

Other Planning Efforts in the Region

Issue Brief

Document #19, City of Davis General Plan / Housing Element Update

Draft: March 16, 2007

This paper addresses the status of other relevant planning efforts within Yolo County and the Sacramento region:

- SACOG Blueprint project
- Yolo County General Plan update
- UC Davis West Village project
- Davis Joint Unified School District owned sites

SACOG Blueprint process

The “Blueprint” process was initiated by the Sacramento Area Council of Governments (SACOG) and its partner Valley Vision to engage the public and local government leaders and craft a vision for the Sacramento region’s future growth. The SACOG Board of Directors was concerned about regional computer modeling results which showed that current growth patterns and transportation investment priorities would result in significant increases in congestion in the future.

In 2003 and 2004, SACOG and Valley Vision launched a series of workshops and two regional forums. More than 5,000 participants used interactive modeling software to study how the region might look under different land use scenarios. Input from the workshops helped create four distinct growth scenarios for further study, including one that would continue existing growth patterns. The Forum participants overwhelmingly rejected a continuation of past patterns in favor of alternatives providing for a greater range of housing choices, reinvestment in already developed areas, and closer integration of jobs and housing. Public opinion polls found strong support for Blueprint “smart growth” principles and the elected officials at a Regional Summit also supported these principles. The Blueprint “smart growth” principles are:

1. Transportation choices
2. Housing choices, variety
3. Compact development
4. Use existing assets
5. Mixed land uses
6. Natural resources conservation
7. Quality design.

In December 2004, the SACOG Board of Directors approved a Preferred Blueprint Scenario for 2050 as a voluntary ideology or framework for future growth in the region. The Preferred Scenario map depicts a way for the region to grow through year 2050 in a manner consistent with the Blueprint growth principles. The map is not intended to be applied or implemented in a literal, parcel-level manner. The purpose is to generally illustrate the amounts and locations for growth but is not intended to indicate that a specific parcel should or should not be developed in a particular manner. The level of planning is the responsibility of the local governments and is beyond the level appropriate for regional-scale, long-term scenario planning.

SACOG is continuing to work with its member cities and counties to implement the Blueprint growth concepts through the programs of:

- The Community Design Program which provides grant funds for capital and planning projects.
- A tool box of best planning and development practices including model codes and guidelines, citizen involvement practices, computer program tutorials, etc.
- Monitoring the region's growth for consistency with the Blueprint framework.
- 2030 (25 year) land use allocation for the next Metropolitan Transportation Plan (MTP). The adoption of an MTP requires a 25-year growth forecast for the region, and a land use allocation with a best estimate of where that growth will occur (that is, how much and what type of growth will go to each city over the next 25 years).
- Use of the land use allocation process required by the MTP in the methodology for the Regional Housing Needs Allocation (RHNA). In other words, the percentage of regional housing growth assigned to each jurisdiction through the RHNA process would be the same as the percentage of regional growth assigned through the MTP process.

Yolo County General Plan update

Yolo County is in the process of considering updates to its decades-old General Plan. In Spring of 2007, the Board of Supervisors expects to select a preferred land use alternative for evaluation in an Environmental Impact Report (EIR). Much of the General Plan update effort has been focused on possibility of a "new town" in Dunnigan and ways to strengthen the agricultural economy and existing rural communities.

At this time, the Board is not considering specific projects or proposals and a map of sites is not available. However, the County is considering significant changes to land use assumptions near Davis. These include:

- Potential residential development on the Davis boundaries, specifically in the northwest and southeast quadrants.
- Commercial development at the I-80 interchanges with Mace Boulevard (13 acres) and Chiles Road (30 acres). This has been recommended by the Planning Commission and County staff as a mechanism for addressing County fiscal concerns.
- Urban development on the "Covell" site at Covell Boulevard and Pole Line Road. County staff has recommended a joint City/County study area for the 383-acre parcel. As a reminder, the site is zoned "Industrial" in the County, although shown as "Agriculture" on the City's General Plan Land Use Map.

The Board's preferred alternative will be analyzed in an EIR. There will likely be fiscal and other analyses, as well. No final date has been projected for formal Plan adoption. The issue of annexation (or not) of some of the sites under consideration has not yet been addressed.

Development through the County approval process raises issues of fiscal impact and conformity with the City / County Pass-Through Agreement. Supervisors Yamada and Thomson have been charged with convening the 2x2 to seek a win-win solution to questions of growth, housing needs, and economic development. We expect further discussions to continue, at the staff level and with elected officials.

UC Davis West Village project

The University of California, Davis is proceeding with plans for a mixed-use development west of Highway 113, between Russell Boulevard and Hutchison Drive. The Master Plan includes 475 housing units for faculty and staff, 3,000 beds for students, and supporting commercial and public facilities. Phase 1, with two-thirds of the proposed housing, is anticipated for occupancy in Summer to Fall 2009.

A core principle for the West Village implementation plan is housing affordability. The University's goal is to provide faculty and staff housing at below-market prices. Similar to Aggie Village, a form of resale restriction or land lease is anticipated. The other core principles are environmental responsiveness and "quality of place."

No formal decision has been made on whether the property will be annexed to the City of Davis. Annexation would require approval from the City Council, the University, Yolo County, and the County's Local Agency Formation Commission (LAFCO).

Davis Joint Unified School District owned sites

The Davis Joint Unified School District has hired a consultant and begun the process of evaluating a number of its real estate assets.

The initial effort is on the Grande site. The District's consultant has developed preliminary site plans and met with neighbors on alternatives ranging from 38 to 42 units. A development proposal would require rezoning and General Plan Amendment along with environmental review and subdivision map. No formal application has been submitted.

The Wildhorse (Nugget Fields) site may also be considered for disposition at a future time. The District has discussed the parcel as part of the District's long-range planning efforts, but there has been no Board action to proceed with any specific efforts. The City hopes to evaluate future re-use alternatives as part of a SACOG-funded visioning process for infill sites. Possible uses and development timing are unknown.

The DJUSD *Best Uses of Schools Advisory Task Force* report notes that closing one of the nine elementary schools could allow the relocation of the centralized district administration functions from the Susan B. Anthony Administration Building to enable and facilitate the potential re-use of that facility. As an option, the District might explore redevelopment of the 2.2-acre site to another use.