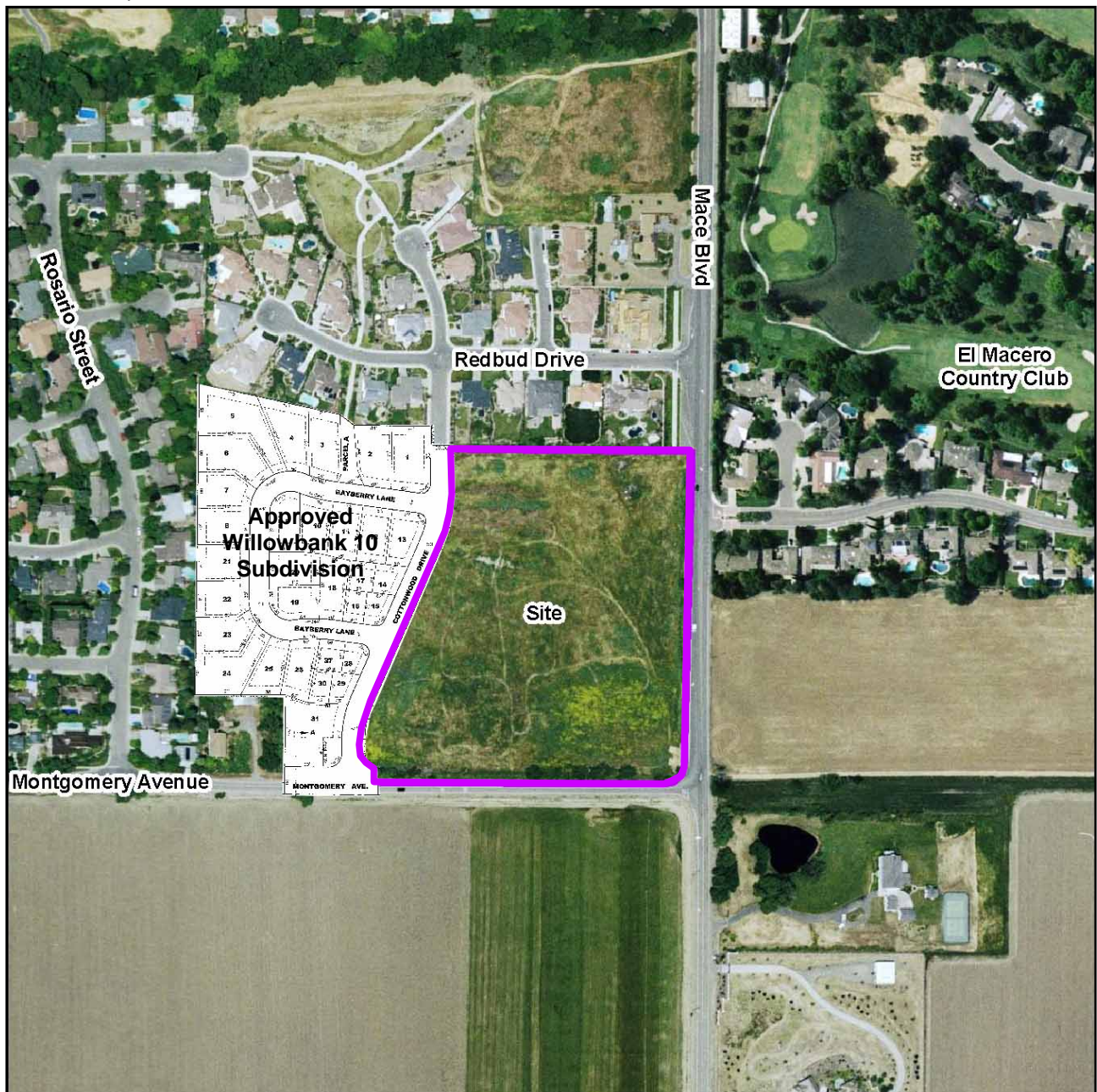


# Site F9 – Willowbank Church Site, Mace and Montgomery

## INITIAL FINDINGS BY STAFF

<b>Location:</b>	NW corner of Mace Blvd. and Montgomery Ave.
<b>Site acres:</b>	12.0 gross ac, assumes approx. 7.0 net acres after dedications of right-of-way, local streets, ag buffer and greenbelt.
<b>Housing potential:</b>	
<b>Total units:</b>	28 to 35 du
<b>Residential density:</b>	4 to 5 du / ac net
<b>Basis:</b>	(1) Density would be similar to (or slightly higher than) the density of the recently approved subdivision to the west.
	(2) Site would require dedications for adjacent rights-of-way, new local streets, ag buffer, and possibly a neighborhood greenbelt.

Date: July 2, 2007



## Site F9 – Willowbank Church Site, Mace and Montgomery

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### BACKGROUND INFORMATION

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Existing land uses: Vacant

Existing General Plan designation: Public/Semi-Public

Existing zoning: PD 4-92 (Public/Semi-Public)

Ownership: Private

**Entitlements needed:**

- General Plan designation and zoning in place, but needs use permit.
- Needs General Plan amendment OR rezoning.
- Needs General Plan amendment AND rezoning.
- Needs General Plan amendment, rezoning and Measure J vote (currently within city limits).
- Needs General Plan amendment, rezoning and Measure J vote (not currently within city limits).

**Have formal development applications been submitted?**

- Yes
- No

**Overall ability to count toward RHNA (Regional Housing Needs Allocation):**

- High
- Moderate
- Low

Comments: \_\_\_\_\_

Distance from Core Area (Third and E): 2.50 miles

Distance to UC Davis (Memorial Union): 2.89 miles

Distance to neighborhood shopping center: 0.68 mile

Distance to elementary school: 0.95 mile

Distance to nearest Unitrans transit line: 0.58 mile

Distance to nearest Yolo Bus transit line: 0.58 mile

Distance to Core Area train depot: 2.32 miles

Average elevation of site: 31 feet

**Within 100-year floodplain designation by FEMA (Federal Emergency Management Administration):**

- No
- Yes    Comments: \_\_\_\_\_

**Site subject to inundation in the event of Yolo causeway levee breach:**

- No
- Yes    Comments: \_\_\_\_\_

## Site F9 – Willowbank Church Site, Mace and Montgomery

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### **Surrounding General Plan land use designations**

**North:** Residential Low Density

**South:** Agriculture (County)

**East:** Agriculture (County), Residential Low Density (County)

**West:** Residential Low Density

### **Surrounding zoning**

**North:** PD 4-92 (Single Family Residential)

**South:** Agriculture (County)

**East:** Planned Development, Agriculture (County)

**West:** PD 4-92 (Single Family Residential)

### **Surrounding existing land uses**

**North:** Residential low density (approx. 3 du/ac net)

**South:** Montgomery Avenue, sod farm

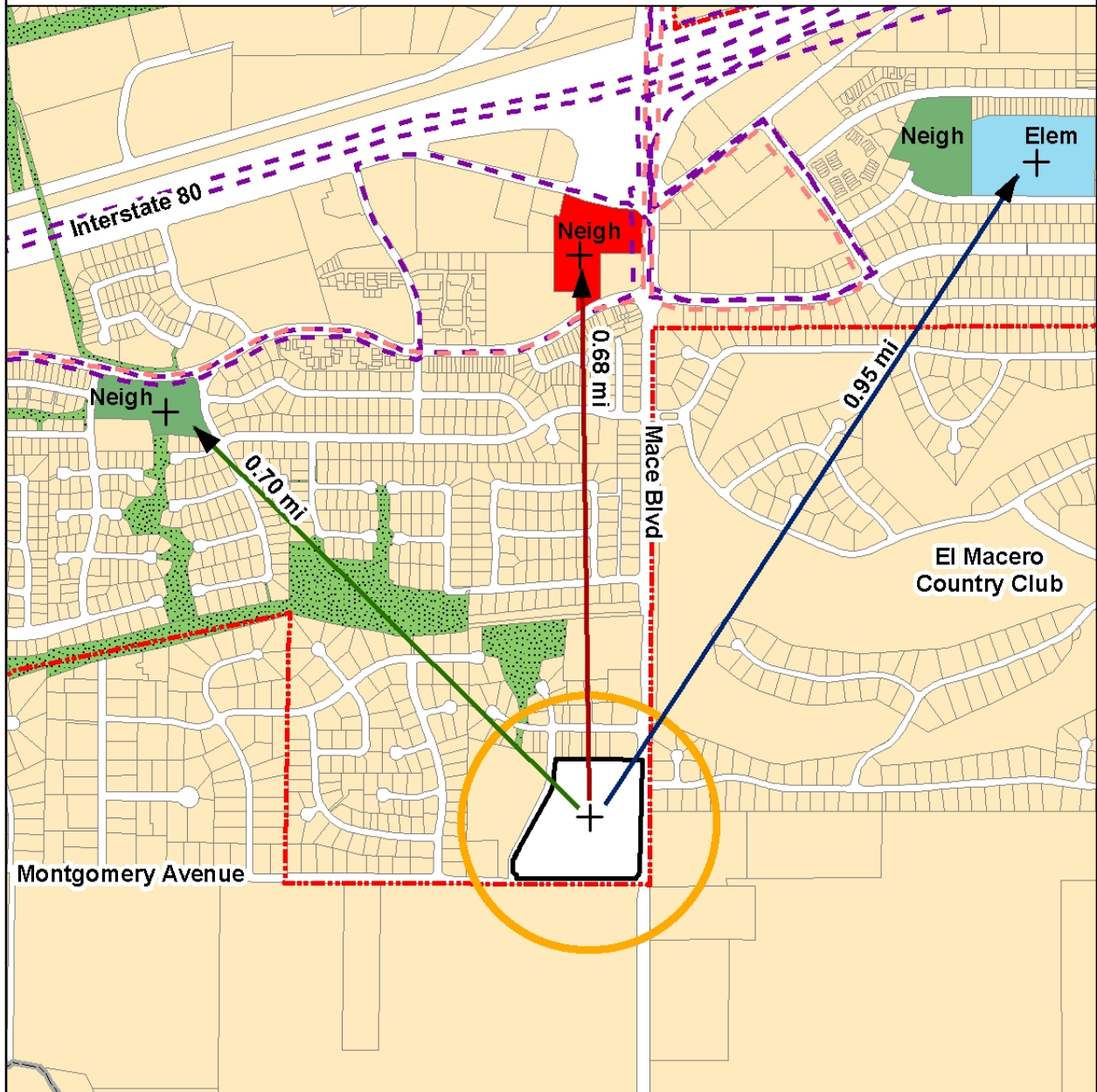
**East:** Mace Boulevard, fallow agricultural field. low density residential (approx. 2 du/ac net)

**West:** Vacant, approved new public street, and low density residential (approx. 4 du/ac net)

# Site F9 – Willowbank Church Site, Mace and Montgomery

## LEGEND

- Parks
- Greenbelts
- Schools
- Neighborhood Shopping
- Unitrans Transit Routes
- Yolobus Transit Routes
- Core Specific Plan Boundary
- City Limits
- County Boundary



## Site F9 – Willowbank Church Site, Mace and Montgomery

Evaluation Factors

Source

### COMMUNITY FORM, LAND USE AND HOUSING

1. **Percentage of boundary contiguous to:**

- a. Existing City: 100%
  - b. Agriculture: \_\_\_\_\_
  - c. Other: \_\_\_\_\_
- Site is within city.
- \_\_\_\_\_
- \_\_\_\_\_

**General Plan:** Vision 2 and Goal LU 1, Davis as a small, compact city surrounded by farmland; Land use principle 2, Focus growth inward, infill development supported as appropriate means of meeting housing needs; and Policy LU 1.1, Edge of urbanized area represents the maximum amount of urbanization through 2010.

**SACOG Blueprint Principles:** 3 - Take advantage of compact development.

2. **Distance of site to an existing neighborhood park** (or other parks serving the neighborhood).

- a. Less than or equal to 3/8 mile.
- b. Greater than 3/8 mile but less than 3/4 mile.
- c. Greater than 3/4 mile.

**General Plan:** Standard on page 227, a neighborhood park should be within 3/8 mile of all dwelling. (3/8 mile = 0.375 mile)

**Opportunity to provide new neighborhood park.**

- Yes
- No

3. **Distance of site to an existing community park.**

- a. Less than or equal to 1-1/2 mile.
- b. Greater than 1-1/2 mile but less than 3 miles.
- c. Greater than 3 miles.

**General Plan:** Standard on page 226, a neighborhood park should be within 1-1/2 miles of a community park.

4. **Would the urban development of the site maintain or “leap over” an Urban Agricultural Transition Area (UATA) designated in the City’s General Plan** (Figures 11b and 31a)?

- a. No, would not affect a designated UATA.
- b. Yes, would “leap” over a planned UATA (which does not currently contain transitional land use) and would require a relocation of the planned UATA.
- c. Yes, would “leap” over an existing UATA (which contains an existing transitional land use) and would relocate the existing UATA.

**General Plan:** Intent of UATA on page 86, is to provide a buffer and minimize conflicts between urban and agricultural areas to the planned urbanized edge of the City as one growth management tool. Goal POS 2, Develop a UATA around Davis as shown on the land use map, linked wherever possible; Land use principle 14, Create a transitional space between urban and rural lands; Policy LU 1.4, Establish a distinct permanent urban edge containing transitional uses; UATAs on land use map; Policies AG 1.1 and 1.2 to minimize ag / urban land use conflicts.

5. **Opportunity to contribute to the formation of connected neighborhoods, consisting of:**

- Open space / greenways system connections:
- a. Yes, completes a connection of an existing system. *Could contribute.*
  - b. Yes, contributes to the partial completion of an existing system.
  - c. Yes, extends a system.
  - d. No, does not contribute to an existing system.

**General Plan:** Goal POS 3, Develop linkages, corridors and other connectors to provide a functional network of parks, open spaces and greenbelts throughout the City. Goal MOB 3, Increase walking and non-polluting forms of transportation including bicycles.

**SACOG Blueprint Principles:** 1 – Provide transportation choices; 6 - Conserve natural resources.

## Site F9 – Willowbank Church Site, Mace and Montgomery

Evaluation Factors	Source
<p>Street, bicycle and pedestrian system connections:</p> <p><input type="checkbox"/> e. Yes, completes a connection of an existing system.</p> <p><input checked="" type="checkbox"/> f. Yes, contributes to the partial completion of an existing system. <i>Could contribute.</i></p> <p><input type="checkbox"/> g. Yes, extends a system.</p> <p><input type="checkbox"/> h. No, does not contribute to an existing system.</p>	
<p>6. <b>Opportunity to accommodate compact development and higher density housing.</b></p> <p><input type="checkbox"/> a. Yes, to a great extent.</p> <p><input type="checkbox"/> b. Yes, to a moderate extent.</p> <p><input checked="" type="checkbox"/> c. No, to a less than significant extent.</p>	<p><b>General Plan:</b> Land use principle 2: Focus growth inward, infill development supported as appropriate means of meeting housing needs.</p> <p><b>SACOG Blueprint Principles:</b> 2 - Offer housing choices; 3 - Take advantage of compact development; 4 - Use existing assets; and 5 - Promote mixed land uses.</p>
<p>7. <b>Opportunity to promote higher density housing in downtown and in neighborhood centers.</b></p> <p><input type="checkbox"/> a. Yes, to a great extent.</p> <p><input type="checkbox"/> b. Yes, to a moderate extent.</p> <p><input checked="" type="checkbox"/> c. No, to a less than significant extent.</p>	<p><b>General Plan:</b> Standard UD 1.1g, Designs that are urban in character are encouraged around the Core and at neighborhood activity nodes; Goal ED 1, Enhance Core Area as a vibrant, healthy downtown.</p> <p><b>SACOG Blueprint Principles:</b> Same as Factor 6 above.</p>
<p>8. <b>Opportunity to provide for identified housing needs and types</b> including workforce, affordable, young families, seniors, aging in place, students, and other households with special needs.</p> <p><input type="checkbox"/> a. Yes, to a great extent.</p> <p><input checked="" type="checkbox"/> b. Yes, to a moderate extent.</p> <p><input type="checkbox"/> c. No, to a less than significant extent.</p>	<p><b>General Plan:</b> Policy LU A.3, Provide a mix of housing types, densities, prices and rents, and designs in each new development area. Housing policies including provide affordable housing to meet Davis Housing needs (1.1a), new development to include a housing mix (1.1b), provide for local employees (1.7), seniors (1.8), etc. City Council resolution to base growth on internal housing needs;</p> <p><b>SACOG Blueprint Principles:</b> 2 - Offer housing choices.</p>
<p>9. <b>Opportunity to provide a mix of land uses.</b></p> <p><input type="checkbox"/> a. Yes, to a great extent.</p> <p><input type="checkbox"/> b. Yes, to a moderate extent.</p> <p><input checked="" type="checkbox"/> c. No, to a less than significant extent.</p>	<p><b>General Plan:</b> Goal ED 3 to create a more balanced economy and maintain the city's fiscal integrity.</p> <p><b>SACOG Blueprint Principles:</b> 5 - Promote mixed land uses.</p>
<p>10. <b>Compatibility with existing land uses in the vicinity of the site.</b></p> <p><input checked="" type="checkbox"/> a. Compatibility likely.</p> <p><input type="checkbox"/> b. May be compatible, depending on mitigation.</p> <p><input type="checkbox"/> c. Compatibility is questionable.</p>	<p><b>General Plan:</b> Vision 2, Infill should be carefully planned and sensitively designed in scale with existing city character; Policy LU A.1, Respect existing uses; Policy UD 2.3, Require an architectural "fit" with Davis existing scale for new development projects; Standards 2.3 a and b regarding scale and design transitions.</p> <p><b>City Council and Planning Commission</b> suggested that compatibility be a factor.</p>

## Site F9 – Willowbank Church Site, Mace and Montgomery

### Evaluation Factors

### Source

11. **Need for an area master plan.** Planning for this site should be conducted in the context of a master plan consisting of a larger area to address planning issues including: logical growth and urban service areas; land uses (including residential, commercial, public uses); access and circulation of varied modes; open spaces (including parks and greenbelts); infrastructure; agricultural mitigation and buffering; urban design; development timing and phasing; etc.
- a. An area master plan is needed for an area larger than the subject site.
  - b. An area master plan is not needed to a great extent.

**General Plan:** Vision 2, Maintain Davis as a cohesive, compact City surrounded by farmlands; Policy LU1.1d, Maintain a growth management system that regulates the timing of residential growth in an orderly way; and various policies addressing the planning issues identified under this factor.

**SACOG Blueprint Principles:** All would be promoted by area planning.

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## COMMUNITY RESOURCES AND ENVIRONMENTAL HEALTH

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1. **Acres of prime agricultural soils converted to urban use.** (Prime agricultural soils consists of Classes I and II of the U.S. Natural Resource Conservation Service Soil Classes I through VIII).
- No, site has an existing or planned urban (non-ag.) use.
  - No, conversion would not affect prime agricultural soils.
  - Yes, acres: \_\_\_\_\_  
Comments: \_\_\_\_\_

**General Plan:** Vision 10, Protect the viability of prime ag land in and around Davis; Policy AG 1.1, Protect agricultural land from urban development; Standard AG 1.1a regarding discouraging new urban development in areas of Class I and soils except where the map designates the land for urban uses.

**SACOG Blueprint Principles:** 6 - Conserve natural resources.

**Council goal for 2007-2008:** Conserve natural resources.

If yes, complete second part of the question below.

**Overall significance of the agricultural land resource converted to urban use.** The site rating based on the Land Evaluation and Site Assessment (LESA) of the U.S. Natural Resource Conservation Service (NRCS) for Yolo County lands.

- a. Rating of less than 40 points (low agricultural importance).
- b. Rating of 40 to 59 points (moderate agricultural importance).
- c. Rating of 60 to 74 points (high agricultural importance).
- d. Rating of 75 or greater points (highest agricultural importance).

The LESA system considers several factors of the ag land resource including land capability, water, size, urban separation, etc.

2. **Current Williamson Act contract.**
- No
  - Yes      Expiration date: \_\_\_\_\_

**General Plan:** Description on pg. 289: A tool for preserving farm land where a landowner of prime agricultural land may receive a property tax advantage in exchange for entering into a contract to maintain the land in agricultural use for at least ten years. Policy AG 1.1, Protect agricultural land from urban development; Action AG 1.1.b, Encourage participation in the Williamson Act and/or farmland preservation programs.

## Site F9 – Willowbank Church Site, Mace and Montgomery

Evaluation Factors	Source
<p>3. <b>Compatibility of housing with noise environment.</b></p> <p><input checked="" type="checkbox"/> a. Yes, likely to be compatible with noise standards in General Plan.</p> <p><input type="checkbox"/> b. May be compatible with standard (and probably visually acceptable) mitigation, needs analysis.</p> <p><input type="checkbox"/> c. No, likely to exceed compatibility standards in General Plan, unless extraordinary (and probably visually unacceptable) mitigation is implemented.</p>	<p><b>General Plan:</b> Land use principle 11, Protect residences from noise, air pollution, and traffic related impacts, and 12, Designate areas along the freeway for aesthetically pleasing, non-noise sensitive uses that buffer residences; Standards NOISE 1.1 a, b, c regarding noise compatibility standards for residential uses; Policy NOISE 1.2 regarding discouraging major sound walls.</p>
<p>4. <b>Overall proximity to existing community facilities</b> (Core, UCD, neighborhood shopping, elementary schools, parks, transit, and other community facilities). This factor assumes that short distances promote human health by promoting <u>walking and biking</u> rather than auto use, and minimizing carbon emission, climate change, and noise impacts.</p> <p><input type="checkbox"/> a. High proximity</p> <p><input type="checkbox"/> b. Medium proximity</p> <p><input checked="" type="checkbox"/> c. Low proximity</p>	<p><b>General Plan:</b> Vision 1, Promote wellness and minimized impacts of noise and pollution, 6, Enhance neighborhoods with supporting schools, retail centers, parks and community facilities; Land use principles 3, Create and maintain housing patterns that promote energy conserving transportation, 6, Site local services, retail and recreation strategically to minimize trip lengths and facilitate alternatives to auto use; Goal MOB 3, Increase walking and non-polluting forms of transportation including bicycles; Action AIR 1.13, Implement transit and pedestrian oriented land use and design strategies.</p> <p><b>SACOG Blueprint Principle:</b> 1 - Provide transportation choices.</p>
<p>5. <b>Ability to alleviate the impacts of existing development in surrounding sites.</b> Examples could be an existing traffic problem, drainage problem, a facility to solve a fire service problem, etc.</p> <p><input type="checkbox"/> a. Yes, to a great extent.</p> <p><input type="checkbox"/> b. Yes, to a moderate extent.</p> <p><input checked="" type="checkbox"/> c. No, to a less than significant extent.</p>	<p><b>Other:</b> Factor suggested by Planning Commission and is consistent with intent of General Plan policies related to mobility, hazards, and police / fire / emergency services.</p>
<p>6. <b>Potential loss of suitable habitat for sensitive species.</b> Development of the site would convert agricultural or other land which is currently suitable habitat for special status species and is connected (not fragmented) with other habitat lands.</p> <p><input checked="" type="checkbox"/> No.</p> <p><input type="checkbox"/> Yes, Acres: _____</p> <p>Comments: _____</p> <p>_____</p> <p>_____</p>	<p><b>General Plan:</b> Vision 5, Minimize impact on Davis biological resources; Policy HAB 1.1, Protect existing natural habitat areas; Policy HAB 1.2, Enhance and restore natural areas and create new wildlife areas.</p> <p><b>SACOG Blueprint Principles:</b> 6 – Conserve natural resources.</p> <p><b>City Council goal for 2007-2008:</b> Conserve natural resources.</p>

If yes, complete second part of the question on the next page.

## Site F9 – Willowbank Church Site, Mace and Montgomery

Evaluation Factors	Source
<p><b>Opportunity to offset the loss of suitable habitat.</b> The reduction or loss of habitat can be offset through on-site preservation or enhancement.</p> <p><input type="checkbox"/> a. Yes, there is potential to provide a large area of on-site habitat preservation or enhancement (such as creation of savannah habitat and the planting of suitable nest trees).</p> <p><input type="checkbox"/> b. Yes, there is potential to provide moderate preservation or enhancement of existing habitat through restoration (such as restored savannah habitat agricultural buffer areas, passive recreation grassland or wetland habitat open space and parks, etc.).</p> <p><input type="checkbox"/> c. No, the site is not likely to incorporate significant habitat improvements or mitigation to reduce or offset the total acreage of habitat loss.</p>	<p><b>General Plan:</b> Goal HAB 1, Restore, enhance and create natural habitats; Standard 1.1b, Project design demonstrate avoidance of sensitive resources; Standard HAB 1.1f, Restoration plans required; Standard 1.1g, Drainage ponds should be restored as habitat; Policy HAB 1.2, Restore natural areas and create new wildlife habitat areas.</p> <p><b>SACOG Blueprint Principles:</b> 6 – Conserve natural resources.</p> <p><b>City Council goal for 2007-2008:</b> Conserve natural resources.</p>

<p>7. <b>Effect on aesthetics or scenic resources.</b> Likelihood that development of the site would have a negative aesthetic effect or affect a scenic vista?</p> <p><input type="checkbox"/> a. Yes, significant and unavoidable effect likely.</p> <p><input type="checkbox"/> b. May have significant effect, may be mitigated to less than significant level.</p> <p><input checked="" type="checkbox"/> c. Less than significant effect likely.</p>	<p><b>General Plan:</b> Urban Design background section describes major scenic views; Policy UD 2.1, Preserve and protect scenic resources and elements in and around Davis including natural habitat and scenery; Policy HAB 1.4, Preserve and protect scenic resources.</p>
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<p>8. <b>Opportunity to reuse and improve an existing brownfield site.</b> A brownfield site is one where development / redevelopment may be affected by the potential presence of a hazardous contaminant.</p> <p><input type="checkbox"/> a. High.</p> <p><input type="checkbox"/> b. Moderate.</p> <p><input checked="" type="checkbox"/> c. Low.</p> <p>Comments: _____</p> <p>_____</p>	<p><b>General Plan:</b> Goal HAZ 2.4, Reduce toxics and hazardous substances in Davis and promote their clean up.</p> <p><b>SACOG Blueprint Principle:</b> 4 - Use existing assets.</p>
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### COMMUNITY FACILITIES AND SERVICES

<p>1. <b>Water supply and distribution.</b></p> <p><input checked="" type="checkbox"/> a. Can be served by existing water supply and distribution system.</p> <p><input type="checkbox"/> b. Needs water distribution improvements (but not water supply).</p> <p><input type="checkbox"/> c. Needs to provide water supply (for domestic and fire flow needs) and extend water distribution system.</p>	<p><b>General Plan:</b> Policy WATER 1.3, Do not approve future development unless an adequate supply of quality water is available or will be developed prior to occupancy.</p> <p><b>SACOG Blueprint Principles:</b> 4 - Use existing assets.</p> <p><b>City Council goal for 2007-2008:</b> Maintain and improve the infrastructure.</p>
<p>2. <b>Sanitary sewer collection.</b></p> <p><input checked="" type="checkbox"/> a. Can be served by existing sanitary sewer collection system.</p> <p><input type="checkbox"/> b. Needs additional sewer improvements.</p> <p><input type="checkbox"/> c. Needs new sewer trunk lines and / or lift stations.</p>	<p><b>General Plan:</b> Policy WATER 5.1, Ensure that the wastewater production from new development will fall within the capacity of the wastewater treatment plant.</p> <p><b>SACOG Blueprint: Principle:</b> 4 - Use existing assets.</p> <p><b>City Council goal for 2007-2008:</b> Maintain and improve the infrastructure.</p>

## Site F9 – Willowbank Church Site, Mace and Montgomery

Evaluation Factors	Source
<p>3. <b>Storm drainage.</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> a. Needs minimal or no storm drainage improvements.</li> <li><input type="checkbox"/> b. Needs to provide increased capacity of storm drainage system and add channels for conveyance.</li> </ul>	<p><b>General Plan:</b> Standard WATER 3.2a, New development shall include drainage facilities that are designed to accommodate historic and increased runoff, and minimize flood potential.</p>
<p>4. <b>Bicycle mobility.</b> Biking distance to UC Davis Memorial Union, one-way trip (also roughly equivalent to distance to Core Area):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> a. Two miles or less.</li> <li><input type="checkbox"/> b. Greater than two miles but less than three miles.</li> <li><input checked="" type="checkbox"/> c. Three miles or greater.</li> </ul>	<p><b>General Plan:</b> Goal MOB 3.1, Increase use of bicycles. <b>SACOG Blueprint Principles:</b> 1 – Provide transportation choices. <b>Other:</b> A study by Z Smith for the City’s Energy Task Force in November, 2003 showed that bicycle use to work at UC Davis decreased in relation to the distance from place of residence to UC Davis, particularly distances exceeding two miles.</p>
<p>5. <b>Transit mobility.</b> <b>Unitrans service by existing lines or new lines.</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> a. Served by existing lines (with 5 minute walk or ¼ mile) at current service levels.</li> <li><input type="checkbox"/> b. Served by existing lines with added service (that is, additional bus or stop).</li> <li><input checked="" type="checkbox"/> c. Requires new line.</li> </ul> <p><b>Unitrans service, convenient and efficient service to UC Davis (Memorial Union).</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> a. 2.5 miles or less distance one-way (that is, round trip within 25 minutes).</li> <li><input checked="" type="checkbox"/> b. Farther than 2.5 miles distance one way (that is, round trip greater than 25 minutes).</li> </ul>	<p><b>General Plan:</b> Land use principle 5, Support efficient public transit by siting large apartment complexes on arterial streets, in core and near neighborhood centers and the University; Policy MOB 4.1, Facilitate convenient and efficient transit; Standard 4.1a, The greatest concentration of transit routes should be near high density developments. <b>SACOG Blueprint Principles:</b> 1 – Provide transportation choices. <b>City Council goal for 2007-2008:</b> Maintain and improve the infrastructure.</p>

## Site F9 – Willowbank Church Site, Mace and Montgomery

Evaluation Factors	Source
<p>6. <b>Motor vehicle mobility.</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> a. Site development is not expected to cause significant impacts to system but local intersections may need further evaluation/improvements.</li> <li><input type="checkbox"/> b. Site development has potential to cause significant impacts, degradation of levels of service, and increased delays at these locations:           <ul style="list-style-type: none"> <li>i West, north central and central areas: Interchange of SH-113 / Covell Boulevard; corridor of Covell Boulevard from SH-113 to Pole Line Road; interchange of SH-113 / Russell Boulevard; and corridor of Russell Boulevard from <u>SH-113</u> to B Street.</li> <li>ii West, north central and central areas: Interchange of SH-113 / Covell Boulevard; corridor of Covell Boulevard from SH-113 to Pole Line Road; interchange of SH-113 / Russell Boulevard; and corridor of Russell Boulevard from <u>Lake Boulevard</u> to B Street.</li> <li>iii Central and south areas: Intersection of Richards Boulevard / Olive Drive; and corridor of Russell / Richards / Cowell Boulevards from A Street to Pole Line Road.</li> <li>iv South, north central and northeast areas: Interchange of I-80 / Mace Boulevard; corridor of Covell - Mace Boulevards from SH-113 to Chiles Road; and corridor of Pole Line Road from Cowell Boulevard to north city limit.</li> <li>v Southeast area: Corridor of Chiles Road, from Mace Boulevard to Webster interchange.</li> </ul> </li> </ul>	<p><b>General Plan:</b> Policy MOB 1.1, Provide a roadway network to meet the needs of vehicular traffic in Davis; Standard MOB 1.1c, Level of service standards.</p>
<p>7. <b>Minimizing traffic impact on existing neighborhoods.</b></p> <p><b>Ease of vehicular access from site to a freeway</b> (I-80 or SH-113) to lessen impacts on existing local streets and neighborhoods from commuter traffic.</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> a. Traffic to a freeway would likely have less than significant impacts on existing local streets and neighborhoods.</li> <li><input type="checkbox"/> b. Traffic to a freeway would likely have potentially significant impacts on existing local streets and neighborhoods.</li> </ul> <p><b>Distance to freeway:</b> <u>Approx. 1 mile to Mace Blvd. / I-80 interchange.</u></p> <p><b>Overall traffic impacts on existing neighborhoods would likely be:</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> a. Less than significant</li> <li><input type="checkbox"/> b. Potentially significant.</li> </ul>	<p><b>General Plan:</b> Vision 8, Neighborhood oriented transportation system encouraging a quiet system that harmonizes with the city's neighborhoods; Land use principle 11, Protect residences from traffic related impacts; and Policy MOB 1.4, to allow a network of street facilities that provides for multiple routes between origins and destinations.</p> <p><b>Other:</b> Steering Committee suggestion regarding freeway access that is not specifically addressed in the General Plan.</p>

## Site F9 – Willowbank Church Site, Mace and Montgomery

### Evaluation Factors

### Source

#### 8. Fire department services:

**Strategic location of site relative to effective response times** (generally regarded as five minutes).

- a. WITHIN five-minute response time area.
- b. OUTSIDE five-minute response time area.

**Opportunity to provide a fire station to resolve existing simultaneous alarm and response problems.**

- a. Suitable location.
- b. NOT a suitable location.

**General Plan:** Policy POLFIRE 1.2 calls for developing and maintaining the capacity to reach all areas of the City with emergency police and fire service within a five-minute emergency response time, 90% of the time.

**City Council goal for 2007-2008:** Ensure top quality fire, police and emergency services.

- #### 9. Police department services.
- General suitability for providing service based upon location, access, and convenient patrol.
- a. Acceptable.
  - b. Acceptable if specific measures are provided for access and convenient patrol.
  - c. Marginally acceptable due to location.

**General Plan:** Policy POLFIRE 1.2 calls for developing and maintaining the capacity to reach all areas of the City with emergency police and fire service within a five-minute emergency response time, 90% of the time.

**City Council goal for 2007-2008:** Ensure top quality fire, police and emergency services.

- #### 10. School services.
- Can the development of the site be served by existing schools? The development can be served by existing schools if the total number of units is within the one percent residential growth guideline. If the total number of units is in excess of the guideline, the site may need a school facility master plan and a new school(s).
- a. Yes.
  - b. Maybe, depends upon the total number of units.

**General Plan:** Policy Y&E 8.1 states that it shall be the policy of the city to work with the school district to take all legally permissible steps to mitigate the impacts of new development on school facilities.

## COMMUNITY ECONOMY AND FISCAL STABILITY / HEALTH

#### 1. General fiscal factors.

- a. **Redevelopment area.** Property tax revenues generated by housing within the Redevelopment Area do not flow to the City's General Fund and are therefore not available to support cost of municipal services (police, fire, parks, etc.). This makes it challenging to fully-fund cost of municipal services for housing units built within the RDA.
  - Yes
  - No
- b. **Tax rate area.** On average, the City receives approx. 17.5% of the 1% base property tax established by Proposition 13. However, this amount the City receives varies across tax-rate areas, which can range from a high of 27.4% to as low as 6.7%. As such, identical projects may generate differing tax revenues to the City, based upon the tax rate area where the project is located. Tax revenues would be:
  - Above average
  - Average
  - Below average

**City Council goal for 2007-2008:** Achieve long term financial stability. *Note: This goal incorporates objectives that the City not rely on growth to provide revenues in support of current service levels and that any new development provide sufficient revenues to cover costs of services in support of the development. While it is desirable that each individual project be at least fiscally "neutral," the City recognizes that some desirable projects may not fully-cover service costs. It is the overall "mix" of land uses and projects that will impact future fiscal stability. Therefore, while project-specific fiscal impacts are relevant on a project-by-project basis, for long-range planning purposes it may be appropriate to focus on the cumulative impact of the entire "portfolio" of proposed development.*

## Site F9 – Willowbank Church Site, Mace and Montgomery

Evaluation Factors	Source
<p>1. <b>General fiscal factors (Continued).</b></p> <p>c. <b>Site is subject to tax sharing agreement at annexation.</b> Any project proposed for annexation is subject to negotiated tax-sharing agreement(s) between the City and the County. As such, the fiscal impact of any such project can only be estimated pending formal approval of tax-sharing agreement.</p> <p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>	
<p>2. <b>Direct fiscal impact of the individual site development.</b> Is the fiscal impact of individual site development likely to involve:</p> <p><input checked="" type="checkbox"/> a. Revenues likely to EXCEED Service Costs.  <input type="checkbox"/> b. Revenues likely to MATCH Service Costs.  <input type="checkbox"/> c. Revenues likely to FALL SHORT of Service Costs.</p>	<p><b>General Plan:</b> Standard IMP 3.3c, Costs for capital improvements and ongoing operations shall be allocated in proportion to burden incurred or benefit received.  <b>City Council goal for 2007-2008:</b> Achieve long term financial stability.</p>
<p>3. <b>Fiscal impact of one-time and annual costs due to development.</b> In addition to ongoing service costs, development projects contribute proportionately to additional infrastructure needs and cost associated with the cumulative impact of development (e.g. road widening, fire stations). Evaluation of projects should consider extent to which project contributes to these costs (i.e. proximity to existing infrastructure, outside of current service area, etc.).</p> <p><input type="checkbox"/> a. Yes, to a great extent.  <input type="checkbox"/> b. Yes, to a moderate extent.  <input checked="" type="checkbox"/> c. No, to a less than significant extent.</p>	<p><b>General Plan:</b> Goal IMP 3, Ensure Davis' financial solvency while also setting fees and taxes that are competitive with surrounding communities.  <b>City Council goal for 2007-2008:</b> Achieve long term financial stability.</p>
<p>4. <b>Beneficial impact of providing housing opportunities for current and anticipated new employees.</b></p> <p><input type="checkbox"/> a. Yes, to a great extent.  <input checked="" type="checkbox"/> b. Yes, to a moderate extent.  <input type="checkbox"/> c. No, to a less than significant extent.</p>	<p><b>General Plan:</b> Housing policies and actions 1.7, 1.7 a and b to promote housing for local employees.  <b>SACOG Blueprint Principles:</b> 2 – Offer housing choices.  <b>City Council goal for 2007-2008:</b> Provide a mix of high quality housing to meet community needs.</p>
<p>5. <b>Beneficial impact of promoting the economic viability and enhancement of the downtown area.</b></p> <p><input type="checkbox"/> a. Yes, to a great extent.  <input type="checkbox"/> b. Yes, to a moderate extent.  <input checked="" type="checkbox"/> c. No, to a less than significant extent.</p>	<p><b>General Plan:</b> Goal ED 1, Maintain and enhance the Core Area as a vibrant, healthy downtown. Core Area Specific Plan: Land use policy 11, Development of dwelling units, especially senior housing, in the Core Area.  <b>City Council goals for 2007-2008:</b> Enhance the vitality of the downtown and promote economic development.</p>
<p>6. <b>Opportunity costs of converting agricultural land.</b> Amount of prime agricultural land converted and removed from the local agricultural economy.</p> <p><input type="checkbox"/> a. Yes, to a great extent.  <input type="checkbox"/> b. Yes, to a moderate extent.  <input checked="" type="checkbox"/> c. No, to a less than significant extent.</p>	<p><b>General Plan:</b> Vision 10, Protect the viability of agriculture in and around Davis; Goal AG 1 and policy 1.1, maintain agriculture as an important industry around Davis.  <b>City Council goal for 2007-2008:</b> Conserve natural resources and achieve long term financial stability.</p>

## Site F9 – Willowbank Church Site, Mace and Montgomery

Evaluation Factors	Source
<p>7. <b>Opportunity costs of converting commercial land.</b> Amount of existing or planned commercial land (retail, office, or industrial) that would be converted to residential related uses.</p> <p><input type="checkbox"/> a. Yes, to a great extent.</p> <p><input type="checkbox"/> b. Yes, to a moderate extent.</p> <p><input checked="" type="checkbox"/> c. No, to a less than significant extent.</p>	<p><b>General Plan:</b> Land use principle 8, provide locations in several sectors of the City for commercial services; Goal ED 3, to create a more balanced economy and maintain the city's fiscal integrity.</p> <p><b>SACOG Blueprint Principles:</b> 5 – Promote mixed land uses.</p> <p><b>City Council goals for 2007-2008:</b> Promote economic development and achieve long term financial stability.</p>



**Site F9 – Willowbank Church Site, Mace and Montgomery**

**SPECIFIC DETERMINATIONS BY STEERING COMMITTEE MEMBERS\***

\* This page may need to be completed after:  
**(1) the initial findings on the previous page are completed;**  
**(2) review of the housing needs analysis; and**  
**(3) Committee discussion of the larger, more complicated sites.**

**Potential housing needs accommodated:**

- Affordable (moderate, low, very low incomes)
- Davis workers
- Elderly
- Large family
- UCD students
- UCD faculty and staff
- Single or two person households
- Disabled households
- Other: \_\_\_\_\_

**Potential housing types and densities:**

Type	Density du/ac in gross or net	Acres
<input type="checkbox"/> Ownership	Low 3-5.99 or 3.6-7.19	_____
<input type="checkbox"/> Ownership	Med 6-13.99 or 7.20-16.79	_____
<input type="checkbox"/> Ownership	High 14-19.99 or 16.80-19.99	_____
<input type="checkbox"/> Ownership	High 20-25 or 20-30	_____
<input type="checkbox"/> Rental	Med 6-13.99 or 7.20-16.79	_____
<input type="checkbox"/> Rental	High 14-19.99 or 16.80-19.99	_____
<input type="checkbox"/> Rental	High 20-25 or 20-30	_____
<input type="checkbox"/> Other	_____	_____

	Units	Density du/ac gross ( ) or net ( )
<b>Ownership:</b>		
<input type="checkbox"/> Market rate:	_____	_____
<input type="checkbox"/> Middle income:	_____	_____
<input type="checkbox"/> Mod. Income:	_____	_____
<input type="checkbox"/> Low income:	_____	_____
<b>Rental:</b>		
<input type="checkbox"/> Market rate:	_____	_____
<input type="checkbox"/> Low income:	_____	_____
<input type="checkbox"/> Very low income:	_____	_____

Comments: \_\_\_\_\_  
 \_\_\_\_\_

*Definitions: The gross density of a residential area includes all local streets and private open spaces, typically applicable to larger, peripheral sites. The net density of a residential area includes only private streets and open spaces, typically applicable to infill sites.*

Other potential land uses	Acres
<input type="checkbox"/> Mixed use:	_____
<input type="checkbox"/> Retail / office / industrial:	_____
<input type="checkbox"/> Public park land (0.0131 acre x units):	_____
<input type="checkbox"/> Neighborhood greenbelts (10% of gross res. area):	_____
<input type="checkbox"/> Agricultural buffer (150 ft width x length adjacent to agricultural land):	_____
<input type="checkbox"/> Ag mitigation (assumed on site ( ) or off site ( )):	_____
<input type="checkbox"/> Other: _____	_____

**Potential development time frame (for this site only):**

- January 2006 to January 2010
- January 2010 to June 2013
- After June 2013

**Key site development and environmental issues:**

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**Major plan / policy / program commitments needed:**

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**From:** Tom McNamara  
**To:** dlfooster@cityofdavis.org  
**Subject:** Northwest Corner of Mace Blvd. and Montgomery Avenue owned by Roman Catholic Bishop of Sacramento

Ms. Foster-

As regards the above noted parcel, it is the intent of the Church to develop this parcel for a Catholic parish. The timing of its development is uncertain at this time and its not guaranteed, yet it is our intent as of today as it has been in the past.

If you have any additional questions, please let me know. I will be away next week however.

Thanks

Tom McNamara  
Diocese of Sacramento  
Chief Financial Officer