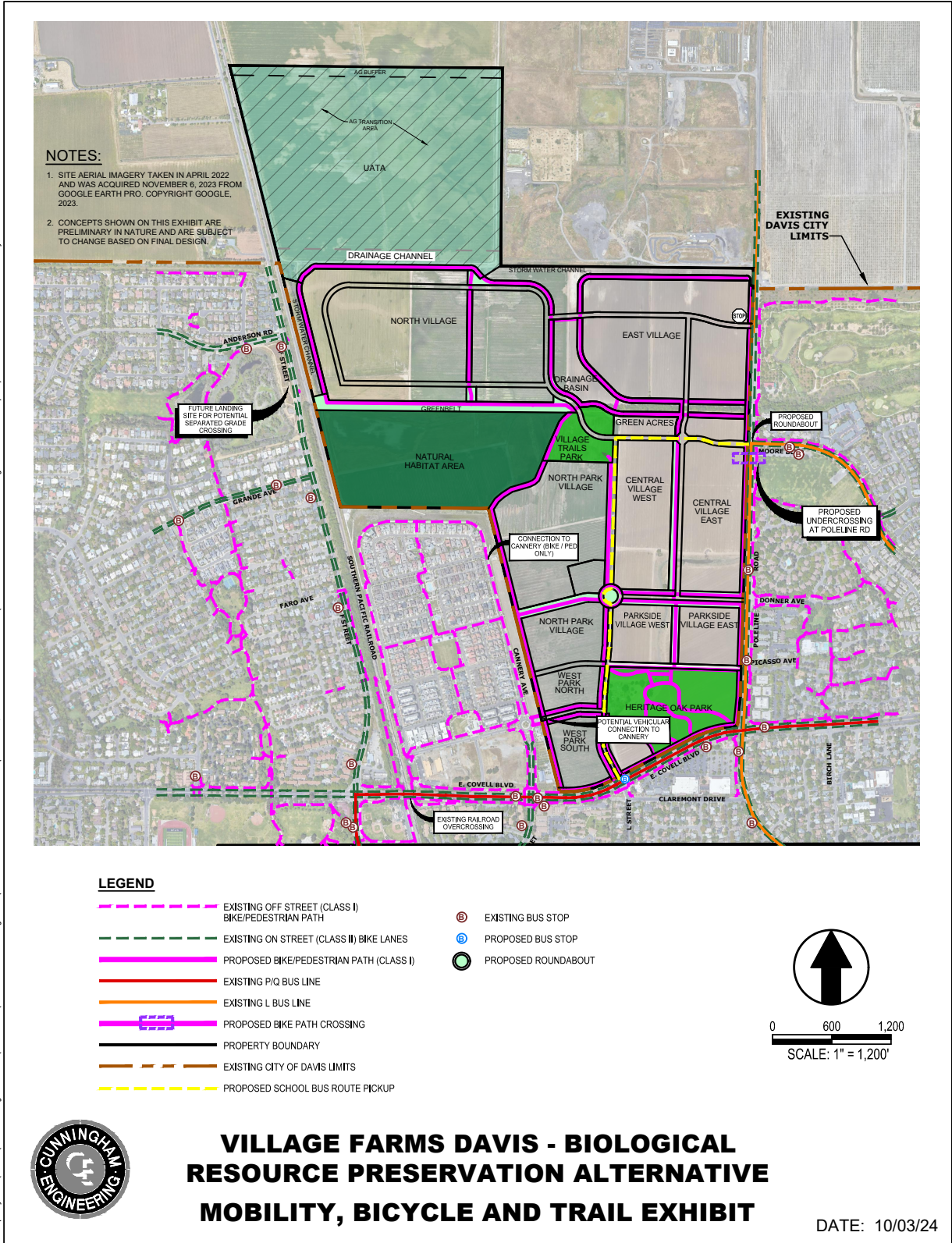
This multimodal network is an important component for connectivity and promoting non-vehicular travel within and outside of the Plan Area. The mobility network is designed to allow intuitive and efficient movement throughout the Plan Area and includes sidewalks, off street Class I bike trails, on-street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

Two vital links of the project is to continue the Davis Bike Loop with separated grade crossings, as discussed in more detail in the bikeway system below.

Bikeway & Pedestrian System See Mobility, Bicycle & Trail Exhibit (pg. 36)

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



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

Village Farms *Davis*

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.

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 continuing 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 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.

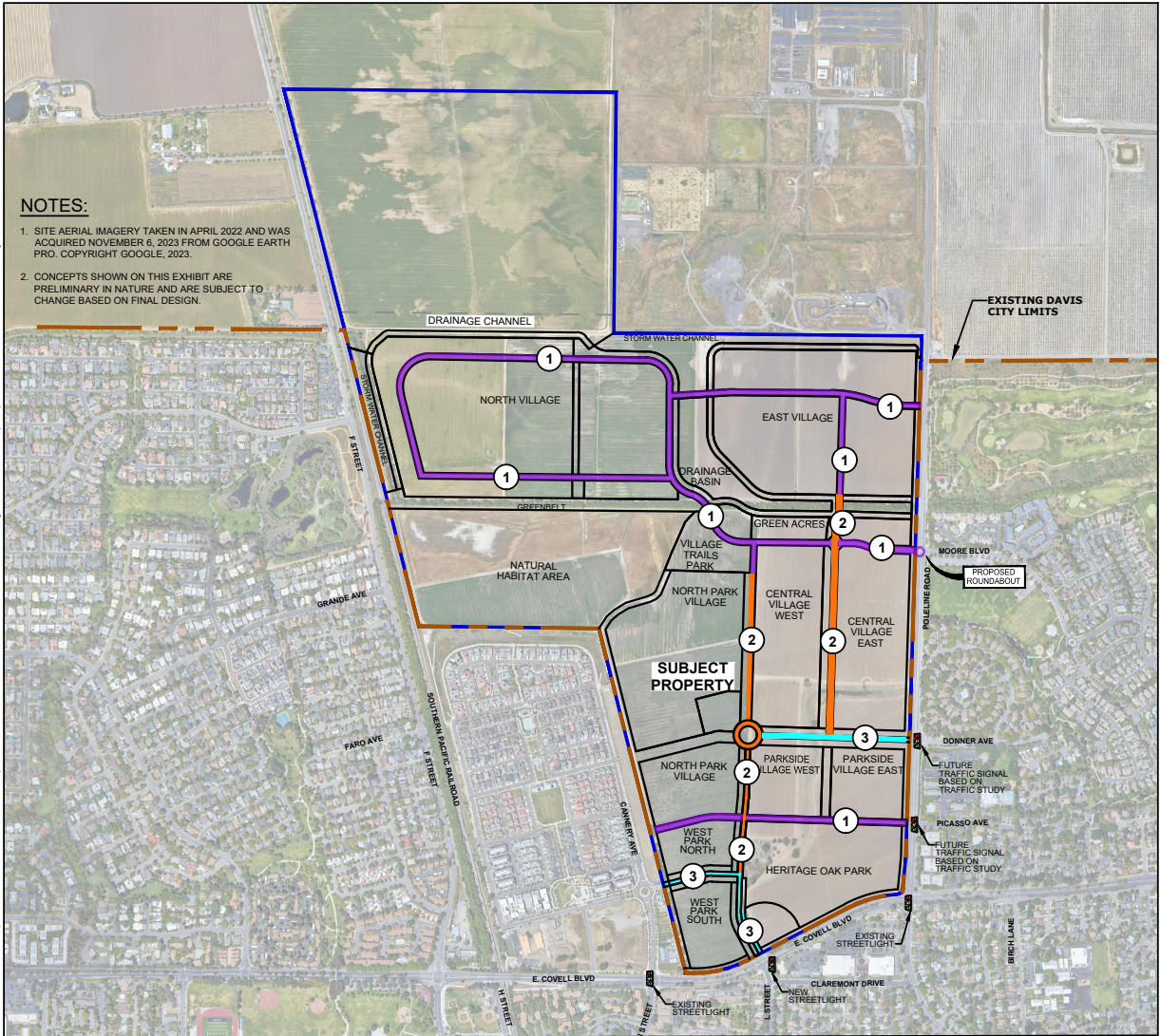
Yolobus provides public transportation throughout Yolo County, California and into downtown Sacramento, western Sacramento County and northeastern Solano County.

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 & Yolo Bus, 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

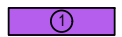





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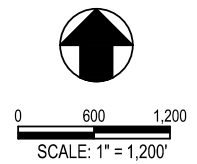
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LEGEND

-  STREET SECTION 1 (TWO LANE ROAD)
-  STREET SECTION 2 (TWO LANE ROAD W/ GREENBELT ONE SIDE)
-  STREET SECTION 3 (TWO LANE ROAD W/ GREENBELT BOTH SIDE)
-  PROPOSED ROUNDABOUT



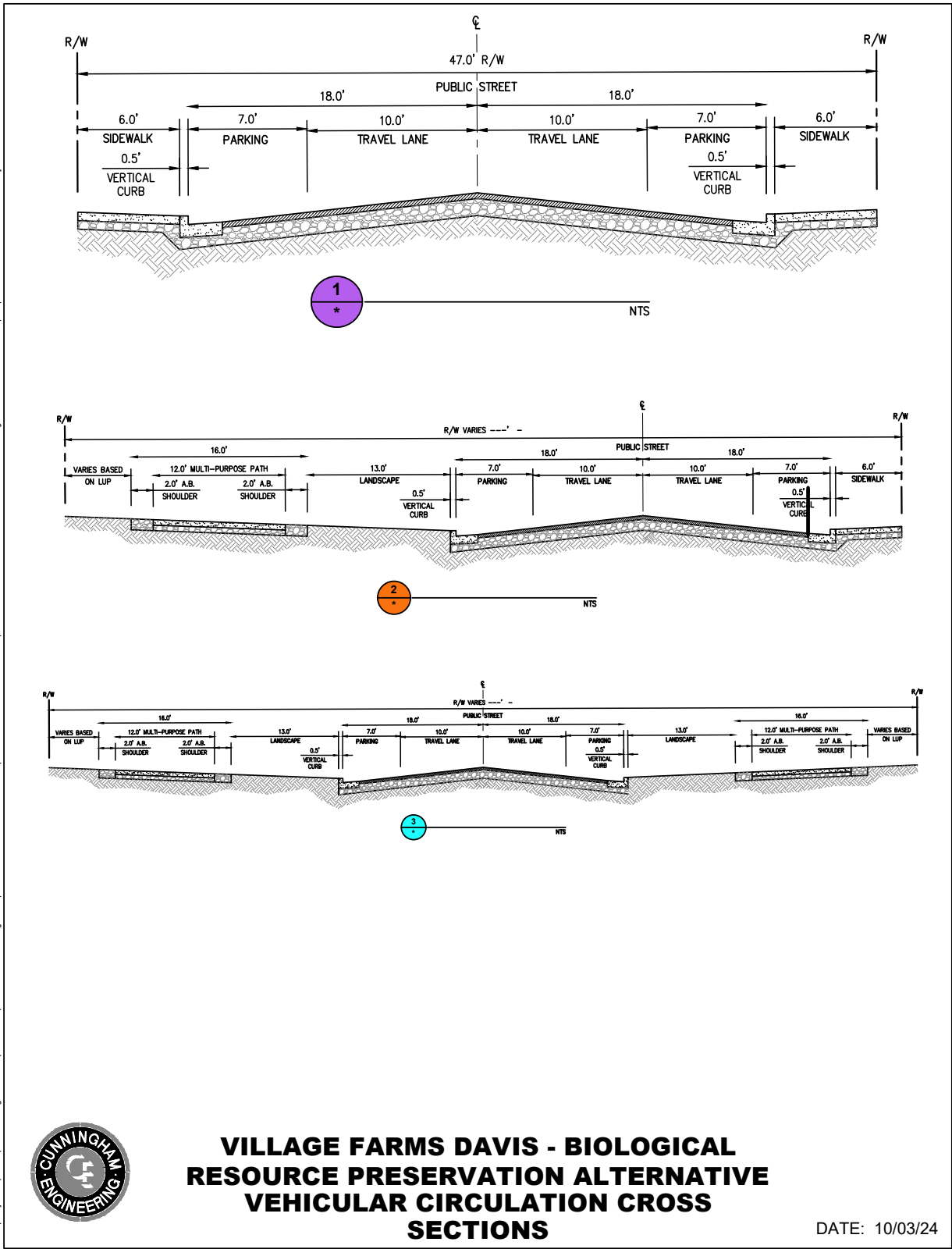
VILLAGE FARMS DAVIS - BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE VEHICULAR CIRCULATION



DATE: 10/03/24

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

VEHICULAR CIRCULATION: CROSS SECTIONS



**VILLAGE FARMS DAVIS - BIOLOGICAL
RESOURCE PRESERVATION ALTERNATIVE
VEHICULAR CIRCULATION CROSS
SECTIONS**

DATE: 10/03/24

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

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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

The proposed VFD project will develop 497.7 acres which includes 209.4-acres of residential, 33.5 acres of public/semi-public land uses, 2.8 acres of neighborhood mixed use, 186.0 acres of Parks/Open Space, 47.1 acres of Natural Habitat Area and 21.3-acres of major roads. The proposed Land Use Plan is included on the following page.

The proposed drainage patterns will largely follow the overall existing west-to-east trend, with major internal pipeline conveyances routed along the new street corridors. These major pipelines are illustrative within the Storm Drain Technical Report. The proposed surface improvements in VFD will result in post-development impervious ground cover ranging from 10% impervious (Parks and Greenbelts) to 90% impervious (Mixed Use and High Density Residential), with an average of 53% for the proposed development area as a whole. This impervious estimate excludes the depressed agricultural buffer at the north edge of the project; this area will remain pervious. The main drainage conveyance piping will carry runoff from the developed areas to the new detention basin (described further below), which will outlet to the reconstructed channel A and into the Wildhorse Channel. The major storm drain pipes will generally be routed within the backbone roadway corridors. Final sizing of these pipes will be detailed later during the subdivision mapping and improvement plan design phases of the project.

During preparation of the final drainage plans and accompanying subdivision maps, a CLOMR-F or CLOMR, whichever is required by FEMA, will be processed with FEMA to document fill placement to elevate the structures above the flood plain, existing channel realignment and detention basin introduction.

OFFSITE FLOWS

The primary inflow to the site is from the Covell Drain will remain unchanged with the proposed project improvements; entering the site at the northwest corner of the project development through dual box culverts at under F Street and the Railroad tracks. Flows entering the project site from the F Street Channel and Northstar Pond Discharge will also remain unchanged at the trestle undercrossing of the Railroad tracks. Inflow from the trestle crossing will be split and portions rerouted northerly parallel to the railroad tracks approximately 1,400-feet to the Covell Drain box culverts, comingling with the Covell Drain. Inflow from the trestle crossing will also continue directly east through the VFD Channel A to remain.

Overflow from the Cannery detention basin will continue to discharge at the existing concrete weir and will be routed through the project development in a new drainage channel within a proposed greenbelt. Flow from the Cannery will be directed north into the VFD Channel A to remain and continue to the project Detention Basin.

As experienced in the existing condition in high flow conditions, storm water north of the project site from the North Davis Channel, overwhelms the capacity of the existing channel and spills south into the existing farm field. The North Davis Drain channelized flow also overwhelms the channel capacity west of F Street, resulting in shallow flooding of the farm fields and ultimately overtopping F Street and the Railroad. Storm water flows from these locations continue as shallow overland flow southerly toward the project site. The VFD project includes excavation of the northerly approximately 118 acres of farmland (comprised of 11 acres drainage channel; 107 acres of depressed ag buffer) to be excavated for use as fill soil onsite. Excavations will generally be 10-foot deep targeting an elevation of 28-feet. This area will be an urban agricultural transition area in accordance with the City Municipal Code. A berm will be constructed on the northern edge between the VFD North Channel and the new urban agricultural transition area, with drains provided to facilitate the flow from the agricultural transition area into the northern channel. This depressed Agricultural Buffer is contiguous to the realigned VFD North Channel with the weir provided at the top of the berm at elevation 31'. During smaller storm events (2-year 24-hour), storm water within the Covell Drain system will be contained and conveyed within the channelized portion of the project and directed to the detention basin. Larger storm events resulting in additional runoff will begin shallow inundation of the depressed Agricultural Buffer during the storm event and then receding by passive gravity flow after the storm has passed; though the drains provided at the berms to the proposed VFD Detention Basin and ultimately into re-constructed VFD Channel A downstream of the proposed detention pond weir as described below.

DETENTION BASIN

The proposed VFD Detention Basin is located within the north-central region of the project. The basin is an inline basin located on the primary Covell Drain flow path. Outlet from the detention basin will be located at the southeast corner of the detention basin connecting to the VFD Channel A Reconstruction. Flow will be regulated at the outlet from the detention basin with a weir structure and a low flow pipe.

LID measures will be implemented across the project site to manage stormwater quality for a 2 Yr-24 Hr. storm. The detention pond is designed to handle the on-site flow volumes and reduce the peak discharges to match existing conditions for both 10 Yr-24 Hr. storm and 100 Yr-24 Hr. storm. A detailed HEC-RAS 2D hydraulic modeling analysis has been completed as a part of the project, included as a separate report with the project application, considers the proposed grading condition, including the detention pond, for the flood impact study.

DEPRESSED AGRICULTURAL BUFFER

The expanded agricultural buffer located north of the development area will be excavated approximately 9-10 feet to an elevation of 28 feet. The soil from the agricultural buffer area will be utilized as fill material within the development area to raise the building sites above the flood plain. The existing area is farmed annually, with the development the top layer of organics and 'top soil' will be scraped and set aside prior to excavation for fill soil; following mass grading and excavation of the area, the organic soil will be replaced and spread across the ag buffer to aid in vegetative restoration of buffer. Specific programming of plantings, low flow channels, and/or habitat island regions has not yet been established with the City staff. The project applicant will

initiate discussions with the appropriate City Departments, including but not limited to Planning, Open Space, Parks and Maintenance and Operations. These detailed design activities for the ag buffer will be refined at the time of development of the improvement plans and subdivision maps. The area is not anticipated to be maintained (mowed/trimmed) by City maintenance. The appropriate support and maintenance for this naturalized area will be discussed with City Staff.

FUTURE RUNOFF CONSIDERATIONS

The City of Davis is currently conducting advanced planning for the H Street Pump Station (which discharges to the F Street channel) and is planning for expansion capacity within the pump station. Should the pump station capacity be expanded (expansion anticipated to be 20%-25% additional flow) additional storage capacity will be required to mitigate for the additional flow and volume. The Village Farms Davis project is working in close connection with the City to determine if the excess storage capacity created with this project can be used by the City. Discussions related to allocation of this storage are ongoing.

CONCLUSION

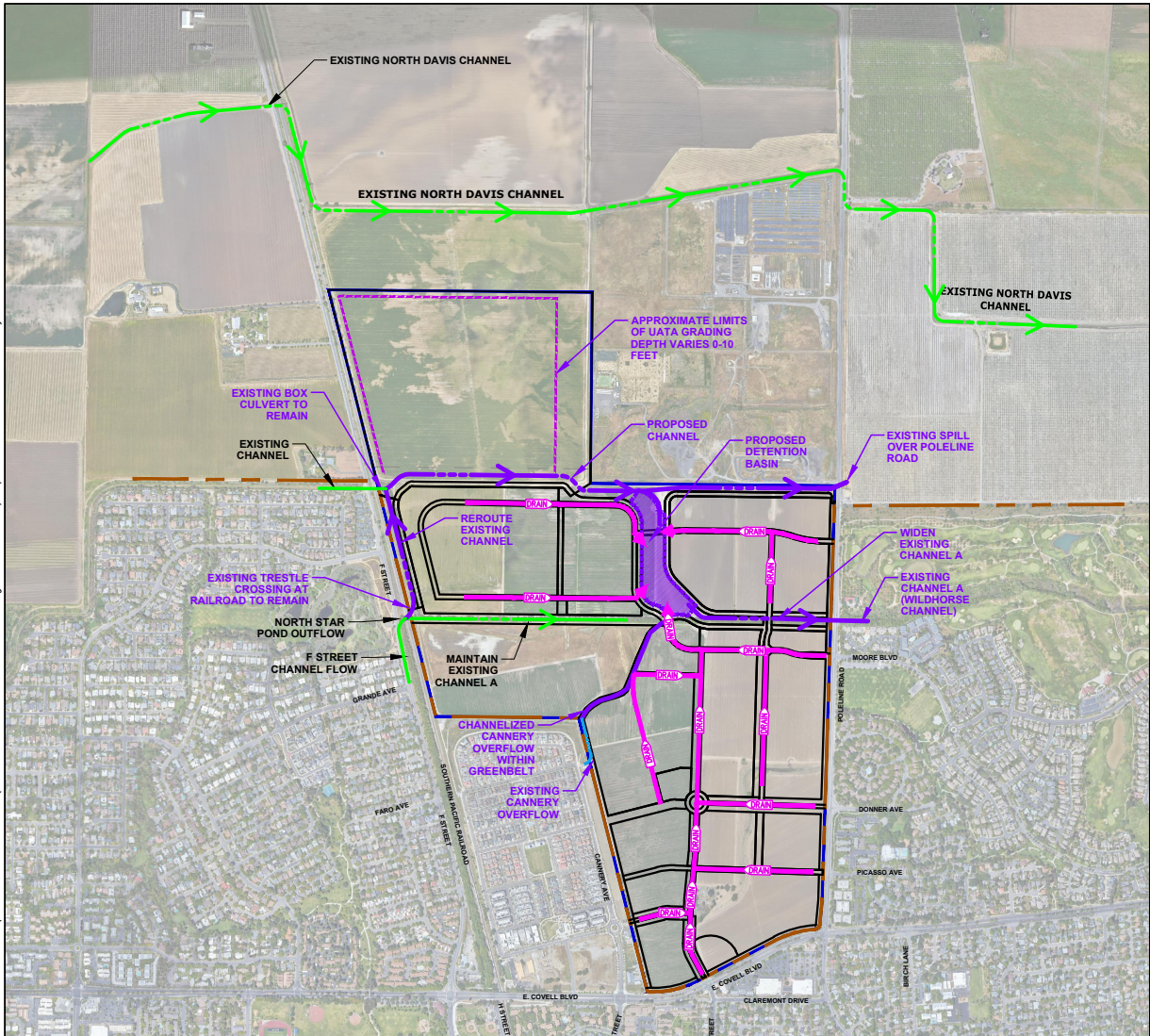
The Village Farms Davis project proposes development of 1800 new residential units, new park, greenbelts, public/semi-public uses and mixed use. These new uses will result in an increase in impervious area and an increase in peak runoff from the development area. Additionally, the project development area is located within FEMA Flood Zone A which requires elevation above the base flood elevations and mitigation for the displaced flood waters currently stored on the project site.

The development of the project includes a new conveyance channel and a centralized storm water detention basin which provide storm water detention to mitigate for the increase in peak flow from the development and provides storage mitigating for the increased runoff volume.

The design details presented within this report will continue to be refined with the City Staff through the subdivision maps and detailed improvement plans. A Final Drainage Master Plan will be submitted as a part of that process to the City Engineer for final approval prior to implementation of development at the project site.

Village Farms *Davis*

DRAINAGE INFRASTRUCTURE EXHIBIT



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LEGEND

- PROPOSED STORM DRAIN PIPELINE
- - - - - OPEN CHANNEL CONVEYANCE



VILLAGE FARMS DAVIS - BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE DRAINAGE INFRASTRUCTURE EXHIBIT



0 750 1,500
SCALE: 1" = 1,500'

DATE: 10/03/24

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

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WATER

INTRODUCTION

This water system technical evaluation provides information to support the proposed 497.7 (390.5 project site + 118.4 Urban Ag Transition Area and Ag Buffer) 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.

An SB610 Water Supply Assessment (WSA) has been completed by the City in support of the project application for the Proposed Project; additional information related to the existing water supply can be found within this separate report available at the City of Davis. Table W1 included below provides a summary of the water demand calculations for the proposed Village Farms Davis BRPA project. Consistent with the December 2023 Water Supply Assessment (WSA) for Village Farms Davis prepared by Brown and Caldwell, the water demand factors are based on Table 3-4 of the WSA. The Village Farms Davis Proposed Project resulted in a water demand of 743,900 gpd (840 ac-ft/yr); the BRPA project results in slightly higher water demand due to the higher ratio of single-family units to apartment units resulting in a total water demand of 769,100 gpd (862 ac-ft/yr). As identified in the WSA, the water supply in the City of Davis is 23,320 ac-ft/yr. Historical and projected water demands in the City, without the proposed project are estimated to be 10,300 in 2035; it is projected that the Village Farms Davis BRPA project will build out by 2035 resulting in the cumulative water demand in the City to be 11,162 ac-ft/yr. Based on the projected water supply vs the project water demand there will still be adequate water supply for the proposed BRPA project by the City of Davis.

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.

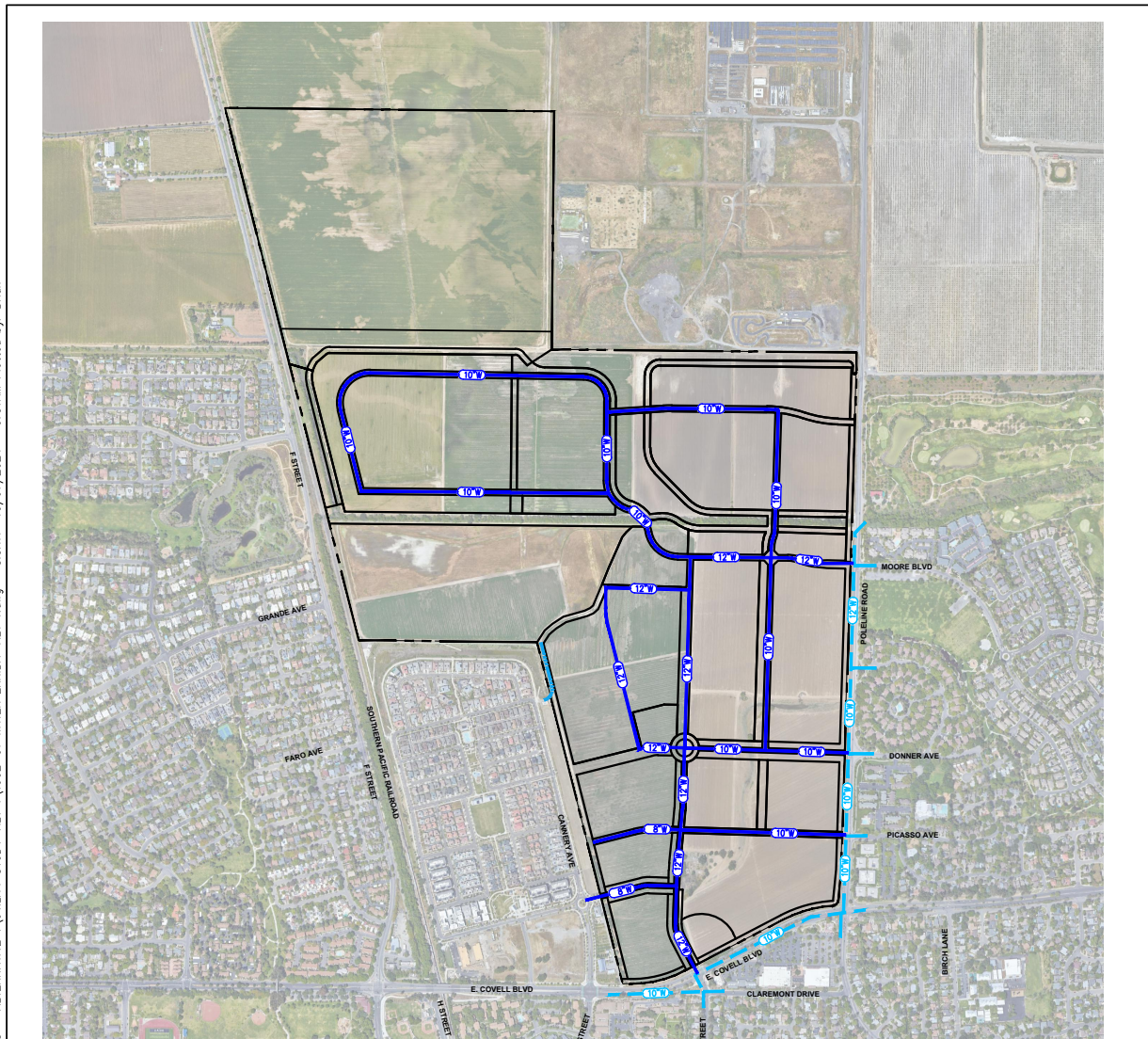
The project proposes connection points to the existing system at the connection to Cannery Loop, the intersection of L Street with Covell Blvd, and the intersections of Moore Blvd., Donner Ave., and Picasso Ave. with Pole Line Rd.

Attachments:

Figure W1 – Utility Infrastructure – Water Infrastructure Exhibit

Village Farms *Davis*

Figure W1 - WATER INFRASTRUCTURE EXHIBIT



NOTES:

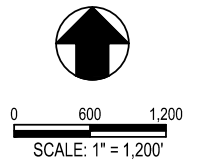
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LEGEND

-  PROPOSED WATER PIPELINE
-  EXISTING WATER PIPELINE



VILLAGE FARMS DAVIS - BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE WATER INFRASTRUCTURE EXHIBIT



DATE: 10/03/24

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

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TABLE W1 - POTABLE WATER DEMAND

TABLE W1 Potable Water Demand - BRPA

| Land Use Designation | Land Use | Acres | Dwelling Units | Unit Water Demand ⁽¹⁾ (gallons per unit/acre per day) | Average Day Demand (gpd) | Average Day Demand (AFY) | Phase |
|----------------------------|------------------------------------|--------------|----------------|---|--------------------------|--------------------------|-------|
| Park/Open Space | Park/Recreation | 27.1 | - | 2,712 | 73,500 | 82 | 2 |
| | Neighborhood Greenbelt | 40.8 | - | 2,712 | 110,600 | 124 | 1 & 2 |
| | Urban Agricultural Transition Area | 118.4 | - | 0 | 0 | 0 | 1 |
| Natural Habitat Area | Natural Habitat Area | 47.1 | - | 0 | 0 | 0 | 1 |
| Neighborhood Retail | Neighborhood Mixed Use | 2.9 | - | 2,400 | 7,000 | 8 | 2 |
| Public/Semi-Public | Educational Farm | 2.8 | - | 2,400 | 6,700 | 8 | 2 |
| | City Storm Water Conveyance | 21.4 | - | 0 | 0 | 0 | 1 |
| | Public Day School | 2.4 | - | 2,400 | 5,800 | 6 | 2 |
| | Public Safety Center | 2.5 | - | 2,400 | 6,000 | 7 | 2 |
| High Density Residential | West Park South | 7.1 | 210 | 174 | 36,500 | 41 | 1 |
| | West Park North | 5.1 | 150 | 174 | 26,100 | 29 | |
| Medium Density Residential | East Village | 41.4 | 265 | 345 | 91,400 | 102 | 1 |
| | Central Village East | 20.7 | 155 | 345 | 53,500 | 60 | |
| | Central Village West | 19.4 | 160 | 345 | 55,200 | 62 | |
| | North Park Village | 38.2 | 391 | 345 | 134,900 | 151 | 2 |
| | Parkside Village East | 8.1 | 68 | 345 | 23,500 | 26 | 1 |
| | Parkside Village West | 8.1 | 91 | 345 | 31,400 | 35 | 1 |
| Low Density Residential | North Village | 61.4 | 310 | 345 | 107,000 | 120 | 2 |
| Total | | 474.9 | 1,800 | | 769,100 | 862 | |
| Major Roadways | | 22.7 | | | | | |
| Project Area Total | | 497.6 | | | | | |

(1) Based on 2023 SB 610 Water Supply Assessment for Village Farms Davis Table 3-4, prepared by Brown and Caldwell
 (2) Based on City of Davis Design Standards, Section VIII.B.3

Revised: 11/11/2024

WASTE WATER / SEWER

INTRODUCTION

This waste water system technical evaluation provides information to support the proposed 497.7 (390.5 project site + 118.4 Urban Ag Transition Area and Ag Buffer) 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

Table S1 included below provides a summary of the sewer generation calculations for the proposed Village Farms Davis BRPA project. Consistent with the February 16, 2024 Collection System Impacts of Proposed Village Farms Development, prepared by West Yost, the sewer generation rates are based on the 2022 West Yost Study for "per capita average dry weather flow" at 61 gpd/capita and an estimated density of 2.4 capita per equivalent dwelling unit. The peak Average Dry Weather Flows (ADWF) determined within the West Yost study determined that the peak flow from the project was based on the 1,800 residential units which generated 0.264 mgd. The proposed BRPA project will also have 1,800 residential units generating a peak ADWF of 0.264 mgd, resulting in the same impacts to the downstream City of Davis collection system; thus, the conclusion from the February 2024 report holds for the BRPA project that "the sewer flows from the proposed Development can be accommodated by the existing collection system infrastructure with minimal impacts. Accordingly, no system improvements are recommended."

WASTE WATER / SEWER TREATMENT

The City of Davis has completed a capacity analysis of the existing Davis Waste Water Treatment Plant (WWTP¹) and the associated impacts of the Village Farms Davis project. This study concluded that there are no WWTP process capacity deficiencies as a result of the project. The project will use an additional 0.2 to 0.3 MGD average dry weather flow rate capacity but will not exceed the available capacity of the WWTP.

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.

¹ Technical Memorandum – Davis WWTP Capacity Impacts of Proposed Village Farms Development, West Yost, February 12, 2024

Village Farms *Davis*

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:

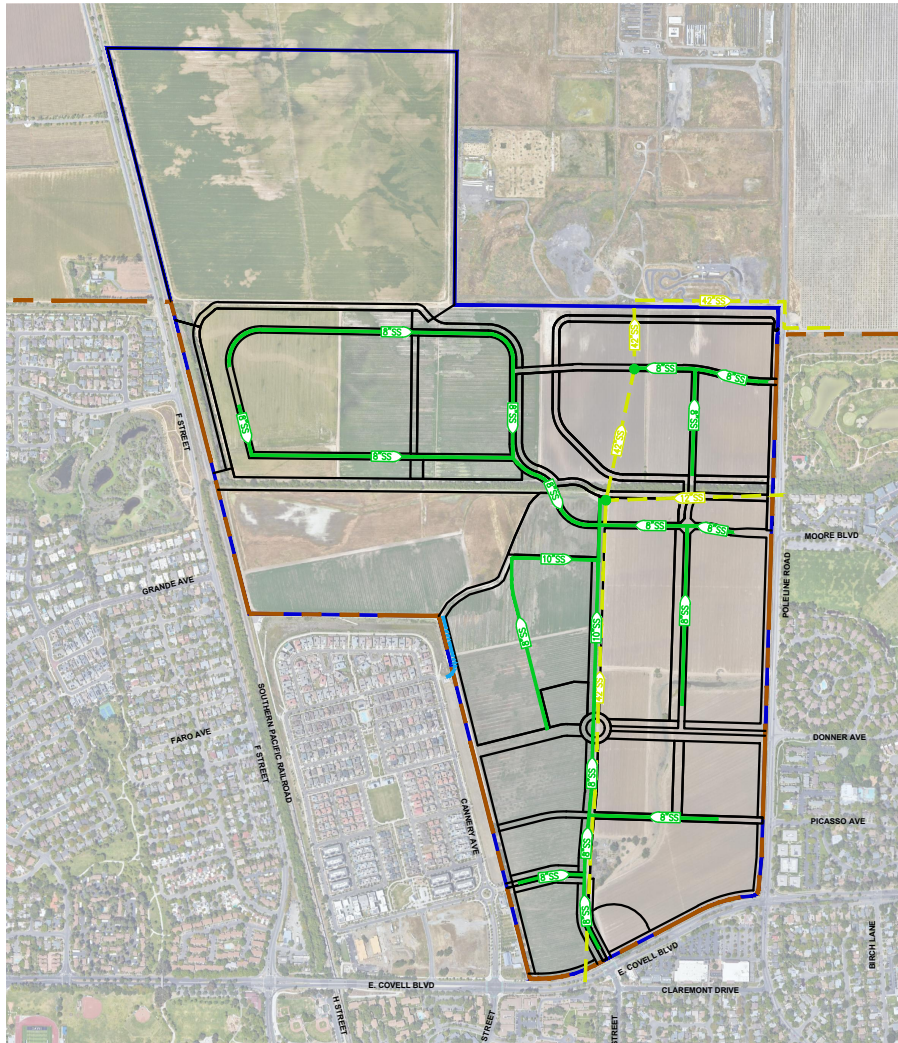
Figure S1 – Sewer Infrastructure Exhibit

Table S1 – Waste Water Demand

Village Farms *Davis*

Figure S1 - SEWER INFRASTRUCTURE EXHIBIT

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LEGEND

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



**VILLAGE FARMS DAVIS - BIOLOGICAL
RESOURCE PRESERVATION ALTERNATIVE
SEWER INFRASTRUCTURE EXHIBIT**



0 600 1,200
SCALE: 1" = 1,200'

DATE: 10/03/24

Not to scale. See Addendum A for scaled exhibit.

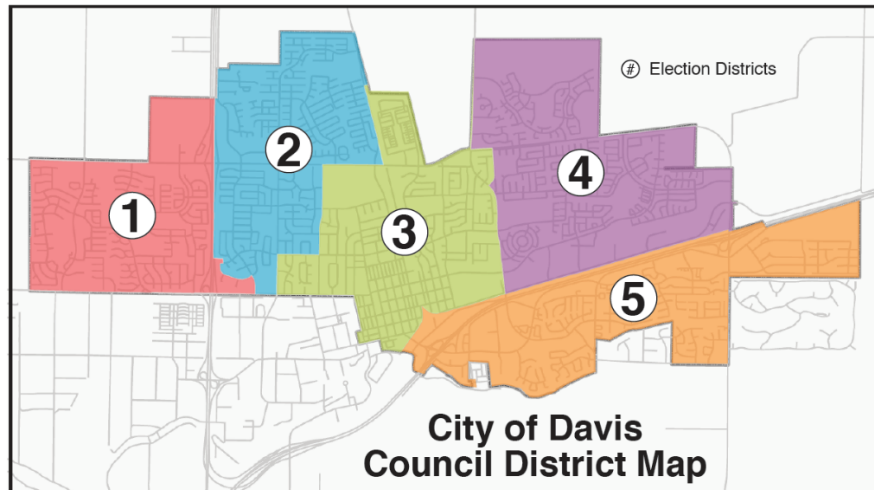
Table S1 – WASTE WATER DEMAND

TABLE S1 Waste Water Demand - BRPA

| Land Use Designation | Land Use | Acres | Dwelling Units | Capita | Average Day Generation ⁽¹⁾ (gallons per capita) | Average Day Generation ⁽²⁾ (gallons per acre) | Average Dry Weather Flow (gpd) | Peaking Factor ⁽²⁾ | Peak Dry Weather Flow (gpd) | Inflow and Infiltration Flow ⁽³⁾ (gpd) | Peak Wet Weather Flow (gpd) |
|----------------------------|------------------------------------|--------------|----------------|--------|--|--|--------------------------------|-------------------------------|-----------------------------|---|-----------------------------|
| Park/Open Space | Park/Recreation | 27.1 | - | - | - | - | - | - | - | 16,300 | 16,300 |
| | Neighborhood Greenbelt | 40.8 | - | - | - | - | - | - | - | 24,500 | 24,500 |
| | Urban Agricultural Transition Area | 118.4 | - | - | - | - | - | - | - | 71,000 | 71,000 |
| Natural Habitat Area | Natural Habitat Area | 47.1 | - | - | - | - | - | - | - | 28,300 | 28,300 |
| Neighborhood Retail | Neighborhood Mixed Use | 2.9 | - | - | 956 | 2,772 | 2,772 | 3.67 | 10,200 | 1,700 | 11,900 |
| | Public/Semi-Public | 2.8 | - | 30 | 61 | 1,830 | 1,830 | 3.81 | 7,000 | 1,700 | 8,700 |
| Public/Semi-Public | Educational Farm | 21.4 | - | - | - | - | - | - | - | 12,900 | 12,900 |
| | City Storm Water Conveyance | 2.4 | - | 100 | 61 | 6,100 | 6,100 | 3.41 | 20,800 | 1,400 | 22,200 |
| | Public Day School | 2.5 | - | 20 | 61 | 1,220 | 1,220 | 3.96 | 4,800 | 1,500 | 6,300 |
| Total - Non Residential | | | | | | 11,922 | 11,922 | | 42,800 | 17,900 | 60,700 |
| | | | | | | | | | | | |
| High Density Residential | West Park South | 7.1 | 210 | 504 | 61 | 30,744 | 30,744 | 2.93 | 90,200 | 4,300 | 94,500 |
| | West Park North | 5.1 | 150 | 360 | 61 | 21,960 | 21,960 | 3.03 | 66,500 | 3,100 | 69,600 |
| Medium Density Residential | East Village | 41.4 | 265 | 636 | 61 | 38,796 | 38,796 | 2.87 | 111,400 | 24,800 | 136,200 |
| | Central Village East | 20.7 | 155 | 372 | 61 | 22,692 | 22,692 | 3.02 | 68,500 | 12,400 | 80,900 |
| | Central Village West | 19.4 | 160 | 384 | 61 | 23,424 | 23,424 | 3.01 | 70,500 | 11,600 | 82,100 |
| | North Park Village | 38.2 | 391 | 938 | 61 | 57,242 | 57,242 | 2.77 | 158,500 | 22,900 | 181,400 |
| | Parkside Village East | 8.1 | 68 | 163 | 61 | 9,955 | 9,955 | 3.26 | 32,400 | 4,900 | 37,300 |
| Low Density Residential | Parkside Village West | 8.1 | 91 | 218 | 61 | 13,322 | 13,322 | 3.17 | 42,200 | 4,900 | 47,100 |
| Total - Residential | North Village | 61.4 | 310 | 744 | 61 | 165,432 | 165,432 | 2.83 | 483,500 | 81,500 | 565,000 |
| | | | | | | 45,384 | 45,384 | | 1,408,800 | 375,500 | 1,784,300 |
| Total - Residential | | | | | | 263,520 | 263,520 | | 2,049,000 | 464,400 | 2,513,400 |
| Major Roadways | | 474.9 | 1800 | | | 275,442 | 275,442 | | 2,091,800 | 483,600 | 2,575,400 |
| Project Area Total | | 22.7 | | | | | | | | | |
| | | | | | | | | | | | 497.6 |

(1) Based on Village Farms Davis - Collection System Impacts prepared by West Yost
 (2) Based on City of Davis Design Standards, Section VII.C, includes 20% reduction (not to exceed potable water demands)
 (3) City of Davis Design Standards, Section VII.E.a; PF = 7.67 * ADDP-0.093
 (4) City of Davis Design Standards, Section VII.F; I&I = 600 gallons per gross acre per day
 (5) Land Use areas are separated from the proposed sewer infrastructure and are thus excluded from the I&I flow generation.

Revised: 11/11/2024



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 and website, 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.

- **Website** – www.villagefarmsdavis.com
 - o Ongoing updates, FAQs, Communication to Contact Lists, etc.
 - o Mail Chimp collection of contacts allowing for easy distribution of information.
 - o To date we have sixty-two subscribers through our website sign-ups.
- **Updates** – Quarterly to City Staff
- **Community Engagement**
 - o Ongoing – Informal meetings
 - o Open House – NOP Scoping 11/29/23
 - o January 2025 Open Houses (Dates tbd and meeting locations subject to change)
 - o District 1 – Patwin or Emerson Jr High
 - o District 2 – Cesar Chavez Elementary
 - o District 3 – Da Vinci Pam Mari Tech Center
 - o District 4 – Harper Junior High
 - o District 5 – Montgomery Elementary

LEARN MORE: www.villagefarmsdavis.com | info@villagefarmsdavis.com | (530) 756-5075