

4.2

LAND USE

INTRODUCTION

The purpose of the Land Use section is to examine the proposed project's compatibility with existing and planned land uses in the area. Consistency with applicable General Plan goals and policies is also evaluated. Documents referenced to prepare this section include the *City of Davis General Plan*¹, the *Draft Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School (General Plan Update EIR)*², the *City of Davis Zoning Ordinance*³, the *East Davis Specific Plan*⁴, and the *Yolo County General Plan*⁵.

ENVIRONMENTAL SETTING

Section 15125 of the CEQA Guidelines states that "an EIR must include a description of the physical environmental conditions in the vicinity of the project [...] and shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans." The following provides the existing land uses on the project site, as well as the existing plans and policies that guide the development of the project site.

Existing Uses on the Project Site

The project site consists of approximately 19 acres of land within the City of Davis, Yolo County, California (See Figure 4.2-1, Project Location and Surrounding Land Use Map). The project site is located in the eastern portion of the City along Second Street approximately at the intersection of Second Street and Faraday Avenue. The site consists of 9 lots identified by Yolo County Assessor's Parcel Numbers (APN) 071-411-01, 071-411-02, 071-412-02, 071-421-01, 071-421-02, 071-421-03, 071-422-01, 071-422-02, and 071-422-03.

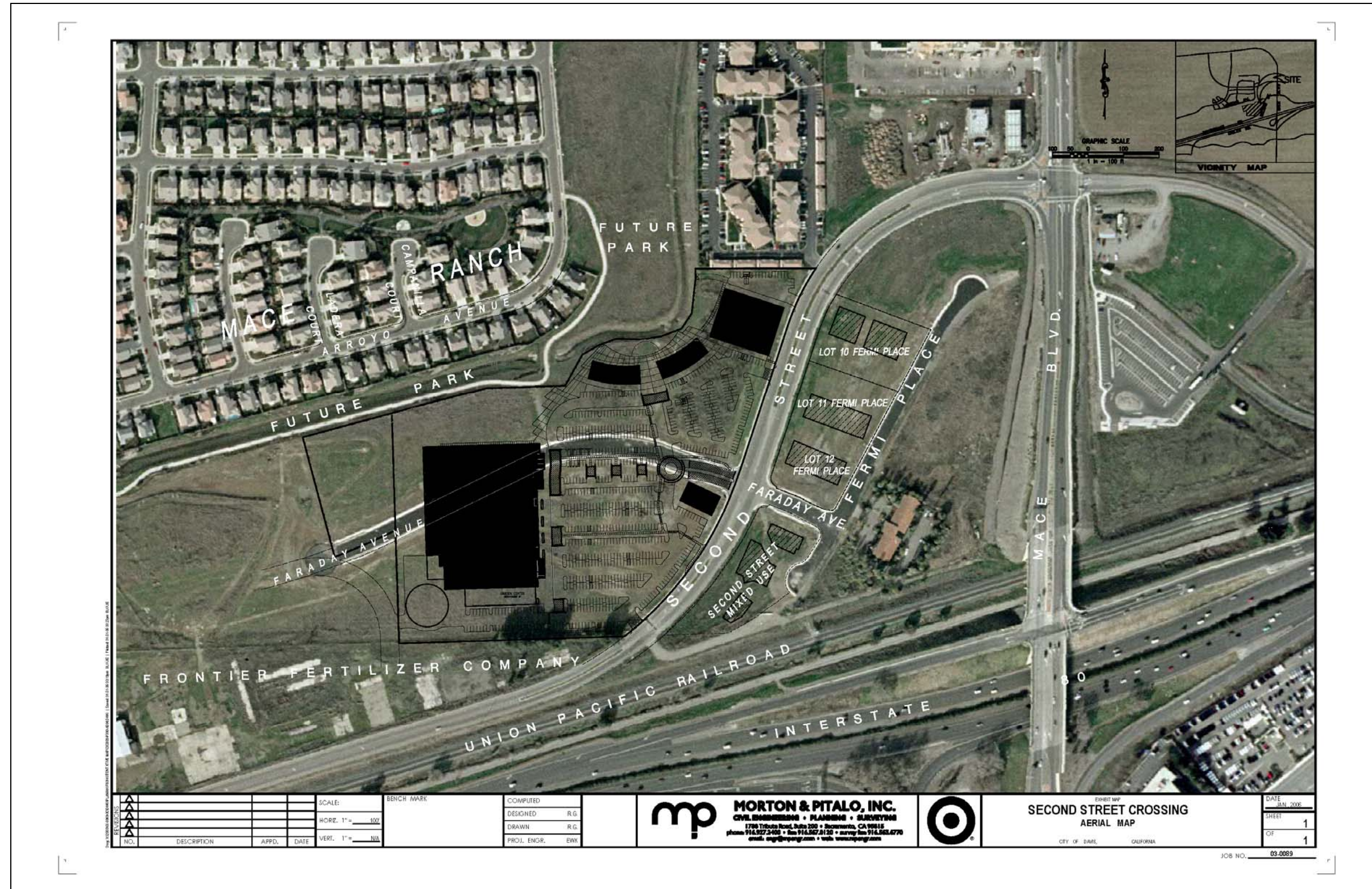
The project site is essentially flat and is characterized by open, vacant land consisting of grasses and ruderal vegetation. The project site is bordered by the Mace drainage channel to the northwest; a portion of the channel supports some riparian vegetation and the remainder is concrete-lined. In addition, several trees are located at the southern portion of the project site.

Current City of Davis Land Use Designation and Zoning

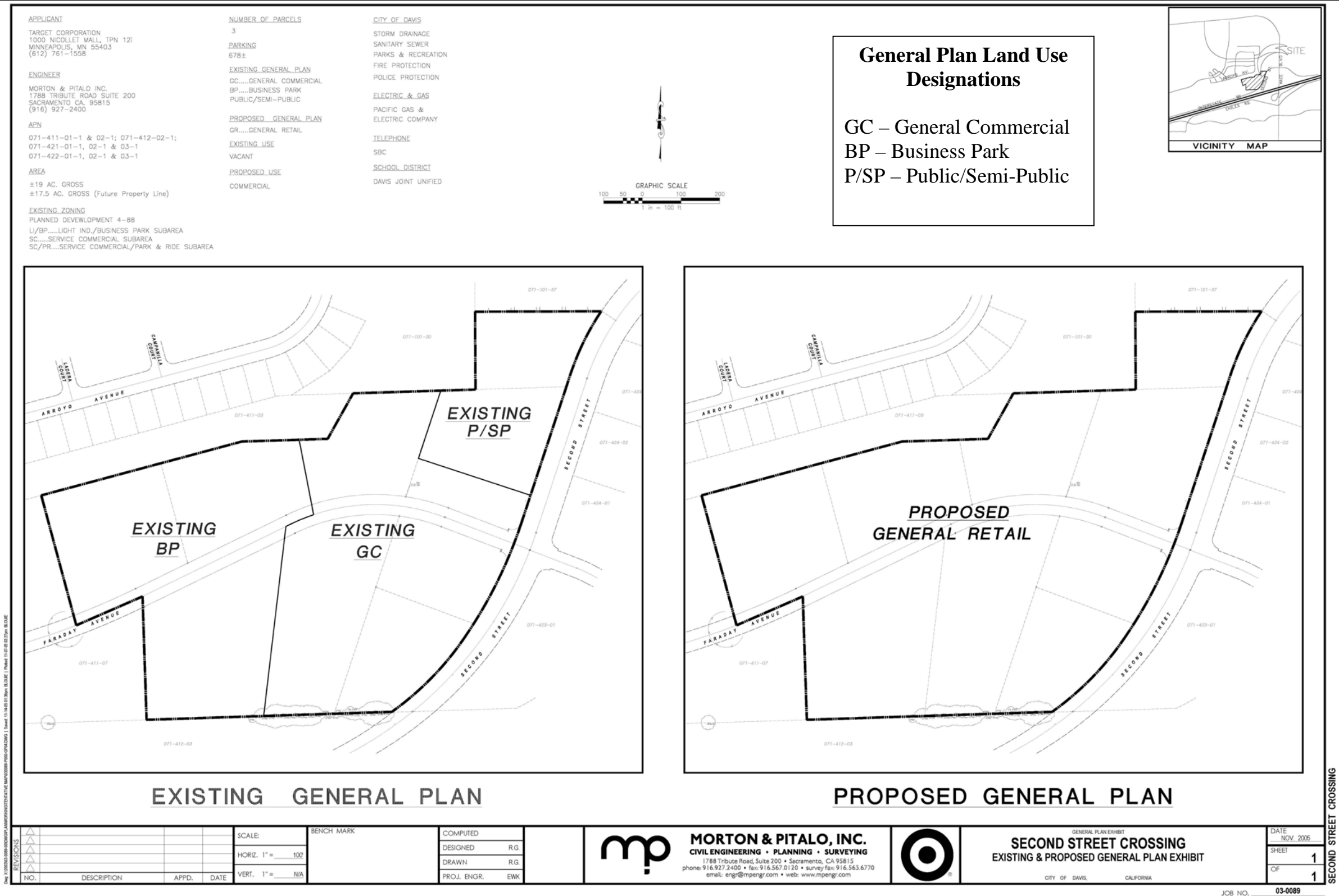
Existing General Plan Land Use Designations

The Davis General Plan designates the 19-acre project site as General Commercial, Public/Semi-Public, and Business Park (see Figure 4.2-2, Existing and Proposed General Plan Land Use Designations).

**Figure 4.2-1
 Project Location and Surrounding Land Use Map**



**Figure 4.2-2
 Existing and Proposed General Plan Land Use Designations**



General Commercial: The purpose of the general commercial land use designation is to provide locations in several sectors of the City for a broad range of commercial service uses, such as automotive sales and repair, building materials, contractors' offices, nurseries, and similar uses.

Allowable Uses and Densities:

1. Automotive sales and service, building supplies, nurseries, equipment rental, repair services, light wholesale and storage, office, and similar service-oriented commercial uses.
2. Conditionally allowable uses include service stations, motels, restaurants, commercial recreation, limited convenience retail uses, public storage, moderate size community retail stores, and similar uses.

Special Considerations for Moderate Size Community Retail Stores:

- a. Must be designed and located to maximize accessibility and safety for pedestrians.
- b. Have a uniform design, which is consistent with and complimentary to the City's small town ambience and neighborhood preservation goals.
- c. Incorporate state-of-the-art energy conservation in its planning and design.
- d. If located near a freeway, orient toward the community and away from the freeway.
- e. Favor retail types that are not likely to be able to locate in the downtown and that are not currently adequately available in Davis (such as apparel and soft goods, appliances, home furnishings and electronics).
- f. Shall be allowed only if:
 1. The downtown or neighborhood centers cannot accommodate the retail type, and
 2. The retail type in question is not adequately available in Davis. Under this provision, the size and type (for example appliances, electronics) of the conditionally allowed retail use shall be strictly limited to the maximum size (up to 30,000 sq. ft.) and to the specific type(s) of retail use necessary to address the community's need(s).
- g. The uses may not endanger the viability of similar retail uses in the City's primary and secondary retail zones (i.e. the downtown and existing neighborhood centers).
- h. Retain the overall City goal of maintaining the economic vitality of the downtown and neighborhood centers, and assure, using economic studies, that any community-serving retail use is

consistent with this goal.

Public/ Semi-Public: The purpose of the public/ semi-public land use designation is to provide appropriate, centrally located sites for community facilities.

Allowable Uses:

1. Public facilities and offices, schools, childcare facilities, hospitals and accessory medical offices, religious institutions, drainage facilities and utilities.
2. A Public/Semi-Public site historically in agricultural use may continue in agricultural use until a public/semi-public use is developed.

Business Park: The purpose of the business park land use designation is to provide locations for administrative, professional, government and medical offices and non-polluting science, technology, light manufacturing and ancillary warehouse facilities in pleasant, pedestrian-oriented mixed-use environments featuring freeway and airport access, a variety of amenities and high-quality architectural and landscape design. Residential development would be conditionally allowable.

A “Business Park” is a hybrid of industrial and office parks which contains multiple uses and activities such as traditional industrial uses (such as warehouse/distribution light manufacturing, and research and development activities) as well as other types of land uses including headquarter offices, recreational facilities, health clubs, day care centers, incubator spaces for emerging companies, and secondary residential uses.

It is intended that a “Business Park” be functionally and aesthetically integrated into the community and not provide commercial uses that are encouraged in the downtown and neighborhood centers.

Allowable Uses:

1. Offices, light industry, research and development, light manufacturing and warehousing (as an ancillary use), provided they meet City standards regarding pollution, health and safety. Limited food establishments tailored to serve business park employee needs subject to conditional use review.
2. Residential uses to the extent that they are secondary and do not conflict with the primary use of the area.

Proposed General Plan Land Use Designations

The project includes a request for a General Plan Amendment to re-designate the project site from General Commercial, Public/Semi-Public, and Business Park to the following new land use designation:

General Retail: The purpose of the general retail land use designation is to provide opportunities for retail stores and centers favoring retail uses that are not currently adequately available in Davis, and not likely to be able to locate in the downtown area, and that are consistent with the overall City goal of maintaining the economic vitality of the downtown and neighborhood centers.

Allowable Uses

Retail shopping centers and freestanding buildings, including but not limited to, department stores, general merchandise stores, grocery and specialty food stores, appliance stores, electronics stores, furniture stores, clothing stores, soft goods stores, and other similar types of products, with ancillary retail, neighborhood serving, and restaurant uses. Residential uses would be conditionally allowable.

Prohibited Uses

Discount superstores (e.g. department stores with more than 20% of the gross floor area dedicated to non-taxable / grocery sales), as such stores are considered inconsistent with desired goals related to community character, downtown primacy, blight, traffic impacts, and air pollution.

Maximum Floor Area Ratio

50 percent, with an additional 10 percent allowed for development of shared parking facilities with neighboring uses. An additional 15 percent allowed for the housing component of a mixed-use project.

Specific Considerations for Designation

Designation of Regional Retail sites shall occur only with the concurrent adoption of a site-specific planned development (PD) zoning district, consistent with the City's desire to ensure consideration of site planning and development standards in relation to the project context. Such designations shall be made with consideration of General Plan policies to prevent over-concentrations of retail uses as such concentrations are inconsistent with desired goals related to community character, downtown primacy, blight, traffic impacts, and air pollution.

Current East Davis Specific Plan Land Use Designations

The East Davis Specific Plan was adopted in 1987 and applies to a 658-acre planning area bounded by Covell Boulevard, Mace Boulevard, I-80, and previously developed lands to the west. The plan describes land use designations, development policies, roadway standards, and a financing plan for East Davis. The plan is consistent with the City of Davis General Plan, but also provides specific direction for the East Davis planning area.

The 1987 East Davis Specific Plan designates the 19-acre project site as Service Commercial and Light Industrial/Business Park (see Figure 4.2-3).

Service Commercial: The purpose of the service commercial land use designation is to provide locations in several sectors of the City for a broad range of commercial service uses.

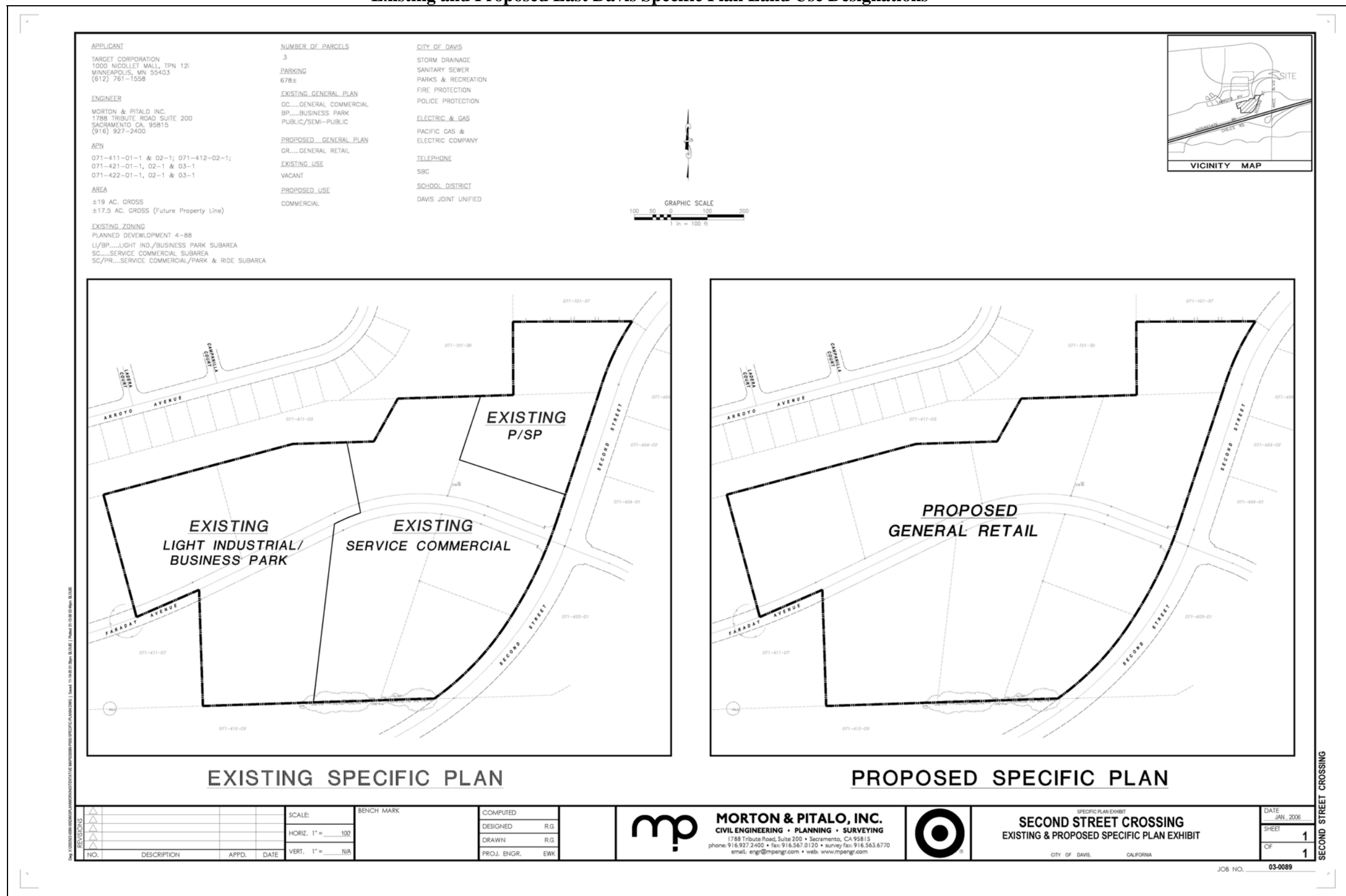
Light Industrial/Business Park: The purpose of the Light Industrial/Business Park land use designation is to provide locations for mixed offices, research and development facilities, and non-nuisance light manufacturing spaces; child-care and employee-recreation and service facilities. Maximum floor area ratio: 35 percent of site area.

Public/Semi-Public. The purpose of the Public/Semi-Public land use designation is similar to the General Plan in regards to providing appropriate, centrally located sites for community facilities.

Proposed East Davis Specific Plan Land Use Designations

In order to accommodate the proposed project, the project requests an amendment to the East Davis Specific Plan land use designations for the project site. Similar to the requested General Plan Amendment, the East Davis Specific Plan amendment involves the creation of a new land use designation - "General Retail." The proposed language for this new Specific Plan designation would be consistent with the proposed "General Retail" designation included above.

**Figure 4.2-3
 Existing and Proposed East Davis Specific Plan Land Use Designations**



Existing Zoning Designations

The current City of Davis zoning for the project site is Planned Development (PD) 4-88 (Mace Ranch). Land use designation subareas have been assigned to PD 4-88 and those that apply to the project site include Light Industrial/Business Park, Service Commercial, and Service Commercial/Park-and-Ride (see Figure 4.2-4, Existing and Proposed Zoning). The City of Davis Zoning Ordinance defines the purpose of PD 4-88 as follows:

PD 4-88 (Mace Ranch): The purpose of a planned development district is to allow diversification in the relationship of various buildings, structures and open spaces in order to be relieved from the rigid standards of conventional zoning. The project site is located within the following subareas of PD 4-88:

Light Industrial/ Business Park

The purpose of the light industrial/business park subareas is to provide an environment exclusively for and conducive to the development and production of modern, large scale administrative facilities, research institutions, and specialized manufacturing organizations all of a non-nuisance type.

Service Commercial

The purpose of a service commercial subarea is to provide for retail commercial, amusement and transient residential uses, which are appropriate to highway location and dependant upon highway travel.

Service Commercial/Park-and-Ride

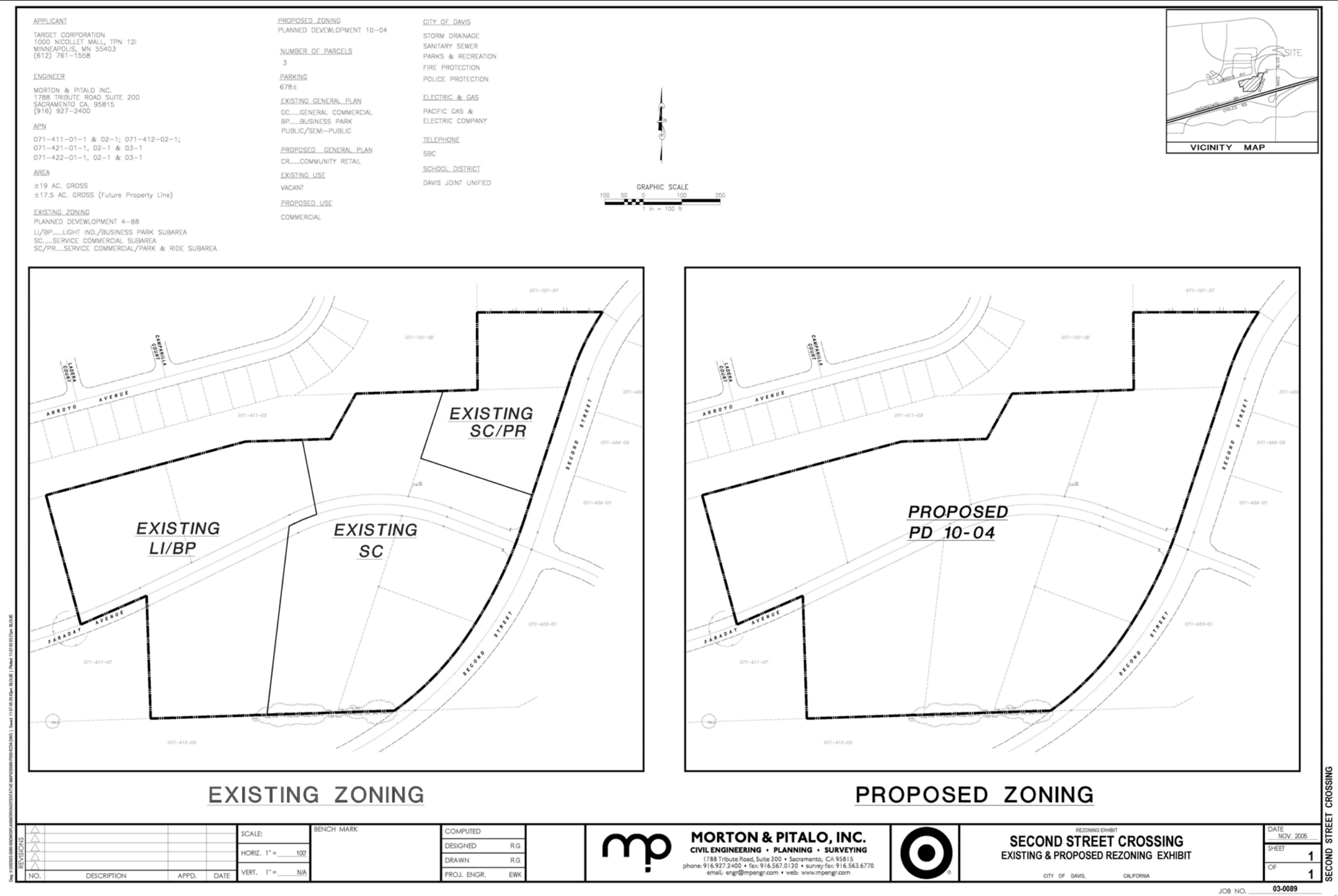
The purpose of this subarea is to provide for a public park-and-ride facility within the East Davis Specific Plan area. As the park-and-ride facility has been constructed on the east side of Mace Boulevard, the park-and-ride designation was intended to revert back to service commercial designation.

It should be noted that because the designation of the northern portion of the site as Service Commercial/Park-and-Ride, a park-and-ride lot has been constructed off-site near the project, east of Mace Boulevard. As a result, the construction of a park-and-ride facility on the northern portion of the project site is no longer necessary and the expectation is that this portion of the project site would be built-out for service commercial uses.

Proposed Zoning Designations

The project includes a request for a rezone from PD 4-88 (Light Industrial/Business Park, Service Commercial, and Service Commercial/Park-and-Ride subareas) to a Project Specific Planned Development (PD 10-04), which will include a preliminary and a final planned development.

Figure 4.2-4
 Existing and Proposed Zoning



Planned Development 10-04: According to Chapter 40, Section 22 of the City of Davis Zoning Ordinance, the purpose of the Planned Development District is to allow diversification in the relationship of various buildings, structures and open spaces in order to be relieved from the rigid standards of conventional zoning. A Planned Development District shall comply with the regulations and provisions of the general plan and any applicable specific plan and shall provide adequate standards to promote the public health, safety and general welfare without unduly inhibiting the advantages of modern building techniques and planning for residential, commercial or industrial purposes.

Land Use Designations and Land Use Types Surrounding the Project Site

Land Use Designations

The Davis General Plan designates the areas surrounding the project site as follows:

North and Northeast: Single-Family Residential, Multi-Family Residential, Park.

Northwest: Office.

West: Light Industrial/Business Park.

East: Light Industrial/Business Park.

South: Light Industrial/Business Park.

Land Use Types

The following discussion has been prepared to detail the types of land uses currently surrounding the project site (See Figure 4.2-1).

North and Northeast: The project site is bordered to the north and northeast by existing single-family and multi-family housing and a future neighborhood park.

Northwest: The site is bordered to the northwest by single family residential, a drainage channel, and bike path

West: The project site is bordered to the west by vacant lands and the Frontier Fertilizer EPA Superfund site.

East: The project site is bordered to the east and southeast by light industrial and office buildings and Second Street

South: The project site is bordered to the south by Second Street, a Union Pacific Railroad rail line, Interstate 80, and office properties on Fermi Place.

REGULATORY CONTEXT

The following local regulations apply to land use issues associated with the Second Street Crossing project.

City of Davis General Plan

The following are applicable General Plan goals and policies related to land use and planning:

Development Processing

Goal LU 3. Integrate land use, economic development, environmental, and transportation planning.

Policy LU 3.1 Create an efficient system of planning and zoning.

Business Park Land Use

Policy LU G.1. Business parks should include sophisticated land planning, high quality architectural and landscape design, building flexibility, a variety of amenities and environmental controls.

Action LU G.1a After adoption of the General Plan Update, work with the Mace Ranch property owner / developer and other affected property owners to consider possible reconfiguration of land uses in the vicinity of the Upper Second Street location. This might include revisions to the 11-acre Service Commercial site and factoring in additional information that will become available through the Frontier Fertilizer re-use process that is being initiated through an EPA grant. The study could lead to the City co-sponsoring zoning amendments to create a more logical land use pattern in this area. This might include some Community retail combined with a scaling back of the Service Commercial provision of the public / semi-public use, or similar changes.

Urban Design and Neighborhood Preservation

Policy UD 2.3 Require an architectural "fit" with Davis' existing scale for new development projects.

Standards

- a. There should be a scale transition between intensified land uses and adjoining lower intensity land uses.
- b. Taller buildings should be stepped back at upper levels in areas with a relatively smaller-scale character.

- c. Buildings should be varied in size, density and design.

Policy UD 3.2 Provide exterior lighting that enhances safety and night use in public spaces, but minimizes impacts on surrounding land uses.

Economic and Business Development

Goal ED 1. Maintain and enhance the Core Area as a vibrant, healthy downtown that serves as the city's social, cultural and entertainment center and primary, but not exclusive, retail and business district.

Policy ED 1.1 Increase attractions and amenities that bring people to the Core, including local shopping, services, modest tourism, specialty retail, restaurants, festivals/special events, farmers' market and entertainment.

Policy ED 1.2 Promote Downtown Davis as a place to shop.

Policy ED 2.1 Promote Davis as a destination for visitors with interests in eco-tourism, university/academic events and conferences, athletic events, culture and arts, and downtown shopping.

Goal ED 3. Retain existing businesses and encourage new ones as means to increase higher paying jobs, create greater job diversification, and create a more balanced economy for all economic segments of the community, while also maintaining the City's fiscal and environmental integrity.

Policy ED 3.2 Encourage new businesses to locate in Davis, targeting business which improve the city's fiscal base, are consistent with the City's values and identity, and match the employment skills of the population, such as those in the emerging technology and knowledge-based industries.

East Davis Specific Plan

The following are applicable Specific Plan goals and implementing policies related to land use and planning:

Guiding Policies

4.1.A. All future industrial and commercial uses are to be clearly defined by type and size the City would like to attract.

4.1.B. Studies of local work force and local employment needs (type and numbers of jobs) shall partially dictate the types of businesses to be developed in Davis. Job categories are to be encouraged according to locally defined need.

Implementing Policies

- 3.4.E. Provide 5-foot minimum parkway between curb and sidewalk on arterial streets. Provide sidewalks on both sides of all streets except the north and east sides of Covell-Mace and adjoining buffer.
- 3.4.F. Provide local street continuity to avoid forcing circuitous travel and unnecessary use of arterial streets for short trips.
- 3.4.H. Provide bus turnouts and bus shelters on arterial streets based on consultation with Unitrans and Yolo Bus prior to project design.
- 3.4.J. The developer shall provide funds for the installation of all necessary traffic signals as determined by the City.
- 3.4.K. Provide bicycle lanes, paths, and undercrossings as shown on the Specific Plan map. Off-street bicycle paths are to have adequate lighting and are to be accessible to police patrol cars. The bicycle circulation system is to be funded and constructed by the developer to City standards.
- 4.5.E. Bus turnouts and shelters shall be incorporated consistent with the needs of Unitrans and Yolo Bus requirements and standards of the City. Shelters shall be provided, especially where project buildings are significantly set back from the street.

Municipal Code

The purpose of the Planned Development District is to allow diversification in the relationship of various buildings, structures, and open spaces in order to be relieved from the rigid standards of conventional zoning. The criteria upon which planned development districts shall be judged and approved will include the development of sound housing for persons of low, moderate and high income levels, residential developments which provide a mix of housing styles and costs, creative approaches in the development of land, more efficient and desirable use of open area, variety in the physical development pattern of the City and utilization of advances in technology which are innovative to land development. (Ord. No. 716 §1)

IMPACTS AND MITIGATION MEASURES

Standards of Significance

For the purposes of this Draft EIR, impacts are considered significant if implementation of the proposed project would:

- allow development of land uses that would be incompatible with existing surrounding land uses;

- conflict with the other City plans, policy, or regulation; or
- conflict with the City of Davis Zoning Ordinance.

Method of Analysis

The land use analysis is based on a qualitative comparison of existing and proposed uses on the site and the compatibility with existing and planned surrounding land uses as defined in the City General Plan, East Davis Specific Plan, and the Zoning Ordinances. In addition, the analysis evaluates the consistency of the project's proposed land uses with what is currently allowed for the project site under the General Plan, East Davis Specific Plan, and Zoning Ordinance.

Project Impacts and Mitigation Measures

4.2-1 Compatibility with existing land uses.

The determination of compatibility of land uses typically relies on a general discussion of the types of adjacent uses to a proposed project and whether any sensitive receptors exist on nearby properties. For example, incompatibilities may exist when uses such as residences, parks, churches, and schools are located adjacent to more disruptive uses such as heavy industrial, major transportation corridors, and regional commercial centers where noise and traffic levels may be high. The identification of incompatible uses occurs if one land use is anticipated to be disruptive of the existing or planned use of an adjacent property.

Approval of the proposed project would result in the development of a 19.06-acre site for commercial/retail uses. The project consists of a 126,842 square foot Target Store building plus a 10,000 square foot garden center; and building pads A, B, C, and D, which total 46,000 square feet for future retail development. Proposed site improvements include the construction of additional site driveways from Second Street, as well as a bike path connection, site landscaping, parking, and infrastructure required to serve the project.

The project site currently consists of vacant land, and does not contain any structures. The Davis General Plan currently designates the project site as General Commercial, Public/Semi-Public, and Business Park. In addition, the 1987 East Davis Specific Plan designates the site as Light Industrial/Business Park, Service Commercial, and Public/Semi-Public. The General Commercial General Plan designation limits the size of conditionally allowed retail uses to the maximum size of up to 30,000 square feet. Though the individual tenant size is limited to 30,000 square feet, multiple 30,000 square foot tenants could occupy one building. For example, for the Target site, the current General Plan designation would allow up to four 30,000 square foot retail tenants in one building for a total of 120,000 square feet. The proposed project would include the development of a larger single retail tenant building than anticipated for the site in the General Plan.

As part of the requested entitlements, the project includes a request to amend the General Plan and East Davis Specific Plan land use designations for the site. The site would be redesignated to General Retail. This category does not currently exist and would need to be added to the General Plan and East Davis Specific Plan (see discussion in Impact Statement 4.2-2). The proposed project is a shopping center, and although the General Plan and East Davis Specific Plan anticipated that a portion of the project site could be developed with retail use(s), the project could create incompatibilities between the surrounding land uses, specifically with the existing single-family, multi-family housing, and neighborhood park to the north of the site.

The Second Street Crossing application includes detailed landscaping plans and the site plan has been designed to minimize the impacts created by placing the project beside residential neighborhoods. For example, regarding aesthetic impacts to adjacent residences, a proposed landscape buffer, which ranges from 115 feet to 350 feet and includes trees, shrubs, condensed groundcover, and a large grass area, would separate the rear of the Target store from the adjacent residences. The Site Plan also includes the parking area between Second Street and the Target store, in part to buffer the residences north of the site from on-site vehicle noise. The loading dock area is also located at the southern end of the Target store, 540 feet away from the residences, and would be visually buffered by project landscaping along Second Street. The noise associated with loading dock activities and other components of the Target store (i.e., rooftop equipment) is addressed in detail in Section 4.5, *Noise*.

Building pads A, B, C, and D, proposed for future retail development, are separated from residential development to the northwest by the future neighborhood park site, bike path, and drainage channel. In addition, the project proposes potential bike and pedestrian path connections along the northern border of the project site. Concerns have been raised about public safety issues being increased for park users due to the proposed connection. Estimating this likelihood would be speculative. Furthermore, Section 4.11, *Public Services and Facilities*, discusses the on-site security that would be provided by Target.

Other concerns associated with the project include the introduction of new sources of light and glare such as parking lot lighting and building lighting. These sources of lighting are intended to enhance safety and nighttime use in public spaces of the project site. While the types of lighting and their specific locations are not specified at this point, the proposed project would increase the amount of light and glare into adjacent residential areas. Residences to the north of the project site are already subject to lighting from I-80 and the auto dealers south of I-80. Issues related to lighting are addressed in more detail in Section 4.1, *Aesthetics*.

Though the project involves the construction of a 136,842 square foot building for a single retail tenant, the existing General Plan designations for the project site, but not zoning, could accommodate multiple 30,000 square foot tenants in one building resulting in similar on-site retail square footage. Furthermore, potential land use compatibility conflicts resulting from the project pertaining to noise, light, and public safety, can be reduced to *less-than-significant*, as illustrated throughout the analysis in this EIR.

Mitigation Measure(s)

None required.

4.2-2 Consistency with the City of Davis' plans, policies, or ordinances.

General Plan Land Use Designation Consistency Analysis

The project site currently consists of vacant land. According to the Davis General Plan (2001), Figure 11b, the project site is currently designated as General Commercial, Public/Semi-Public, and Business Park. Approval of the proposed project would result in the development of a 19.06-acre site for commercial/retail uses. The project consists of a 126,842 square foot Target store building plus a 10,000 square foot garden center; and building pads A, B, C, and D, which total 46,000 square feet for future retail development. Proposed site improvements include the construction of additional site driveways from Second Street, as well as a bike path connection, site landscaping, parking, and infrastructure required to serve the project. The General Plan currently limits moderate size community retail stores to a maximum size of 30,000 square feet. Because the size of the proposed project is not permitted within the City's existing General Plan designations, the project involves a request for a General Plan Amendment to re-designate the site from General Commercial, Public/Semi-Public, and Business Park to General Retail.

The General Retail land use designation would provide opportunities for retail stores and centers favoring retail uses that are not currently available in Davis, and not likely to be able to locate in the downtown area. In addition, the General Retail land use designation is consistent with the overall City goal of maintaining the economic vitality of the downtown and neighborhood centers as the proposed project would be capturing sales tax leakage already occurring within the City of Davis (See Section 4.8, *Socio-Economic*, for a more detail discussion). Creation of the General Retail land use designation and the resultant retail development, when done in conjunction with site-specific planned development, may have the effect of retaining retail customers within the City as they would be less inclined to shop outside the city. Downtown businesses may benefit from increased local customer base. For a list of allowable and prohibited uses, as well as maximum floor area ratio, see the above discussion under Proposed General Plan Land Use Designations.

General Plan Goals and Policies Consistency Analysis

The following discussion evaluates the project in light of relevant General Plan goals, policies, etc.

Principle 18 – Regarding Land Use Map Creation

The General Plan includes a list of principles used in creating the General Plan land use map. Among the list is Principle 18, which reads in part:

“It is the intent of the General Plan to prevent major concentrations of retail uses that would compete with the downtown and neighborhood centers. To implement this intent, prohibit new designations or rezonings for retail shopping centers outside of the downtown and neighborhood centers (a pattern commonly found in other suburban and urban edge cities) because such planning is considered inconsistent with desired goals related to community character, downtown primacy, alternate transportation (including pedestrian, bicycle and public transit) and the stability of existing and planned retail areas.”

The proposed project conflicts with the implementation mechanisms for Principle 18 because the project involves a request to create a new designation for retail shopping centers outside of the downtown and neighborhood centers. As a result, in order to accommodate the proposed project, Principle 18 would need to be revised as follows:

“It is the intent of this General Plan to prevent major concentrations of retail uses that would compete with the downtown and neighborhood centers. To implement this intent, ~~prohibit~~ limit new designations or rezonings for retail shopping centers outside of the downtown and neighborhood centers (a pattern commonly found in other suburban and urban edge cities) because such planning is considered inconsistent with desired goals related to community character, downtown primacy, alternate transportation (including pedestrian, bicycle and public transit) and the stability of existing and planned retail areas.”

Standard UD 1.1d

Standard UD 1.1d states that where possible, commercial buildings should abut the street or other public accessway, with parking located behind. The proposed parking layout includes placing the parking areas in front of the buildings as compared to behind. Although the project is generally inconsistent with Standard UD 1.1d, locating the parking in front of the proposed buildings has been done to shield the residences to the north from noise associated with parking lot activities and other store operations.

Standard UD 1.1i

Standard UD 1.1i states that new development should include pedestrian-attracting public spaces that provide informal areas for people of all ages to interact with one another and with nature. The project includes a plaza, located at the northern portion of the project site above pads A and B and west of pad C. The plaza includes a seat wall for people to gather, and an open interactive area. The plaza includes a Heritage tree, most likely a native oak or olive species, which would be planted in the plaza between pads A and B. The project also includes a possible connection to the future neighborhood park site between pads A and B.

Standard UD 1.1k

Standard UD 1.1k states that in commercial and light industrial areas, buildings and their entries should be designed to minimize distance to public transit. The Site Plan includes a bus stop along the north side of Second Street, south of the project access at Faraday Avenue and Second Street. Although the proposed building/bus stop location does not represent the minimal distance possible, placing the bus stop along the north side of Second Street would provide the most efficient access for the transit provider. Furthermore, the project includes internal pedestrian walkways throughout the entire site, which would allow pedestrians to travel through the parking area to Target, or pads A, B, C, and D; these pathways would be ADA compliant. The project is also consistent with Standard 4.3.a, which states that new development adjacent to arterial streets shall include bus loading zones, shelters and other amenities which make transit attractive.

Action MOB 3.5f

Action MOB 3.5f states that additional landscaping should be provided along Old Highway 40/I-80 and Second Street. In consideration of this action, the Landscape Plan includes a 25-foot landscape corridor along Second Street, which incorporates various trees, shrubs, groundcover, as well as a pedestrian path.

Action LU G.1a

Action LU G.1a recommends that the City work with the property owner to possibly reconfigure the land uses in the vicinity of the “Upper Second Street” location. This includes the 11-acre Service Commercial portion of the project site. The General Plan Action lists among the possible considerations that the 11-acre Service Commercial provision be scaled back in order to allow for some Community Retail. The proposed project does consist of retail uses; however, the Target store would not be consistent with the size of stores envisioned in the Second Street Crossing area.

East Davis Specific Plan Land Use Designation Consistency Analysis

The East Davis Specific Plan designates the project site as Service Commercial, Light Industrial/Business Park, and Public/Semi-Public. In order to accommodate the proposed project, the project also requests an amendment to the East Davis Specific Plan land use designations for the project site. Similar to the requested General Plan Amendment, the East Davis Specific Plan amendment involves the creation of a new land use designation - “General Retail.” The proposed language for this new Specific Plan designation would be consistent with the proposed “General Retail” designation included above.

East Davis Specific Plan Goals, Policies Consistency Analysis

The following discussion evaluates the project in light of relevant East Davis Specific Plan goals, policies, etc.

Implementing Policy 3.4.I.

Implementing Policy 3.4.I. states that a site for park-and-ride facilities, as designated on the Specific Plan map, shall be funded and constructed by the developer to City standards. Figure 3 of the East Davis Specific Plan shows that the park-and-ride facility is planned for the northernmost portion of the project site. Since the designation of the northern portion of the site as Service Commercial/Park-and-Ride, a park-and-ride lot has been constructed off-site near the project, east of Mace Boulevard. As a result, the construction of a park-and-ride facility on the northern portion of the project site is no longer necessary and the expectation is that this portion of the project site would be built-out for service commercial uses.

Planned Development Zoning Ordinance Consistency Analysis

The project site is currently zoned Mace Ranch – Planned Development #4-88. Planned Development #4-88 consists of several subarea designations. The following subarea designations were applied to the Second Street Crossing project site: Service Commercial, Service Commercial/Park and Ride, and Light Industrial/Business Park. The project applicant is requesting a project-specific Planned Development. Section 40.22.060 of the Davis Zoning Ordinance, *Contents and approval of preliminary application*, states in part that an application for a Planned Development (P-D) district must include a preliminary development plan. The applicant for the Second Street Crossing (Target Store) project has been working with the City in putting together the preliminary development plan. Though not yet complete, the process for establishing a P-D district is ongoing and the applicant will be required to submit a final application for review and approval of City Council through a public hearing process. The P-D zoning standards for the project site will be suited for the project in regards to site-specific uses and tenant sizes, setbacks, building heights, etc., but will ultimately be required to comply with the Davis Zoning Ordinance under Chapter 44.20. Compliance with the Zoning Ordinance would ensure that the project continues to remain consistent with the City's P-D process.

Summary

The project as proposed is inconsistent with the current General Plan and East Davis Specific Plan designations for the project site. As a result, the project involves a request for a new General Plan and East Davis Specific Plan land use designation in order to accommodate the size of the proposed Target store. In terms of the goals and policies in the General Plan and East Davis Specific Plan, the project is generally inconsistent.

The final authority for determination of General Plan and East Davis Specific Plan consistency rests with the Davis City Council. Approval of the project is a discretionary action of the City Council. Should the City Council deny the project, no inconsistency would occur. Should the City Council approve the project, the requested amendments to the General Plan and East Davis Specific Plan would be approved concurrently and no

inconsistency would occur because the project would be found generally consistent. Therefore, a *less-than-significant* impact would result.

Mitigation Measure(s)

None required.

Cumulative Impacts

4.2-3 Consistency with the City of Davis' plans, policies, or ordinances.

As discussed above, because the proposed project involves a single retail tenant greater than 30,000 square feet, the project includes a request to create a new General Plan land use designation to accommodate the project. The new designation, General Retail, is intended to provide opportunities for retail stores and centers favoring retail uses that are not currently adequately available in Davis, and not likely to be able to locate in the downtown area. Considered cumulatively, approval of the proposed project and the associated new General Plan designation could result in other applicants requesting such approvals from the City. Approval of additional new General Plan land use designations intended to accommodate currently prohibited uses could result in cumulative land use impacts; particularly, inconsistency with the City's goals for long-term development relative to community character and downtown primacy.

However, as with the entitlements requested for the proposed project, the final authority for determination of the proposed, or any future, General Plan amendments to this designation rests with the Davis City Council. Approval of this project or any potential future project application of a similar nature in the City of Davis is a discretionary action of the City Council. Future retail development proposals, if any, would undergo analysis and environmental review. The likelihood of substantial retail proposals of this kind seeking projects in Davis is limited by the relative lack of available sites that would accommodate retail development.

Furthermore, as specified in the text for the proposed General Retail designation, the City's intent is to prevent over-concentrations of retail uses as such concentrations are inconsistent with desired goals related to community character, downtown primacy, blight, traffic impacts, and air pollution. Any future retail applications seeking this land use designation would need to be consistent with this intent. Therefore, a *less-than-significant* cumulative land use impact would result.

Mitigation Measure(s)

None required.

Endnotes

-
- ¹ City of Davis, *City of Davis General Plan*, May 2001.
 - ² City of Davis, *Draft Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School*, January 2000.

- ³ City of Davis, *Zoning Ordinance*
- ⁴ *East Davis Specific Plan*, December 1987.
- ⁵ Yolo County Community Development Agency, *Yolo County General Plan*, 1983.