Study and Identification of Potential Housing Sites in Davis

Recommendations of the General Plan Update Steering Committee

Approved by the Steering Committee on March 20, 2008

Study and Identification of Potential Housing Sites in Davis

The COVER GRAPHIC portrays the overarching goals and principles for potential housing sites that were developed and utilized by the Steering Committee.

This report reflects the General Plan Update Steering Committee's recommendations for potential housing sites in Davis. Site recommendations are grouped into four categories — (1) **PRIMARY SITES** which are currently planned and zoned for housing; (2) **SECONDARY SITES** recommended for housing, or **"Green Light" sites**; (3) **ALTERNATE SITES** to be considered for housing, but only if needed prior to 2013, or **"Yellow Light" sites**; and, (4) **SITES NOT NEEDED PRIOR TO 2013**, which are sites tabled indefinitely, or **"Red Light" sites**. The Committee undertook its work during the one-year period, between February, 2007 and March, 2008, with the Committee's recommendations developed during discussions at 25 Steering Committee meetings (approximately two meetings every month). The Committee also considered important directions and concerns expressed at two community workshops conducted in May, 2007 and January, 2008, check-ins with the City Council and Planning Commission, and public comments at Steering Committee meetings. All agendas and background materials prepared for Steering Committee meetings were available on the City's website throughout the process (http://www.city.davis.ca.us/cdd/GPUpdate/).

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Steering Committee Acknowledgements

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Reference Documents

Reference documents are available on the city's web site. They include:

- Agendas, summary minutes and audio recordings of all Steering Committee meetings.
- Issue papers on growth requirements under State law; RHNA; General Plan policies; other regional planning efforts; and infrastructure capacity.
- Site evaluation worksheets for more than 40 sites.
- Comparative Analysis – Sites Outside City.
- Examples of residential densities in Davis.
- Materials and summary report for May 24, 2007 Community Workshop.
- Materials and summary report for January 24, 2008 Community Workshop.

Reference Documents *(cont.)*

- Overarching goals and housing location principles.
- Site rankings by individual Steering Committee members.
- Housing Element Update Needs Assessment Background Report (Bay Area Economics).
- Draft Housing Element – Submitted to State HCD.

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Section I

Overview

Purpose

In December 2006, the Davis City Council initiated a General Plan update with the appointment of the General Plan Update Steering Committee. The update focuses on two basic housing objectives: (1) the City's Regional Housing Needs Allocation (RHNA) from the Sacramento Area Council of Governments (SACOG), in compliance with State Housing Element law; and, (2) the one percent growth cap adopted by City Council to meet local housing needs.

Steering Committee Charge

The Steering Committee has overseen and managed the process of identifying potential sites for housing in Davis to address both the RHNA numbers and the one-percent growth cap. The mission of the Steering Committee, as established by the City Council, has been to guide the development of a 2013 General Plan / Housing Element update and make recommendations to the Planning Commission and City Council. The initial policy directions and assumptions were:

(1) Guide the preparation of an UPDATE of the General Plan, NOT a major overhaul or new plan.

2) Focus firstly on the Housing Element update.

(3) Accommodate the City's new Regional Housing Needs Allocation (RHNA) from the Sacramento Area Council of Governments (SACOG) for the period of January 2006 through June 2013 (the planning period for the updated housing element).

(4) Make every reasonable attempt to comply with the required schedule for Housing Element updates in the region, to allow for certification by June 30, 2008.

(5) Consider both infill and targeted peripheral development to accommodate the future housing need and RHNA allocation.

(6) Consider SACOG Blueprint project "smart growth" principles in developing, evaluating and recommending alternatives.

(7) Maintain the City's housing and growth related programs and policies, including affordable housing requirements and the one percent growth cap resolution adopted by the City Council, and modified in February, 2008.

Regional Housing Needs Allocation (RHNA). The Regional Housing Needs Plan (RHNP) and Regional Housing Needs Allocation (RHNA) identify existing and projected housing needs by household income group for the City of Davis (and all localities within a region). It establishes the amount of housing units that the City is required to provide adequate land for meeting

Davis' Regional Housing Needs Allocation (RHNA)

Very low income level, 31 units, Low income level, 119 units, Moderate income level, 163 units, and Above moderate income level, 185 units. In total, **498 units of new housing have been allocated to the City of Davis for the 7½ year period** from January 2006 through June 2013, which is the planning period for the new Housing Element. An allocation of 1,400 units was given to U.C. Davis, based on the university's plans to develop the West Village Project. If annexed, this allocation of 1,400 units would be added to the City's allocation.

One Percent Growth Cap Numbers of Units

This City Council resolution sets an annual cap of approximately 260 "base" units per year, plus "exempt" units, which include affordable housing units and accessory dwellings. Production of housing units at the cap levels would provide approximately 325 units per year (after incorporating the actual housing units built in 2006) for the 7.5 year time period from January 2006 through June 2013, as follows:

(1) "Base" units, 1,800

(2) "Exempt" units, 506

(3) Total units, 2,306 (307/year)

The types of units to be planned (such as local employees, seniors, ownership, rental, income levels, other categories) is informed by the local housing needs analysis conducted for the Housing Element Update.

the regional projections for housing needs for the 7.5 year period from January, 2006 through June, 2013. This number includes five parts: a very low income requirement, a low income requirement, a moderate income requirement, an above-moderate income requirement, and the total requirement comprising all four income categories.

Housing Element Update. The Housing Element update must address the City's RHNA numbers. The work of the Steering Committee has made every reasonable attempt to comply with the required schedule for Housing Element updates in the SACOG region (and as required by State law). By March, 2008, a Draft Housing Element is expected to be submitted to the State Department of Housing and Community Development (HCD) for a 60-day review period, as required by State law. The Housing Element must contain the information and analyses required under State law. The appropriate type of environmental review pursuant to the California Environmental Quality Act (CEQA) will be determined prior to formal action on the Housing Element update.

One Percent Growth Cap. The one percent growth cap adopted by the Davis City Council on March 8, 2005 was based on the estimated internal housing need for the City of Davis. The need for housing in the community was based on projected employment growth, UC Davis growth, and a portion of natural growth, after factoring in the housing supply being provided by UC Davis.

On February 12, 2008, the City Council amended resolution #05-27 adopted on March 8, 2005 and adopted resolution #08-019 regarding the 1% growth cap. The Council clarified that it:

(1) Is a cap not to be exceeded, except for units that are exempted and allowed by City Council as an infill project with extraordinary circumstances and community benefits.

(2) Is to provide for identified housing needs without compromising City standards for development quality.

(3) Translates to 260 "base" or non-exempt units. An estimate of the total number of units per year is approximately 325 units per year including the exempted types of units.

"Welcome" to Davis

(4) Does not include a mandatory "catch-up" provision should building activity not achieve the annual growth cap in certain years. Conversely, the cap does not require a mandatory reduction in years following approval of an infill project with extraordinary community benefits which causes the annual growth cap to be exceeded.

Also at the February 12, 2008 meeting, the City Council recognized that since the time the internal housing need estimate was created, actual housing demand has been lower than the estimate projected, and a mid-course correction in the growth cap will be considered in the near future.

Summary of Recommendations

Recommendation #1: **USE SITE RANKINGS AND GROUPINGS BASED ON PRINCIPLES.** Use site rankings in considering potential housing sites based on overarching goals and principles. Use site groups in implementation — considering potential housing sites as "Secondary Sites," "Alternate Sites," and "Sites Not Needed Prior to 2013." *(See Section V – "Recommendations for Specific Sites")*

Recommendation #2: **MANAGE THE 1% GROWTH CAP BY USING THE SITE RANKINGS AND GROUPINGS IN DEVELOPMENT APPLICATION PROCESSING.** Utilize a new growth management consisting of: (1) a "green light, yellow light, red light" system for considering development applications; (2) regular status reporting with an annual resolution to indicate to interested developers and staff where the city will consider development applications; and, (3) a modification of the City's existing Phased Allocation Plan ordinance.

Recommendation #3: **CONSIDER GENERAL TARGETS FOR THE MIX OF HOUSING TYPES.** Consider a general target for the mix of housing types in the 1% growth through 2013 of: (1) 40% - 60% in single family detached and attached types; (2) 10% - 15% in multi-family ownership (condominium) types; and, (3) 30% - 40% in multi-family rental types (including affordable units).

Recommendation #4: **CONSIDER REQUIREMENTS AND CONDITIONS IN DEVELOPMENT REVIEW.** In the review of specific site development applications, consider recommended requirements, conditions, informational needs, and actions and responsibilities identified by the Steering Committee in the Site Recommendations sheets.

Recommendation #5: **INITIATE A LONG-RANGE, COMPREHENSIVE GENERAL PLAN UPDATE IN APPROXIMATELY 2009, AND USE STEERING COMMITTEE RECOMMENDATIONS AS A GUIDE THROUGH THE YEAR 2013.** Initiate a long range, comprehensive General Plan update in approximately 2009. Use the Steering Committee's recommendations through 2013 to generally match the period of the Housing Element to be certified by the State. The Committee recommends that the City Council consider using

Neighborhood Electric Vehicle

Burrowing Owl

the Committee's evaluations, site rankings and other recommendations beyond 2013 and in the next General Plan update.

Recommendation #6: **IMPLEMENT OTHER SITE-RELATED RECOMMENDATIONS.** Consider implementing special site strategies involving three identified groups of sites.

Recommendation #7: **IMPLEMENT OTHER PLANNING-RELATED RECOMMENDATIONS.** After certification of the Housing Element through the State HCD, the City Council and staff should make every reasonable effort to work pro-actively with SACOG to ensure that the Regional Housing Needs Allocation numbers for the next Housing Element period of 2013 to 2018 (with the interim period starting in 2011) are consistent with City of Davis growth policies.

Drainage Pond and Wildlife Refuge

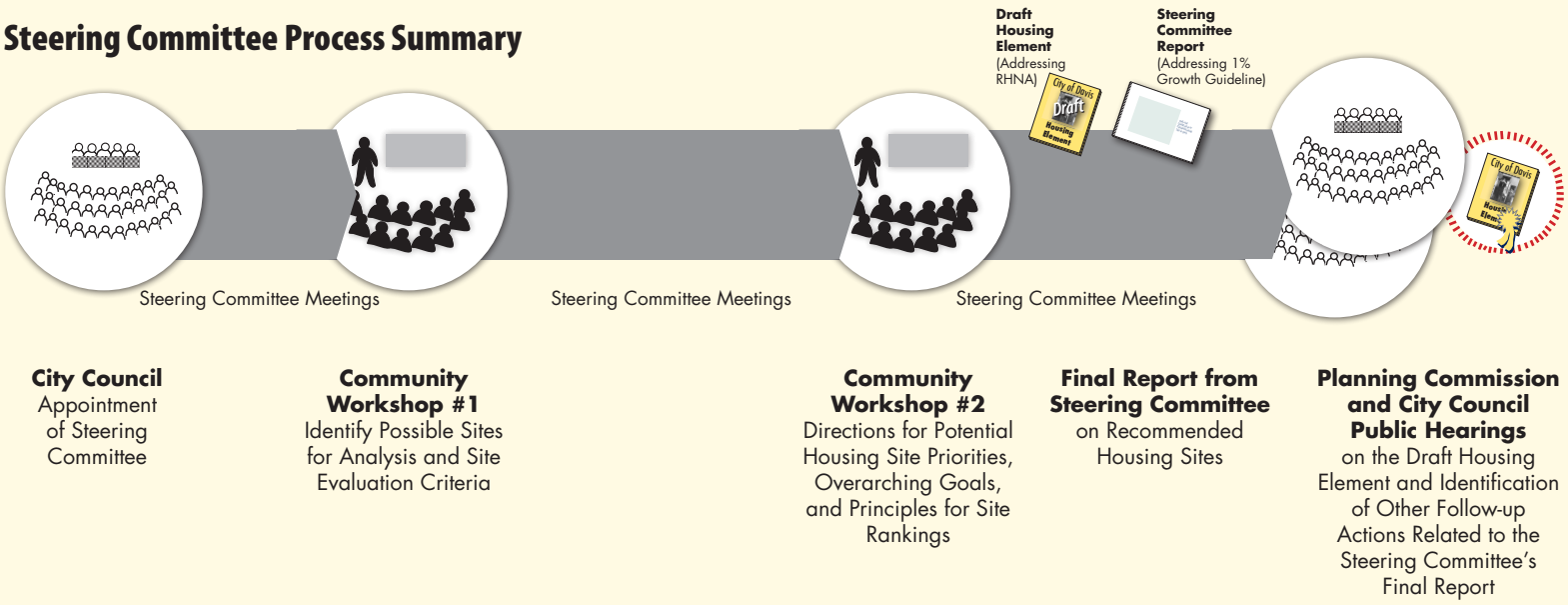
Section II

Background

Overall Process

The General Plan Update Steering Committee undertook its work during the one-year period, between February, 2007 and March, 2008, with the Committee's recommendations developed during 25 Steering Committee meetings (approximately two meetings every month). The Committee also considered important directions and concerns expressed at two community workshops conducted in May, 2007 and January, 2008, check-ins with the City Council and Planning Commission, and public comments at Steering Committee meetings. All agendas and background materials prepared for Steering Committee meetings were available on the City's website throughout the process (http://www.city.davis.ca.us/cdd/GPUpdate/).

The graphic below summarizes the overall process and key dates. Summaries of each of the community workshops were prepared and used by the Steering Committee in their deliberations.



May, 2007 Community Workshop #1

Community Workshop #1 Summary

Community Workshop #1 was designed in an open house format. Seven stations (or booths) were set up where participants could review specific topics and provide comments. A key focus of the workshop was on the important "factors" that should be used in selecting and evaluating potential sites for their suitability to meet near-and longer-term housing needs. Participants were also asked to place dots next to the "factors" the felt are the most important to consider in evaluating potential sites for housing. In addition, participants were asked to identify any additional potential sites that the Committee had not listed in the workshop materials.

The table to the right identifies the top factors identified by Community Workshop #1 participants for evaluating potential housing sites in Davis. In addition, other factors were identified by participants as being important.

Important Factors for Evaluating Sites (from Workshop #1)

#	**Factors Identified** (In Priority Order By Number of Dots)
1	Overall proximity to community facilities.
2	Acres of prime agricultural soils converted to urban use.
3	Opportunity to provide for identified housing needs.
4	Water supply and distribution issues; Sanitary sewer collection issues.
5	The site either maintains or "leaps over" an Urban Agricultural Transition Area (UATA) designated in the City's General Plan.
6	Opportunity to promote higher density housing in downtown and in neighborhood centers.
7	Opportunity to contribute to the City's open space system consisting of connected "greenways."
8	Bicycle mobility issues.
9	Mobility connections, connecting neighborhoods and bike paths.
10	Fire department services.
11	Impacts of new development traffic on existing neighborhoods.
12	Potential to encourage walk-ability, and access to walk-able and bike-able amenities.
13	Best locations for student and university employee housing.
14	Proximity to Amtrak transportation hub.
15	Potential of providing for housing types and styles not now available in Davis.

Steering Committee Deliberations Following Workshop #1

Following Community Workshop #1, the Steering Committee set out a course of deliberations involving the review of each potential housing site, including consideration of public comments. Detailed evaluation worksheets were prepared for each potential site, and the Steering Committee reviewed and discussed each site in detail. Several important outcomes resulted from these deliberations: (1) development of key principles for evaluating potential housing sites and identification of overall or "macro" factors for considering all sites; (2) elimination of some sites from further consideration; and (3) an initial sorting and prioritization of potential housing sites.

As part of the deliberations, the Steering Committee considered housing needs under the RHNA and the 1% growth cap per the City Council's charge.

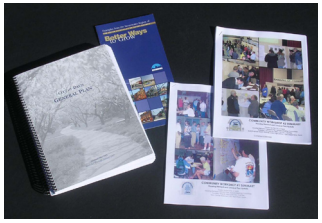
(1) **RHNA Requirements.** After research of building permits and certificates of occupancies issued during the current planning period, and tallying the capacity of existing sites already available for housing development, the City concluded that with the processing of the Oakshade affordable housing project in South Davis ("New Harmony") the City could provide adequate sites to meet its RHNA, including provision of land for units in each required income category.

(2) **One Percent Growth Cap.** Production of housing units within the 1% growth cap from January 1, 2006 through June 30, 2013 would equal 2,300 units. The cap is calculated using the following method:

Starting with 26,000 total units in the city on January 1, 2006 (including living group unit equivalents), the actual 104 building permits for housing units in 2006 are added, for a total of 26,104 units. For years 2008, 2009, 2010, 2011, 2012 and the first half of 2013, the 1% cap (base units) and total number of units at 1.25% (adding exempt units) are calculated. The assumed total number of units in the city, upon which the 1% cap is calculated, increases each year. Thus, the cap level estimate during the 7.5 year period equals 2,301 units, rounded to 2,300 units. This is the equivalent to an average of 307 housing units per year.

If the actual number of 44 building permits for housing units is used for year 2007 instead of the 326 total units assumed above, then the estimate of the 1% cap during the 7.5 year period would be reduced to 2,024 units, rounded to 2,025 units.

On the other hand, using a 74 unit annual growth rate (the average actual annual building permit rate of years 2006 and 2007) for each year of the 7.5 year period equals 555 units.



Sources for the Committee's Development of Overarching Goals and Key Principles

Development of Overarching Goals and Key Principles

The Steering Committee developed overarching goals based on the City of Davis General Plan visions and goals. The housing location principles, listed below, are based on: (1) City of Davis General Plan policies; (2) Smart Growth principles; and (3) the factors identified as most important at Community Workshop #1.

The overarching goals in the Davis General Plan which should influence housing location decisions include: (A) A compact city surrounded by farmland and habitat with slow urban growth; (B) a pedestrian-oriented vital downtown area; (C) a connected greenway system; (D) neighborhoods with schools, parks, greenbelts and shopping; (E) a variety of housing types, designs and prices to meet local housing needs including affordable housing; (F) conservation of energy and

Community Workshops Summaries

resources; (G) a healthy living environment with clean air and compatible noise levels; (H) a balanced transportation system which promotes alternative modes; and (I) city fiscal stability.

The following housing location principles were used to evaluate the appropriateness of a proposed site for housing development.

(1) Promotes a compact urban form, which allows for efficient infrastructure and services.

(2) Promotes overall proximity to existing community facilities including parks, greenbelts, schools and shopping (which reduces driving and its negative impacts).

(3) Promotes overall proximity to the downtown and UC Davis (which reduces driving and its negative impacts).

(4) Is capable of providing compact development and higher density housing, especially near community facilities (which reduces driving and its negative impacts).

(5) Preserves prime farmland and minimizes farmland conversion.

(6) Is adjacent to, or contributes to, open space and greenway system connections.

(7) Provides adequate vehicular access and safety.

(8) Promotes pedestrian, bicycle and transit mobility.

(9) Is compatible with existing land uses in the vicinity.

(10) Is compatible with the noise environment.

(11) Avoids health risks (such as exposure to particulates in close proximity to freeways).

(12) Preserves a small town feel.

(13) Promotes historic preservation.

(14) Advances (or at least does not harm) fiscal stability.

Elimination of Some Sites

On August 9, 2007, the Steering Committee decided to delete from further consideration five site areas to the northeast, east and southeast of the city (shown on the map of sites) for reasons including:

- Landowner interest in development has not been demonstrated.
- Development would not contribute to a compact urban form.
- Distances to community facilities and the downtown are too great and auto trips would be encouraged.
- Development would not be conducive to transit or bicycle mobility.
- Development would involve excessive new infrastructure or excessive extension of existing infrastructure.
- Development would convert prime agricultural land and negatively impact scenic resources of the community.

Community Workshop #2 Summary

Community Workshop #2 was also designed in an open house format. The overall purposes of Community Workshop #2 were to obtain feedback on: (1) important principles for evaluating potential housing sites, (2) the Steering Committee's initial ranking of housing sites, and, (3) strategies and directions for housing.

The table to the right shows the results of the ranking of principles by workshop participants. The complete report summarizing the many workshop comments is available on the City's website.

Summary Results for Ranking Principles (from Workshop #2)

#	Principle	Dot Amount	Ranking
1	Promotes a compact urban form, which allows for efficient infrastructure and services.	49	4
2	Promotes overall proximity to existing community facilities including parks, greenbelts, schools and shopping (which reduces driving and its negative impacts).	56	3
3	Promotes overall proximity to the downtown and UC Davis (which reduces driving and its negative impacts).	27	6
4	Is capable of providing compact development and higher density housing, especially near community facilities (which reduces driving and its negative impacts).	30	5
5	Preserves prime farmland and minimizes farmland conversion	70	1
6	Is adjacent to, or contributes to open space and greenway system connections.	21	7
7	Provides adequate vehicular access and safety.	1	14
8	Promotes pedestrian, bicycle and transit mobility.	65	2
9	Is compatible with existing land uses in the vicinity.	10	11
10	Is compatible with noise environment.	5	13
11	Avoids health risks (such as exposure to particulates in close proximity to freeways).	10	11
12	Preserves a small town feel.	15	9
13	Promotes historic preservation.	11	10
14	Advances (or at least does not harm) fiscal stability.	16	8

January 2008 Community Workshop #2

"Macro" Issues Reviewed

The Steering Committee received information on a variety of "macro" (large scale) issues to provide a context for the review of individual sites and an overview of the City's current and projected infrastructure capacities for new residential growth. This information is contained in an "Infrastructure Capacity" issue paper prepared by city staff and posted on the project web site, presentations by city departments, and a housing needs study. A brief summary of the information is provided below.

Wastewater Treatment Plant Capacity. The remaining capacity of the city's wastewater treatment plant is 1.9 million gallons per day (MGD). The five-year average dry weather flow (years 2002 through 2006) of 5.6 MGD is subtracted from the plant design capacity of 7.5 MGD. The remaining capacity could accommodate approximately 7,600 residential units and 1,341 non-residential equivalent dwelling units (using the current City proportions of residential and non-residential sewer flows).

Provide for a Variety of Housing Needs

The calculation of capacity above uses a five-year average dry weather flow. If only one year of dry weather flow is used, the calculated capacity would vary. For example, using the single-year figure in the Covell Village Draft EIR in 2004, the remaining capacity would be 1.27 MGD. Under either calculation method, the remaining capacity using either calculation method would exceed the amount of development being considered through year 2013.

The Steering Committee recommends that further study be undertaken of the costs and need for future wastewater treatment plant expansion.

Sanitary Sewer System. Connection to the sanitary sewer system for development of sites outside the City limits would require sanitary sewer capacity evaluation and potentially significant capital improvements. These capital improvement costs could be paid for through any combination of cost sharing agreements between the City and new projects, depending on site specific conditions.

The Steering Committee recommends that further study be undertaken to confirm the capacity of the existing sanitary sewer system.

Stormwater Sewer System. Development of projects outside the city limits, as well as some projects within the city, will require a drainage study to demonstrate that the incremental increase in runoff will not adversely impact drainage ways or downstream properties. A drainage study may lead to dedication of land for stormwater detention facilities along with associated capital improvements and on-going operation and maintenance expenses.

City staff provided additional information to the Committee on floodplain issues in Davis. A 100-year flood is a flood that has a 1% chance of occurring in any one year. The type of flooding that would occur in the Davis area would be shallow, one to two feet at the most. Flood concerns are mitigatable in that developers must: build foundations so that the finished pads are generally one foot above the base flood elevation; replace water storage lost by fill; not block floodways or displace flood flows to additional properties; and not increase "peak" water flows going downstream. The updated 2002 Flood Insurance Rate Map (FIRM) information from the Federal Emergency Management Administration (FEMA) is used by city staff as the authoritative source for flood information.

City Water System. SB610 is state law that requires water suppliers to certify whether or not they have adequate water supplies to meet the demands of proposed new developments. If the water supplier does not have adequate capacity to meet new demands, the developer is required to bring online adequate water supplies to meet their project needs without impacting existing customers.

Additional deep replacement wells are planned for construction over the next several years to bring the water system into balance between system requirements and demands for existing customers. The

City intends to construct up to three deep replacement wells and one water storage tank facility as soon as possible to replace lost well capacity due to wells taken out of service since 1987.

If any new projects not anticipated in the existing general plan are brought online, they would be responsible for providing an adequate water supply (quantity and quality) to meet the new demands the project will create, without impacting existing customer service levels. In-fill projects that result from a change in land use, as currently designated in existing General Plan, will be expected to assist in some way with the provision of water for its development. All new projects will be analyzed for a potential installation site of a new City well, feasibility subject to ground water supply and project size. All new projects will pay fees to the City for water connection and supply.

Transportation. The Public Works Department has identified critical transportation corridors that may be significantly affected by some projects individually, or by a combination of projects being considered on the potential sites list. At this point it is impossible to determine, for a given project or specific combination of projects, whether such degradation would result in an unacceptable level of service as defined in the current General Plan. While almost any of the potential sites under consideration has some impact on the main roadways of the City, including Covell, Russell, Fifth, Pole Line, Cowell, Mace, etc.. The most highly impacted intersections would likely include Covell / SH 113, Covell / Pole Line Road, and E. Eighth / Pole Line Road.

Each proposed project would need to be reviewed on an individual basis for its potential transportation impacts and acceptable project mitigations. Additionally, site project alternatives would be reviewed and can be revised based on identified impacts during the environmental review for each project. Adjustments to the project can be made if traffic impacts (or any other impact) are deemed unacceptable by the City Council.

Fire Protection. The City Fire Department provided the following overview of service considerations in new housing development.

The Fire Department provides service to approximately ten square miles in the city limits, as well as 123 square miles in three fire districts outside the city limits The department received approximately 4,000 calls for service in 2006. On average, 11% of the calls are for fire-related incidents, 51% are medical calls and 38% fall into other categories. Slightly more than half of the calls are in the geographic area served by Station 31, the downtown station.

The conclusions of a citywide analysis conducted in 1999 were as follows:

(1) The outlying stations (1350 Arlington Blvd. and 425 Mace Blvd.) have an adequate distribution, concentration and response reliability.

(2) The downtown station does not provide adequate coverage for the district it is assigned

Strive for a Variety of Housing Types

Sunset in Davis

as the first due engine company (that is, it does not provide five minute response time to all areas). The reliability of the downtown station being available for an emergency is not adequate in that the second and third due engine companies must respond when the downtown engine is on another call.

(3) A fourth fire station would provide improved response time to the north, northeast and northwest areas and provide increased reliability of an available engine company with better response time in the downtown area without moving the engine companies from 425 Mace or 1350 Arlington in to cover downtown when two engine companies are busy. Although the City Council has approved planning for a fourth fire station, it cannot be built or staffed until a revenue stream is identified to finance the on going operational costs.

The 1999 fire station location analysis has been reviewed and verified, based on the City's five-minute response time standard, by outside consultants. The recommendation for the addition of the fourth fire station in 1999 was a current need and was projected to be well utilized as future call volumes increased. Since the 1999 report, which utilized data from 1985 through 1998, call volume has increased more than 50%.

Based on current information, the Fire Department indicates that it will continue to serve in-fill development to the best of its ability using existing resources, while recognizing that service response times and the Department's ability to respond to simultaneous calls will not always meet the local response guideline. As the Fire Department struggles with existing service demands, any development will continue to exacerbate the problem. With all new projects, the Fire Department will push to obtain additional resources for the provision of its services, in an effort to work towards addressing its existing needs. In large projects, especially the development of land outside of City limits, inclusion of the fourth fire station will be increasingly critical.

Police Protection. The Police Department reviewed the potential site list in regards to the ease and timeliness of police response, and concluded that the closer a project is to the current city limits the better. In other words, the Police Department's preference is that any new development be contiguous with existing city limits. Areas further from the current limits are harder for the department to incorporate into existing patrol responsibilities.

On the issue of density, the Police Department noted that the denser the development, the more police response will be needed. Police stated that this is really more a factor of size of population than anything else. Other factors that frequently impact police service include: proximity to major arterials (particularly freeways); size of the development (meaning acreage); street layouts; mixture and proximity of commercial, industrial, retail and housing to each other;

rental properties versus owner-occupied properties; and specific building designs. The Police Department will continue to review each major project's planning application and will provide recommendations regarding project safety, design that promotes crime prevention, and the project's overall conduciveness to police patrolling. Additional police officers would be hired based on future patrolling needs and budgetary constraints.

Schools. Representatives of the Davis Joint Unified School District (DJUSD) state that new residential growth can be served by existing schools if the total number of housing units is within the one percent growth guideline through June 2013. If the total number of housing units is in excess of the guideline, a school facility master plan and potentially a new school may be needed.

Fiscal considerations. The City Finance Director provided the following overview of fiscal considerations in new housing development.

For background information, the Steering Committee received a paper entitled, *Growth Challenges and Local Government Finance: A Primer for Sacramento Valley,* published in 2001 by the Public Policy Institute of California. This paper summarized the factors affecting growth and local finance, taxes, and the "scramble" of many cities for retail development and sales taxes. The Committee also reviewed a theoretical comparison of annual costs and revenues (fiscal impacts) from the development of different land uses in a hypothetical city.

The Steering Committee discussed the merits of conducting a comprehensive fiscal analysis of any proposed housing growth plan, utilizing general assumptions specific to the probable housing types and specific land use designations under alternative growth scenarios. The goal of this analysis would be to supplement any project-specific fiscal analysis with a broader analysis of the cumulative fiscal impacts of community-wide residential and non-residential growth. This effort would support the notion that – from a long-range planning perspective – attention needs to be focused on the cumulative impacts of the "portfolio" of potential development opportunities.

Understanding that some elements of the City's housing needs are likely to have negative project-specific fiscal impacts, these projects can still be pursued provided that the overall growth plan mitigates these fiscal impacts. Alternatively, should the analysis indicated that the overall growth would yield an cumulative negative fiscal impact, adjustments to the plan in terms of both land use designations as well as housing mix, could be considered.

Housing needs. The Steering Committee received a study, Housing Needs Assessment and Background Report, by Bay Area Economics. The study primarily provided information for the Housing Element for submittal to the State including: demographic, employment and housing characteristics; housing affordability analysis; and housing for special needs groups. In addition, the study provided one percent growth package examples in terms of housing types

Strive for a Variety of Housing Types

Maps of Sites

Please see the maps in Section V of this document that show the grouping and location of all potential housing sites. Section V also contains a more detailed map and description of the recommendations for each site.

and tenure in year 2006 and if special emphasis were to be given to: workforce and family households; senior households; rental households; or a combination.

List of Potential Housing Sites

1	DJUSD Headquarters, B Street
2	Kennedy Place
3	Grande School Site
4	Sweet Briar Drive
5	Second Units- Increases With Program Changes Re: Discretionary Units
6	Verona, Mace Ranch
7	Downtown – Increases With Plan / Zoning Changes
8	PG& E Service Center, Fifth and L St.- Mixed Uses
9	Transit Corridor – Anderson Road
10	Simmons, E. Eighth Street
11	City / DJUSD Corp Yards, E. Fifth Street
12	RHD Zone, Oxford Circle
13	Fifth Ave Place
14	Willowbank Church, Mace Blvd.
15	Civic Center Fields, B Street
16	Willow Creek, Neighborhood Commercial
17	Nishi Property - Option With Access Via UCD Only
18	Willowbank Church, NW Corner Mace Boulevard and Montgomery Avenue
19	Neighborhood Shopping Center – Increases With Plan / Zoning Changes
20	2726 Fifth St., East of “Konditorei” Bakery
21	Lewis Cannery
22	Ott, Cowell Boulevard
23	Signature Properties Site
24	NE Corner of Mace and Cowell Boulevards
25	Nishi Property Option With Access Via Olive Drive
26	Oakshade Affordable Housing, Cowell Boulevard
27	Wildhorse Horse Ranch Mix of Housing Types
28	Nugget Fields, Wildhorse
29	Little League Fields, F Street
30	Willow Creek Light Industrial, Chiles Road (south 1/2 of site only)
~~31~~	~~Covell Village Site – Option Of Joint Plan and Land Adjacent to South Half of Lewis Cannery Site~~ Site option deleted by the Steering Committee on March 13, 2008
32	Covell Village Site – Option To Top Of Lewis Cannery Site
33	Seiber, Cowell Boulevard (south half of site only)
34	Parlin - With On-Site Ag Mitigation
35	Lin Boschken - With On-site Ag Mitigation
36	West of Stonegate - With On-site Ag Mitigation
37	Oeste Ranch - With On-site Ag Mitigation

Section III

Draft Housing Element

Committee Recommendation

City staff has prepared a separate, stand-alone Draft Housing Element. The Steering Committee has reviewed the Draft Housing Element and has approved it for the purpose of the City's submittal to the State Housing and Community Development Department (HCD) for certification with the understanding that City staff will comply with all technical requirements.

The document has been reviewed by appropriate City commissions and has been submitted to the HCD within the deadline of March, 2008. Staff will provide supplemental information if requested by HCD.

State Requirements

State law mandates that each area's council of governments develop the Regional Housing Needs Plan (RHNP) for its region. The Sacramento Area Council of Governments (SACOG) is lead agency in developing the RHNP for the six counties and 22 cities that it serves, including Davis, that make up the Sacramento Region. SACOG's plan is also required to include the Tahoe Basin portions that are within El Dorado and Placer counties, and the city of South Lake Tahoe. It is SACOG's responsibility to coordinate with the California Department of Housing and Community Development (HCD) to determine a regional housing needs projection. SACOG then allocates the projected need (in housing units) to each jurisdiction using the drafted RHNP for the region. This RHNP includes a calculation that provides the Regional Housing Needs Allocation, or RHNA, for each jurisdiction under its council of governments. SACOG was tasked with producing this RHNP in order to provide allocations for the current planning period from January 1, 2006 through June 30, 2013 for the region's current Housing Element update.

In addition to local proposals and policies, it was this State-required update to the City's Housing Element that served as the impetus for City Council discussion in late 2006 and early 2007 of future housing planning, leading to the creation of the Housing Steering Committee. Under State Law, a City must update its Housing Element every five to six years. The timeline to draft and submit the updated Housing Element is defined by the State Department of Housing and Community Development. The current planning period that this Housing Element covers planning for is from January 1, 2006 through June 30, 2013. It is estimated that the next Housing Element will plan for the period of January 1, 2011 through June 30, 2018. Overlap periods allow for time that cities can carry out a public process to update and then draft its Housing Element.

The SACOG Board of Directors adopted the RHNP on February 21, 2008. Additional information on the RHNP and RHNA is available on the SACOG web site at www.sacog.org/rhnp/rhnp.pdf.

Housing Terms

HCD. HCD is the Department of Housing and Community Development, State of California. HCD is the department which certifies Housing Elements.

Housing Element. The portion of the City's General Plan that details local housing policies, housing needs and constraints, and the provision of local residential land to accommodate the City's Regional Housing Needs Allocation from SACOG for the current 7-year housing planning cycle. Housing Elements are approved locally by the City Council and must be approved by the State Department of Housing and Community Development (HCD) in order to be a state-certified Housing Element.

A Housing Element that has been reviewed and approved by HCD and is found to meet the requirements of Housing Element Law enables the CIty to be eligible for housing funds awarded by HCD.

Housing Affordability in General

Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing.

Housing units for very low income households must sell or rent at a price affordable to households earning 50% or less of area median income.

Housing units for low income households must sell or rent at a price affordable to households earning 80% or less of area median income.

Housing units for moderate income households must sell or rent at a price affordable to households earning 120% or less of area median income.

The City of Davis' RHNA

The final regional housing needs determination issued by the California Department of Housing and Community Development (HCD) for the 2006 – 2013 planning period is 118,652 housing units for the six-county SACOG region. This overall number was developed by HCD based on population forecasts produced by the California Department of Finance.

The methodology for each jurisdiction's allocation (RHNA) was approved by SACOG's Board of Directors on July 12, 2007. The foundation for each jurisdiction's overall allocation is the Metropolitan Transportation Plan (MTP) projections developed by SACOG. The methodology takes each jurisdiction's percentage share of the regional growth forecasted in the MTP for the period from 2005 to 2013, and multiplies that percentage by the overall regional housing needs determination provided by HCD. The allocations to each income group are based on trending each jurisdiction towards a long-term (50-year) regional average in each income category. A 50-year trend line was selected to balance the goal of reaching regional parity with the other stated goals of RHNA, which include promoting infill development, encourage efficient development patterns, protecting environmental and agricultural resources, and promoting an improved relationship between jobs and housing.

The housing units planned at the UC Davis West Village project are included in the unincorporated Yolo County allocation. Should the project be annexed into the City of Davis, its housing unit allocation would become part of, and credited toward, the City's RHNA.

The following table provides the RHNA for the City of Davis during this planning period of January 1, 2006 through June 30, 2013.

Regional Housing Needs Allocation (RHNA) for Davis (2006 – 2013)

Income Category	Number of Housing Units
Very low income category	31 units
Low income category	119 units
Moderate income category	163 units
Above moderate income category	185 units
Total allocation	498 units

Strive for a Variety of Housing Types Including Affordable Housing

Meeting the City's RHNA

As stated earlier in this report, the conclusion of the Draft Housing Element is that the City could provide adequate sites to meet its RHNA, including provision of land for units in each required income category, by counting building permits and certificates of occupancies issued during the current planning period, tallying the capacity of existing sites already available for housing development, and including the processing of the Oakshade affordable housing project in South Davis ("New Harmony") . This list was provided as Table 37 of the Housing Element.

Housing Element Sections

In order to comply with all State Housing Law requirements, including public outreach, local demographic and housing data, and a host of other specific requirements, the following sections were included within the updated Housing Element:

1. **Introduction.** An introduction of Davis General Plan vision and policies, background in the creation of the Regional Housing Needs Allocation for this planning period, and a summary of the community outreach efforts that surrounded this update.

2. **Review of the prior (2002) Element.** A summary of the summary of the results, an analysis of the City's progress toward achieving its adopted goals and objectives, and an appraisal of its housing policies with the incorporation of lessons learned for this Housing Element Update.

3. **Housing Needs Assessment.** An analysis of socio-economic conditions, housing conditions, population projections, special needs groups, local overcrowding and overpaying, and market cost trends to determine the City's current and future housing needs.

4. **Adequate Sites Inventory and Analysis.** Identifies potential housing sites to accommodate the City's RHNA, analyzes their suitability and availability, and offers other site alternatives to address local housing needs.

5. **Constraints Analysis.** Addresses governmental constraints to housing development such as zoning and fees, and non-governmental constraints, such as the high cost of land. This analysis includes specific consideration of governmental constraints to the provision of housing for persons with disabilities.

Housing Affordability in Davis

Approximately 41 percent of all Davis households experienced some level of excessive housing cost burden in 2000, with renter households experiencing a disproportionate share of housing affordability problems. In 2006, monthly rental rates for one- and two-bedroom apartment units averaged between $867 and $1,112. These rates are not affordable to the very-low and low-income households likely be interested in renting these units. Moreover, the majority of renter households fall into these household income categories. Plus, with a median home price of $539,500, the Davis for-sale housing market is affordable only to households with above-moderate income levels. Very few for-sale housing options exist for households earning less than $100,000 annually.

6. **Goals, Standards, Policies, and Actions.** This section is intended to address the City's housing needs (supply and affordability), ensure equal access to housing, reduce housing constraints, work to preserve existing housing opportunities, and promote energy conservation in housing. This section includes quantified objectives that may be used to measure the City's progress.

7. **Implementation Plan.** A summary of local housing programs and establishes a timeline, available funding sources, and responsible party for carrying out Housing Element actions.

Photographs from Community Workshop #2

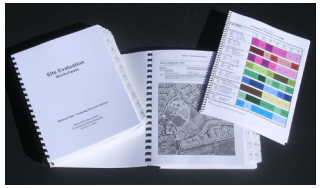
Section IV

Steering Committee Recommendations

Recommendation #1: **USE SITE RANKINGS AND GROUPINGS BASED ON PRINCIPLES**

PRIMARY SITES — Sites Currently Planned and Zoned for Housing. There is currently a potential for approximately 516 – 569 housing units on sites already zoned for residential use. These do not require a General Plan amendment or rezoning but may require a final planned development and / or design review approval. The table to the right is a list of sites with existing zoning (as of January 1, 2008).

PRIMARY SITES — Currently Planned and Zoned for Housing	
Building permits in 2006 and 2007	148 units
Parque Santiago Ensenada Drive (remaining units)	3 units
Willowbank 10	31 units
233 and 239 J Street	4 units
2990 Fifth Street	28 units
4100 Hackberry affordable site	13 units
404 East Eighth Street (net increase)	3 units
Willow Creek Commons	21 units
Cal Aggie House	11 units
Ministerial second units (estimate based on historic data)	18 units
Discretionary second units (estimate based on historic data)	24 units
Downtown infill (estimate based on historic data)	52 units
Permitted in neighborhood shopping centers (estimate)	12 - 50 units
1207 and 1233 Olive Drive	49 units
R-2 zone units (estimate based on historic data)	10 - 25 units
R-3 zone units (estimate based on historic data)	24 units
Vacant single family lots as of July 1, 2007 (not included in the sites listed above)	65 units
Total Housing Unit Potential	516 – 569 units



Worksheets and Evaluations Prepared for Each Site

Additional Sites Under the 1% Cap. To provide additional site information as input for the growth management system described in Recommendation #2 below, the Steering Committee has evaluated the 37 additional potential housing sites (one of the 37 sites was deleted, leaving 36 sites evaluated in Section V of this report). Five sites were also eliminated by the Committee on August 9, 2007. The 36 sites evaluated in this report include:

(1) **Vacant or Underutilized Sites Within the city limits.** One of these sites, the Wildhorse Horse Ranch site, requires a Measure J citizen vote as it requires a re-designation of the General Plan land use designation from Agriculture to an urban use(s).

(2) **Peripheral Sites** outside of the city limits which require a Measure J vote.

Site Recommendations. The Steering Committee ranked 36 sites, discussed in detail in Section V, for housing potential after considering the overarching goals and principles for housing site locations. The Steering Committee's findings are provided in the summary sheets, with a rationale for the ranking, as well as countering views to the Committee's majority view.

Summary Table and Map. The table titled "Summary of Site Recommendations" in Section V summarizes: (1) the rankings; (2) the recommended General Plan land use category; (3) the potential range of units per the General Plan land use category; and, (4) the potential range of units recommended by the Steering Committee. Maps of the sites with their ranking numbers is provided in Section V as well.

OTHER SITES — Evaluated by the Steering Committee. Sites not currently planned and zoned for housing are grouped into the following categories for the purpose of implementation. The use of these groups for the purpose of development processing is explained in Recommendation #2.

- **SECONDARY SITES — Additional Sites Recommended for Housing — "Green Light" sites**
- **ALTERNATE SITES — Sites To Be Considered for Housing Only If Needed Prior to 2013 — "Yellow Light" sites**
- **SITES NOT NEEDED PRIOR TO 2013 — Sites Tabled Indefinitely — "Red Light" sites**

Total Potential Units. The total number of potential dwelling units (du) recommended by the Steering Committee on sites with existing and in the groups for the purpose of development processing is shown in the summary table. The total of the sites with existing zoning and the "Secondary Sites" group would provide a range of 1,742 – 3,004 units. The mid point of this range (2,373 units) would provide more units than the 2,300 units per the 1% growth cap.

Total Potential Units Summary

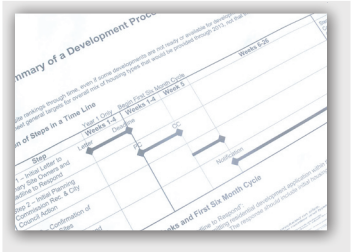
Grouping	Number of Units
"Primary Sites" (Sites with Existing Zoning)	516 – 569
"Secondary Sites" (Sites #1-20)	1,322 – 2,381
"Alternate Sites" (#21-33)	2,656 – 4,210
"Sites Not Needed Prior to 2013" (#34-37)	2,368 – 3,753
Grand Total	6,862 – 10,913

If the "Alternate Sites" group is added to the first two site groups above (sites with existing zoning and the "Secondary Sites" group), the combined total would provide a range of 4,494 – 7,160 units.

The Steering Committee recognizes that the property owners of several of the sites in the "Secondary Sites" group may not be interested in development prior to June 2013. As a result, the sites in the "Alternate Sites" group may be considered by City Council prior to June 2013.

Consider Recommendations Beyond 2013. The Steering Committee recommends that the City Council consider using the Committee's evaluations, site rankings and other recommendations beyond year 2013.

Recommendation #2: **MANAGE THE 1% GROWTH CAP BY USING THE SITE RANKINGS AND GROUPINGS IN DEVELOPMENT APPLICATION PROCESSING**



Using Site Rankings in Development Processing

The Steering Committee recommends that the City Council manage the 1% growth cap by using the site rankings and groupings in development processing. The following strategies are recommended as the starting point for further refinement by staff and the City Council:

(1) A "Green Light, Yellow Light, Red Light" system based on how a site ranked when the Overarching Goals and Key Principles were applied. Regardless of ranking, all approved projects must meet community design standards and expectations.

(2) Regular status reporting with a semi-annual or annual resolution to direct prospective developers and staff where the city will consider new development applications.

(3) Modification of the existing Phased Allocation Plan ordinance by replacing it with the 1% growth cap development processing.

Use Groupings of Potential Housing Sites in Developing Processing

A. USE A "GREEN LIGHT, YELLOW LIGHT, RED LIGHT" SYSTEM FOR CONSIDERING DEVELOPMENT APPLICATIONS USING THE SITE RANKINGS AND GROUPINGS

"Green Light" — The sites in the Secondary Sites group would have a "green light". Development applications would be processed on a priority basis over Alternate Sites, subject to the 1% growth cap not being exceeded. The Steering Committee recognizes that the property owners of several of the sites in the Secondary Sites group may not be interested in development prior to June 2013 and other sites in the Alternate Sites group may be considered prior to June 2013.

"Yellow Light" — The sites in the Alternate Sites group would have a "yellow light". Development applications would be accepted for processing in ranked order, only after a review of the status of the Secondary Sites group sites and a determination by City Council that the 1% growth cap would not be exceeded. The City Council may decide to accept more than one site for processing at a time depending on the status of development and the 1% growth cap. The 1% growth cap would not be exceeded by monitoring the status of developments at the time of Planning Commission and City Council review, and any necessary conditions of approval and / or development agreements. The Council retains full ability to ensure high quality development which meets community needs and provide public benefits.

"Red Light" — The sites in the Not Needed Prior to 2013 group would have a "red light". Development applications would not be accepted (or would be summarily denied) in this planning period. These sites might be addressed in the next General Plan update process which could be initiated in 2009.

B. PROVIDE REGULAR STATUS REPORTING

Regular status reporting with a semi-annual or annual resolution to direct prospective developers and staff where the city will consider new development applications. City staff would provide City Council with a regular report (frequency to be determined) on the status of developments and the 1% growth cap. Council would pass a resolution to indicate to interested developers and staff where the city will consider new development applications.

C. MODIFY THE EXISTING PHASED ALLOCATION PLAN ORDINANCE

Modification of the existing Phased Allocation Plan ordinance by replacing it with the 1% growth cap development processing. The existing ordinance establishes a rolling five-year schedule for housing development, so that "allocations" are granted for construction five years later. The annual competitive review called for in the ordinance has not been needed since 1990 due to development agreements.

A modification to the existing ordinance to limit growth to less than the 1% cap is facilitated by the fact that all of the sites in the "Secondary Sites" and "Alternate Sites" need General Plan amendment and/or rezoning approval by City Council. Therefore, Council can control the timing of consideration of development on these sites. Another possible modification is removal of the "small builder" requirement, which is superseded by the architectural diversity policies in the General Plan.

Recommendation #3: **CONSIDER GENERAL TARGETS FOR THE MIX OF HOUSING TYPES**

The intent of establishing housing type targets is to provide for the varied housing needs in the community including but not limited to workforce, families, seniors and renters. The targets are intended as a guide for the overall housing types that would be provided through 2013, not that they would be provided precisely in any one year. Progress toward these targets would be regularly evaluated, as well as the targets themselves. Adjustments might be considered based on factors such as changes in UC Davis enrollment or economic considerations.

Mix of Housing Types. Consider the following general targets for the mix of housing types in the 1% growth through 2013:

(1) 40% to 60% in single family detached and attached types.

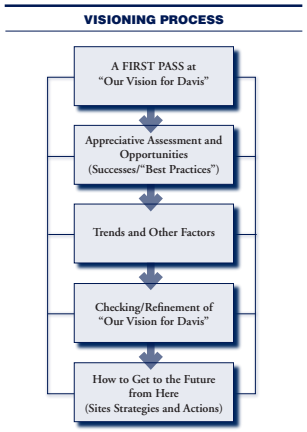
(2) 10% to 15% in multi-family ownership (condominium) types.

(3) 30% to 40% in multi-family rental types (including affordable units).

Strive for a Variety of Housing Types

As part of the mix of housing types, encourage a variety of opportunities for seniors in appropriate locations. These opportunities may include units which are age-restricted, as well as units that are not necessarily age-restricted but are suitable for seniors including accessible and visitable units. The types of units that could accommodate senior housing needs may include: small single family homes or condominiums; co-housing units (ownership opportunities in a community setting); and accessory dwelling units (either for occupancy on a family member's property or to lease to a tenant that could assist with landscaping or other needs of a senior landlord). Additional outreach and data collection would help further define and confirm senior housing preferences.

Rationale for the General Targets: The recommended target for mix of housing types was presented in the "Combined Scenario" of the "Housing Element Update Needs Assessment Background Report" (source: Bay Area Economics, September 28, 2007, updated January 2, 2008). The existing mix of housing types in Davis in 2006 was 56% in single family detached and attached types; 9 % in multi-family ownership types; and 35% in multi-family rental types. The recommended mix reflects changes from the existing mix in terms of: a decrease in detached single family types from 46% to 40%; an increase in single family attached types



The General Plan Establishes an Overall Vision for Davis

from 10% to 13%; and an increase in multi-family ownership (condominium) types from 9% to 12%; and a continuation of the 35% of multi-family rental types. It is recognized that a portion of the single family types and multi-family ownership types may be rented, as currently 55% of housing units in the city are renter-occupied.

Recommendation #4: CONSIDER REQUIREMENTS AND CONDITIONS IN DEVELOPMENT REVIEW

The Steering Committee recommends that the City Council and Planning Commission consider the following items when specific site development applications are reviewed:

(1) Land use and design considerations.

(2) General requirements and conditions, many of which the Steering Committee find necessary in order for housing to be developed on a site.

(3) Informational needs.

(4) Additional information that may be needed.

(5) Actions and responsibilities.

These items are listed in the 36 Site Recommendations sheets contained in Section V of this report.

Recommendation #5: INITIATE A LONG-RANGE, COMPREHENSIVE GENERAL PLAN UPDATE IN APPROXIMATELY 2009, AND USE STEERING COMMITTEE RECOMMENDATIONS AS A GUIDE THROUGH THE YEAR 2013

The Steering Committee has been required to focus on housing strategies largely in isolation from many other important long range community planning issues. This has been difficult and limited.

A truly comprehensive General Plan update should be initiated to address: a long range community vision to year 2040 or 2050; and a General Plan period or "horizon" to 2030.

On February 12, 2008, City Council directed staff to conduct a "mid course correction" analysis of the 1% growth cap assumptions. The Council directed staff to conduct the analysis following the submission of the General Plan Update / Housing Element Steering Committee report. The comprehensive General Plan update should consider the results of the analysis.

Use the Recommendations Through 2013 to Generally Match the Period of the Housing Element to be Certified by the State. The Steering Committee recommends, that the City Council consider using the Committee's evaluations, site rankings and other recommendations beyond 2013 and in the next General Plan update.

Initiate a Long-Range, Comprehensive General Plan Update in Approximately 2009. Planning issues to be addressed should include but not be limited to:

(1) Sustainability.

(2) Ultimate urban growth and ag preservation boundaries.

(3) Open space / greenways system.

(4) Growth and balance of housing, employment, retail and services.

(5) Multi-property planning on the edges of the City where coordinated planning would better address issues that may cross parcel boundaries.

(6) Fiscal impacts of alternatives.

(7) Planning for the 2011-2018 RHNA and the next Housing Element planning period.

Recommendation #6: OTHER SITE-RELATED RECOMMENDATIONS

The Steering Committee recommends that City Council consider special site strategies involving three identified groups of sites:

A. Planning for the Lewis Cannery site in consideration of the adjacent Covell Village site.

B. Re-examine the Little League Fields, Fire Department Headquarters site, and location of other fire stations.

C. Study possible new locations for City and DJUSD corporation yards and the PG&E service center.

Site strategies B and C affect City-owned sites including the fire station headquarters, ball fields, and corporation yards. The Committee, by its charge from Council, has focused on potential housing sites and recognizes it has not been able to study and weigh all the relevant and complicated issues including but not limited to fire response times, response areas, capital and operations costs, funding, etc. The Committee recognizes that the Council must balance various factors and studies before making decisions affecting the most efficient ways to provide important public facilities and services.

Strive for a Variety of Housing Types

A. PLAN FOR THE LEWIS CANNERY SITE IN CONSIDERATION OF THE ADJACENT COVELL VILLAGE SITE

Recommendation: The Lewis site should be planned, at a minimum, with thoughtful consideration to circulation and land use compatibility with the adjacent Covell Village site, even though the Covell Village site may or may not be approved for future urban use.

Rationale: The Lewis Cannery site of approximately 98 acres and the Covell Village site of approximately 383 acres comprise the land area bounded by the former city landfill and ag land on the north, Covell Boulevard on the south, Pole Line Road on the east, and F Street on the west. Planning should occur first for the Lewis Cannery in consideration of the following factors:

(1) The Lewis Cannery site is a higher ranked site (#21 ranking as compared to #32 ranking for the Covell Village site). Both are in the "Alternate Sites" grouping.

(2) Separate development would still allow for effective circulation and connectivity within the larger area context.

(3) Land uses and edge conditions can provide compatibility with any future adjacent land use(s) that could occur, including continued agricultural operations.

(4) It is more critical to coordinate land use compatibility between the two sites at their common boundary than over the entirety of the sites.

(5) The planning for the Lewis Cannery site should be able to stand alone and not be delayed by a Measure J vote.

B. EXPLORE OPTIONS FOR LOCATING FIRE STATIONS AND/OR IMPROVING OPERATIONS, WHICH MAY CREATE OPPORTUNITIES FOR HOUSING

Issue: Slightly more than half of all calls to the fire department (fire related, medical and other calls) are in the geographic area served by Station 31, the downtown station. The downtown station does not provide a five minute response time to all areas that it is assigned as the first due engine company. The reliability of the downtown station being available for an emergency is not adequate in that the second and third due engine companies must respond when the downtown engine is on a simultaneous call. The revenue stream to operate a new fourth fire station has not been identified. As the Fire Department struggles with existing service demands, any new development exacerbates the problem.

Recommendations: The Steering Committee recommends that the City Council explore a wide range of options to address the response and cost issues of fire protection and medical emergency services, including, but not limited to, the following:

A1 Re-examine the downtown fire station site. Study the possibility of a new facility at the city-owned Little League Fields site. Study the feasibility of selling the downtown fire station site for downtown development, utilizing the sale proceeds to finance a new fire station at the Little League Fields site, and relocating the current Little League fields to the proposed new Sports Field Complex.

A2 Study two engine companies at one fire station. Study the feasibility of accommodating two fire companies at one fire station in case the city needs a fourth fire company in the future. This would include the potential of building a new fire station at the Little League Fields site (see Recommendation A1 above) so that it can accommodate two engine companies.

A3 Study the locations of existing fire stations. Study whether the locations of all three existing fire stations optimize the provision of services and costs, and whether changes to the existing locations might be a feasible alternative to building a fourth fire station.

A4 Study options for emergency medical services. Study options for how emergency medical services might be provided most efficiently and cost effectively, while addressing the fire department's current issues of simultaneous calls and response times.

C. STUDY POSSIBLE NEW LOCATIONS FOR CITY AND DJUSD CORPORATION YARDS AND THE PG&E SERVICE CENTER

Recommendations: The City Council should study possible new locations for the City and DJUSD corporation yards and the PG&E service center to allow for housing development on part or all of these sites. Specific recommended strategies for consideration are:

Strive for a Variety of Housing Types

C1 New locations that should be studied include, but are not limited to the following:

- Former landfill site owned by the city located on north Pole Line Road.
- Willow Creek light industrial site between Chiles Road and Covell Boulevard adjacent to I-80.
- Ott parcel in Oakshade across Research Park Drive from Playfields Park adjacent to I-80.

C2 Coordinate the location studies of the Willow Creek light industrial site and the Ott site in Strategy C1 with the study associated with Strategy A4 of the Little League Fields and Fire Department Headquarters sites recommendation #2A.

Rationale: These sites with existing corporation yard and service center uses are ranked for high potential as housing sites based on: proximity to downtown, schools and parks; suitability for compact development

SACOG

The Sacramento Area Council of Governments (SACOG) is an association of local governments in the six-county Sacramento Region. Its members include the counties of El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba as well as the 22 cities listed below. SACOG provides transportation planning and funding for the region, and serves as a forum for the study and resolution of regional issues. In addition to preparing the region's long-range transportation plan, SACOG approves the distribution of affordable housing in the region and assists in planning for transit, bicycle networks, clean air and airport land uses. SACOG is undertaking a major effort, the "Blueprint" project, to link transportation and land development more closely.

and higher density housing, possibly mixed uses; and pedestrian, bicycle and transit mobility. The new locations that should be studied adjacent to the freeway have noise compatibility issues for residential use and are feasible for a limited range of commercial uses.

Recommendation #7: **OTHER PLANNING-RELATED RECOMMENDATIONS**

A. WORK PROACTIVELY WITH SACOG IN ADVANCE OF NEXT HOUSING ELEMENT

After certification of the Housing Element through the State HCD, the City Council and staff should make every reasonable effort to work pro-actively with SACOG to ensure that the Regional Housing Needs Allocation numbers for the next Housing Element period of 2013 to 2018 (with the interim period starting in 2011) are consistent with City of Davis growth policies.

B. ENGAGE IN DISCUSSIONS WITH UCD ABOUT PLANNED STUDENT HOUSING

Recommendation B.1: The City should engage in discussions with UC Davis that result in either an updated MOU or an alternative agreement that:

- Ensures UC Davis' provision of on-campus student housing for at least 38% (i.e. UC system wide planned average) of its total student population; and,
- Makes all efforts to provide the UC system wide goal of 42% student housing. The housing should consist primarily of core-campus, high-density student apartments that are able to accommodate individual and family student-households for the average term of student population at UC Davis.

Recommendation B.2: The City should amend the language under section 4c of the Resolution No. 05-27 adopted by City Council in March 2005 (related to annual growth parameter and other issues) to change the words as shown below from "Consider as one issue whether UCD should…" to "Encourage UCD to…":

> *"2. The City Council hereby directs staff to:*
>
> *"c. Prepare a joint housing strategy, Memorandum of Understanding, or similar document in cooperation with UCD. Consider as one issue whether UCD should Encourage UCD to increase the planned student housing to meet the UC system wide planned average of 38% of enrollment at a minimum."*

Rationale for the Two Recommendations:

Substantially more core campus high density student apartments are needed to provide permanent affordable housing for the entire average student term, as compared to student dorms which only provide one year of housing for freshmen. The reasons for high density apartment housing on-campus include:

- It can be legally dedicated to UC Davis students.
- It can better absorb fluctuations in the number of new student admissions.
- It would provide significant reductions in transportation, traffic, and parking issues created by the commuting of thousands of students.
- It can be accommodated on campus as UC Davis is the largest UC campus with over 5,000 acres, and has had a goal of providing 40% student housing from 2001, yet has not provided more than 23% student housing.
- Davis is a relatively small city and should not be expected to house a disproportionately large number of students for a city its size.

C. SUPPORT THE COMMUNITY-BASED FARMS CONCEPT ON THE EDGE OF THE CITY

Recommendation: The Steering Committee recommends that the City Council support the Open Space Commission's goal of researching and promoting a Community Based Farms concept in the designated Urban Agriculture Transition Area (UATA) on the edge of the city. The concept would foster small farms and organic / urban friendly farm operations adjacent to the City which would support the local agriculture industry. The study of the concept would include the advisability of providing limited, clustered housing for small farmers on the periphery as a project component of future peripheral development proposals.

One of 25 Steering Committee Meetings

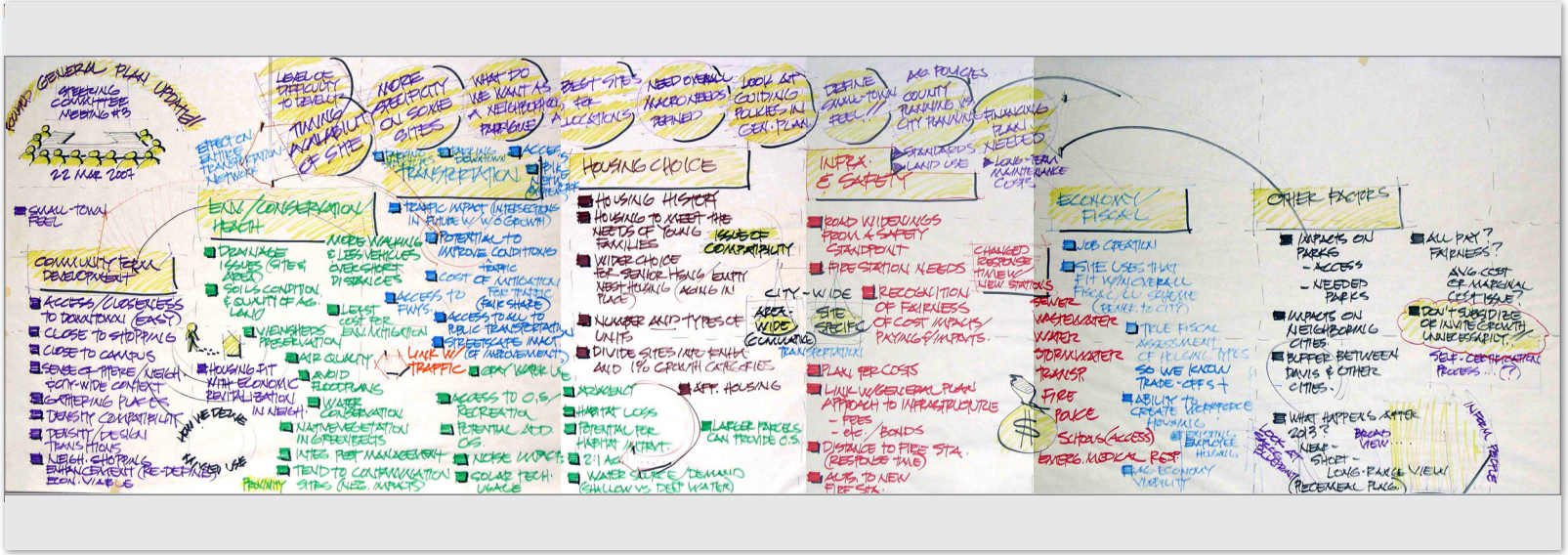
Rationale: The City's agriculture preservation policies have primarily focused on easement acquisition strategies. Concerns about the viability of local agricultural infrastructure and the viability of small farming operations have not been as comprehensively addressed, and yet they are very important to securing the agricultural future of the land surrounding Davis. Farmers need a place to live that is close to their fields, and the City could benefit from adjacent small organic farm operations that are likely to be less disruptive to adjacent neighborhoods than larger operations.

D. STUDY OVERALL INFRASTRUCTURE NEEDS AND COST RECOVERY STRATEGIES

Recommendation: During its deliberations of potential housing sites, the Steering Committee discussed infrastructure capacity and costs considerations. The Committee is concerned about adequate planning for infrastructure needs as related to future growth. The Committee recommends that the City Council undertake further study of the costs and need for future infrastructure, including cost recovery mechanisms to cover new facilities, maintenance, and repair. New housing development should pay its fair share of the costs.

Wall-Graphic Summary of Steering Committee Discussion

Initial Discussion of Possible Factors for Evaluating Potential Sites for Housing (March 22, 2006)



Photos from the Steering Committee Discussion

(March 22, 2006)

Section V

Recommendations for Specific Sites

Steering Committee Meeting

Introduction

This section of the report summarizes the Steering Committee's evaluation and ranking of potential housing sites not currently planned and zoned for housing. The ranked sites are included in addition to the "Primary Sites" already zoned for residential use, where there is currently a potential for approximately 516 – 569 housing units. The order of the sites presented in this section of the report is based on the Steering Committee's priority ranking. Sites are also grouped into the following categories for the purpose of implementation, as described earlier in this report.

- **SECONDARY SITES — Additional Sites Recommended for Housing — "Green Light" sites**
- **ALTERNATE SITES — Sites To Be Considered for Housing Only If Needed Prior to 2013 — "Yellow Light" sites**
- **SITES NOT NEEDED PRIOR TO 2013 — Sites Tabled Indefinitely — "Red Light" sites**

The tables on the next two pages provide a summary of the sites — (1) rankings; (2) recommended General Plan land use category; (3) potential range of units per the General Plan land use category; and, (4) potential range of units recommended by the Steering Committee. Following the tables are maps showing the location of the sites by their numbered ranking. The color-coding refers to the grouping. Individual site recommendations follow the maps.

Steering Committee Members

Chair: Kevin Wolf
Vice-Chair: Mark Siegler
Lucas Frerichs
Jay Gerber
Pam Gunnell
Donna Lott
Eileen Samitz
Ellen Shields
Maynard Skinner
Mark Spencer
Kristin Stoneking
Bob Traverso
Norma Turner
Luke Watkins
Mike Harrington *(Through January 2008)*

Summary of Site Recommendations

Definitions

Density, Residential. The number of residential dwelling units per acre of land. Densities are expressed in units per gross acre or per net developable acre. The gross acreage of a site is the entire acreage of a site and typically includes streets (but often excludes arterial streets and public open spaces). The net acreage of a site is the portion of a site that can actually be built on and typically excludes public streets, public open spaces and flood ways.

Density Bonus. The allocation of development rights that allows a parcel to accommodate additional residential units or square footage beyond the maximum for which the parcel is zoned. Under Government Code §65915, a housing development that provides 20% of its units for lower-income households, ten percent of its units for very-low income households, or 50% of its units for seniors is entitled to a density bonus.

Rank	Site Description	Recommended General Plan Land Use Overall Density	Range Per General Plan Category (Units)	Steering Committee Recommendation (Units)
PRIMARY SITES – Currently Planned and Zoned For Housing				
	TOTAL OF PRIMARY SITES – Currently Planned and Zoned For Housing			**516 – 569**
SECONDARY SITES – Additional Sites Recommended For Housing ("Green Light")				
1	DJUSD Headquarters, B Street	Residential High	37 – 66	40 – 60
2	Kennedy Place	Residential Medium	7 – 17	7 – 16
3	Grande School Site	Residential Medium	43 – 101	50 – 75
4	Sweet Briar Drive	Residential High	Up to 16	16
5	Second Units- Increases With Program Changes Re: Discretionary Units	Residential Low	Various sites	24
6	Verona, Mace Ranch	Residential Medium	47 – 109	59 – 78
7	Downtown – Increases With Plan / Zoning Changes	Core Area Specific Plan	Various sites	0, needs additional research
8	PG& E Service Center, Fifth and L St.- Mixed Uses	Residential High	277 – 495	277 – 495
9	Transit Corridor – Anderson Road	Residential High	235 – 420	23, as a pilot project
10	Simmons, E. Eighth Street	Residential Medium	79 – 185	88 – 180
11	City / DJUSD Corp Yards, E. Fifth Street	Residential Medium	72 – 168	80 – 160
12	RHD Zone, Oxford Circle (net increase)	Residential Higher	Up to 32	16 – 32
13	Fifth Ave Place (net increase)	Residential High	Up to 19	4 – 16
14	Willowbank Church, Mace Blvd.	Residential Medium	22 – 50	22 – 50
15	Civic Center Fields, B Street	Residential Medium	26 – 60	56 – 60
16	Willow Creek, Neighborhood Commercial	Residential Medium	12 – 29	24 – 27
17	Nishi Property - Option With Access Via UCD Only	Residential Higher	460 – 1,000	460 – 1,000
18	Willowbank Church, NW Corner Mace Boulevard and Montgomery Avenue	Residential Medium	50 – 118	70 – 84
19	Neighborhood Shopping Center – Increases With Plan / Zoning Changes	Neighborhood Retail	158 – 207	0, needs additional research
20	2726 Fifth St., East of "Konditorei" Bakery	Off. / BP / Mixed Use	16 – 18	6 – 8
	TOTAL OF SECONDARY SITES – Additional Sites Recommended For Housing (Sites #1 – 20))			**1,322 – 2,381**

Summary of Site Recommendations *(Continued)*

Rank	Site Description	Recommended General Plan Land Use Overall Density	Range Per General Plan Category (Units)	Steering Committee Recommendation (Units)
ALTERNATE SITES – To Be Considered Only If Needed Prior to 2013 ("Yellow Light")				
21	Lewis Cannery	Residential Medium	333 – 776	500 – 776
22	Ott, Cowell Boulevard (includes SE parcel and part of NW parcel)	Residential Medium (SE) and Residential High (NW)	64 - 125	64 - 125
23	Signature Properties Site	Residential Medium	202 – 472	350 – 472
24	NE Corner of Mace and Cowell Boulevards	Com. Retail / Mixed Use	Up to 15	4
25	Nishi Property Option With Access Via Olive Dr. Only	Residential Higher	460 – 1,000	460 – 1,000
26	Oakshade Affordable Housing, Cowell Boulevard	Residential Medium	(22 – 52)	45 - 52
27	Wildhorse Horse Ranch Mix of Housing Types	Residential Medium	118 – 275	190 - 230
28	Nugget Fields, Wildhorse	Residential Medium	50 – 118	110 – 118
29	Little League Fields, F Street	Residential High	92 – 164	93 – 137
30	Willow Creek Light Industrial, Chiles Road (south half of site only)	Residential Medium	54 – 126	75 - 126
31	Covell Village Site – Option Of Joint Plan and Land Adjacent to South Half of Lewis Cannery Site	Site Option Deleted by Steering Committee on March 13, 2008		
32	Covell Village Site – Option To Top Of Lewis Cannery Site	Residential Medium	504 – 1,175	750 – 1,150
33	Seiber, Cowell Boulevard (south half of site only)	Residential Medium	12 – 27	15 - 20
	TOTAL OF ALTERNATE SITES – Sites To Be Considered For Housing Only If Needed Prior to 2013 (Sites #21 – 33)			**2,656 – 4,210**
SITES NOT NEEDED PRIOR TO 2013 – Tabled Indefinitely ("Red Light")				
34	Parlin - With On-Site Ag Mitigation	Residential Medium	259 – 604	389 – 604
35	Lin Boschken - With On-site Ag Mitigation	Residential Medium	259 – 604	389 – 604
36	West of Stonegate - With On-site Ag Mitigation	Residential Medium	403 – 940	590 – 900
37	Oeste Ranch - With On-site Ag Mitigation	Residential Medium	706 – 1,645	1,000 – 1,645
	TOTAL OF SITES NOT NEEDED PRIOR TO 2013 – Sites Tabled Indefinitely (Sites #34 – 37)			**2,368 – 3,753**
	GRAND TOTAL OF ALL GROUPS AND SITES ABOVE			**6,862 – 10,913**

Footnotes:

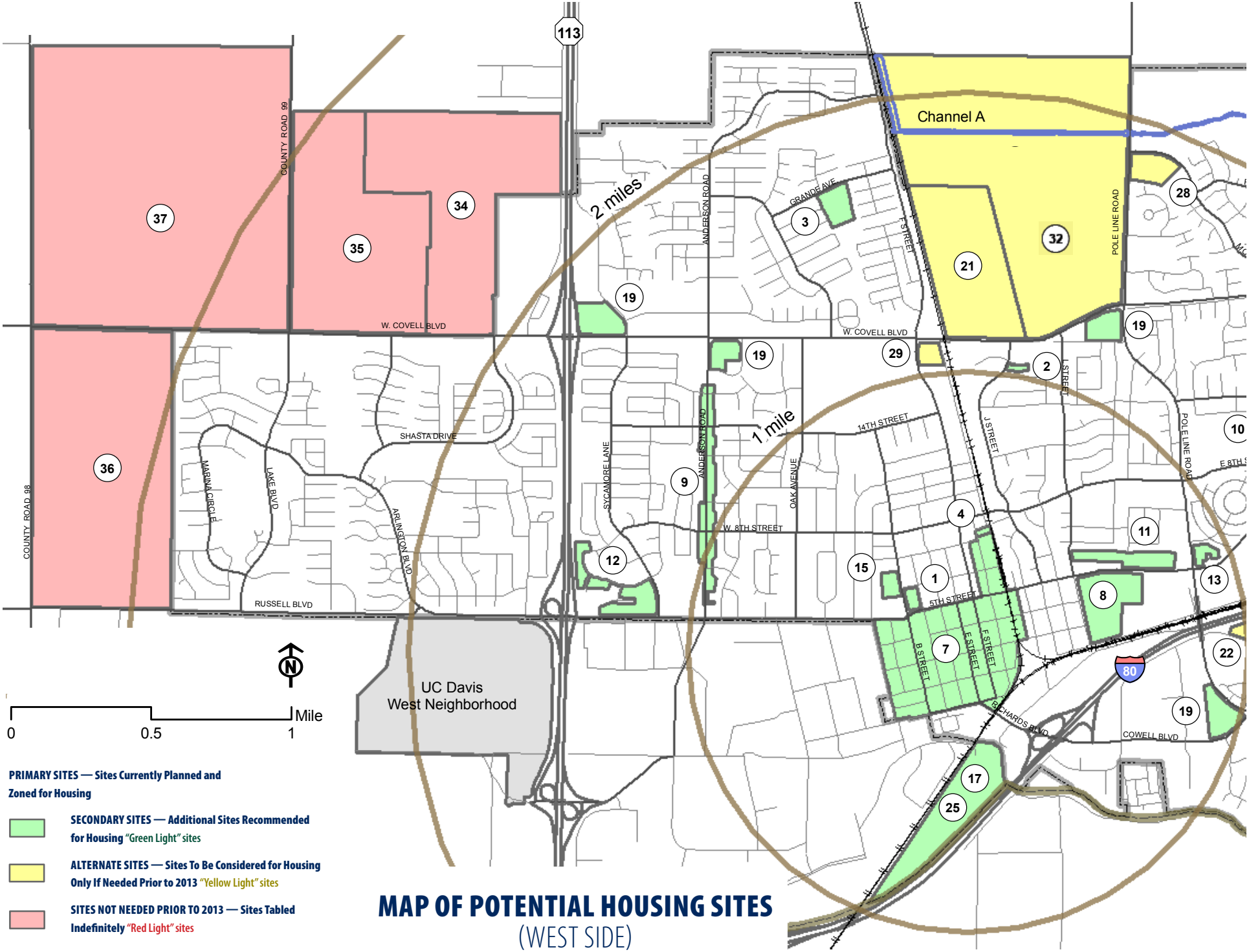
1 " Residential Higher" indicates that a new residential designation would be created in the General Plan to allow a net density up to 50 units per acre.

2 " Mixed Use" indicates that a designation would be created in the General Plan to allow mixed uses.

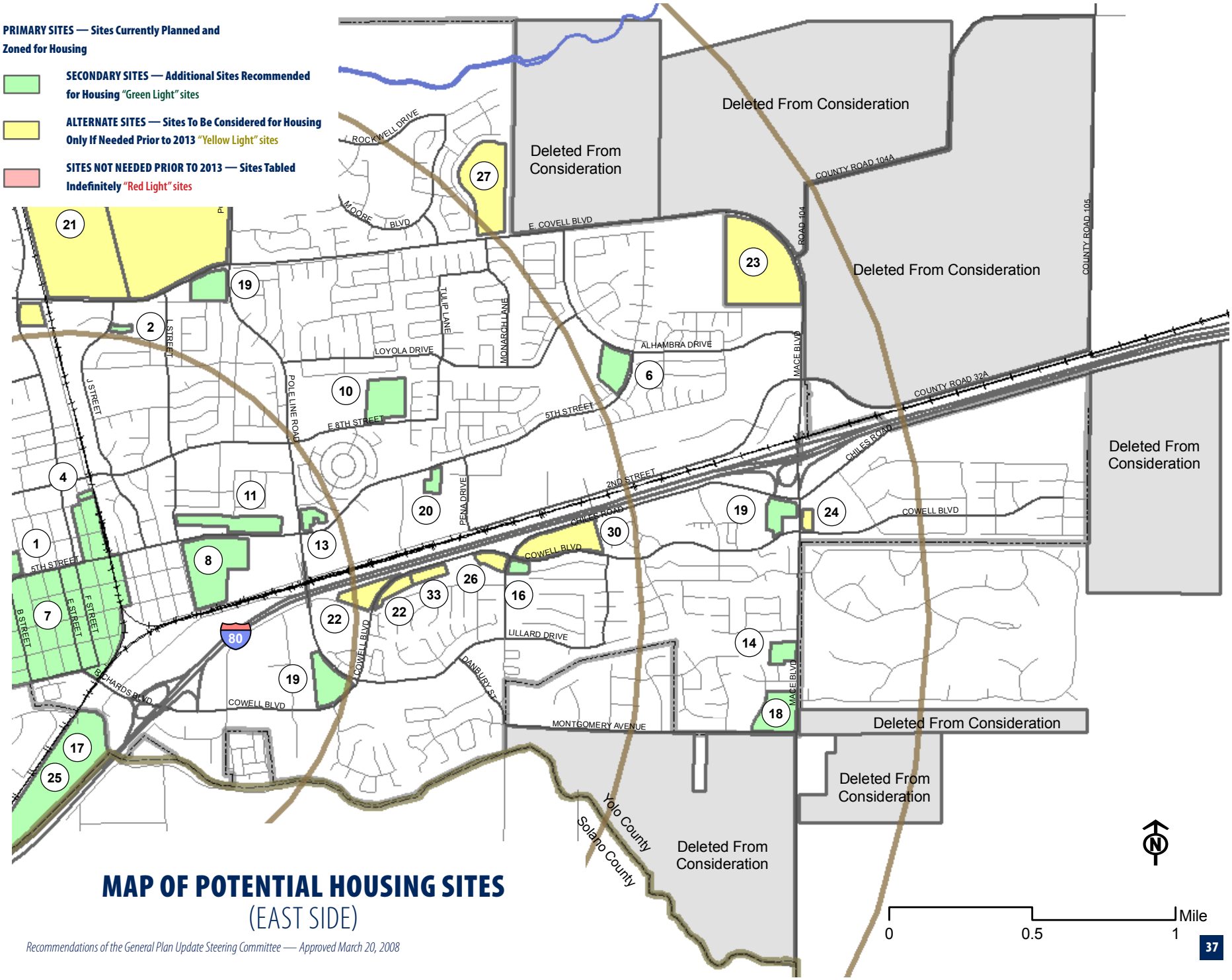
Definitions (Cont.)

Entitlements, Development. An approval granted to a development applicant at a specific stage of the development review process required by the city.

Measure J. Also known as the "Citizen's Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance", this ordinance requires voter approval of changes in land use designations of any real property designated as Agriculture or Urban Reserve on the General Plan land use map to an urban use (subject to certain exemptions). Prior to its expiration on December 31, 2010, the City Council must submit the ordinance to the voters for renewal, amendment or repeal.

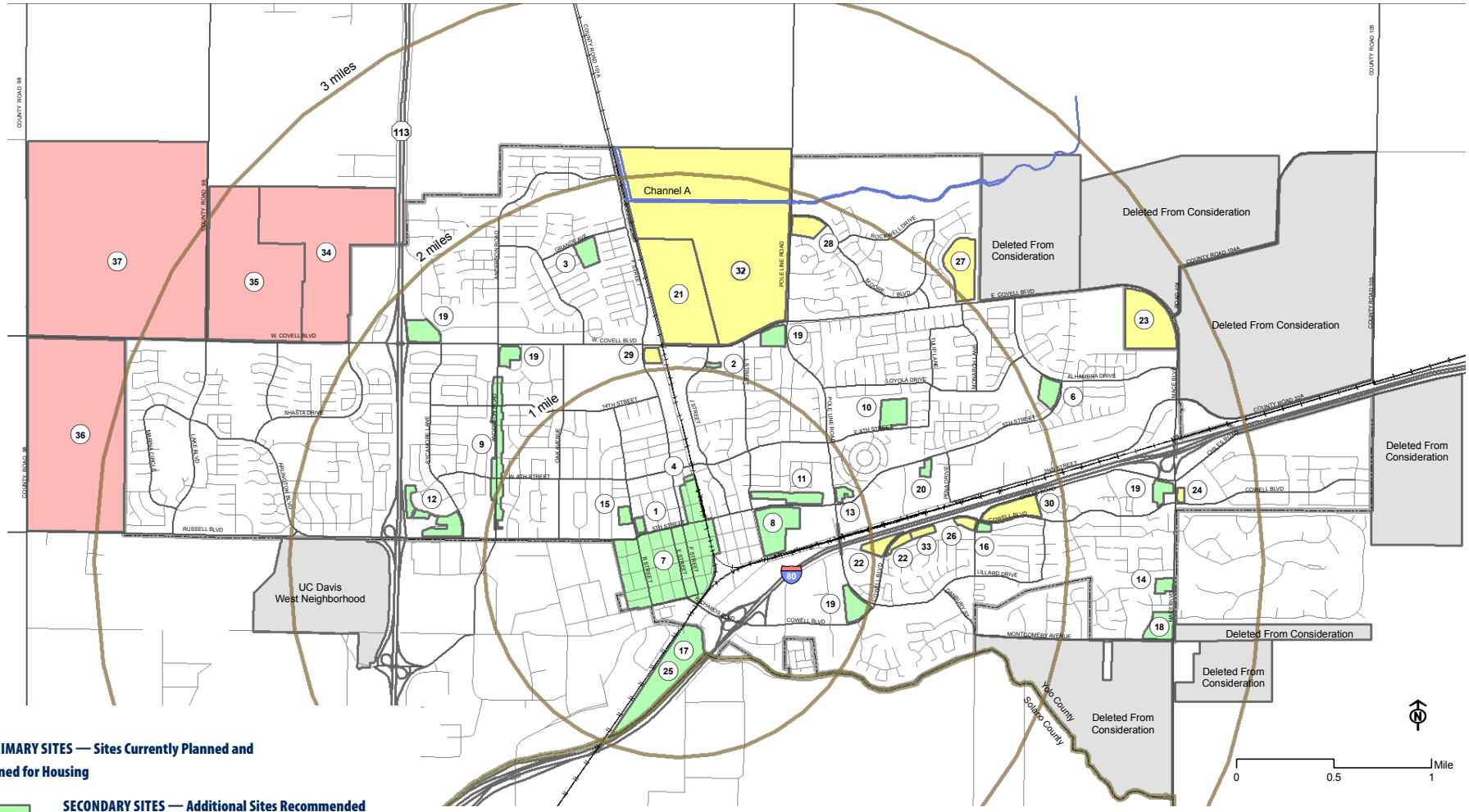


MAP OF POTENTIAL HOUSING SITES
(WEST SIDE)



MAP OF POTENTIAL HOUSING SITES
(EAST SIDE)

Recommendations of the General Plan Update Steering Committee — Approved March 20, 2008


3 miles
2 miles
1 mile
Channel A
Deleted From Consideration
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UC Davis West Neighborhood
Yolo County
Solano County
W. COVELL BLVD
E. COVELL BLVD
COVELL BLVD
POLE LINE ROAD
COUNTY ROAD 98
COUNTY ROAD 99
COUNTY ROAD 105
COUNTY ROAD 105A
COUNTY ROAD 105B
COUNTY ROAD 106
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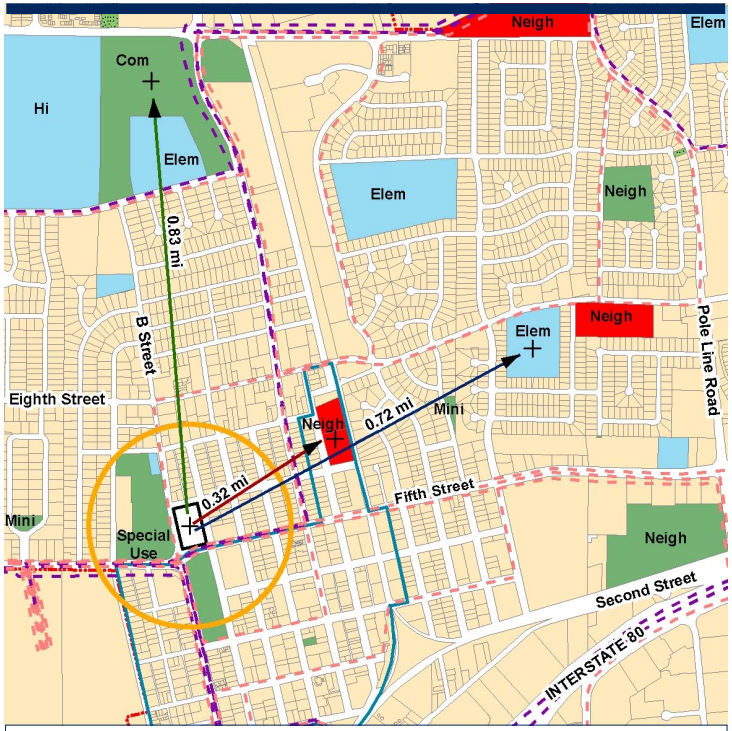
COUNTY ROAD

DJUSD Headquarters



Location	Block bounded by B, C, Fifth and Sixth Streets
Site Size (Gross / Net Assumption)	2.2 ac / 2.2 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	High (16.8-30 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	37 - 66 du
Steering Committee Recommendation	**40 - 60 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

1.1 Close to Central Park, downtown and university.
1.2 Promotes pedestrian, bicycle and transit mobility.
1.3 Adequate vehicular access.
1.4 Capable of providing compact development and higher density housing.

Countering Views to Recommended Site Ranking Category and Number

1.5 Development uncertain, site has not been declared surplus by DJUSD at this time.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

1.A Consider reserving a portion of the site for DJUSD offices, a child care facility, an extension of Central Park.
1.B Adequate parking for proposed land uses.
1.C Design consistent with applicable Davis Downtown and Traditional Residential Neighborhood Design Guidelines.
1.D Consider for senior housing.

SECONDARY SITE
Site Ranking
1

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites

Recommended Actions and Responsibilities

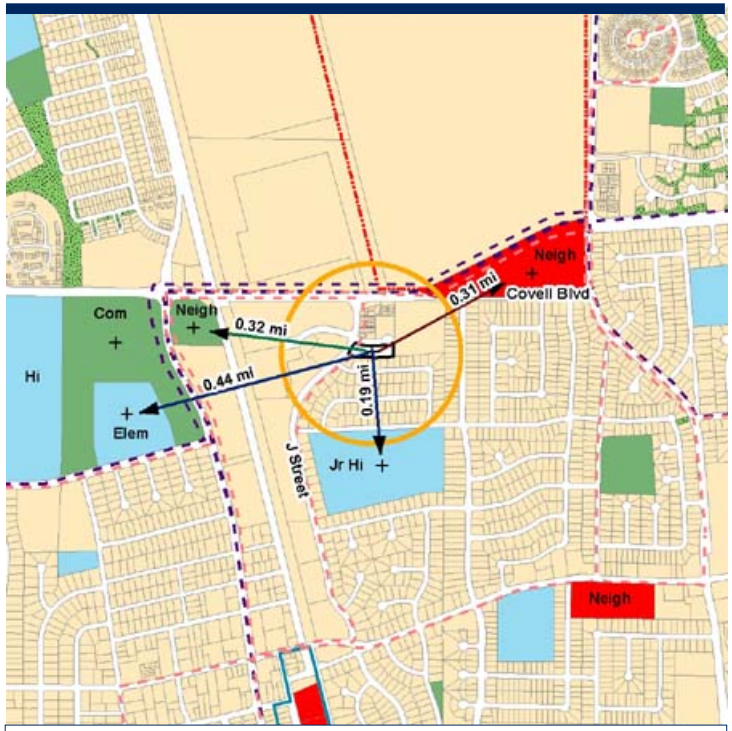
Action 1.1 Confirm whether DJUSD is interested in the redevelopment of the site and replacement of the existing offices on-site or off-site.

Action 1.2 General Plan amendment, rezoning.

Kennedy Place

SECONDARY SITE
Site Ranking
2

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites



Location	Southeast corner of J Street and Kennedy Place
Site Size (Gross / Net Assumption)	1.0 ac / 1.0 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2 - 16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	7 - 17 du
Steering Committee Recommendation	**7 - 16 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

2.1 Proximity to shopping.

2.2 Potential for senior housing or live-work type of housing.

Countering Views to Recommended Site Ranking Category and Number

2.3 Potential vehicular conflicts with existing offices and senior housing.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

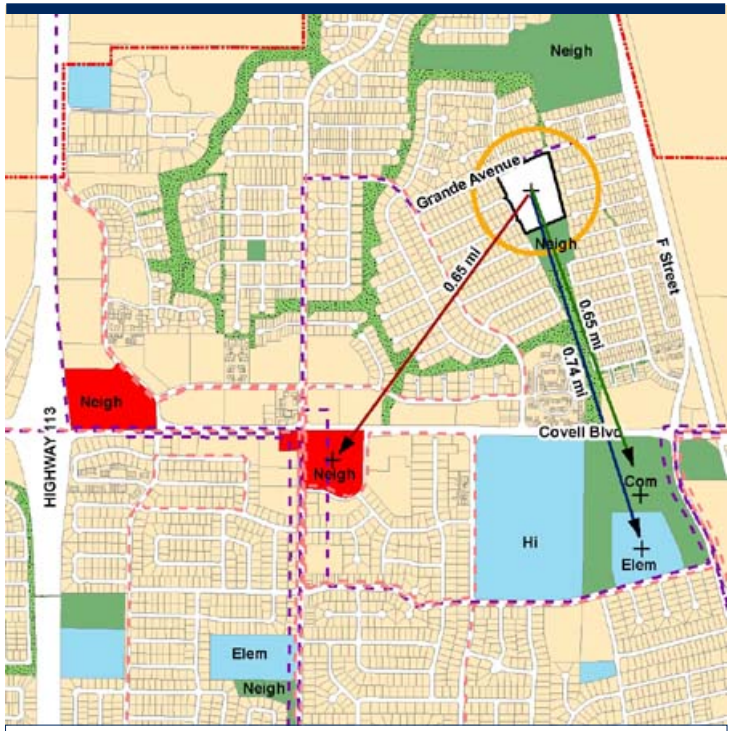
2.A Mitigate the potential conflicts with the existing office traffic. Mitigate the effects of the added traffic on the existing senior housing.

2.B Consider site for senior housing or live-work type of housing.

Recommended Actions and Responsibilities

Action 2.1 General Plan amendment, rezoning.

Grande School Site



Location	South side of Grande Avenue between F Street and Catalina Drive
Site Size (Gross / Net Assumption)	8.4 ac / 6.0 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2 - 16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	43 – 101 du
Steering Committee Recommendation	**50 – 75 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

3.1 Close to parks and schools.

3.2 Adequate vehicular access to Grande Avenue, a collector street.

3.3 Residential use is appropriate given the existing surrounded residential uses..

Countering Views to Recommended Site Ranking Category and Number

3.4 Difficult to integrate site with area due to existing street patterns.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

3.A Design compatibility with existing surrounding low density residential uses.

3.B Augment of the existing greenbelt system and connections.

SECONDARY SITE
Site Ranking
3

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites

Recommended Actions and Responsibilities

Action 3.1 City should continue to consult with the DJUSD and neighbors.

Action 3.2 General Plan amendment, rezoning.

820 Sweet Briar Drive

SECONDARY SITE
Site Ranking
4

SECONDARY SITES are sites recommended for housing; they are considered **"Green Light" sites**

Location	Southeast corner of G Street and Sweet Briar Drive
Site Size (Gross / Net Assumption)	0.53 ac / 0.53 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Core Area Specific Plan – Up to 30 du/ac
Estimated Potential Number of Housing Units Range Per General Plan Category	Up to 16 du
Steering Committee Recommendation	**16 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

4.1 Promotes higher density housing in the downtown area.

4.2 Near shopping and UC Davis.

4.3 Promotes pedestrian, bicycle and transit mobility.

Countering Views to Recommended Site Ranking Category and Number

4.4 Adjacent railroad noise.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

4.A Mitigation of railroad noise.

4.B Clearance of contaminants from adjacent dry cleaning business.

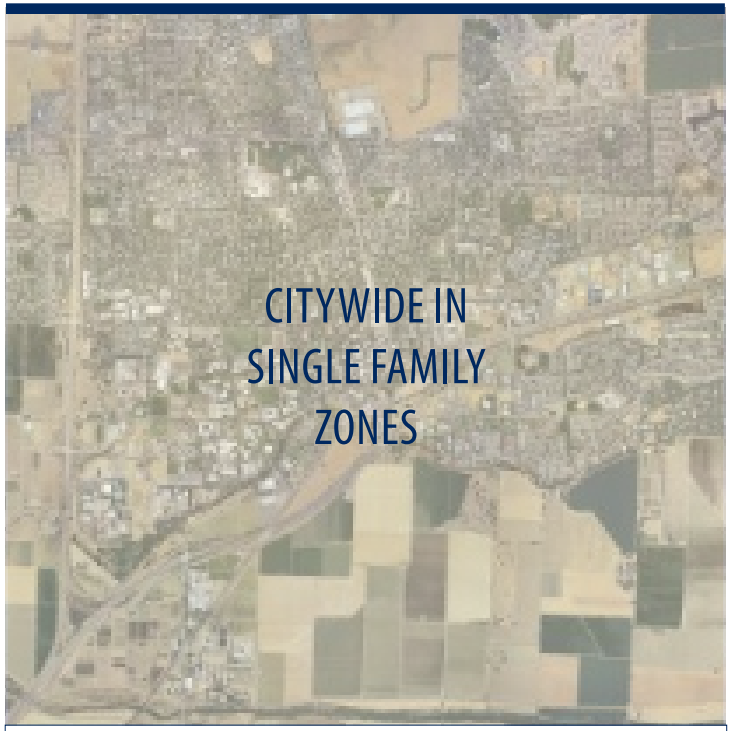
4.C Consider mixed use or live-work types of housing.

Recommended Actions and Responsibilities

Action 4.1 Property owner shall obtain State clearance of contaminants.

Action 4.2 Rezoning.

Second Units (Increases with Program Changes for Discretionary Units)



Location	Citywide in single family zones
Site Size (Gross / Net Assumption)	Various sites
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Low (3.6 - 7.19 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	Various sites
Steering Committee Recommendation	**24 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

5.1 This category would promote accessory dwelling units beyond existing city programs.

5.2 Accessory dwelling units are an important contribution to affordable housing.

Countering Views to Recommended Site Ranking Category and Number

5.3 Potential neighborhood opposition.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

5.A Consider simplified processing and fees, increased information and education, and development of neighborhood specific plans with prototypical accessory dwelling units.

5.B Consider zoning ordinance amendments including standards affecting attached and detached units.

5.C Research the accessory dwelling unit programs of the city of Santa Cruz, CA.

5.D Promote accessory dwelling units in new residential developments.

SECONDARY SITE
Site Ranking
5

SECONDARY SITES are sites recommended for housing; they are considered **"Green Light" sites**

Recommended Actions and Responsibilities

Action 5.1 Changes to zoning code and programs to promote second units. As part of zoning code changes:

- Include public noticing of proposed program changes.
- Conduct a community workshop to gain input on potential criteria and standards for expanded programs.
- Refer proposed changes to the City's Climate Action Team for input on proposed changes.

Action 5.2 Develop an effective method of outreach and information to neighbors in advance of specific proposals.

Verona, Mace Ranch

SECONDARY SITE
Site Ranking
6

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites

Location	Southwest corner of E. Fifth Street and Alhambra Drive
Site Size (Gross / Net Assumption)	8.55 ac / 6.5 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2 - 16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	47 – 109 du
Steering Committee Recommendation	**59 – 78 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

6.1 Adjacent to school, and park, and bus route.

6.2 Good vehicular access on minor arterials.

6.3 Adjacent to existing medium density residential use.

6.4 Opportunity to provide workforce and moderate income housing.

Countering Views to Recommended Site Ranking Category and Number

6.5 Should be planned in a higher density due to the existing facilities in the area.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

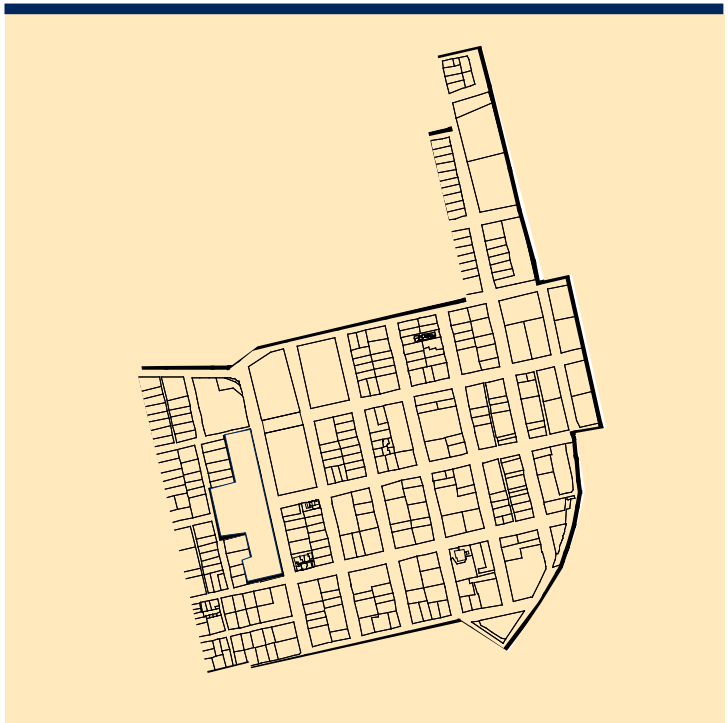
6.A Site design transition to ensure compatibility with existing adjacent residential uses.

6.B Site design to be sensitive to habitat area in adjacent park.

Recommended Actions and Responsibilities

Action 6.1 Rezoning.

Downtown (Increases With Plan / Zoning Changes)



Location	Various potential sites in downtown area
Site Size (Gross / Net Assumption)	Various sites
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Core Area Specific Plan (Up to 30 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	Various sites
Steering Committee Recommendation	**Study Needed**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

7.1 Promote 24-hour vitality of downtown area.

7.2 Provides compact development and higher density housing near community facilities.

7.3 Promotes pedestrian, bicycle and transit mobility.

Countering Views to Recommended Site Ranking Category and Number

7.4 Concerns with traffic congestion, parking, replacement of historic bungalows, and detraction from existing downtown character.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

7.A Plan for increased need for parking. Consider remote parking and a new parking structure(s).

SECONDARY SITE
Site Ranking
7

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites

Recommended Actions and Responsibilities

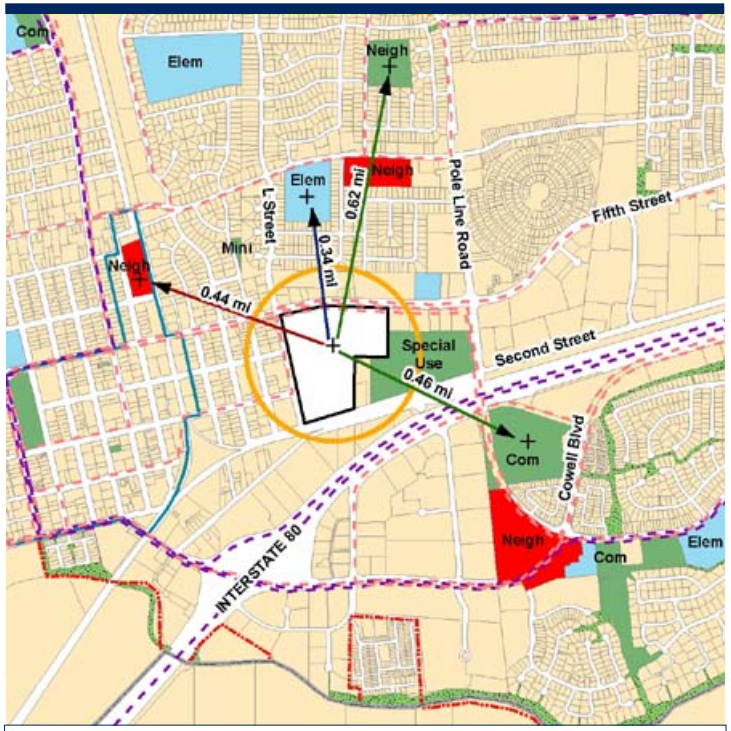
Action 7.1 Amendments to Core Area Specific plan and rezonings, with future analysis and public outreach to determine extent of potential zoning changes.

Action 7.2 City should consider options to provide additional parking downtown. .

PG&E Service Center

SECONDARY SITE
Site Ranking
8

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites



Location	Southeast corner of E. Fifth Street and L Street
Site Size (Gross / Net Assumption)	27.49 ac / 16.5 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	High (16.8-30 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	277 – 495 du
Steering Committee Recommendation	**277 –495 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

8.1 Close to downtown, schools, parks.

8.2 Suitable for compact development, and higher density housing, and possible mixed uses.

8.3 Promotes pedestrian, bicycle and transit mobility.

Countering Views to Recommended Site Ranking Category and Number

8.4 Retain for commercial uses and not residential.

8.5 Development not realistic in near term

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

8.A Obtain information on the need for the existing industrial use: whether there is an alternate site; and if there can be a property swap.

8.B Obtain information on the PG&E employees: how many live in Davis; trips taken during the day; and spending in Davis.

8.C Obtain information on the timing and availability of site, and toxics.

8.D Site plan should provide a transition from housing on the north to non-residential on the south adjacent to I-80.

8.E Require analysis of city need for, and feasibility of, non-residential uses on the site.

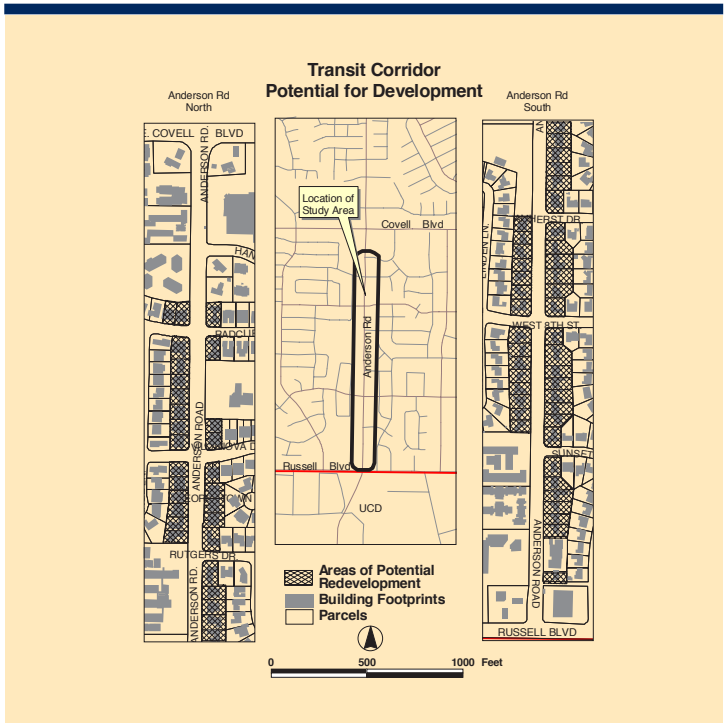
Recommended Actions and Responsibilities

Action 8.1 City continue to work with PG&E regarding interest in re-use of site, alternate site for existing use, timing, and feasibility.

Action 8.2 General Plan amendment and rezoning. Development of a higher density category in General Plan would be needed for a density higher than 30 du / ac.

Action 8.3 State clearance of contaminants remediation.

Transit Corridor - Anderson Road



Location	Lots fronting on Anderson Road between Russell Boulevard and Radcliffe Drive
Site Size (Gross / Net Assumption)	14 ac / 14 ac overall
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	High (16.8-30 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	235 - 420 du in corridor
Steering Committee Recommendation	**23 du in first block as a pilot project**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

9.1 Close to UC Davis, shopping and transit.

9.2 Would promote pedestrian, bicycle and transit mobility.

9.3 Planning would improve vehicular and pedestrian safety along the corridor.

9.4 Could improve corridors urban design and identity.

Countering Views to Recommended Site Ranking Category and Number

9.5 Potential for disjointed development.

9.6 First phase may not be built by 2013.

9.7 Safety concerns, including near Chavez School.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

9.A A coordinated site plan would be needed for a "pilot project" for an initial block and would be desirable for the entire corridor.

9.B Consider whether some of the existing right-of-way could be utilized to improve the site plan.

SECONDARY SITE
Site Ranking
9

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites

Recommended Actions and Responsibilities

Action 9.1 City invite property owners to discuss possibilities and determine interest, including interest in a "pilot project" for an initial block.

Action 9.2 General Plan amendment, rezoning.

Simmons, E. Eighth Street

SECONDARY SITE
Site Ranking
10

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites

Location	North side of 2400 block of E. Eighth Street
Site Size (Gross / Net Assumption)	12.1 ac / 9.0 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2 - 16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	79 – 185 du
Steering Committee Recommendation	**88 – 180 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

10.1 Logical site for housing as it is surrounded by existing residential uses of different densities.

10.2 Near schools.

10.3 Site large enough to provide open space..

Countering Views to Recommended Site Ranking Category and Number

10.4 Last remnant of agriculture in city.

10.5 Only vehicular access is from E.Eighth Street.

10.6 The entire site should be considered for open space and habitat reserve due to its historical significance.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

10.A Incorporate a neighborhood greenbelt in the site plan.

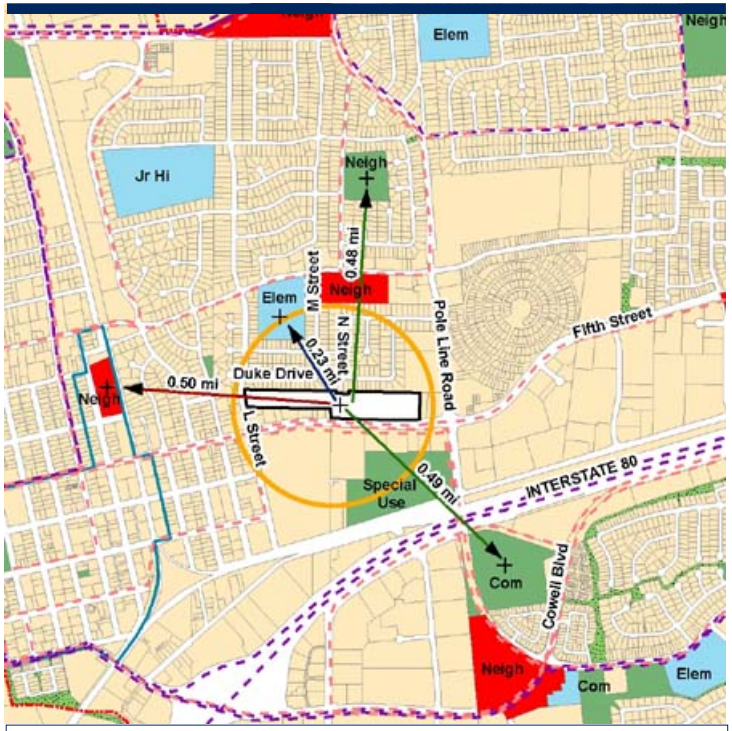
10.B Consider a portion of the site for historic preservation, open space and habitat reserve, senior housing, community gardens or Explorit science center.

Recommended Actions and Responsibilities

Action 10.1 Consider City Council's actions on a concept plan for the site based on a design charrette with neighbors.

Action 10.2 General Plan amendment (if Medium Density) and rezoning.

City/ DJUSD Corporation Yards



Location	North side of E. Eighth Street between L Street and Pole Line Road
Site Size (Gross / Net Assumption)	11.3 ac / 10.0 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2 - 16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	72 – 168 du
Steering Committee Recommendation	**80 – 160 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

11.1 Close to downtown, shopping, schools and parks.

11.2 Promotes bicycle and transit mobility on a main bus route.

11.3 Possibilities include workforce housing, live-work housing, or housing toward back with commercial in front.

Countering Views to Recommended Site Ranking Category and Number

11.4 Development timing uncertain as City has not determined that corporation yards should be relocated or to where.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

11.A Determine where corporation yards would be relocated (such as north Pole Line Road or on the south side of I-80).

11.B Consider whether Community gardens should be retained or relocated on site or off site.

11.C Ensure adequate parking is provided.

11.D Design housing for compatibility with the existing residential uses to the north and the existing commercial uses.

11.E Require analysis of city need for, and feasibility of, non-residential uses on the site.

SECONDARY SITE
Site Ranking
11

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites

Recommended Actions and Responsibilities

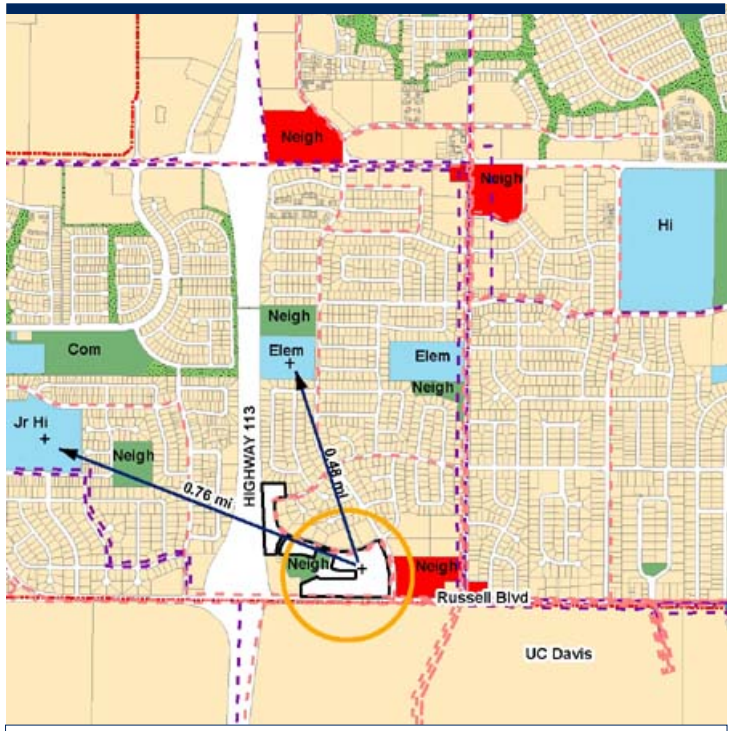
Action 11.1 Consider a corridor plan for both corporation yards and PG&E service center, including relocations.

Action 11.2 General Plan amendment, rezoning.

RHD Zone, Oxford Circle

SECONDARY SITE
Site Ranking
12

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites



Location	Oxford Circle and Wake Forest Drive, west of University Mall
Site Size (Gross / Net Assumption)	14.12 ac / 14.12 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	New 50 du / ac density category
Estimated Potential Number of Housing Units Range Per General Plan Category	Up to 32 du (net increase) at 525 Oxford Circle
Steering Committee Recommendation	**16 – 32 du (net increase)** at 525 Oxford Circle

Recommended Actions and Responsibilities

Action 12.1 Needs a new General Plan density category to be established, to allow up to 50 du / ac. The category could be limited to this area, downtown, or other specified areas.

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

12.1 This is the only RHD zone in the city and most of the sites in the zone are built to full capacity at 42 to 72 du / ac. The site at 525 Oxford Circle is the most underutilized at 18 du / ac and could increase to 50 du / ac with a new General Plan density designation.

12.2 An increase of 32 units at 525 Oxford Circle would have minimal impact.

12.3 Close to UC Davis shopping.

12.4 Promotes pedestrian, bicycle and transit mobility.

Countering Views to Recommended Site Ranking Category and Number

12.5 Already a higher density area.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

12.A Ensure parking is adequate.

Fifth Avenue Place / Alders

Location	Northeast corner of E. Fifth Street and Pole Line Road
Site Size (Gross / Net Assumption)	2.2 ac / 2.2 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	High (16.8-30 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	Up to 19 du (net increase)
Steering Committee Recommendation	4-16 du (net increase)

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

13.1 Efficient use of land.

13.2 One or two additional stories would be added above existing one-story apartments.

13.3 Close to transit, shopping and schools.

13.4 Similar densities in area.

Countering Views to Recommended Site Ranking Category and Number

13.5 Concerns about density, open space and parking.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

13.A Ensure City's minimum standards for access, setbacks, parking, and open space in site plan.

13.b Analyze traffic impacts.

SECONDARY SITE
Site Ranking
13

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites

Recommended Actions and Responsibilities

Action 13.1 Rezoning.

Willowbank Church Site, Mace Boulevard

SECONDARY SITE
Site Ranking
14

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites

Location	West side of Mace Boulevard, between San Marino Drive and Redbud Drive
Site Size (Gross / Net Assumption)	4.48 ac / 3.0 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2 - 16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	22 - 50 du
Steering Committee Recommendation	**22 - 50 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

14.1 Close to neighborhood greenbelts, schools and shopping. Can complete greenbelt system.

14.2 Adequate access to Mace Boulevard.

14.3 Bounded by residential and buffered by creek, greenbelt and street.

Countering Views to Recommended Site Ranking Category and Number

14.4 Location would promote car travel.

14.5 Medium density would not be compatible with the existing adjacent low density neighborhoods.

14.6 Consider higher density.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

14.A Buffer existing residential and complete greenbelt system in area.

14.B Feather densities with lower densities near the existing low density neighborhoods.

Recommended Actions and Responsibilities

Action 14.1 Communicate city and neighborhood goals to purchaser of site (as church plans to sell the site).

Action 14.2 General Plan amendment, rezoning.

Civic Center Fields

Location	West side of B Street between City offices and M.L. King High School
Site Size (Gross / Net Assumption)	3.6 ac / 3.6 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2 -16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	26 - 60 du
Steering Committee Recommendation	**56 - 60 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

15.1 Close to downtown, shopping, Central Park, schools, and UC Davis.

15.2 Promotes pedestrian, bicycle and transit mobility.

15.3 Is capable of providing compact development and higher density housing.

15.4 Existing fields are underutilized and part of the existing open space can be retained in a new development.

15.5 Good potential for senior housing given the adjacent Senior Center.

Countering Views to Recommended Site Ranking Category and Number

15.6 Should be retained for open space / recreation or possible future City Hall expansion. There are not enough active recreation uses in the area.

15.7 A pledge was made to the neighbors that the site would be retained for civic uses.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

15.A Ensure compatible design with surrounding uses and adequate parking.

15.B City Council should consider whether part or all of site is needed for City Hall expansion or recreation space for M.L. King High School and the neighborhood.1.B Adequate parking for proposed land uses.

SECONDARY SITE
Site Ranking
15

SECONDARY SITES are sites recommended for housing; they are considered **"Green Light" sites**

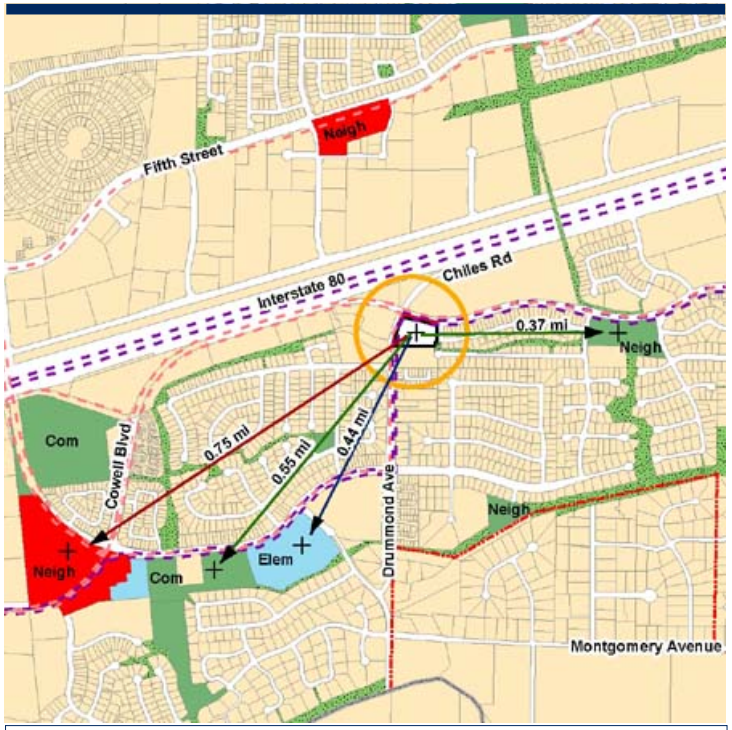
Recommended Actions and Responsibilities

Action 15.1 General Plan amendment, rezoning.

Willow Creek Neighborhood Commercial Site

SECONDARY SITE
Site Ranking
16

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites



Location	Southeast corner of Drummond Avenue and Cowell Boulevard
Site Size (Gross / Net Assumption)	1.7 ac / 1.7 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2 -16.79 du/ ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	12 - 29 du
Steering Committee Recommendation	**24 - 27 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

16.1 Limited potential for commercial use.
16.2 Surrounded on three sides by residential uses of different densities.
16.3 Close to parks, schools, shopping and transit.
16.4 Noise environment is conditionally acceptable.

Countering Views to Recommended Site Ranking Category and Number

16.5 Too close to freeway.
16.6 Keep for commercial use.

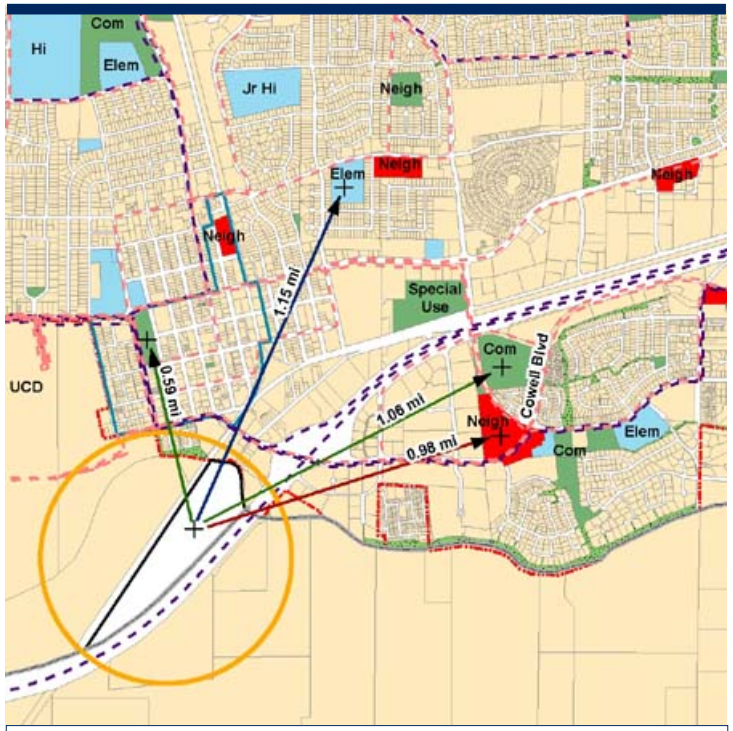
Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

16.A Contribute to greenbelt connection.
16.B Noise analysis and aesthetically acceptable mitigation, if needed.
16.C Require analysis of city need for, and feasibility of, non-residential uses on the site.

Recommended Actions and Responsibilities

Action 16.1 General Plan amendment, rezoning.

Nishi Property (Option With Access Via UCD Only)



Location	Southwest of Richards / I-80 interchange
Site Size (Gross / Net Assumption)	44.0 ac / 15.4 ac (residential)
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	New Residential Higher (50 + du/ ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	462 -1,000 du (new)
Steering Committee Recommendation	**460 - 1,000 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

17.1 Adjacent to UC Davis and downtown and would bolster downtown economy.
17.2 Near arboretum, freeway, and transit.
17.3 Bike connection to downtown and South Davis.
17.4 Promotes pedestrian, bicycle and transit mobility.
17.5 Potential to provide special higher density housing types without impacting existing neighborhood.

Countering Views to Recommended Site Ranking Category and Number

17.6 Poor vehicular access to Core Area.
17.7 Noise from I-80 and railroad.
17.8 Safety concerns with the railroad.
17.9 Prime ag land.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

17.A Needs UC Davis involvement, including access.
17.B Traffic analysis, mitigation, and car management strategies for traffic toward campus.
17.C Noise analysis and mitigation.
17.D Mitigate safety concerns with the adjacent railroad.
17.E Relinquish the existing access easement to Olive Drive.
17.F Access via UC Davis must be explored fully before any consideration of the Site #25 option.

SECONDARY SITE
Site Ranking
17

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites

Recommended Actions and Responsibilities

Action 17.1 Develop a cooperative plan with UC Davis for land use and circulation.

Action 17.2 Discuss the development with the railroad company and mitigate safety concerns.

Action 17.3 General Plan amendment (to a new higher density category), rezoning, and Measure J vote.

Willowbank Church Site, Mace and Montgomery

SECONDARY SITE
Site Ranking
18

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites

Location	Northwest corner of Mace Boulevard and Montgomery Avenue
Site Size (Gross / Net Assumption)	12.0 ac / 7.0 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2 - 16.79 du/ac
Estimated Potential Number of Housing Units Range Per General Plan Category	50 - 118 du
Steering Committee Recommendation	**70 - 84 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

18.1 Close to schools, parks and shopping.
18.2 Good vehicular access.
18.3 Could continue ag buffer on south edge of city..

Countering Views to Recommended Site Ranking Category and Number

18.4 Uncertain time frame as church has not stated interest in selling site for residential development.
18.5 Promotes car use.
18.6 Medium density would not be compatible with the existing adjacent low density neighborhoods.
18.7 Should be higher density.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

18.A Feather densities with lower densities near existing low density neighborhoods.
18.B Continue ag buffer on south edge.

Recommended Actions and Responsibilities

Action 18.1 General Plan amendment, rezoning.

Neighborhood Shopping Centers (Increases With Plan / Program Changes)

Location	Oak Tree Plaza, Oakshade Commons, Marketplace, Anderson Plaza and El Macero Shopping Centers
Site Size (Gross / Net Assumption)	Five shopping centers
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Neighborhood Retail designation, up to 49% FAR
Estimated Potential Number of Housing Units Range Per General Plan Category	158 -207 potential units
Steering Committee Recommendation	**Needs more research**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

19.1 This category would change the zoning of five shopping centers to allow housing units (as allowed in four other shopping centers in Davis).

19.2 Shopping centers are underutilized.

19.3 Mixed uses promote stability of shopping areas.

Countering Views to Recommended Site Ranking Category and Number

19.4 Concerns with parking conflicts, children playing in parking lots, potential increase in crime rates, and protection of retail uses.

19.5 Not realistic.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

None

SECONDARY SITE
Site Ranking
19

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites

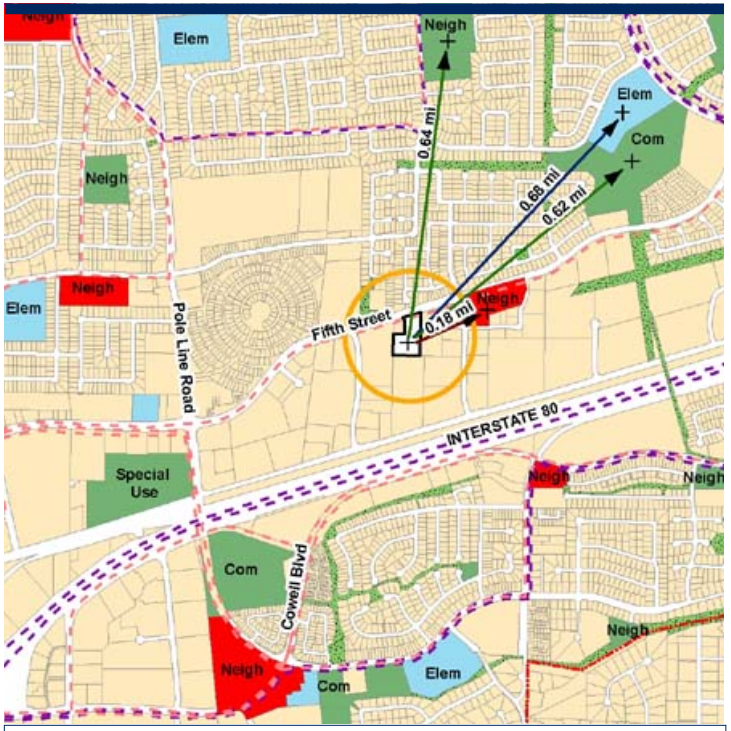
Recommended Actions and Responsibilities

Action 19.1 Rezoning of the five neighborhood shopping centers. A General Plan amendment may be needed depending on the proposed changes.

2726 Fifth Street, East of "Konditorei" Bakery

SECONDARY SITE
Site Ranking
20

SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites



Location	2726 East Fifth Street, between Cantrill Drive and Pena Drive
Site Size (Gross / Net Assumption)	2.14 ac / 2.14 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Change from Ind. to Office or Bus. Park, up to 49% FAR
Estimated Potential Number of Housing Units Range Per General Plan Category	16 - 18 du
Steering Committee Recommendation	**6 - 8 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

20.1 Potential for a few ancillary housing units if site is redesignated from Industrial to Office or Business Park.

Countering Views to Recommended Site Ranking Category and Number

20.2 Housing not compatible with this area of industrial, light industrial and office uses.

20.3 Davis Waste Removal is concerned with any residential uses being located on this site due to incompatibility with DWR uses.

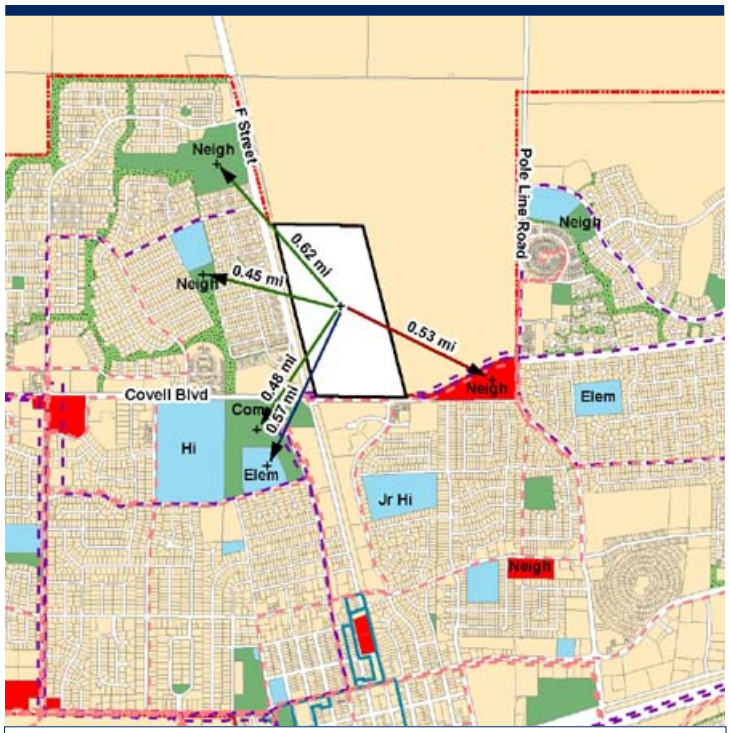
Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

20.A Site design to ensure livability of potential housing units.

Recommended Actions and Responsibilities

Action 20.1 General Plan amendment, rezoning.

Lewis Cannery



Location	1111 East Covell Boulevard, north of Covell Boulevard and J Street
Site Size (Gross / Net Assumption)	98.40 ac / 46.2 ac residential
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2-16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	333 - 776 du
Steering Committee Recommendation	**500 - 776 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

21.1 An infill site within the city limits; does not need a Measure J vote; and promotes compact urban form.

21.2 Close to schools, parks, shopping and transit.

21.3 Not a good site location for light industrial/high tech uses (subject to study) and is currently dormant.

21.4 Large parcel, could add parks and greenbelts in the development.

21.5 Provides opportunity for a mix of housing types including workforce and affordable housing.

Countering Views to Recommended Site Ranking Category and Number

21.6 Need to preserve land for light industrial / high tech land and its potential for jobs. This large acreage is ideal for light industrial / high tech uses.

21.7 Only one full access to Covell Boulevard and this would cause traffic impacts.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

21.A Need analysis of city need and feasibility of non-residential uses of the site.

21.B Need analysis of fiscal impacts and impacts on city services.

Continued on Next Page

ALTERNATE SITE
Site Ranking
21

ALTERNATE SITES are sites to be considered for housing only if needed prior to 2013; they are considered "Yellow Light" sites

Recommended Actions and Responsibilities

Action 21.1 General Plan amendment, rezoning.

Lewis Cannery *(Continued)*

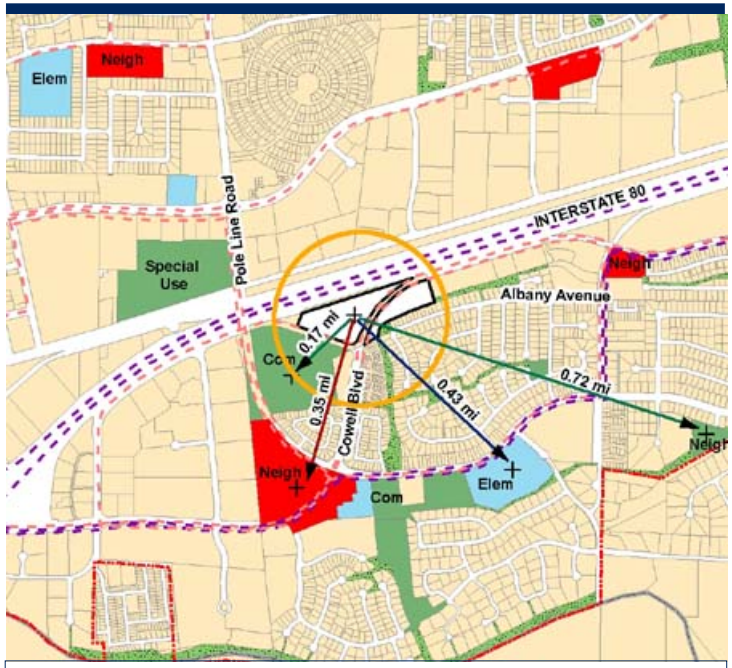
Continued from Previous Page

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

21.C Need information on the affordability of proposed housing, agricultural buffering, agricultural mitigation, open space, and site drainage.

21.D The Lewis site should be planned, at a minimum, with thoughtful consideration to circulation and land use compatibility with the adjacent property (the Covell Village site).

Ott, Cowell Boulevard



Location	Southeast of Cowell Boulevard (3.0 ac), and Northwest of Cowell Boulevard (6.5 ac)
Site Size (Gross / Net Assumption)	9.5 ac / 8.0 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Southeast : Medium (7.2-16.79 du/ac) Northwest : High on Developable Part (16.8-30 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	Southeast : Medium (7.2-16.79 du/ac) Northwest : High on Developable Part (16.8-30 du/ac) 64-125 du
Steering Committee Recommendation	**64-125 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

22.1 Potential for mixed uses with housing oriented away from freeway.

22.2 Freeway noise is mitigable to an extent with a buffer.

22.3 Close to parks, shops, bus transit, greenbelt and schools.

22.4 Southeast parcel is adjacent to greenbelt.

22.5 Poor access for most commercial uses.

Countering Views to Recommended Site Ranking Category and Number

22.6 Incompatible noise environment for residential uses per General Plan.

22.7 Health risks of particulates from freeway.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

22.A Additional studies of noise, particulates and health risks.

22.B Need an exceptionally well-designed, aesthetically acceptable noise mitigation solution.

22.C Review (and update if needed) analysis of city need for, and feasibility of, non-residential uses on the site.

SECONDARY SITE
Site Ranking
22

ALTERNATE SITES are sites to be considered for housing only if needed prior to 2013; they are considered "Yellow Light" sites

Recommended Actions and Responsibilities

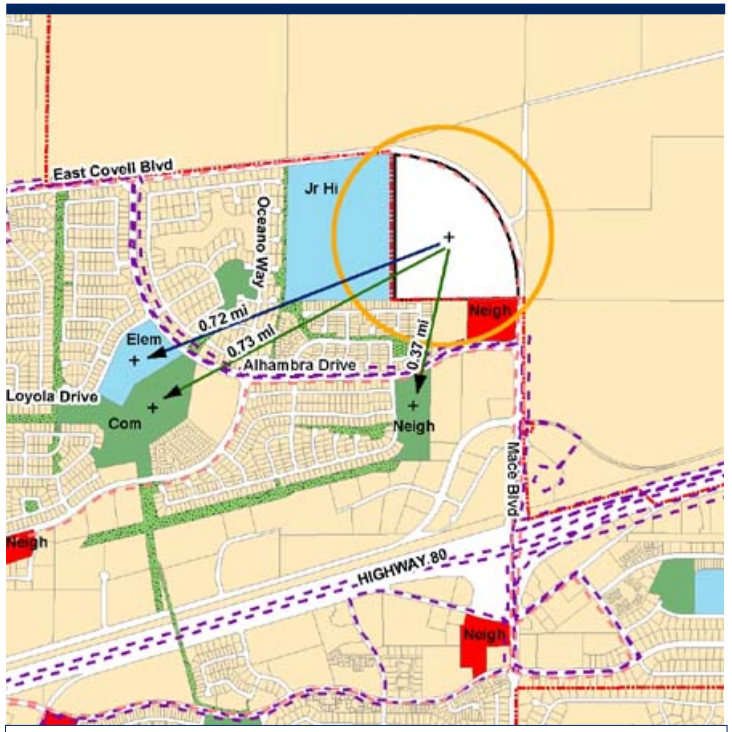
Action 22.1 Consider this site along with other possible sites as a possible relocation site for City and DJUSD corporation yards.

Action 22.2 General Plan amendment, rezoning.

Signature Properties Site

ALTERNATE SITE
Site Ranking
23

ALTERNATE SITES are sites to be considered for housing only if needed prior to 2013; they are considered "Yellow Light" sites



Location	Inside the Covell Boulevard – Mace Boulevard curve
Site Size (Gross / Net Assumption)	43.0 ac / 28.1 ac (residential)
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2-16.79 du / ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	202 – 472 du
Steering Committee Recommendation	**350 - 472 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

23.1 Would promote compact urban form.
23.2 Questionable for agriculture.
23.3 No impact on existing residential areas.
23.4 Bounded by city on two sides with road on third side.
23.5 Easy access to freeway and short driving distance to shopping in South Davis.
23.6 Bike connections.
23.7 Close to planned shopping.

Countering Views to Recommended Site Ranking Category and Number

23.8 Not currently within walking distance of shopping.

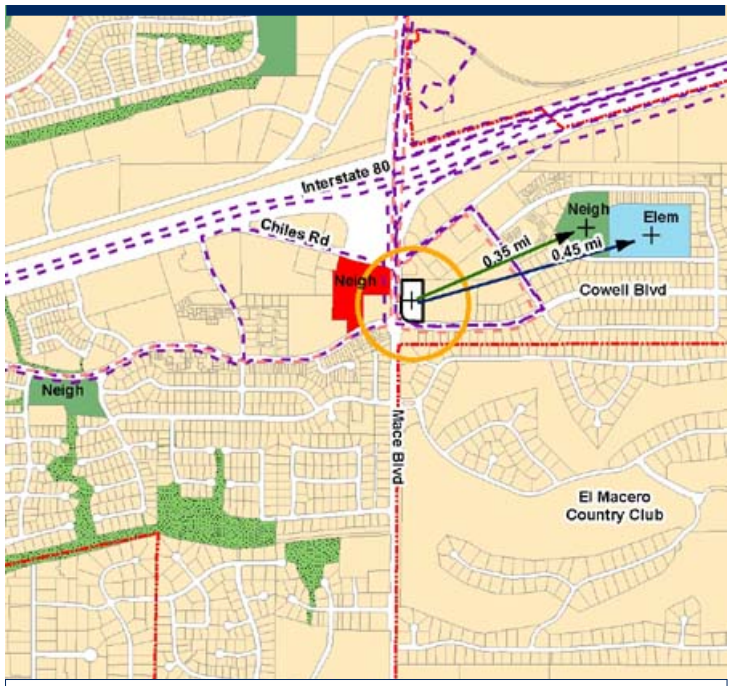
Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

23.A Consider appropriate location of required agricultural mitigation.
23.B Provide compatible densities adjacent to existing low density residential uses, and allow greater densities farther away.
23.C The overall density of the site should be at the high end of the medium density range.

Recommended Actions and Responsibilities

Action 23.1 General Plan amendment, rezoningg, and Measure J vote.

Northeast Corner of Mace and Cowell Boulevards



Location	424 Mace Boulevard, Northeast corner of Mace and Cowell Boulevards
Site Size (Gross / Net Assumption)	1.73 ac / 1.73 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Community Retail with ancilliary residential or Mixed Use
Estimated Potential Number of Housing Units Range Per General Plan Category	Up to approximately 15 du
Steering Committee Recommendation	**4 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

24.1 Good location and access for mixed use or high density housing.

24.2 Close to shopping, transit and freeway. Walkable to shopping.

24.3 Not a good location for existing auto center zoning.

24.4 Limited health concerns.

Countering Views to Recommended Site Ranking Category and Number

24.5 Noise from I-80, traffic, and fire station.

24.6 Air quality concerns.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

24.A Consider site for live-work and office-residential mixed use.

24.B Consider office buffer along Mace Boulevard.

ALTERNATE SITE
Site Ranking
24

ALTERNATE SITES are sites to be considered for housing only if needed prior to 2013; they are considered "Yellow Light" sites

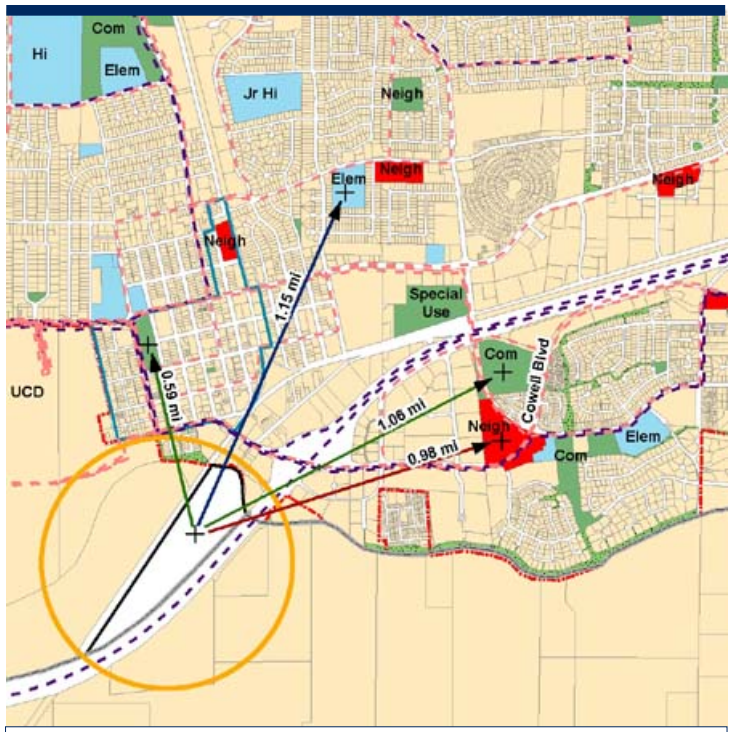
Recommended Actions and Responsibilities

Action 24.1 General Plan amendment, rezoning.

Nishi Property (Option with Access Via Olive Drive)

ALTERNATE SITE
Site Ranking
25

ALTERNATE SITES are sites to be considered for housing only if needed prior to 2013; they are considered "Yellow Light" sites



Location	Southwest of Richards / I-80 interchange
Site Size (Gross / Net Assumption)	44.0 ac / 15.4 ac (residential)
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	High (16.8-30 du/ac) or a new higher (50 + du/ ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	259 - 462 (H) or 462 -1,000 du (new)
Steering Committee Recommendation	**460 - 770 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

25.1 Adjacent to UC Davis and downtown and would bolster downtown economy.
25.2 Near arboretum, freeway, and transit.
25.3 Bike connection to downtown and South Davis.
25.4 Promotes pedestrian, bicycle and transit mobility.
25.5 Potential to provide special higher density housing types without impacting existing neighborhood.

Countering Views to Recommended Site Ranking Category and Number

25.6 Poor vehicular access, potential impact on Richards Blvd./ W. Olive Dr., especially if commercial uses.
25.7 Noise from I-80 and railroad.
25.8 Prime ag land.
25.9 Access and land use conflict with General Plan Agriculture Policy LU O.1.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

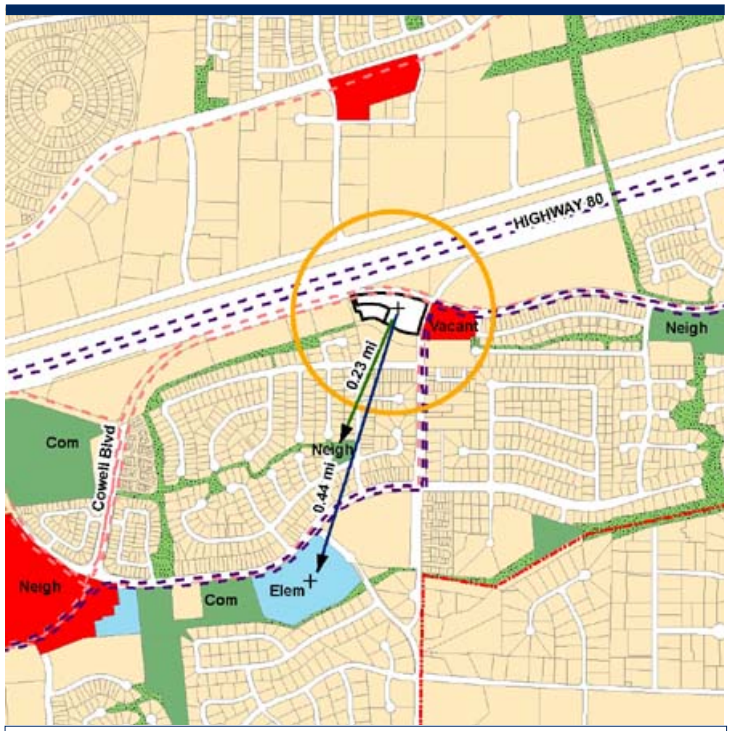
25.A Traffic analysis, mitigation, and car management strategies.
25.B Noise analysis and mitigation.
25.C Access via UC Davis (per Site #17 recommendations) must be explored fully before any consideration of this option.

Recommended Actions and Responsibilities

Action 25.1 Develop a cooperative plan with UC Davis for land use and circulation.

Action 25.2 General Plan amendment (to a new higher density category), rezoning, and Measure J vote.

Oakshade Affordable Housing, Cowell Boulevard



Location	Southwest corner of Cowell Boulevard, and Drummond Avenue (two parcels of 0.74 ac and 2.34 ac)
Site Size (Gross / Net Assumption)	3.08 ac / 3.08 ac (total)
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2-16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	Medium (22-52 du)
Steering Committee Recommendation	**45-52 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

26.1 Close to neighborhood greenbelts, schools and shopping.

26.2 In April, 2007 the City Redevelopment Agency assisted a local non-profit housing group with affordable housing funds to develop the larger parcel. In July, 2007 City Council awarded the land dedication site (smaller parcel) to the housing group for development with the larger parcel.

Countering Views to Recommended Site Ranking Category and Number

26.3 Close to freeway, concerns with noise environment and air pollution.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

26.A Site design to provide mitigation of I-80 noise.

26.B Maximize setback from freeway. Consider restricting housing units to southern half of site.

26.C Attempt to develop triangular site across Cowell Boulevard with buildings to provide a barrier to I-80.

26.d The overall density of the site should be at the high end of the medium density range.

ALTERNATE SITE
Site Ranking
26

ALTERNATE SITES are sites to be considered for housing only if needed prior to 2013; they are considered "Yellow Light" sites

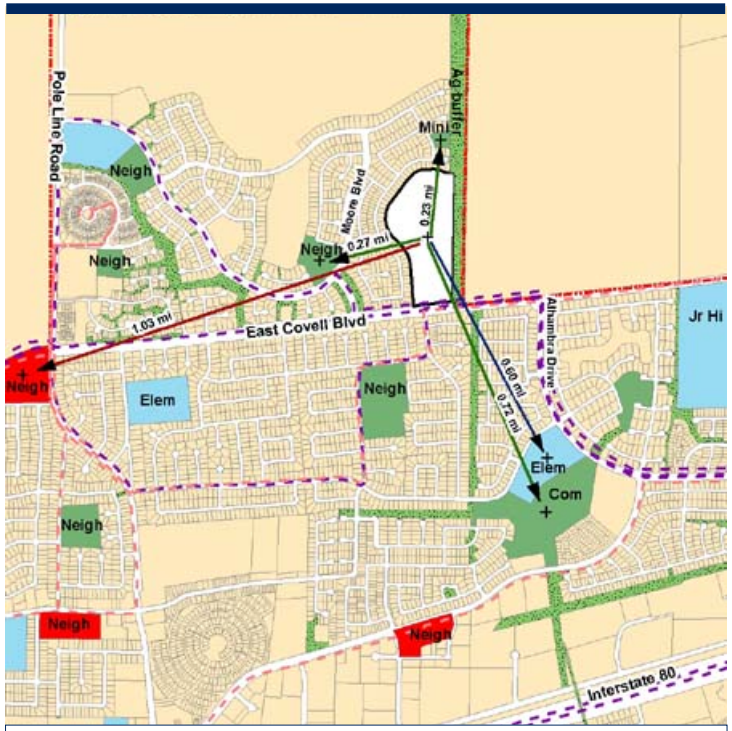
Recommended Actions and Responsibilities

Action 26.1 Would require a Conditional Use Permit.

Wildhorse Horse Ranch

ALTERNATE SITE
Site Ranking
27

ALTERNATE SITES are sites to be considered for housing only if needed prior to 2013; they are considered "Yellow Light" sites



Location	North of Covell Boulevard at intersection with Monarch Lane
Site Size (Gross / Net Assumption)	25.8 ac / 16.4 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2-16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	Medium 118- 275 du
Steering Committee Recommendation	**190-230 du**

Recommended Actions and Responsibilities

Action 27.1 The City Council should consider a development fee incentive for small housing units.

Action 27.2 General Plan amendment, rezoning, and Measure J vote.

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

27.1 Surrounded by City on three sides and completes the Wildhorse neighborhood.
27.2 Close to schools and parks.
27.3 Adds to existing greenbelt.
27.4 Adequate vehicular access.
27.5 Potential for accessory units.

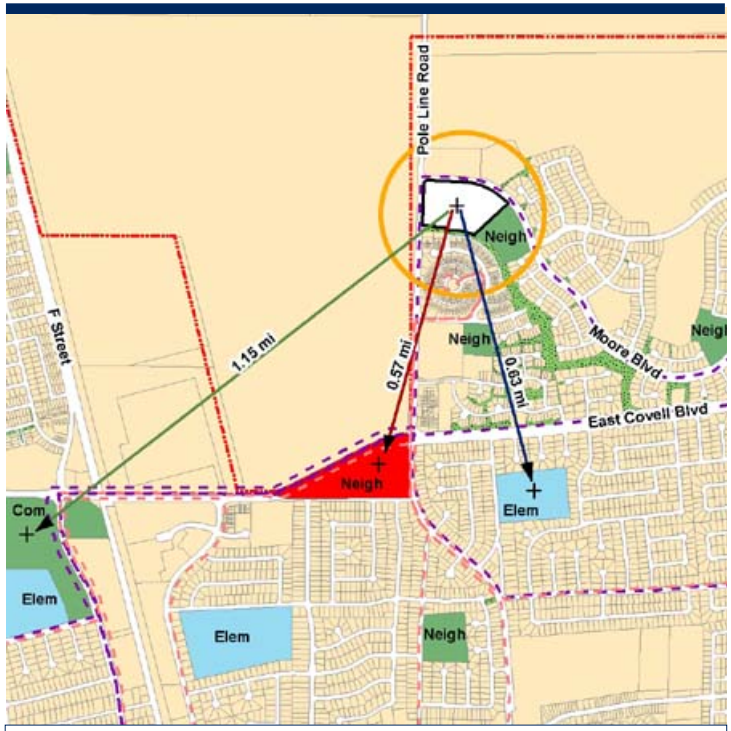
Countering Views to Recommended Site Ranking Category and Number

27.6 Far from downtown and UC Davis.
27.7 Would promote car travel and not be conducive to bicycle mobility.
27.8 Potential impact on burrowing owl.
27.9 Prime ag land.
27.10 The Wildhorse development agreement deignated this site as ag/open space.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

1.A The plan for ag mitigation is a key issue in the development review.

Nugget Fields School Site



Location	1801 Moore Blvd, southeast corner of Moore Boulevard and Pole Line Road
Site Size (Gross / Net Assumption)	9.0 ac / 7.0 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2-16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	Medium 50-118 du
Steering Committee Recommendation	**100-188 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

28.1 Adjacent to park, greenbelt and transit.

28.2 Close to shopping.

28.3 The soccer fields on the site can be located elsewhere.

28.4 Meets principles of compact urban form, capable of compact development, proximity to community facilities, and promotes bicycles and transit.

Countering Views to Recommended Site Ranking Category and Number

28.5 Development uncertain, site has not declared surplus by DJUSD at this time.

28.6 The existing soccer fields are needed at least until replacement fields are developed, preferably nearby.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

28.A A design charrette process should be conducted, similar to the Simmons site.

28.B Need to comply with the Naylor Act related to the sale of recreational land by a school district.

28.C If the DJUSD decides to sell this site, the City should consider a higher ranking for this site.

ALTERNATE SITE
Site Ranking
28

ALTERNATE SITES are sites to be considered for housing only if needed prior to 2013; they are considered "Yellow Light" sites

Recommended Actions and Responsibilities

Action 28.1 The City should find replacement soccer fields, preferably nearby.

Action 28.2 General Plan amendment, rezoning.

Little League Fields

ALTERNATE SITE
Site Ranking
29

ALTERNATE SITES are sites to be considered for housing only if needed prior to 2013; they are considered "Yellow Light" sites

Location	Southeast corner of F Street and Covell Boulevard
Site Size (Gross / Net Assumption)	5.47 ac / 5.47 ac
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	High (16.8-30 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	92- 164 du
Steering Committee Recommendation	**93- 137 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

29.1 Close to transit, community park, schools, art center, library, downtown and UC Davis.

29.2 Promotes pedestrian, bicycle and transit mobility.

29.3 Suitable for compact development and higher density housing.

Countering Views to Recommended Site Ranking Category and Number

29.4 The existing baseball fields are needed.

29.5 Not a desirable residential area due to dilapidation and noise.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

29.A Determine the plan and funding for the replacement of the fields. The Little League should support the move.

Recommended Actions and Responsibilities

Action 29.1 General Plan amendment, rezoning.

Action 29.2 Consider as possible relocation site for Fire Headquarters Station.

Willow Creek Light Industrial Site

Location	Between Chiles Road & Cowell Blvd., east of Drummond Avenue
Site Size (Gross / Net Assumption)	15.0 ac / 7.5 ac (7.5 ac is south half)
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2-16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	Medium 54-126
Steering Committee Recommendation	**75-126 du** on South Half (dependent upon compatibility with uses on north half of site)

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

30.1 Assumes potential residential use on the southerly half of the site buffered from I-80 by light industrial or office buildings.
30.2 Mixed use potential due to large site size.
30.3 Noise can be mitigated.
30.4 Close to parks, greenbelts and schools.
30.5 Adequate vehicular access for residential to streets and freeway.
30.6 Access problems for some commercial uses.

Countering Views to Recommended Site Ranking Category and Number

30.7 Need light industrial sites in the city.
30.8 Too close to freeway for residential.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

30.A Conduct study of noise, particulates and health risks.
30.B Provide aesthetically-acceptable noise mitigation which may include non-residential buildings.
30.C Require analysis of city need for, and feasibility of, non-residential uses on the site.
30.D Residential development should only be allowed on the south half of the site.
30.E Improve the bicycle system in the area,

ALTERNATE SITE
Site Ranking
30

ALTERNATE SITES are sites to be considered for housing only if needed prior to 2013; they are considered "Yellow Light" sites

Recommended Actions and Responsibilities

Action 30.1 Consider this site along with other possible sites as a possible relocation site for City and DJUSD corporation yards.

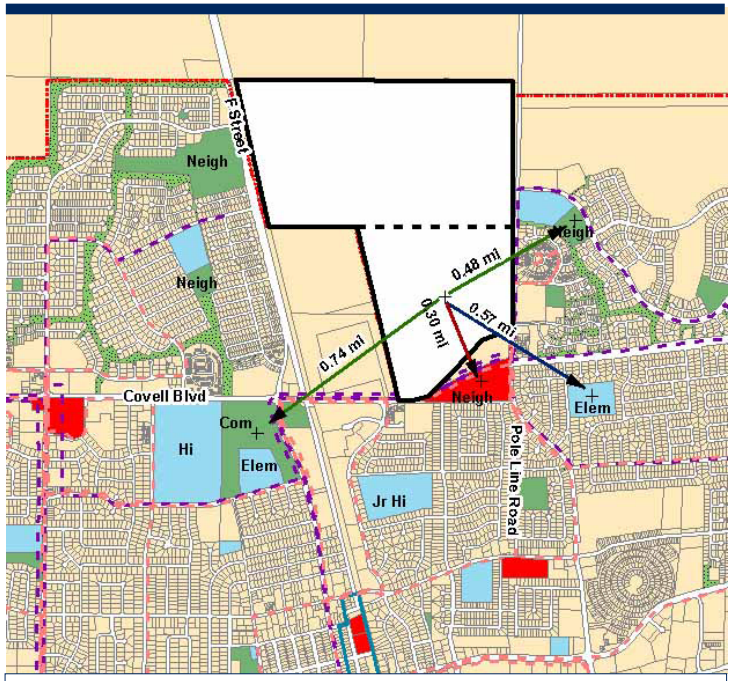
Action 30.2 General Plan amendment, rezoning.

~~Covell Village Site~~ ~~(Option – Joint Plan and Land Adjacent to South Half of Lewis Cannery)~~

~~ALTERNATE SITE~~
~~Site Ranking~~
~~31~~

Site Option Deleted
By Steering Committee
(March 13, 2008)

Covell Village Site (Option – to Top of Lewis Cannery Site)



Location	Northwest of the intersection of Covell Boulevard and Pole Line Road
Site Size (Gross / Net Assumption)	383.0 ac / 125.0 ac w/ 70.0 ac residential
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2-16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	504 - 1,175 du
Steering Committee Recommendation	**750-1,150 du** (this density is consistent with the Lewis Cannery — Site #21)

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

32.1 Bounded by city development on three sides and public land to north.

32.2 Close to shopping, transit, art center, parks, schools, health care.

32.3 Provides opportunities to add parks, to complete greenbelt system and to provide an ag buffer / urban mit.

32.4 Provides opportunity for a variety of housing types, including workforce, senior and affordable.

32.5 This option provides opportunity for on-site ag mitigation.

Countering Views to Recommended Site Ranking Category and Number

32.6 Prime ag land and views from urban area.

32.7 Half of site in existing flood plain designation.

32.8 Access limited to south and east only, traffic impacts.

32.9 Bordered to north by former landfill and ag land.

32.10 Larger development was recently denied in Measure J vote.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

32.A Development analysis including sewer capacity, water supply, traffic impacts, infrastructure improvements and fiscal impacts.

32.B Information on housing affordability.

ALTERNATE SITE
Site Ranking
32

ALTERNATE SITES are sites to be considered for housing only if needed prior to 2013; they are considered "Yellow Light" sites

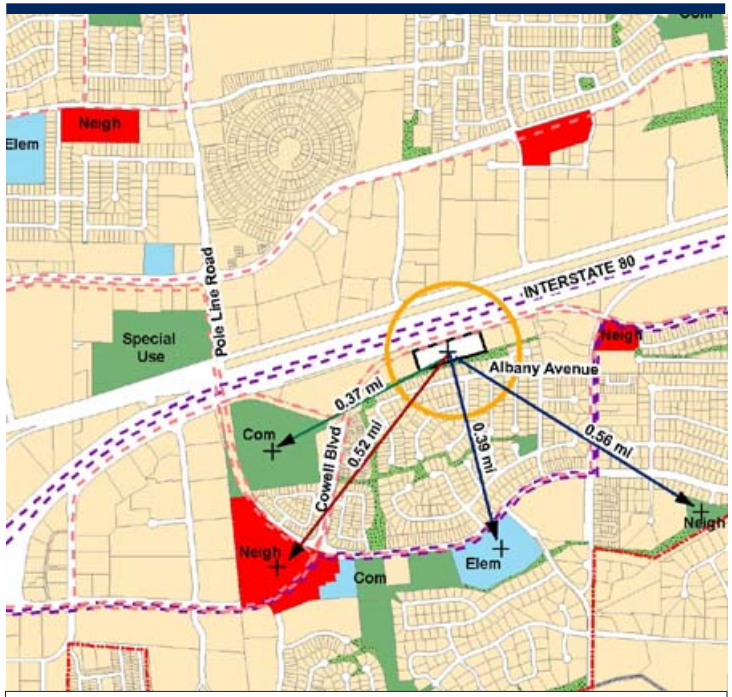
Recommended Actions and Responsibilities

Action 32.1 General Plan amendment, rezoning, and Measure J vote.

Seiber Property, Cowell Boulevard

ALTERNATE SITE
Site Ranking
33

ALTERNATE SITES are sites to be considered for housing only if needed prior to 2013; they are considered "Yellow Light" sites



Location	2750 Cowell Boulevard between Drummond Avenue and Research Park Drive
Site Size (Gross / Net Assumption)	3.3 ac / 1.6 ac (south half residential)
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2-16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	12-27 du (south half residential)
Steering Committee Recommendation	**15-20 du (on south half)**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

33.1 Potential for mixed use development.

33.2 Freeway noise mitigation possible by non-residential buildings on north half and residential on south half.

33.3 Location and vehicular access for many commercial uses are not ideal.

33.4 Near parks, schools, and shopping.

Countering Views to Recommended Site Ranking Category and Number

33.5 Noise, particulates and health effects are concerns for residential use.

33.6 Shallow depth of site limits options for residential use

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

33.A Additional studies of noise, particulates and health effects are needed. Exceptionally well-designed, aesthetically- acceptable mitigation of noise environment is needed.

33.B Orient houses to the greenbelt with access to greenbelt.

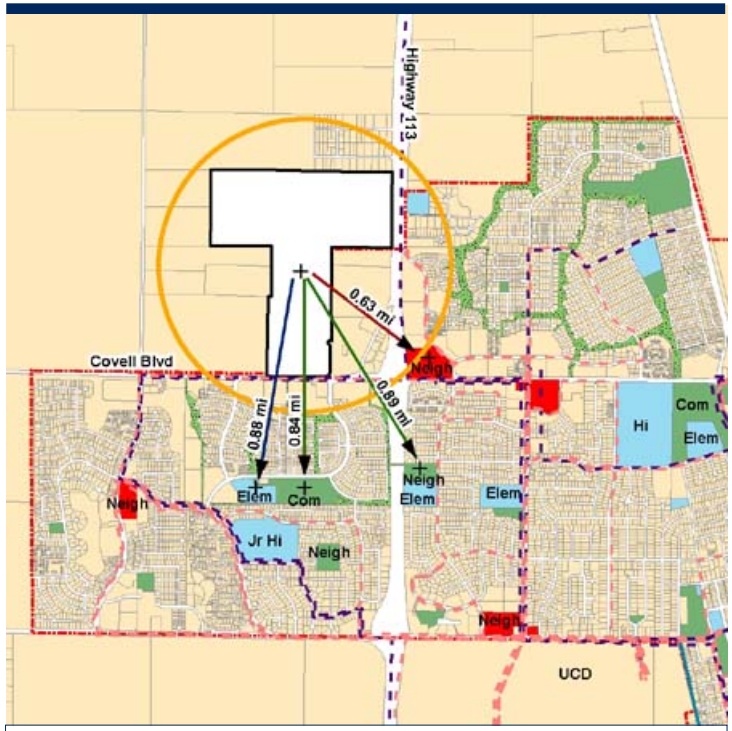
33.C Review (and update if needed) analysis of city need for, and feasibility of, non-residential uses on the site.

Recommended Actions and Responsibilities

Action 33.1 Consider this site along with other possible sites as a possible relocation site for City and DJUSD corporation yards.

Action 33.2 General Plan amendment, rezoning.

Parlin (With On-Site Ag Mitigation)



Location	Northwest of the intersection of Covell Boulevard and Sutter Place
Site Size (Gross / Net Assumption)	207.8 ac / 65.0 ac w/ 36.0 ac residential
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2-16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	Medium 259 - 604 du
Steering Committee Recommendation	**389 - 604 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

34.1 Would not contribute to compact urban form and efficient infrastructure and services. Major new infrastructure, including sewer trunk lines, needed.

34.2 Would impact ag land, habitat, and scenic resources.

34.3 Distances to community facilities and downtown would promote car travel and not be conducive to bicycle and pedestrian mobility.

34.4 Does not need to be considered for development prior to 2013.

Countering Views to Recommended Site Ranking Category and Number

34.5 Adjacent to hospital and transit. Schools, parks and shopping are within one mile.

34.6 Easy vehicular access to Covell Boulevard / H-113.

34.7 The site size has the potential to provide on-site ag mitigation and a variety of housing types.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

34.A The costs and responsibilities of the required major sewer trunk line must be determined.

34.B Adequate fire response must be confirmed.

34.C Details of the ag mitigation are needed including the conditions of the mitigation and the established legal structure for maintaining open space uses, including ag mitigation.

SITE NOT NEEDED PRIOR TO 2013

Site Ranking

34

Sites Tabled Indefinitely; they are "Red Light" sites

Recommended Actions and Responsibilities

Action 34.1 The City shall attempt to coordinate a joint master plan for the northwest and west areas, with the cooperation of multiple property owners and agreement to a land use allocation system among the properties. The master plan shall cover, but not be limited to, water, sewer, flood protection, ag mitigation, infrastructure, costs, timing, and sequence. Steering Committee criteria and principles shall be applied.

Action 34.2 General Plan amendment, rezoning, and Measure J vote.

Lin Boschken (With On-Site Ag Mitigation)

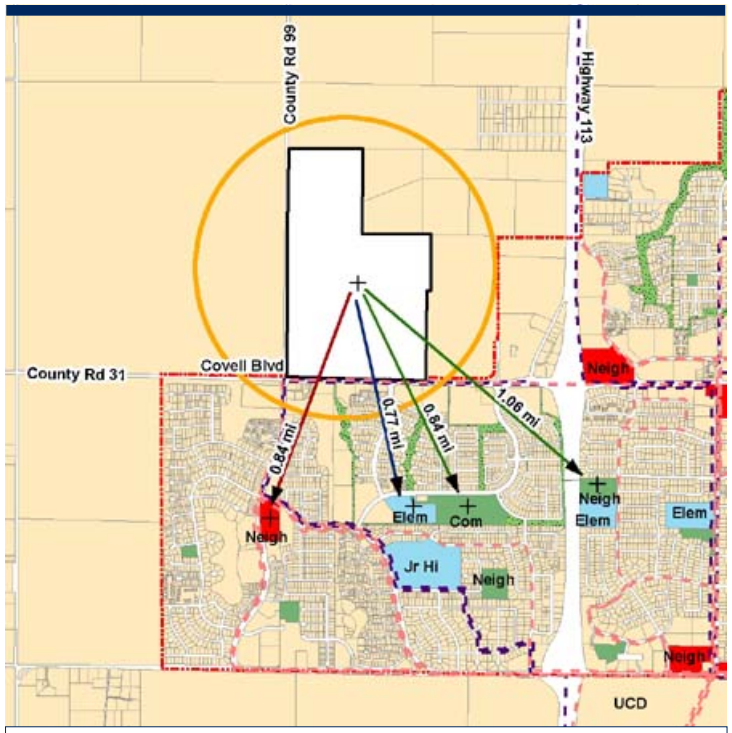
SITE NOT NEEDED PRIOR TO 2013
Site Ranking
35

Sites Tabled Indefinitely; they are "Red Light" sites

Recommended Actions and Responsibilities

Action 35.1 The City shall attempt to coordinate a joint master plan for the northwest and west areas, with the cooperation of multiple property owners and agreement to a land use allocation system among the properties. The master plan shall cover, but not be limited to, water, sewer, flood protection, ag mitigation, infrastructure, costs, timing, and sequence. Steering Committee criteria and principles shall be applied

Action 35.2 General Plan amendment, rezoning, and Measure J vote.



Location	Northeast of the intersection of Covell Boulevard and County Road 99 / Lake Boulevard
Site Size (Gross / Net Assumption)	211.9 ac / 65.0 ac w/ 36.0 ac residential
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2-16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	Medium 259 - 604 du
Steering Committee Recommendation	**389 - 604 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

35.1 Would not contribute to compact urban form and efficient infrastructure and services. Would involve major new infrastructure including sewer trunk lines.

35.2 Would impact ag land, habitat, and scenic resources.

35.3 Distances to community facilities and downtown would promote car travel and not be conducive to bicycle and pedestrian mobility.

35.4 Does not need to be considered for development prior to 2013.

Countering Views to Recommended Site Ranking Category and Number

35.5 The site size has the potential to provide on-site ag mitigation and a variety of housing types.

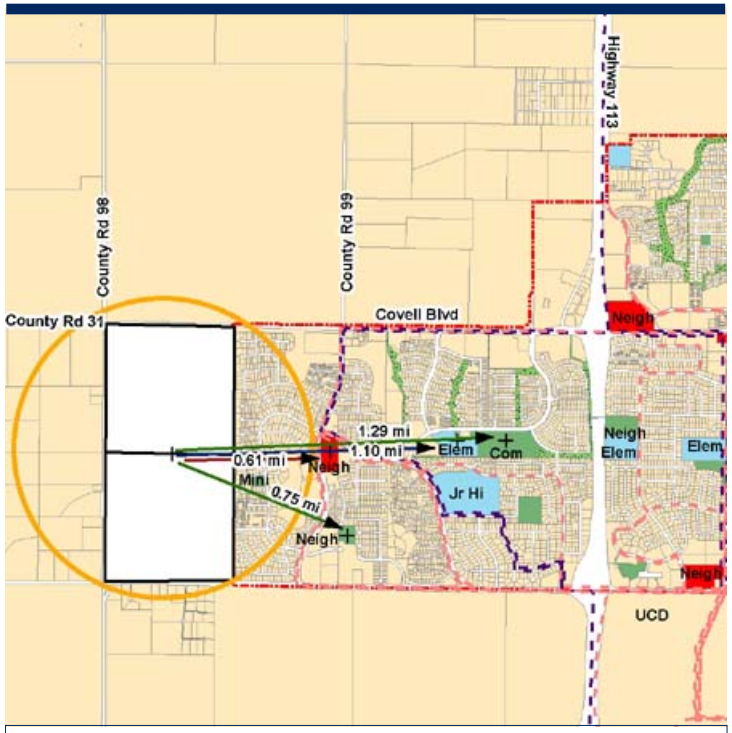
Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

35.A The costs and responsibilities of the required major sewer trunk line must be determined.

35.B Adequate fire response must be confirmed.

35.C Details of the ag mitigation are needed including the conditions of the mitigation and the established legal structure for maintaining open space uses, including ag mitigation.

West of Stonegate (With On-Site Ag Mitigation)



Location	Between Russell Boulevard and West Covell Boulevard, west of the Stonegate neighborhood
Site Size (Gross / Net Assumption)	319.5 ac / 98.0 ac w/ 56.0 ac residential
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2-16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	403 - 940 du
Steering Committee Recommendation	**590 - 900 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

36.1 Would not contribute to compact urban form and efficient infrastructure and services. Would involve major new infrastructure including sewer trunk lines.

36.2 Would impact ag land, habitat, and scenic resources.

36.3 Distances to community facilities and downtown would promote car travel and not be conducive to bicycle and pedestrian mobility.

36.4 Does not need to be considered for development prior to 2013.

Countering Views to Recommended Site Ranking Category and Number

36.5 The site size has the potential to provide on-site ag mitigation and a variety of housing types.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

36.A The costs and responsibilities of the required major sewer trunk line must be determined.

36.B Adequate fire response must be confirmed.

36.C Details of the ag mitigation are needed including the conditions of the mitigation and the established legal structure for maintaining open space uses, including ag mitigation.

SITE NOT NEEDED PRIOR TO 2013
Site Ranking
36

Sites Tabled Indefinitely; they are "Red Light" sites

Recommended Actions and Responsibilities

Action 36.1 The City shall attempt to coordinate a joint master plan for the northwest and west areas, with the cooperation of multiple property owners and agreement to a land use allocation system among the properties. The master plan shall cover, but not be limited to, water, sewer, flood protection, ag mitigation, infrastructure, costs, timing, and sequence. Steering Committee criteria and principles shall be applied.

Action 36.2 General Plan amendment, rezoning, and Measure J vote.

Oeste Ranch (With On-Site Ag Mitigation)

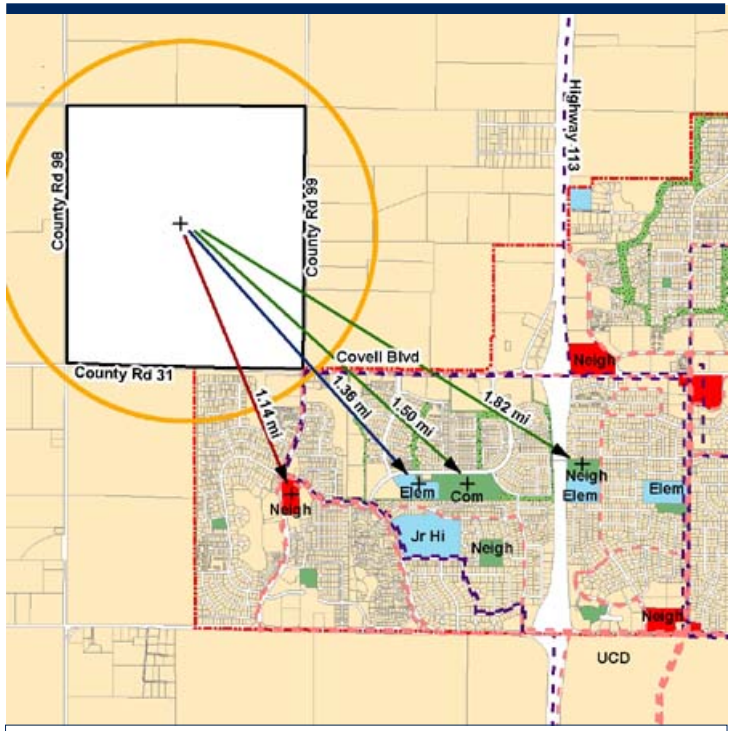
SITE NOT NEEDED PRIOR TO 2013
Site Ranking
37

Sites Tabled Indefinitely; they are "Red Light" sites

Recommended Actions and Responsibilities

Action 37.1 The City shall attempt to coordinate a joint master plan for the northwest and west areas, with the cooperation of multiple property owners and agreement to a land use allocation system among the properties. The master plan shall cover, but not be limited to, water, sewer, flood protection, ag mitigation, infrastructure, costs, timing, and sequence. Steering Committee criteria and principles shall be applied.

Action 37.2 General Plan amendment, rezoning, and Measure J vote.



Location	Northeast of the intersection of Covell Boulevard and County Road 99 / Lake Boulevard
Site Size (Gross / Net Assumption)	610.3 ac / 191.0 ac w/ 98.0 ac residential
Recommended General Plan Overall Residential Density Category (net density range including density bonus)	Medium (7.2-16.79 du/ac)
Estimated Potential Number of Housing Units Range Per General Plan Category	Medium 706 - 1,645 du
Steering Committee Recommendation	**1,000 - 1,645 du**

Rationale for Recommended Site Ranking Category and Number (including Key Principles)

37.1 Would not contribute to compact urban form and efficient infrastructure and services. Would involve major new infrastructure including sewer trunk lines.

37.2 Would impact ag land, habitat, and scenic resources.

37.3 Distances to community facilities and downtown would promote car travel and not be conducive to bicycle and pedestrian mobility.

37.4 Does not need to be considered for development prior to 2013.

Countering Views to Recommended Site Ranking Category and Number

37.5 The site size has the potential to provide on-site ag mitigation and a variety of housing types.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

37.A The costs and responsibilities of the required major sewer trunk line must be determined.

37.B Adequate fire response must be confirmed.

37.C Details of the ag mitigation are needed including the conditions of the mitigation and the established legal structure for maintaining open space uses, including ag mitigation.