

RESOLUTION NO. 11-077, SERIES 2011

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF DAVIS TO APPROVE AN EIR ADDENDUM AND TO DIRECT CITY STAFF TO IMPLEMENT, WITH MODIFICATIONS, THE RECOMMENDATIONS OF THE GENERAL PLAN / HOUSING ELEMENT STEERING COMMITTEE

WHEREAS, in January 2007 the General Plan / Housing Element Steering Committee was appointed by City Council and began its work on February 8, 2007 to guide a Housing Element update and recommendations related to the one percent growth cap adopted by City Council; and

WHEREAS, on February 12, 2008, the City Council adopted Resolution No.08-019, Series 2008, to amend directions regarding an annual growth cap; and

WHEREAS, the Steering Committee developed the following overarching goals and principles based on General Plan policies, Smart Growth principles including Blueprint principles of SACOG, and factors identified as most important at community workshops in 2007 and 2008:

Overarching goals:

- A compact city surrounded by farmland and habitat with slow urban growth.
- A pedestrian-oriented vital downtown area.
- A connected greenway system.
- Neighborhoods with schools, parks, greenbelts and shopping.
- A variety of housing types, designs and prices to meet local housing needs including affordable housing.
- Conservation of energy and resources.
- A healthy living environment with clean air and compatible noise levels.
- A balanced transportation system which promotes alternative modes.
- City fiscal stability.

Housing location principles:

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.

WHEREAS, the Steering Committee used the overarching goals and principles to evaluate sites for housing potential and to rank the sites in priority; and

WHEREAS, on March 20, 2008, the Steering Committee by unanimous vote issued a report and recommendations related to the Housing Element update and the growth cap, which included recommendations of: use site rankings and groupings based on principles; manage the growth cap by using the site rankings and groupings in development application processing; consider general targets for the mix of housing types; consider requirements and conditions in development review; initiate a long-range, comprehensive general plan update in approximately 2009; and other site-related and planning-related recommendations; and

WHEREAS, on April 22, 2008, the City Council and Planning Commission held a joint public meeting to receive the Steering Committee report, receive public comments, and begin consideration of the recommendations in the report; and

WHEREAS, on June 19, 2008, the Planning Commission held a public meeting to receive staff recommendations and public comments, and made recommendations to City Council on the recommendations in the report; and

WHEREAS, on July 22, 2008, the City Council held a public workshop to discuss and receive public comments on the recommendations of the Steering Committee, Planning Commission and staff; and

WHEREAS, on October 14, 2008, the City Council received staff responses to the issues raised at the workshop on July 22, 2008; and

WHEREAS, an EIR addendum in attached Exhibit E has been prepared as an addendum to the previously certified "Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School" certified by City Council on June 6, 2000; and

WHEREAS, on June 14, 2011, the City Council received information on housing needs, housing types, demographic changes, and anticipated demands for housing types; and

WHEREAS, the City Council directed staff to include Universal Design as a goal within this resolution.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF DAVIS DOES RESOLVE AS FOLLOWS:

1. The EIR addendum in attached Exhibit E is hereby approved under the provisions of Section 15164 of the State CEQA Guidelines with the findings that: none of the conditions requiring a subsequent EIR exist; the cumulative impacts of development under the concept in the resolution were addressed in the previously certified EIR and its analysis of Alternative 2, "Buildout to 2010 Using Existing General Plan or Alternative 5, "Community Expansion Scenario With Davis Technology Campus". The probable buildout of sites by January 2010 is within the number of units remaining to be zoned and build under Alternative 2 or Alternative 5. An EIR will be required for the two relatively large "green light" sites of PG&E and Nishi, as well as the "yellow light" sites of Lewis Cannery and Wildhorse Horse Ranch for which development applications

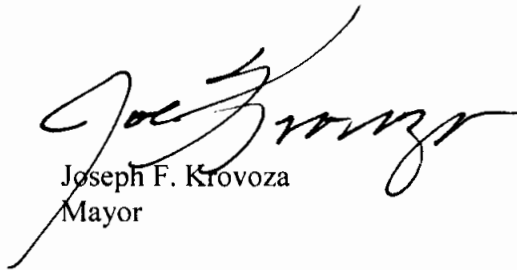
are already being reviewed; all "green light" sites require discretionary review with legislative actions and therefore the City has the ability to ensure that environmental effects have been adequately analyzed prior to project approvals; environmental reviews will be required for each individual project; and

2. The Council directions in this resolution: (a) do not reduce the housing opportunities of the region, as the City is meeting its Regional Housing Needs Allocation (RHNA) through the Housing Element update; and (b) protect the public health, safety and welfare interests and address competing public interests in that the directions implement the City's General Plan policies, Smart Growth principles and community input; and
3. That the recommendations by the Steering Committee, with modifications, shall be utilized to guide development processing decisions through year 2013 or until a new long-range, comprehensive General Plan update is adopted, whichever is sooner; and
4. The City Council hereby directs staff to implement the actions described within the attached Exhibit A, City Council Directions for Implementation.

PASSED AND ADOPTED by the City Council of Davis on this 14th day of June, 2011 by the following vote:


AYES: Greenwald, Souza, Swanson, Wolk, Krovoza

NOES: None



Joseph F. Krovoza
Mayor

ATTEST:



Zoe S. Mirabile, CMC
City Clerk

Attached Exhibits:

- A. City Council Directions for Implementation.
- B. Map of Sites.
- C. Table of Site Rankings.
- D. Individual Site Recommendations.
- E. EIR Addendum.

EXHIBIT A
CITY COUNCIL DIRECTIONS FOR IMPLEMENTATION

List of City Council Directions

1. Manage the 1% growth cap in development application processing using site rankings.
2. Strive for general targets for the mix of housing types.
3. Consider the Steering Committee's recommended requirements and conditions in development application reviews.
4. Plan for the Lewis Cannery site in consideration of the adjacent Covell Village site.
5. Work proactively with SACOG in advance of next housing element.
6. Engage in discussions with UCD about planned student housing.
7. Study overall infrastructure needs and cost recovery strategies.
8. Support the Open Space Commission's efforts in a Community Based Farms concept.
9. Process text amendments to the General Plan, preferably in Fall 2008.
10. Initiate a long-range, comprehensive General Plan update in early 2009.

City Council Directions

Direction #1 – Manage the 1% growth cap in development application processing using site rankings.

- a. Site rankings and development processing approach. Use the site rankings in the “green light”, “yellow light”, “red light” categories to consider development applications (*see table of site rankings in Exhibit C*).

“Green light” sites. As a transition to the initiation and adoption of the next General Plan update, process development applications for the list of “green light” sites.

“Yellow light” sites. After January 1, 2010, consider processing applications for additional “yellow light” sites for reasons such as housing needs, housing mix, or provision of extraordinary infrastructure improvements. Consideration of “yellow light” sites should proceed with caution. The 1% growth cap, however, will not be exceeded if the status of developments is monitored and the timing of development is controlled by conditions of approval and / or development agreements, if needed.

In considering “green light” or “yellow light” sites, the City Council retains full ability to ensure high quality development which meets community needs and provides community benefits.

“Red light” sites. The “red light” sites will generally not be considered until the adoption of the next comprehensive General Plan update is adopted although City Council may consider projects with special features or unique characteristics.

- b. Check-ins and development status reports. Check-ins with Planning Commission and City Council shall be scheduled as appropriate. These would include reports on: development

status to ensure that the 1% growth cap is not exceeded; and how current City Council goals for housing are being met. Resolutions would be adopted for key directives (for example, if development applications for additional “yellow light” sites are to be accepted).

- c. Commitment to city initiatives. Commitment of significant City resources, subject to availability, should be considered for sites requiring city initiatives. Actions may include but are not limited to: expanded or new programs to promote second units such as prototypical designs, neighborhood-specific plans (examples suggested in community input were Davis Manor and Chestnut Park neighborhoods, and other incentives; developing alternative visions for downtown and programs to achieve the desired vision; and exploring alternative sites for corporation yards. Priorities shall be established through City Council goal setting and budget processes.
- d. Development project proposals exempt from this processing approach. The following development project proposals within the city limits are exempt from this processing approach (but still count toward the 1% growth cap amount): (1) Projects which do not require a general plan amendment or rezoning to residential use; and (2) Projects which require a general plan amendment or rezoning to residential use, and which involve ten or fewer new (or net new) residential units. The number of units in the project for the purpose of these exemptions shall not include the same types of units that are exempt from the one percent growth cap resolution (that is, permanently affordable housing units not including middle income units, approved second units, and residential units within “vertical” mixed use buildings).
- e. Requests for ranking of sites not anticipated in current site rankings. A proponent of a development project on a site which has not been anticipated in the current site rankings, and is not exempt from this processing approach, may request being ranked in one of the site ranking groups. Such a request shall be processed as follows:
 - The project proponent shall submit an application to the Director of the Community Development Department requesting that the site be placed in the current site rankings by City Council. The request shall include how the site should be ranked and a justification based on the overarching goals and key principles developed by the Steering Committee (see in the main resolution above). A processing fee deposit shall be submitted equivalent to a pre-application deposit.
 - The Director shall forward the request for ranking to the Planning Commission and City Council with a staff recommended ranking and findings supporting the ranking.
 - The City Council shall adopt a resolution to determine the ranking among the current list of sites, or to determine that the site is not appropriate for housing, with findings supporting the determination.
- f. Relationship to existing Phased Allocation Plan ordinance. This resolution is intended to guide the consideration of development applications by the City Council. The city’s Phased Allocation Plan ordinance shall remain in place at this time. Projects subject to the ordinance shall require approval of a phased allocation. Projects exempt from the ordinance include but are not limited to: multi-family residential development; core area development; small urban

parcels 10 or fewer acres which are already designated residential; and permanently affordable housing.

Direction #2 - Strive for general targets for the mix of housing types.

- a. General targets. Strive for the following general targets for the mix of housing types under the 1% growth cap:
- 40% to 60% in single family detached and attached types.
 - 10% to 25% in multi-family ownership (condominium) types.
 - 30% to 40% in multi-family rental types (including affordable units).

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.

The recommended mix reflects changes from the existing mix in terms of: a decrease in detached single family types, an increase in single family attached types, an increase in multi-family ownership (condominium) types, and a general continuation 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.

City Council has considered the diverse housing needs and wants of the community, assessed demographic trends and anticipated demands for housing types, and considered gaps in the range of housing types that are developing in Davis. City Council finds that it shall be the City's intent that the following types of housing shall be emphasized and pursued while considering the existing and planned context of individual developments:

- Small for-sale and rental market-rate small single family (cottage) units.
- For-sale and rental townhouses.
- For-sale and rental stacked flat condominium units.
- For-sale and rental higher density luxury condos (such as mid-rise).
- Accessory dwelling units.
- Innovative development forms which promote sustainability and a sense of community.

Furthermore, it shall be the City's intent that superior planning and design shall be promoted through the following development expectations:

- A mixture of housing types and uses to the extent feasible.
- Ability to walk, bike and use transit for daily needs, services and amenities.
- Design for energy efficiency and resource conservation.

- Local sense of place and social interaction promoted through well-designed public spaces.
 - High quality design which is attractive and distinctive.
 - Universal design as a goal.
- b. Variety of senior housing opportunities. 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 or rental opportunities in a community setting); and accessory dwelling units (either for occupancy on a family member's property or to lease to a tenant who 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.
- c. Proportionate number of new units for seniors. Based on demographic trends, seniors comprise an increasing percentage of the population of the City of Davis. This will lead to an increased internal demand by seniors looking to transition into housing that meets their needs. A proportionate number of new units designed to meet the needs of Davis seniors should be planned as a part of the overall mix of housing types through 2013 and beyond.
- d. Study of senior housing needs and demands. The City shall conduct an assessment of housing needs and preferences for an aging population to guide future planning.

Direction #3 - Consider the Steering Committee's recommended requirements and conditions in development application reviews.

The Planning Commission and City Council should consider the following aspects of the 36 individual site recommendations sheets (see Exhibit D) in the review of development applications for the sites:

- Recommended number of units.
- Land use and design considerations.
- General requirements and conditions, many of which the Steering Committee find necessary in order for housing to be developed on a site.
- Informational needs.
- Additional information that may be needed.
- Actions and responsibilities.

In addition, development applications should be reviewed for climate change and green house gas emission impacts.

Direction #4 - Plan for the Lewis Cannery site in consideration of the adjacent Covell Village site.

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. The reasons for this recommendation on the Lewis site include: planning should provide the potential for connectivity within the larger area context; and planned land uses and edge conditions can provide compatibility with future adjacent land use(s) that could occur, including continued agricultural operations.

Direction #5 - Work proactively with SACOG in advance of next housing element.

After certification of the current Housing Element update 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.

Direction #6 - Engage in discussions with UCD regarding planned student housing.

Pursue the following actions in the Housing Element update:

- a. Update MOU or alternative agreement. The City should engage in discussions with UC Davis that result in either an updated Memorandum of Understanding (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.

- b. Amend 2005 Resolution. In addition, the City should process an amendment for 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:

*"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.**"*

Direction #7 - Study overall infrastructure needs and cost recovery strategies.

To ensure that infrastructure is adequately planned to meet the needs of future growth, the City should continue to study 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.

Direction #8 – Support the Open Space Commission’s efforts in a Community Based Farms concept.

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.

Direction #9 – Process text amendments to the General Plan, preferably in Fall 2008.

Direct staff to process the following set of amendments to the General Plan, preferably in Fall 2008.

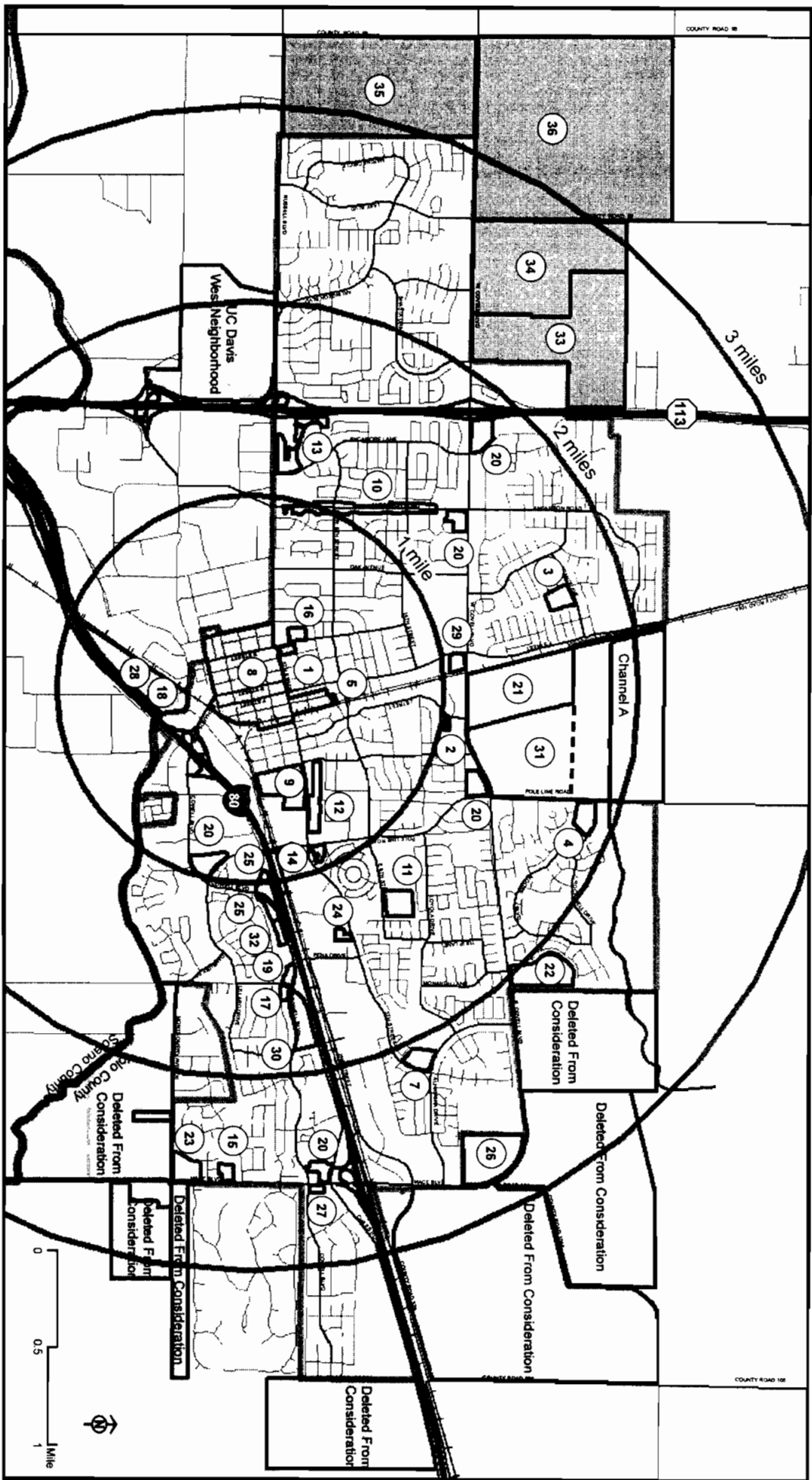
- a. Delete the population portion of General Plan Action LU 1.1e regarding population and the number of single-family dwellings. Delete the portion of the action regarding population shown in the following strikethroughs: “Create and maintain an effective growth management system designed to keep the population of the City below 64,000 and the number of single-family dwellings below 15,500 in 2010...” The rationale for this amendment is the population portion of the action is no longer useful as the population estimates for the city by the California Department of Finance (DOF) have exceed this amount for almost four years. The portion of the action regarding the number of single-family dwellings remains useful. The number of units is a more feasible tool for managing growth.
- b. Delete the first portion of General Plan Action LU 1.1f which calls for modifying the Phased Allocation Ordinance to make smaller projects subject to allocation requirements. Delete the portion of the action shown in the following strikethroughs and retain the rest of the action: “Immediately following General Plan adoption, modify the Phased Allocation Ordinance to make smaller projects subject to allocation requirements. Upon the completion of infill related studies and the adoption of infill and densification design guidelines and strategies, further adjust the Phased Housing Allocation Ordinance to give preference to infill and redevelopment of urban areas within the community over the development of agricultural and open space lands...” The rationale for this amendment is that the deletion would serve to facilitate (and not add growth management system burdens to) small infill projects, as suming they are well planned and designed. The retention of language and resulting emphasis would be consistent with the Steering Committee’s generally higher ranking of infill sites and lower ranking of peripheral sites.

Direction #10 – Initiate a long-range, comprehensive General Plan update in early 2009.

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 2035. Because of Housing Element requirements, recent efforts have focused on housing strategies largely in isolation from many other important long range community issues.

- a. Initiation. The General Plan update shall begin in early 2009 when staff will present alternative approaches and timelines to the City Council.
- b. Planning issues. Planning issues to be addressed should include but not be limited to:
 - Sustainability and AB 32 requirements.
 - Economic and business related sustainability.
 - Community and resident health.
 - A general study of senior needs including housing, transportation, recreation and social services.
 - Ultimate urban growth and ag preservation boundaries.
 - Open space / greenways system.
 - Growth and balance of housing, employment, retail and services.
 - Vision for the downtown and its development intensity.
 - Multi-property planning on the edges of the City where coordinated planning would better address issues that may cross parcel boundaries.
 - Fiscal impacts of alternatives.
 - Planning for the January 2012 – June 2019 Housing Element planning period and RHNA.
 - Explore possible new locations for city and DJUSD corporation yards and the PG&E service center.
- c. Considerations. Considerations should include but not be limited to:
 - The recommendations in the report of the General Plan / Housing Element Steering Committee dated March 20, 2008.
 - The results of a “mid course correction” analysis of the 1% growth cap assumptions. On February 12, 2008, City Council directed staff to conduct the analysis after following the submission of the General Plan Update / Housing Element Steering Committee report.
- d. Community engagement. The update should employ a broad community engagement program which utilizes objective-based techniques.

EXHIBIT B



- SECONDARY SITES - Additional Sites Recommended for Housing
- ALTERNATE SITES - Sites To Be Considered for Housing Only If Needed Prior to 2013
- SITES NOT NEEDED PRIOR TO 2013 - Sites Tabled Indefinitely

Map of Sites
November 5, 2008

EXHIBIT C Table of Site Rankings

Map Key	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					382
SECONDARY SITES – Additional Sites Recommended For Housing (“Green Light”)					
1	Green	DJUSD Headquarters, B Street	Residential High	37 – 66	40 – 60
2	Green	Kennedy Place	Residential Medium	7 – 17	7 – 16
3	Green	Grande School Site	Residential Medium	43 – 101	50 – 75
4	Green	Nugget Fields, Wildhorse	Residential Medium	50 – 118	110 – 118
5	Green	Sweet Briar Drive	Residential High	Up to 16	16
6	Green	Second Units- Increases With Program Changes Re: Discretionary Units	Residential Low	Various sites	24
7	Green	Verona, Mace Ranch	Residential Medium	47 – 109	59 – 78
8	Green	Downtown – Increases With Plan / Zoning Changes	Core Area Specific Plan	Various sites	0, needs additional research
9	Green	PG& E Service Center, Fifth and L St.- Mixed Uses	Residential High	277 – 495	277 – 495
10	Green	Transit Corridor – Anderson Road	Residential High	235 – 420	23, as a pilot project
11	Green	Simmons, E. Eighth Street	Residential Medium	79 – 185	88 – 180
12	Green	City / DJUSD Corp Yards, E. Fifth Street	Residential Medium	72 – 168	80 – 160
13	Green	RHD Zone, Oxford Circle (net increase)	Residential Higher	Up to 32	16 – 32
14	Green	Fifth Ave Place (net increase)	Residential High	Up to 19	4 – 16
15	Green	Willowbank Church, Mace Blvd.	Residential Medium	22 – 50	22 – 50
16	Green	Civic Center Fields, B Street	Residential Medium	26 – 60	56 – 60
17	Green	Willow Creek, Neighborhood Commercial	Residential Medium	12 – 29	24 – 27
18	Green	Nishi Property - Option With Access Via UCD Only	Residential Higher	460 – 1,000	460 – 1,000
19	Green	Oakshade Affordable Housing, Cowell Boulevard	Residential Medium	(22 – 52)	45 - 52
20	Green	Neighborhood Shopping Center – Increases With Plan / Zoning Changes	Neighborhood Retail	158 – 207	0, needs additional research
TOTAL OF SECONDARY SITES – Additional Sites Recommended For Housing (20 Sites Above)					1,401 – 2,459

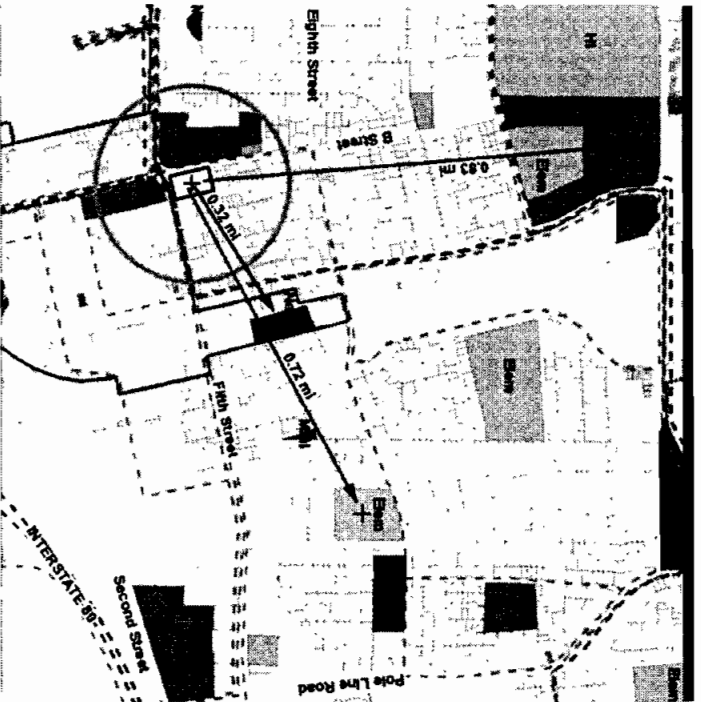
EXHIBIT C (continued) Table of Site Rankings

Map Key and 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” Sites)				
21	Cannery	Residential Medium	333 – 776	500 – 776
22	Wildhorse Horse Ranch	Residential Medium	118 – 275	190 - 230
23	Willowbank Church, NW Corner Mace Boulevard and Montgomery Avenue	Residential Medium	50 – 118	70 – 84
24	2726 Fifth St., East of “Konditorei” Bakery	Off. / BP / Mixed Use	16 – 18	6 – 8
25	Off. Cowell Boulevard (includes SE parcel and part of NW parcel)	Residential Medium (SE) and Residential High (NW)	64 - 125	64 - 125
26	Signature Properties Site	Residential Medium	202 – 472	350 – 472
27	NE Corner of Mace and Cowell Boulevards	Com. Retail / Mixed Use	Up to 15	4
28	Nishi Property Option With Access Via Olive Dr. Only	Residential Higher	460 – 1,000	460 – 1,000
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	Cowell Village Site – Option To Top Of Lewis Cannery Site	Residential Medium	504 – 1,175	750 – 1,150
32	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 – 32)				
SITES NOT NEEDED PRIOR TO 2013 (“Red Light” Sites)				
33	Parlin - With On-Site Ag Mitigation	Residential Medium	259 – 604	389 – 604
34	Lin Boschken - With On-site Ag Mitigation	Residential Medium	259 – 604	389 – 604
35	West of Stonegate - With On-site Ag Mitigation	Residential Medium	403 – 940	590 – 900
36	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 #33 – 36)				
TOTAL OF SITES NOT NEEDED PRIOR TO 2013 (Sites #33 – 36)				
GRAND TOTAL OF ALL GROUPS AND SITES ABOVE				
6,728 – 10,726				

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.

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
Map Key
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.

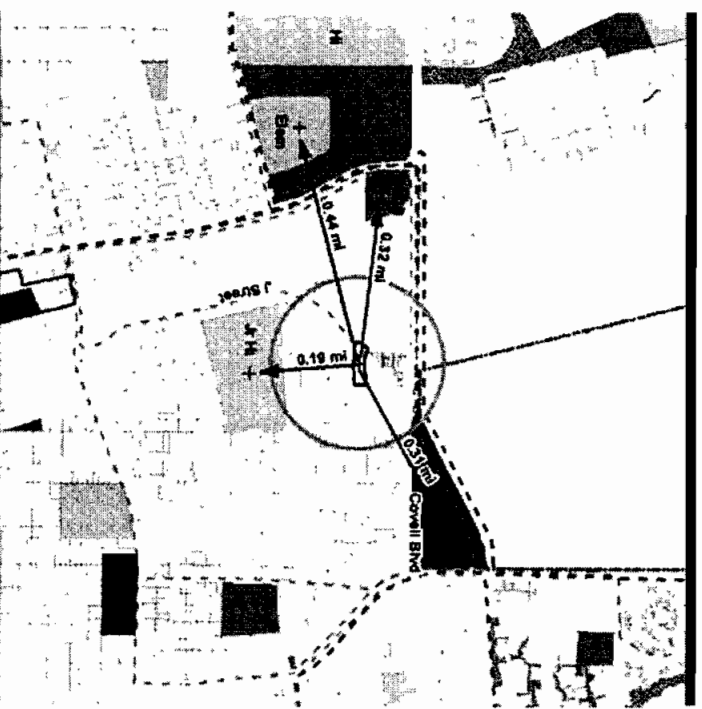
Continuation of the General Plan, Oakland-San Francisco Committee - Approved Map 100 - New Urban Map Provisions Steering Committee Recommendations on July 22, 2008

DATE: 01/20/11
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 APPROVED BY: [illegible]
 PROJECT: [illegible]

Kennedy Place

SECONDARY SITE Map Key 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

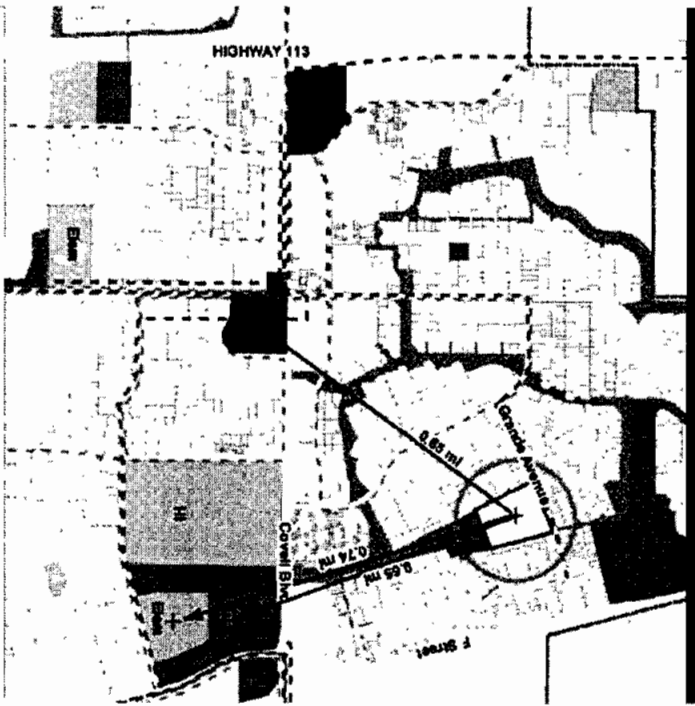
- 2.3 Potential vehicular conflicts with existing offices and senior housing.

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 Map Key 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.



Map Key
 4
 Secondary Sites are sites recommended for housing; they are considered "Green Light" sites

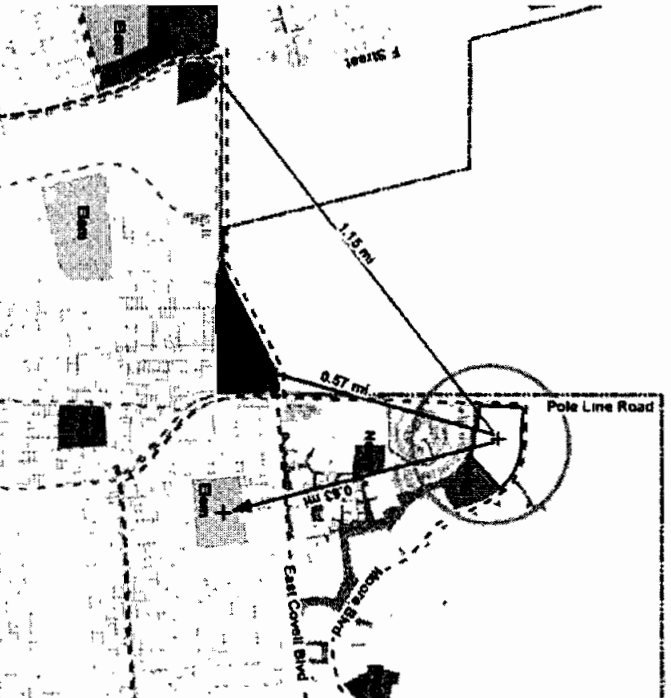
Nugget Fields School Site

SECONDARY SITE

Map Key

4

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



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)

- 4.1 Adjacent to park, greenbelt and transit.
- 4.2 Close to shopping.
- 4.3 The soccer fields on the site can be located elsewhere.
- 4.4 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

- 4.5 Development uncertain, site has not declared surplus by DJUSD at this time.
- 4.6 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

- 4.A A design charrette process should be conducted, similar to the Simmons site.
- 4.B Need to comply with the Naylor Act related to the sale of recreational land by a school district.
- 4.C If the DJUSD decides to sell this site, the City should consider a higher ranking for this site.

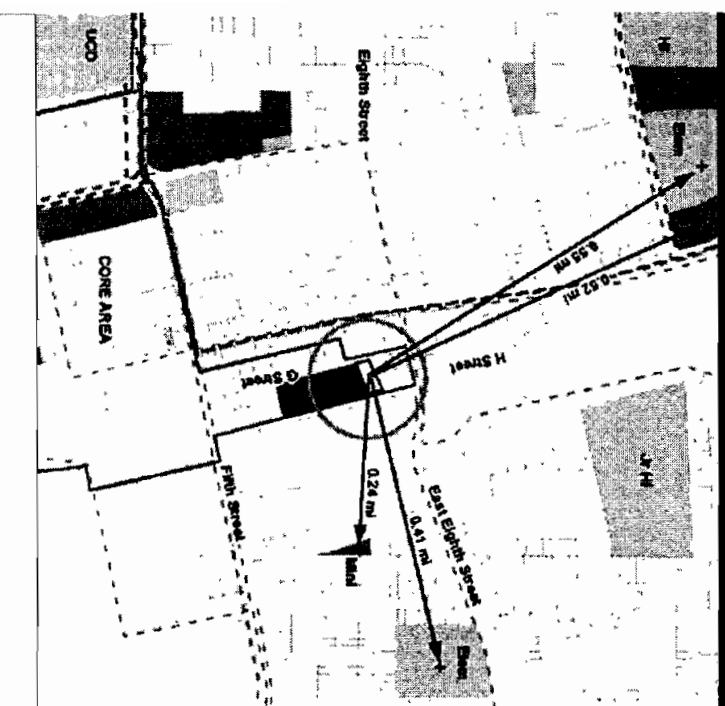
Recommended Actions and Responsibilities

Action 4.1 The City should find replacement soccer fields, preferably nearby.

Action 4.2 General Plan amendment, rezoning.

Study and Identification of Potential Housing Sites in Davis

820 Sweet Briar Drive



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)

- 5.1 Promotes higher density housing in the downtown area.
- 5.2 Near shopping and UC Davis.
- 5.3 Promotes pedestrian, bicycle and transit mobility.

Countering Views to Recommended Site Ranking Category and Number

- 5.4 Adjacent railroad noise.

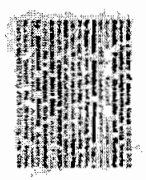
Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

- 5.A Mitigation of railroad noise.
- 5.B Clearance of contaminants from adjacent dry cleaning business.
- 5.C Consider mixed use or live-work types of housing.

SECONDARY SITE
Map Key
5

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

Recommended Actions and Responsibilities
Action 5.1 Property owner shall obtain State clearance of contaminants.
Action 5.2 Rezoning.



Recommendation of the Steering Committee. Approved: April 27, 2011. City of Davis Planning Department. Updated on May 22, 2008.



SECONDARY SITE Map Key 6

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

Recommended Actions and Responsibilities

Action 6.1 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 6.2 Develop an effective method of outreach and information to neighbors in advance of specific proposals.

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)

- 6.1 This category would promote accessory dwelling units beyond existing city programs.
- 6.2 Accessory dwelling units are an important contribution to affordable housing.

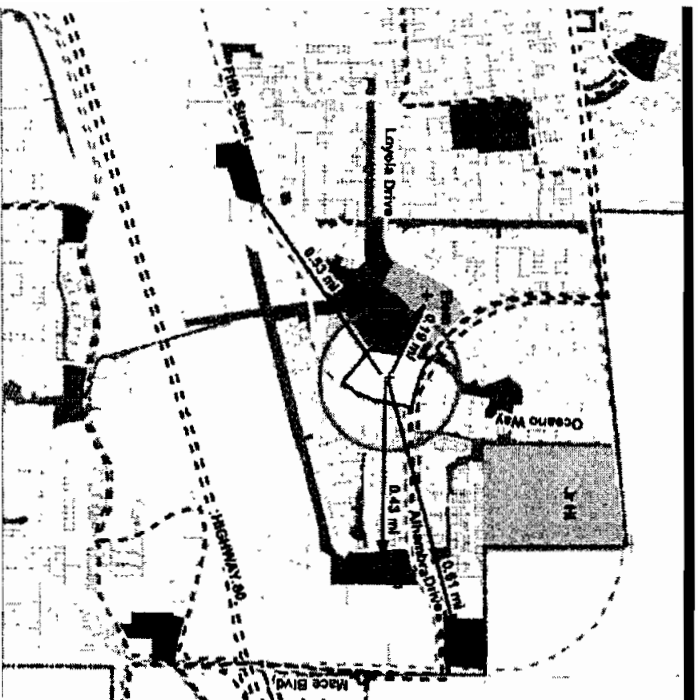
Countering Views to Recommended Site Ranking Category and Number

- 6.3 Potential neighborhood opposition.

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

- 6.A Consider simplified processing and fees, increased information and education, and development of neighborhood specific plans with prototypical accessory dwelling units.
- 6.B Consider zoning ordinance amendments including standards affecting attached and detached units.
- 6.C Research the accessory dwelling unit programs of the city of Santa Cruz, CA.
- 6.D Promote accessory dwelling units in new residential developments.

Verona, Mace Ranch



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)

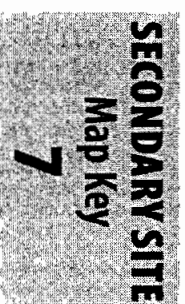
- 7.1 Adjacent to school, and park, and bus route.
- 7.2 Good vehicular access on minor arterials.
- 7.3 Adjacent to existing medium density residential use.
- 7.4 Opportunity to provide workforce and moderate income housing.

Countering Views to Recommended Site Ranking Category and Number

- 7.5 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

- 7.A Site design transition to ensure compatibility with existing adjacent residential uses.
- 7.B Site design to be sensitive to habitat area in adjacent park.



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

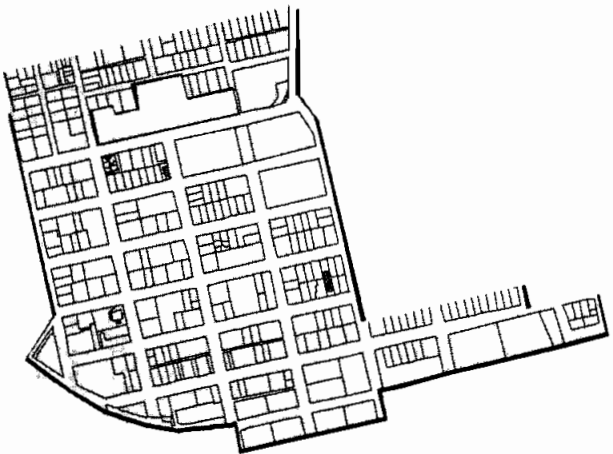
Recommended Actions and Responsibilities
Action 7.1 Rezoning.

City of Portland, Oregon
 Planning Department
 1220 NE Oregon Street, Suite 300
 Portland, Oregon 97232
 Phone: 503.948.4600
 Fax: 503.948.4601
 Email: planning@portland.gov
 Website: www.portland.gov/planning

SECONDARY SITE Map Key 8

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

Downtown (Increases With Plan / Zoning Changes)



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

- 8.1 Promote 24-hour vitality of downtown area.
- 8.2 Provides compact development and higher density housing near community facilities.
- 8.3 Promotes pedestrian, bicycle and transit mobility.

Countering Views to Recommended Site Ranking Category and Number

- 8.4 Concerns with traffic congestion, parking, replacement of historic bungalows, and detractor from existing downtown character.

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

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

Recommended Actions and Responsibilities

Action 8.1 Amendments to Core Area Specific plan and rezonings, with future analysis and public outreach to determine extent of potential zoning changes.

Action 8.2 City should consider options to provide additional parking downtown.

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

Study and Identification of Potential Housing Sites in Davis

PG&E Service Center



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)

- 9.1 Close to downtown, schools, parks.
- 9.2 Suitable for compact development, and higher density housing, and possible mixed uses.
- 9.3 Promotes pedestrian, bicycle and transit mobility.

Countering Views to Recommended Site Ranking Category and Number

- 9.4 Retain for commercial uses and not residential.
- 9.5 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

- 9.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.
- 9.B Obtain information on the PG&E employees: how many live in Davis; trips taken during the day; and spending in Davis.
- 9.C Obtain information on the timing and availability of site, and toxics.
- 9.D Site plan should provide a transition from housing on the north to non-residential on the south adjacent to I-80.
- 9.E Require analysis of city need for, and feasibility of, non-residential uses on the site.

SECONDARY SITE
Map Key
9

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

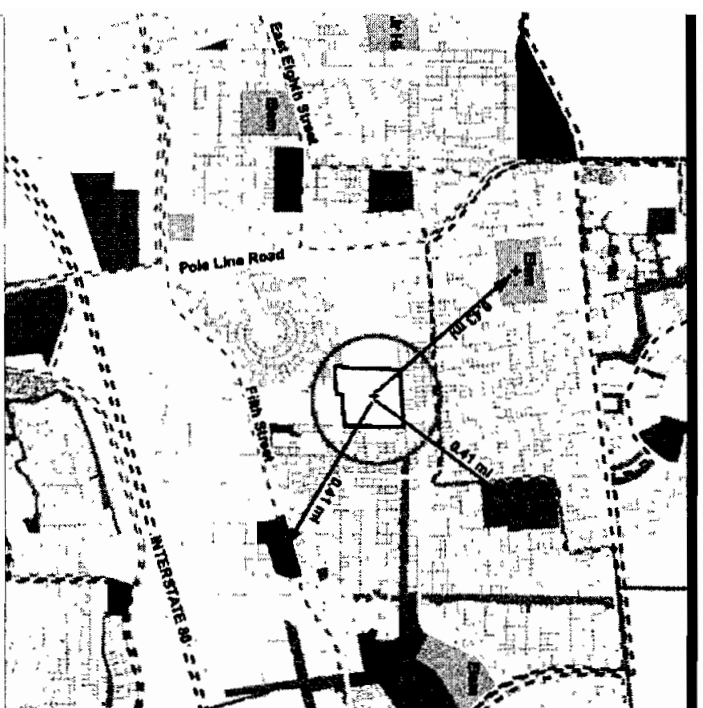
Recommended Actions and Responsibilities

- Action 9.1** City continue to work with PG&E regarding interest in re-use of site, alternate site for existing use, timing, and feasibility.
- Action 9.2** 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 9.3** State clearance of contaminants remediation.

*continued on reverse of the General Plan Update Steering Committee Agenda Item # 10, 2008 (with Resolution 11-077) to Steering Committee Recommendation during on July 13, 2009

Study and Identification of General Housing Sites in Davis

Simmons, E. Eighth Street



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)

- 11.1 Logical site for housing as it is surrounded by existing residential uses of different densities.
- 11.2 Near schools.
- 11.3 Site large enough to provide open space..

Countering Views to Recommended Site Ranking Category and Number

- 11.4 Last remnant of agriculture in city.
- 11.5 Only vehicular access is from E. Eighth Street.
- 11.6 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

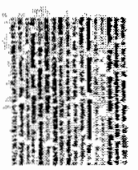
- 11.A Incorporate a neighborhood greenbelt in the site plan.
- 11.B Consider a portion of the site for historic preservation, open space and habitat reserve, senior housing, community gardens or Explorit science center.

SECONDARY SITE
Map Key
11

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

Recommended Actions and Responsibilities

- Action 11.1** Consider City Council's actions on a concept plan for the site based on a design charrette with neighbors.
- Action 11.2** General Plan amendment (if Medium Density) and rezoning.



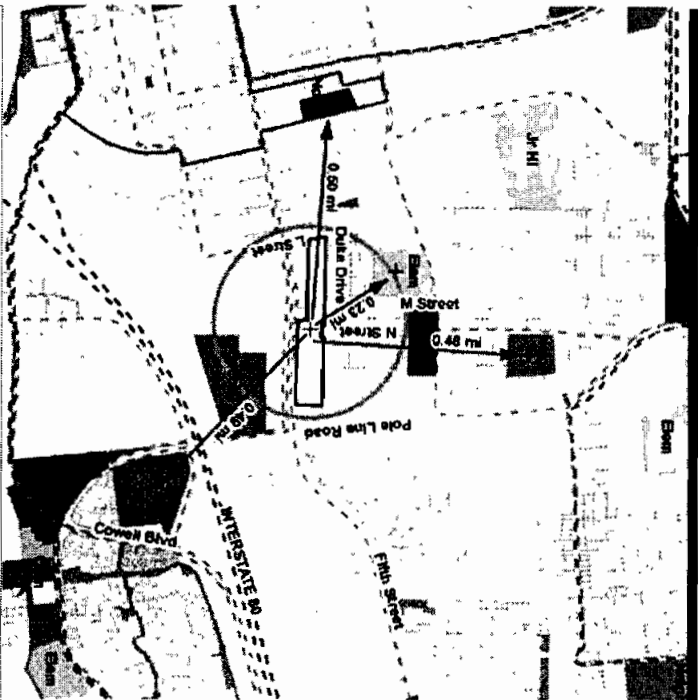
Recommendations of the steering committee are subject to the Steering Committee's approval. Approved March 20, 2018. With modifications of Steering Committee Resolution Action 11.2.11.18

THE CITY OF DENVER, COLORADO
 Planning Department
 1401 Lawrence Street, Suite 200
 Denver, Colorado 80202
 Phone: 303.733.3100
 Fax: 303.733.3101
 www.denvercolorado.gov

SECONDARY SITE
Map Key
12

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

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

Recommended Actions and Responsibilities
Action 12.1 Consider a corridor plan for both corporation yards and PG&E service center, including relocations.
Action 12.2 General Plan amendment, rezoning.

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

- 12.1 Close to downtown, shopping, schools and parks.
- 12.2 Promotes bicycle and transit mobility on a main bus route.
- 12.3 Possibilities include workforce housing, live-work housing, or housing toward back with commercial in front.

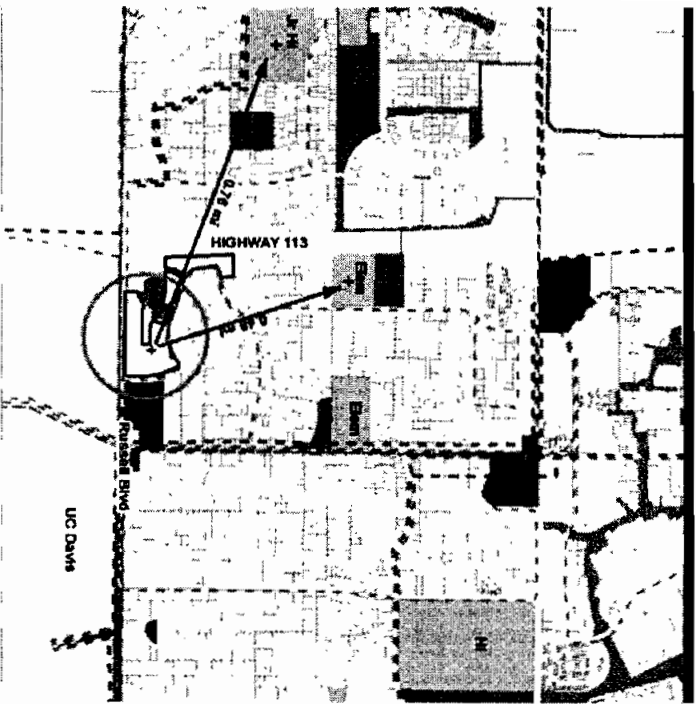
Countering Views to Recommended Site Ranking Category and Number

- 12.4 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

- 12.A Determine where corporation yards would be relocated (such as north Pole Line Road or on the south side of I-80).
- 12.B Consider whether Community gardens should be retained or relocated on site or off site.
- 12.C Ensure adequate parking is provided.
- 12.D Design housing for compatibility with the existing residential uses to the north and the existing commercial uses.
- 12.E Require analysis of city need for, and feasibility of, non-residential uses on the site.

RHD Zone, Oxford Circle



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

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

- 13.1 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.
- 13.2 An increase of 32 units at 525 Oxford Circle would have minimal impact.
- 13.3 Close to UC Davis shopping.
- 13.4 Promotes pedestrian, bicycle and transit mobility.

Countering Views to Recommended Site Ranking Category and Number

- 13.5 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

- 13.A Ensure parking is adequate.

SECONDARY SITE
Map Key
13

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

Recommended Actions and Responsibilities

Action 13.1 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.

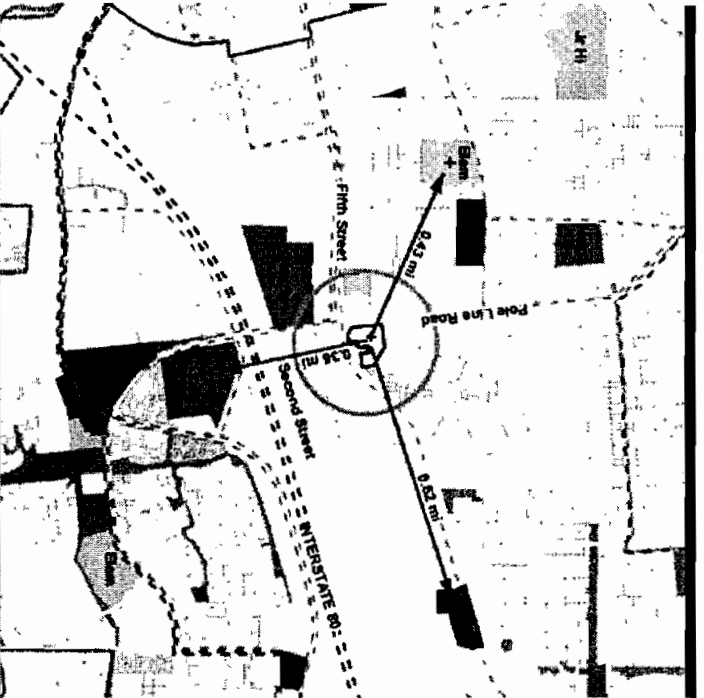
Recommendations of the General Plan (Davis) Steering Committee, 2015

Map Key
14
Secondary Site
Recommended for housing; they are considered "Green Light" sites

Fifth Avenue Place / Alders

SECONDARY SITE Map Key 14

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



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)

- 14.1 Efficient use of land.
- 14.2 One or two additional stories would be added above existing one-story apartments.
- 14.3 Close to transit, shopping and schools.
- 13.4 Similar densities in area.

Countering Views to Recommended Site Ranking Category and Number

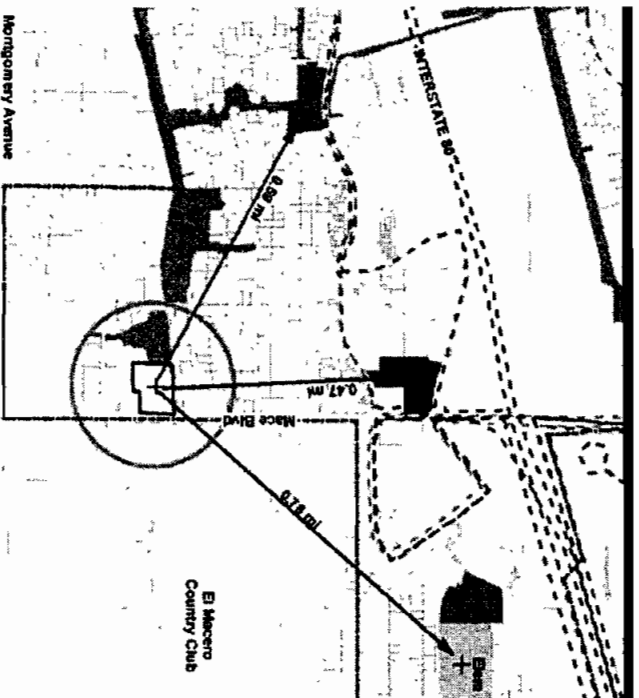
- 14.5 Concerns about density, open space and parking.

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

- 14.A Ensure City's minimum standards for access, setbacks, parking, and open space in site plan.
- 14.b Analyze traffic impacts.

**Recommended
Actions and
Responsibilities**
Action 14.1 Rezoning.

Willowbank Church Site, Mace Boulevard



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)

- 15.1 Close to neighborhood greenbelts, schools and shopping. Can complete greenbelt system.
- 15.2 Adequate access to Mace Boulevard.
- 15.3 Bounded by residential and buffered by creek, greenbelt and street.

Countering Views to Recommended Site Ranking Category and Number

- 15.4 Location would promote car travel.
- 15.5 Medium density would not be compatible with the existing adjacent low density neighborhoods.
- 15.6 Consider higher density.

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

- 15.A Buffer existing residential and complete greenbelt system in area.
- 15.B Feather densities with lower densities near the existing low density neighborhoods.

SECONDARY SITE
Map Key
15

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

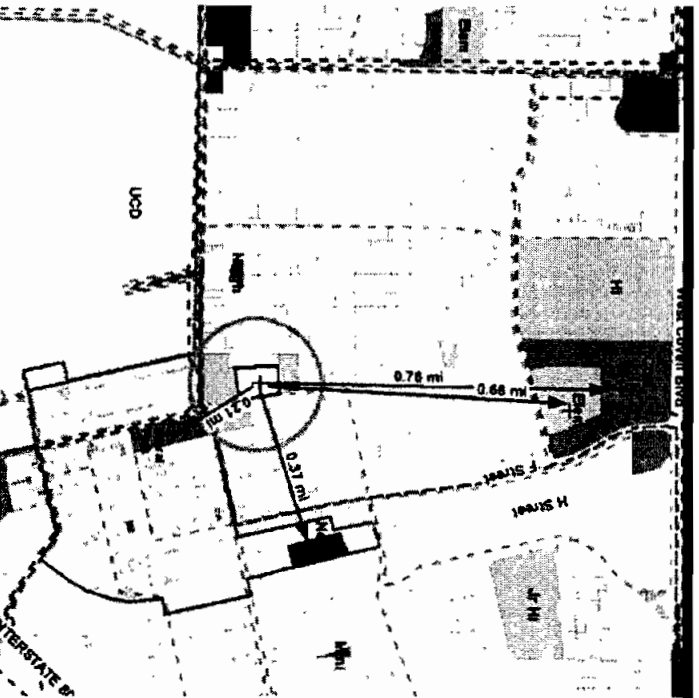
Recommended Actions and Responsibilities

- Action 15.1** Communicate city and neighborhood goals to purchaser of site (as church plans to sell the site).
- Action 15.2** General Plan amendment, rezoning.

Recommenations of the General Plan Quality Steering Committee — Approved March 20, 2008 (Housing) and Steering Committee Recommendation of May 27, 2008

Map Key
 16
 Secondary Sites are sites recommended for housing; they are considered "Green Light" sites

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)

- 16.1 Close to downtown, shopping, Central Park, schools, and UC Davis.
- 16.2 Promotes pedestrian, bicycle and transit mobility.
- 16.3 Is capable of providing compact development and higher density housing.
- 16.4 Existing fields are underutilized and part of the existing open space can be retained in a new development.
- 16.5 Good potential for senior housing given the adjacent Senior Center.

Countering Views to Recommended Site Ranking Category and Number

- 16.6 Should be retained for open space / recreation or possible future City Hall expansion. There are not enough active recreation uses in the area.
- 16.7 A pledge was made to the neighbors that the site would be retained for civic uses.

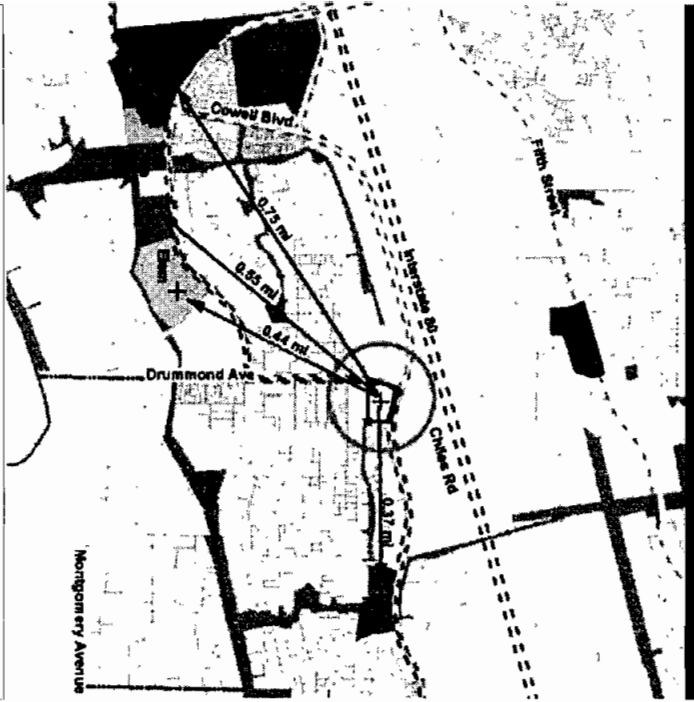
Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

- 16.A Ensure compatible design with surrounding uses and adequate parking.
- 16.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.

Recommended Actions and Responsibilities

Action 16.1 General Plan amendment, rezoning.

Willow Creek Neighborhood Commercial Site



Location	Southwest 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)

- 17.1 Limited potential for commercial use.
- 17.2 Surrounded on three sides by residential uses of different densities.
- 17.3 Close to parks, schools, shopping and transit.
- 17.4 Noise environment is conditionally acceptable.

Countering Views to Recommended Site Ranking Category and Number

- 17.5 Too close to freeway.
- 17.6 Keep for commercial use.

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

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

SECONDARY SITE
Map Key
17

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

Recommended Actions and Responsibilities
Action 17.1 General Plan amendment, rezoning.

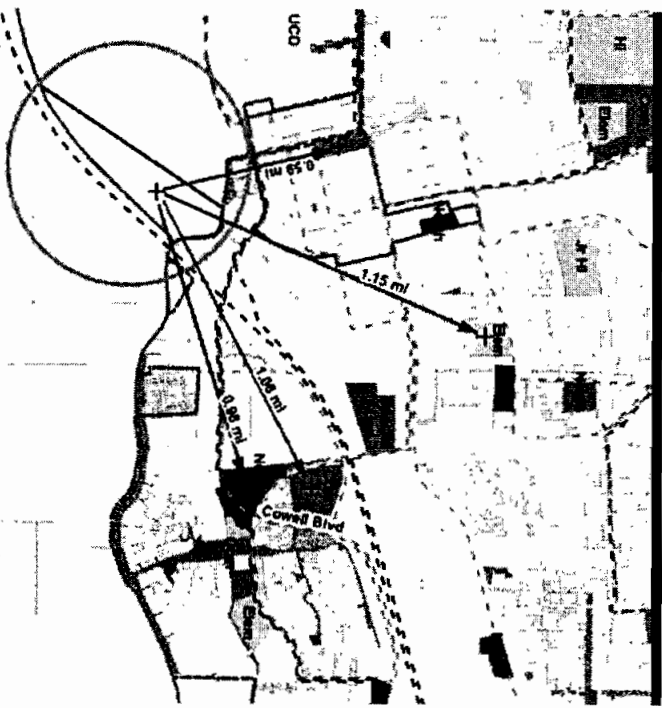
Map Key
17
SECONDARY SITES are sites recommended for housing; they are considered "Green Light" sites

Map Key
 18
 Secondary Site
 Recommended for housing; they are considered "Green Light" sites

Nishi Property (Option With Access Via UCD Only)

SECONDARY SITE
Map Key
18

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



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

- 18.1 Adjacent to UC Davis and downtown and would bolster downtown economy.
- 18.2 Near arboratum, freeway, and transit.
- 18.3 Bike connection to downtown and South Davis.
- 18.4 Promotes pedestrian, bicycle and transit mobility.
- 18.5 Potential to provide special higher density housing types without impacting existing neighborhood.

Countering Views to Recommended Site Ranking Category and Number

- 18.6 Poor vehicular access to Core Area.
- 18.7 Noise from H80 and railroad.
- 18.8 Safety concerns with the railroad.
- 18.9 Prime ag land.

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

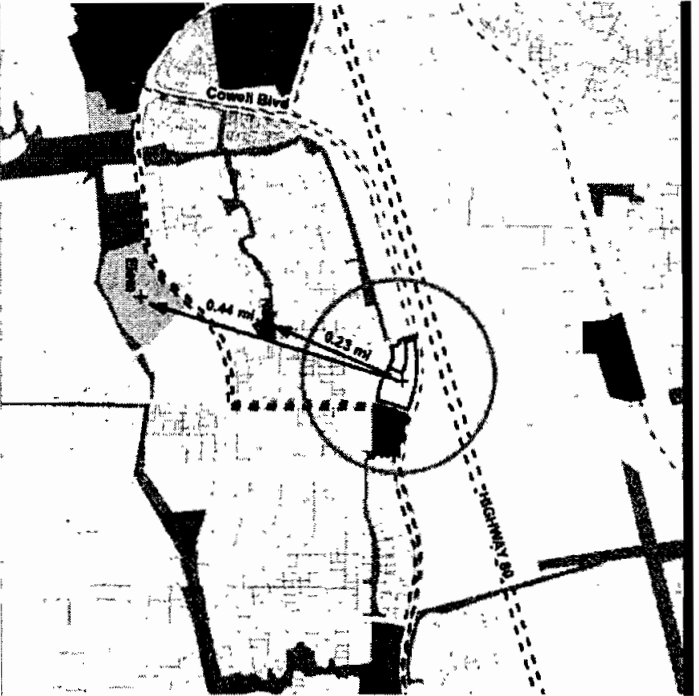
- 18.A Needs UC Davis involvement, including access.
- 18.B Traffic analysis, mitigation, and car management strategies for traffic toward campus.
- 18.C Noise analysis and mitigation.
- 18.D Mitigate safety concerns with the adjacent railroad.
- 18.E Relinquish the existing access easement to Olive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

Recommended Actions and Responsibilities

- Action 18.1** Develop a cooperative plan with UC Davis for land use and circulation.
- Action 18.2** Discuss the development with the railroad company and mitigate safety concerns.
- Action 18.3** General Plan amendment (to a new higher density category), rezoning, and Measure J vote.

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

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)

- 19.1 Close to neighborhood greenbelts, schools and shopping.
- 19.2 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

- 19.3 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

- 19.A Site design to provide mitigation of H80 noise.
- 19.B Maximize setback from freeway. Consider restricting housing units to southern half of site.
- 19.C Attempt to develop triangular site across Cowell Boulevard with buildings to provide a barrier to H80.
- 19.D The overall density of the site should be at the high end of the medium density range.

SECONDARY SITE
Map Key
19

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

Recommended Actions and Responsibilities

Action 19.1 Would require a Conditional Use Permit

Map Key
Secondary Sites are sites recommended for housing; they are considered "Green Light" sites

SECONDARY SITE

Map Key

20

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

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)

- 20.1 This category would change the zoning of five shopping centers to allow housing units (as allowed in four other shopping centers in Davis).
- 20.2 Shopping centers are underutilized.
- 20.3 Mixed uses promote stability of shopping areas.

Countering Views to Recommended Site Ranking Category and Number

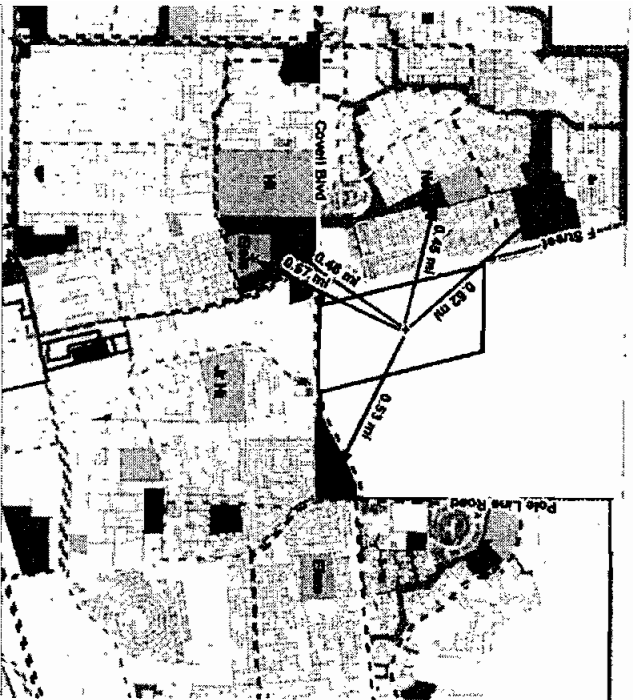
- 20.4 Concerns with parking conflicts, children playing in parking lots, potential increase in crime rates, and protection of retail uses.
- 20.5 Not realistic.

Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development
None

Recommended Actions and Responsibilities

Action 20.1 Rezoning of the five neighborhood shopping centers. A General Plan amendment may be needed depending on the proposed changes.

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.

ALTERNATE SITE Map Key / Rank 21

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

Continued on Next Page

Recommended Actions and Responsibilities
Action 21.1 General Plan amendment, rezoning.

City of Davis, California, Planning Department
1515 K Street, Suite 200, Davis, CA 95618
Phone: (530) 756-2200, Fax: (530) 756-2201
www.ci.davis.ca.us
This document is the property of the City of Davis. It is loaned to you for your use only. It is not to be distributed, copied, or otherwise used without the express written permission of the City of Davis. If you have any questions regarding this document, please contact the Planning Department at (530) 756-2200.

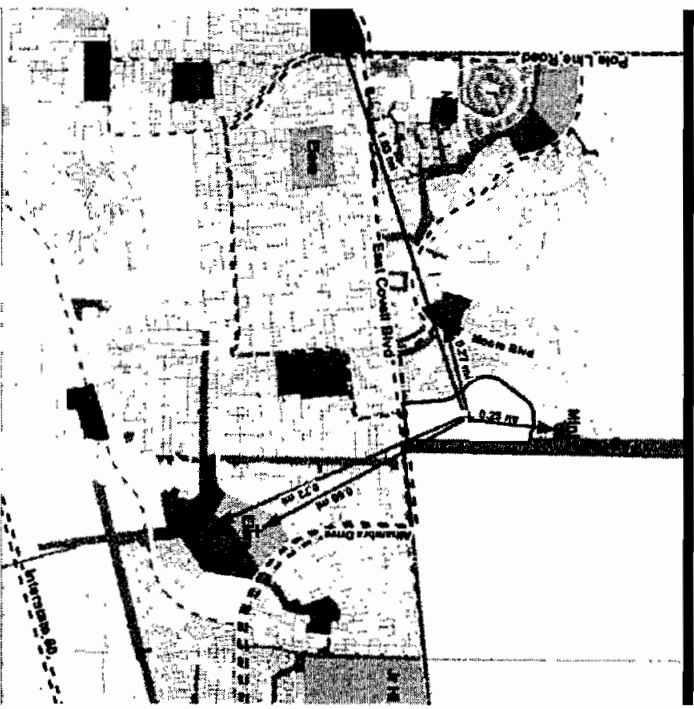
Lewis Cannery (Continued)

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).

Wildhorse Horse Ranch



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

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

- 22.1 Surrounded by City on three sides and completes the Wildhorse neighborhood.
- 22.2 Close to schools and parks.
- 22.3 Adds to existing greenbelt.
- 22.4 Adequate vehicular access.
- 22.5 Potential for accessory units.

Countering Views to Recommended Site Ranking Category and Number

- 22.6 Far from downtown and UC Davis.
- 22.7 Would promote car travel and not be conducive to bicycle mobility.
- 22.8 Potential impact on burrowing owl.
- 22.9 Prime ag land.
- 22.10 The Wildhorse development agreement designated 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

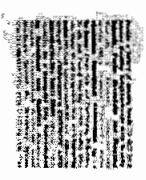
- 22.A The plan for ag mitigation is a key issue in the development review.

ALTERNATE SITE Map Key / Rank 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** The City Council should consider a development fee incentive for small housing units.
- Action 22.2** General Plan amendment, rezoning, and Measure J vote.



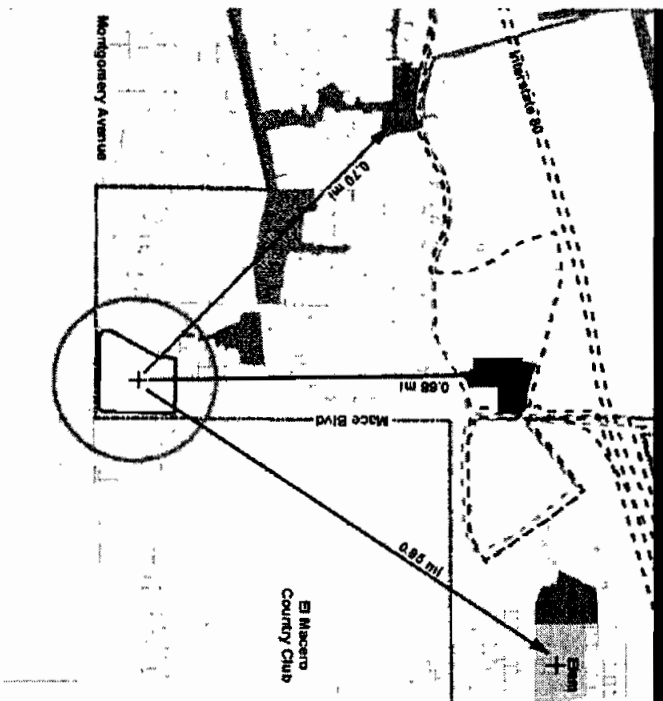
Recommendations of the General Plan Update Steering Committee - Approved May 10, 2009 (With Modifications to Steering Committee Recommendations on July 22, 2009)

Map Key / Rank 23
 1. 2008 City of Davis General Plan
 2. 2008 City of Davis General Plan
 3. 2008 City of Davis General Plan
 4. 2008 City of Davis General Plan
 5. 2008 City of Davis General Plan
 6. 2008 City of Davis General Plan
 7. 2008 City of Davis General Plan
 8. 2008 City of Davis General Plan
 9. 2008 City of Davis General Plan
 10. 2008 City of Davis General Plan
 11. 2008 City of Davis General Plan
 12. 2008 City of Davis General Plan
 13. 2008 City of Davis General Plan
 14. 2008 City of Davis General Plan
 15. 2008 City of Davis General Plan
 16. 2008 City of Davis General Plan
 17. 2008 City of Davis General Plan
 18. 2008 City of Davis General Plan
 19. 2008 City of Davis General Plan
 20. 2008 City of Davis General Plan
 21. 2008 City of Davis General Plan
 22. 2008 City of Davis General Plan
 23. 2008 City of Davis General Plan
 24. 2008 City of Davis General Plan
 25. 2008 City of Davis General Plan
 26. 2008 City of Davis General Plan
 27. 2008 City of Davis General Plan
 28. 2008 City of Davis General Plan
 29. 2008 City of Davis General Plan
 30. 2008 City of Davis General Plan
 31. 2008 City of Davis General Plan
 32. 2008 City of Davis General Plan
 33. 2008 City of Davis General Plan
 34. 2008 City of Davis General Plan
 35. 2008 City of Davis General Plan
 36. 2008 City of Davis General Plan
 37. 2008 City of Davis General Plan
 38. 2008 City of Davis General Plan
 39. 2008 City of Davis General Plan
 40. 2008 City of Davis General Plan
 41. 2008 City of Davis General Plan
 42. 2008 City of Davis General Plan
 43. 2008 City of Davis General Plan
 44. 2008 City of Davis General Plan
 45. 2008 City of Davis General Plan
 46. 2008 City of Davis General Plan
 47. 2008 City of Davis General Plan
 48. 2008 City of Davis General Plan
 49. 2008 City of Davis General Plan
 50. 2008 City of Davis General Plan
 51. 2008 City of Davis General Plan
 52. 2008 City of Davis General Plan
 53. 2008 City of Davis General Plan
 54. 2008 City of Davis General Plan
 55. 2008 City of Davis General Plan
 56. 2008 City of Davis General Plan
 57. 2008 City of Davis General Plan
 58. 2008 City of Davis General Plan
 59. 2008 City of Davis General Plan
 60. 2008 City of Davis General Plan
 61. 2008 City of Davis General Plan
 62. 2008 City of Davis General Plan
 63. 2008 City of Davis General Plan
 64. 2008 City of Davis General Plan
 65. 2008 City of Davis General Plan
 66. 2008 City of Davis General Plan
 67. 2008 City of Davis General Plan
 68. 2008 City of Davis General Plan
 69. 2008 City of Davis General Plan
 70. 2008 City of Davis General Plan
 71. 2008 City of Davis General Plan
 72. 2008 City of Davis General Plan
 73. 2008 City of Davis General Plan
 74. 2008 City of Davis General Plan
 75. 2008 City of Davis General Plan
 76. 2008 City of Davis General Plan
 77. 2008 City of Davis General Plan
 78. 2008 City of Davis General Plan
 79. 2008 City of Davis General Plan
 80. 2008 City of Davis General Plan
 81. 2008 City of Davis General Plan
 82. 2008 City of Davis General Plan
 83. 2008 City of Davis General Plan
 84. 2008 City of Davis General Plan
 85. 2008 City of Davis General Plan
 86. 2008 City of Davis General Plan
 87. 2008 City of Davis General Plan
 88. 2008 City of Davis General Plan
 89. 2008 City of Davis General Plan
 90. 2008 City of Davis General Plan
 91. 2008 City of Davis General Plan
 92. 2008 City of Davis General Plan
 93. 2008 City of Davis General Plan
 94. 2008 City of Davis General Plan
 95. 2008 City of Davis General Plan
 96. 2008 City of Davis General Plan
 97. 2008 City of Davis General Plan
 98. 2008 City of Davis General Plan
 99. 2008 City of Davis General Plan
 100. 2008 City of Davis General Plan

Willowbank Church Site, Mace and Montgomery

ALTERNATE SITE Map Key / Rank 23

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

- 23.1 Close to schools, parks and shopping.
- 23.2 Good vehicular access.
- 23.3 Could continue as buffer on south edge of city..

Countering Views to Recommended Site Ranking Category and Number

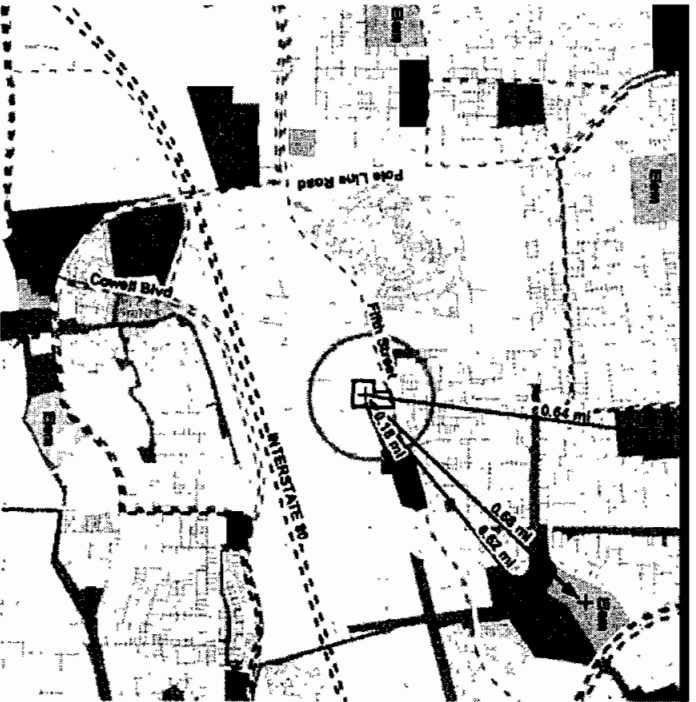
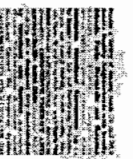
- 23.4 Uncertain time frame as church has not stated interest in selling site for residential development.
- 23.5 Promotes car use.
- 23.6 Medium density would not be compatible with the existing adjacent low density neighborhoods.
- 23.7 Should be higher density.

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

- 23.A Feather densities with lower densities near existing low density neighborhoods.
- 23.B Continue as buffer on south edge.

Recommended Actions and Responsibilities
Action 23.1 General Plan amendment, rezoning.

2726 Fifth Street, East of "Konditorei" Bakery



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)

- 24.1 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

- 24.2 Housing not compatible with this area of industrial, light industrial and office uses.
- 24.3 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

- 24.A Site design to ensure livability of potential housing units.

ALTERNATE SITE Map Key / Rank 24

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

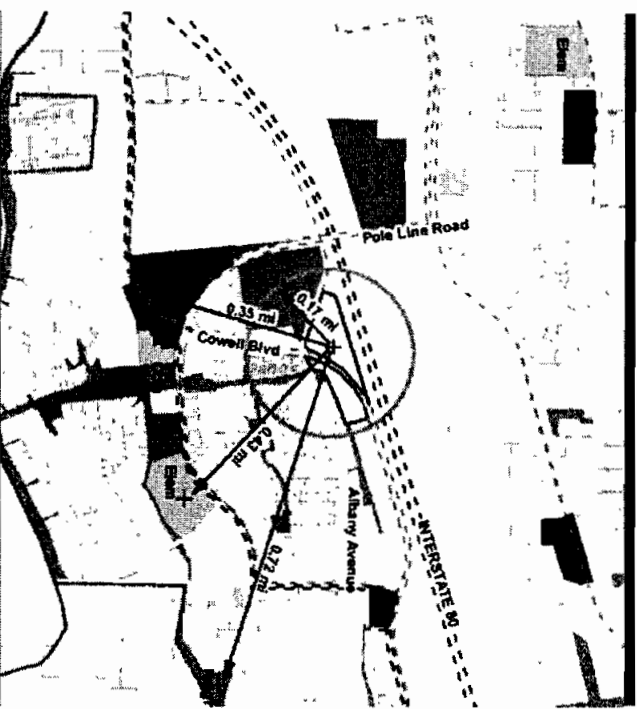
Recommended Actions and Responsibilities
Action 24.1 General Plan amendment, rezoning.

Map Key / Rank 25
 ALTERNATE SITE
 Map Key / Rank 25
 ALTERNATE SITES are sites to be considered for housing only if needed prior to 2013; they are considered "Yellow Light" sites

Ott, Cowell Boulevard

ALTERNATE SITE Map Key / Rank 25

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



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)	Southwest: 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	Southwest: 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)

- 25.1 Potential for mixed uses with housing oriented away from freeway.
- 25.2 Freeway noise is mitigable to an extent with a buffer.
- 25.3 Close to parks, shops, bus transit, greenbelt and schools.
- 25.4 Southeast parcel is adjacent to greenbelt.
- 25.5 Poor access for most commercial uses.

Countering Views to Recommended Site Ranking Category and Number

- 25.6 Incompatible noise environment for residential uses per General Plan.
- 25.7 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

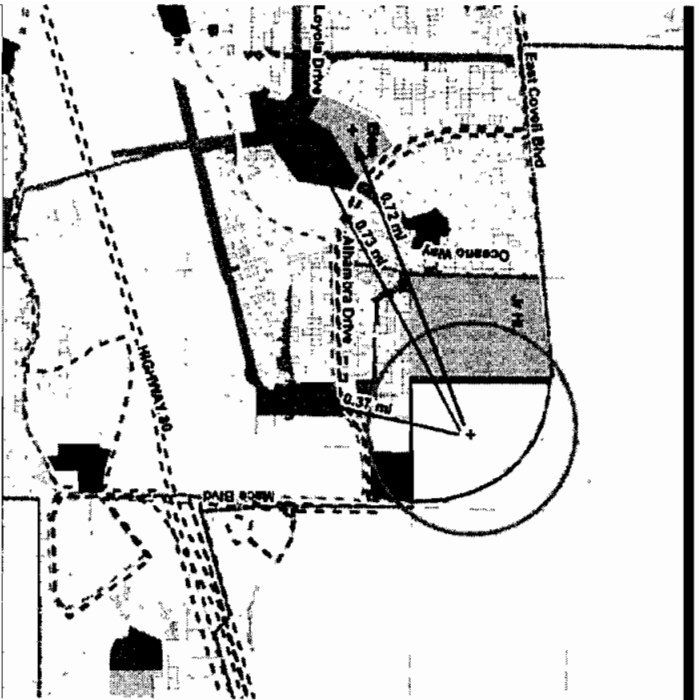
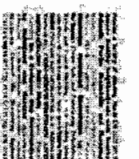
- 25.A Additional studies of noise, particulates and health risks.
- 25.B Need an exceptionally well-designed, aesthetically acceptable noise mitigation solution.
- 25.C Review (and update if needed) analysis of city need for, and feasibility of, non-residential uses on the site.

Recommended Actions and Responsibilities

Action 25.1 Consider this site along with other possible sites as a possible relocation site for City and DJUSD corporation yards.

Action 25.2 General Plan amendment, rezoning.

Signature Properties Site



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)

- 26.1 Would promote compact urban form.
- 26.2 Questionable for agriculture.
- 26.3 No impact on existing residential areas.
- 26.4 Bounded by city on two sides with road on third side.
- 26.5 Easy access to freeway and short driving distance to shopping in South Davis.
- 26.6 Bike connections.
- 26.7 Close to planned shopping.

Countering Views to Recommended Site Ranking Category and Number

- 26.8 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

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

ALTERNATE SITE Map Key / Rank

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

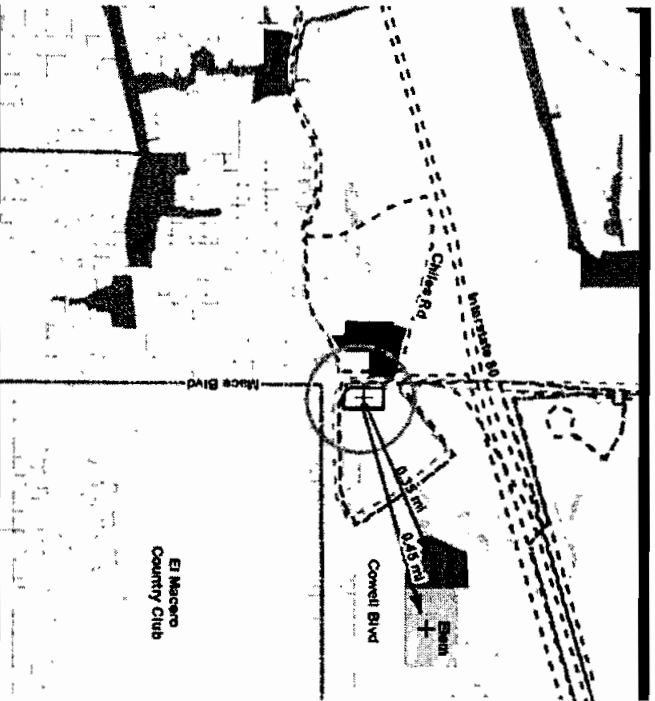
Action 26.1 General Plan amendment, rezoning, and Measure J vote.



Northeast Corner of Mace and Cowell Boulevards

ALTERNATE SITE Map Key / Rank 27

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



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 ancillary 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)

- 27.1 Good location and access for mixed use or high density housing.
- 27.2 Close to shopping, transit and freeway. Walkable to shopping.
- 27.3 Not a good location for existing auto center zoning.
- 27.4 Limited health concerns.

Countering Views to Recommended Site Ranking Category and Number

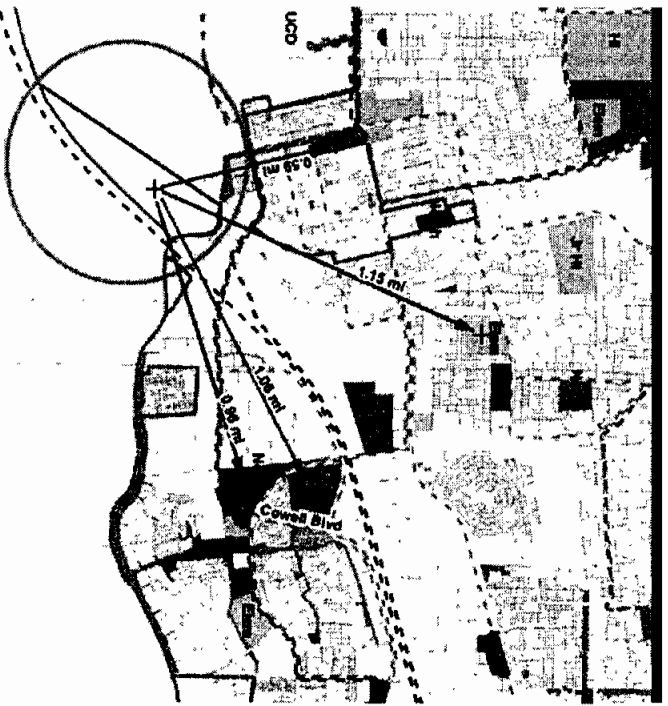
- 27.5 Noise from I-80, traffic, and fire station.
- 27.6 Air quality concerns.

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

- 27.A Consider site for live-work and office-residential mixed use.
- 27.B Consider office buffer along Mace Boulevard.

Recommended Actions and Responsibilities
Action 27.1 General Plan amendment, rezoning;

Nishi Property (Option with Access Via Olive Drive)



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)

- 28.1 Adjacent to UC Davis and downtown and would bolster downtown economy.
- 28.2 Near arboretum, freeway, and transit.
- 28.3 Bike connection to downtown and South Davis.
- 28.4 Promotes pedestrian, bicycle and transit mobility.
- 28.5 Potential to provide special higher density housing types without impacting existing neighborhood.

Countering Views to Recommended Site Ranking Category and Number

- 28.6 Poor vehicular access, potential impact on Richards Blvd./ W. Olive Dr., especially if commercial uses.
- 28.7 Noise from I-80 and railroad.
- 28.8 Prime ag land.
- 28.9 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

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

ALTERNATE SITE Map Key / Rank 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** Develop a cooperative plan with UC Davis for land use and circulation.
- Action 28.2** General Plan amendment (to a new higher density category), rezoning, and Measure J vote.

Map Key / Rank 29

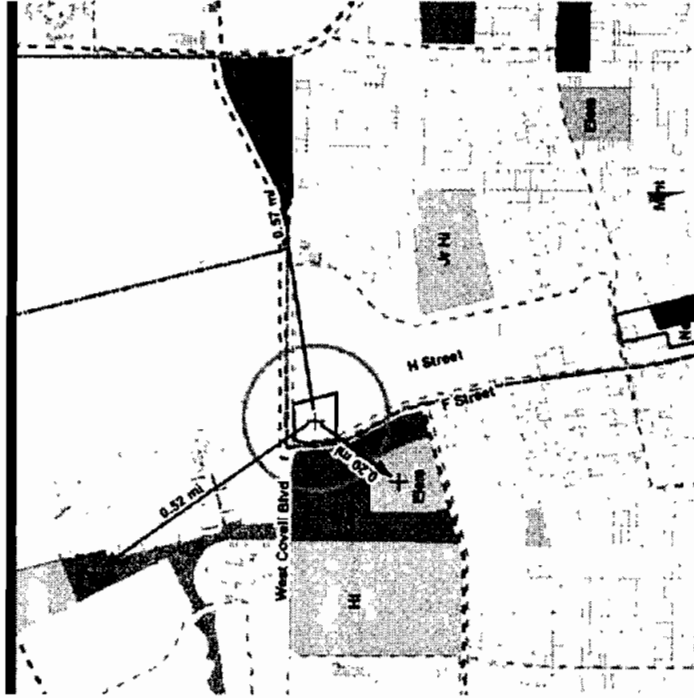
Study and Interpretation of Potential Housing Sites in Davis

Little League Fields

ALTERNATE SITE Map Key / Rank

29

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



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.

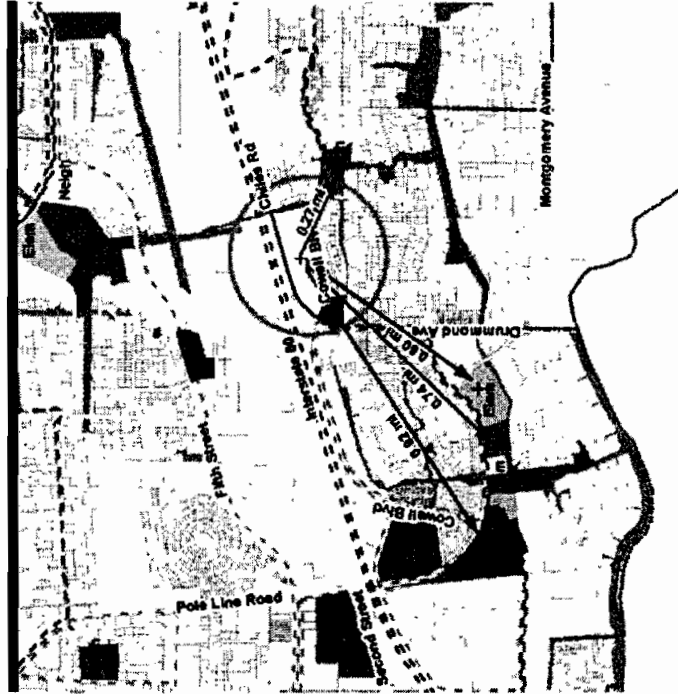
Action 29.2 Consider as possible relocation site for Fire Headquarters Station.

Location	Southwest 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

EXHIBIT D (continued)

Study and Identification of Potential Housing Sites in Davis

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.

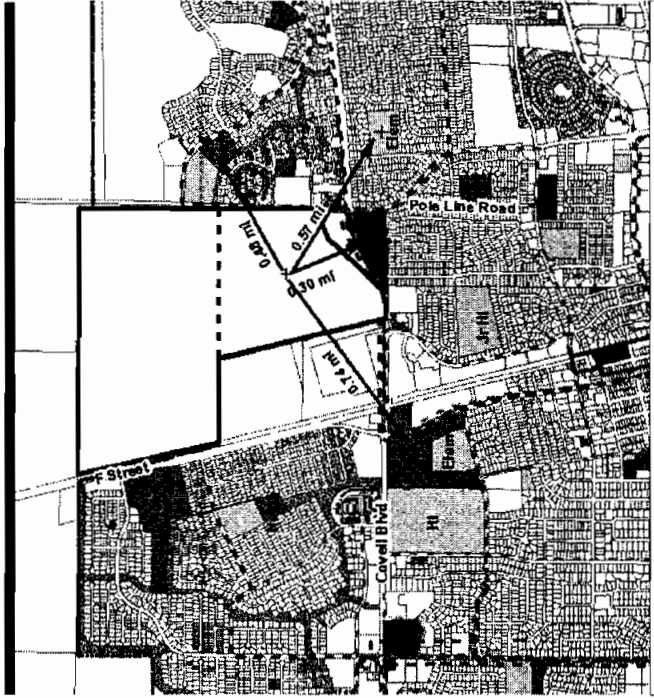
ALTERNATE SITE Map Key / Rank 30

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 – to Top of Lewis Cannery Site)



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

- 31.1 Bounded by city development on three sides and public land to north.
- 31.2 Close to shopping, transit, art center, parks, schools, health care.
- 31.3 Provides opportunities to add parks, to complete greenbelt system and to provide an ag buffer / urban mit.
- 31.4 Provides opportunity for a variety of housing types, including workforce, senior and affordable.
- 31.5 This option provides opportunity for on-site ag mitigation.

Countering Views to Recommended Site Ranking Category and Number

- 31.6 Prime ag land and views from urban area.
- 31.7 Half of site in existing flood plain designation.
- 31.8 Access limited to south and east only, traffic impacts.
- 31.9 Bordered to north by former landfill and ag land.
- 31.10 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

- 31.A Development analysis including sewer capacity, water supply, traffic impacts, infrastructure improvements and fiscal impacts.
- 31.B Information on housing affordability.

ALTERNATE SITE Map Key / Rank

31

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

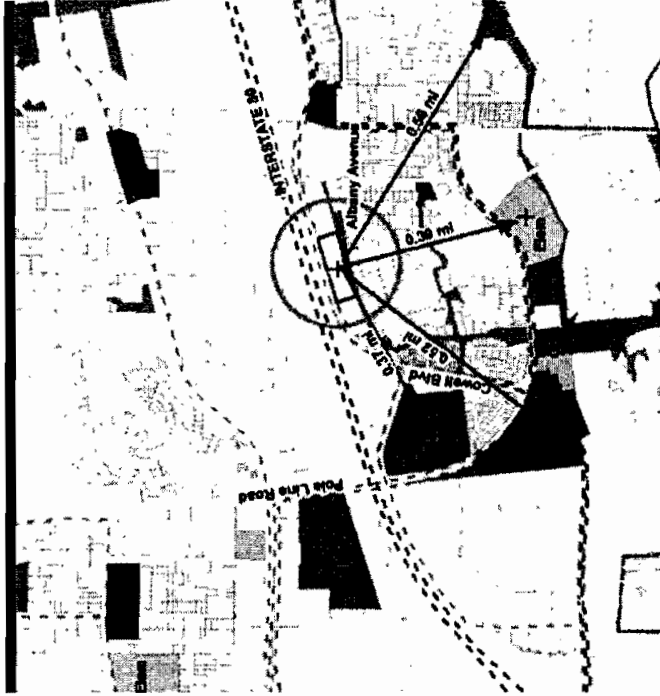
Recommended Actions and Responsibilities

Action 31.1 General Plan amendment, rezoning, and Measure J vote.

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)

Study and Identification of Potential Housing Sites in Davis

Seiber Property, Cowell Boulevard



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

- 32.1 Potential for mixed use development.
- 32.2 Freeway noise mitigation possible by non-residential buildings on north half and residential on south half.
- 32.3 Location and vehicular access for many commercial uses are not ideal.
- 32.4 Near parks, schools, and shopping.

Countering Views to Recommended Site Ranking Category and Number

- 32.5 Noise, particulates and health effects are concerns for residential use.
- 32.6 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

- 32.A Additional studies of noise, particulates and health effects are needed. Exceptionally well-designed, aesthetically-acceptable mitigation of noise environment is needed.
- 32.B Orient houses to the greenbelt with access to greenbelt.
- 32.C Review (and update if needed) analysis of city need for, and feasibility of, non-residential uses on the site.

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)	Medium (7.2-16.79 du/ac)
Recommended General Plan Overall Residential Density Category (net density range including density bonus)		
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)	



ALTERNATE SITE Map Key / Rank 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 Consider this site along with other possible sites as a possible relocation site for City and DJUSD corporation yards.

Action 32.2 General Plan amendment, rezoning.

Parlin (With On-Site Ag Mitigation)

SITE NOT NEEDED PRIOR TO 2013 Map Key / Rank 33

Sites Tabled Indefinitely; they are "Red Light" sites

Recommended Actions and Responsibilities

Action 33.1 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 33.2 General Plan amendment, rezoning, and Measure J vote.

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

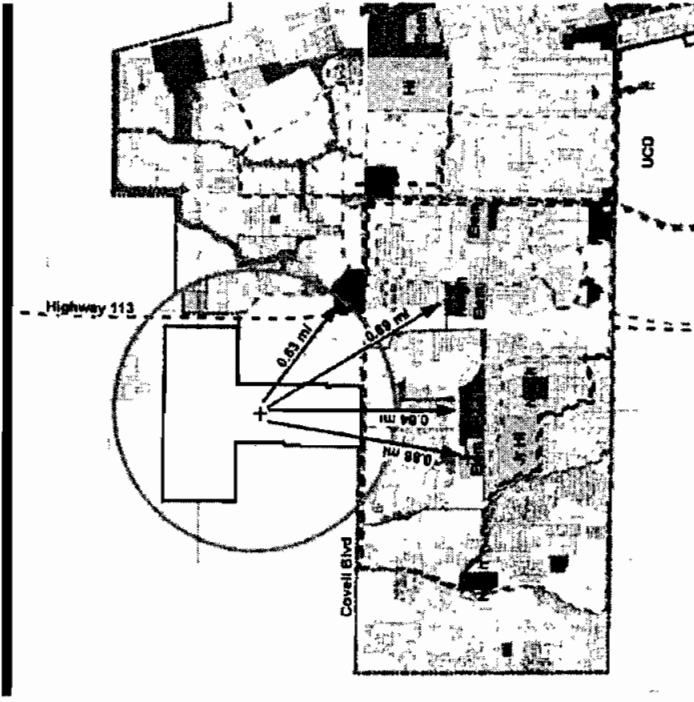
- 33.1 Would not contribute to compact urban form and efficient infrastructure and services. Major new infrastructure, including sewer trunk lines, needed.
- 33.2 Would impact ag land, habitat, and scenic resources.
- 33.3 Distances to community facilities and downtown would promote car travel and not be conducive to bicycle and pedestrian mobility.
- 33.4 Does not need to be considered for development prior to 2013.

Countering Views to Recommended Site Ranking Category and Number

- 33.5 Adjacent to hospital and transit. Schools, parks and shopping are within one mile.
- 33.6 Easy vehicular access to Covell Boulevard / H-113.
- 33.7 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

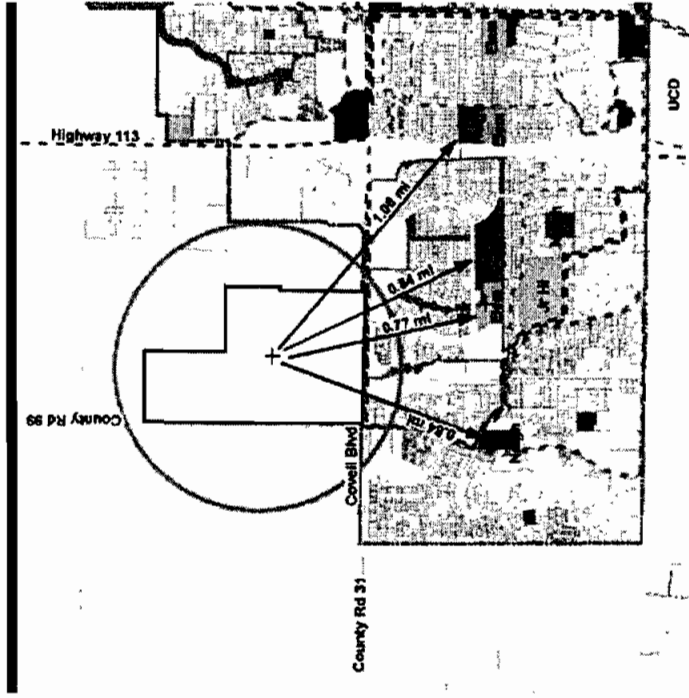
- 33.A The costs and responsibilities of the required major sewer trunk line must be determined.
- 33.B Adequate fire response must be confirmed.
- 33.C Details of the ag mitigation are needed including the conditions of the mitigation and the established legal structure for maintaining open space uses, including ag mitigation.



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

Study and Identification of Potential Housing Sites in Davis

Lin Boschken (With On-Site Ag Mitigation)



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)

- 34.1 Would not contribute to compact urban form and efficient infrastructure and services. Would involve major new infrastructure including sewer trunk lines.
- 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 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
Map Key / Rank 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.

West of Stonegate (With On-Site Ag Mitigation)

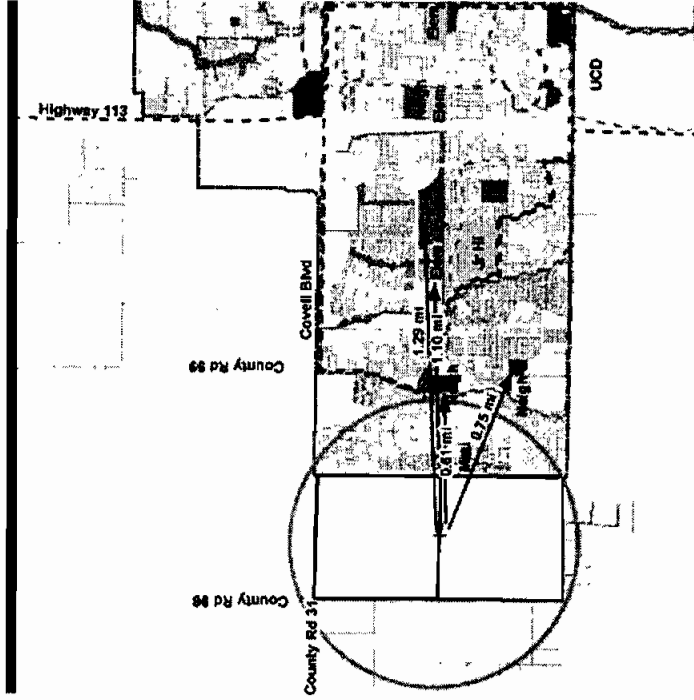
SITE NOT NEEDED PRIOR TO 2013 Map Key / Rank 35

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	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)

- 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.

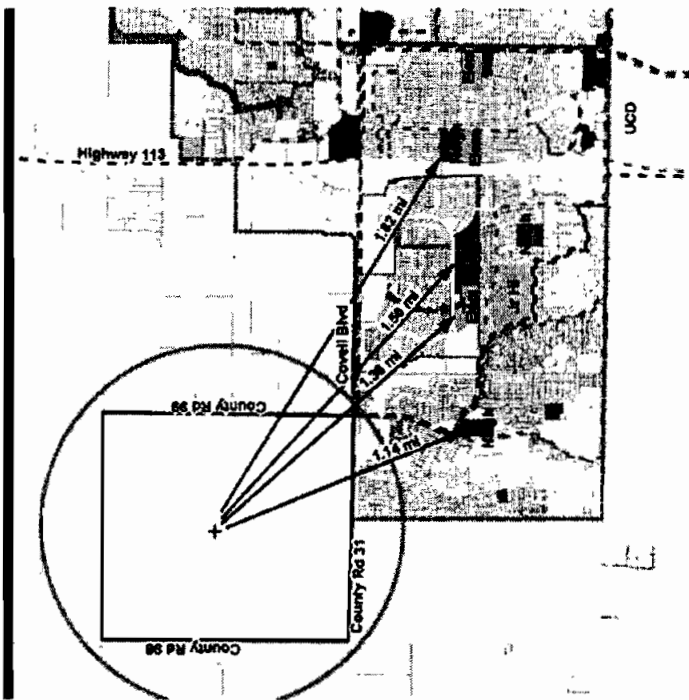
Recommended Land Use and Design Considerations, Requirements or Conditions, and Any Additional Information that May be Needed for Site Development

- 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.

EXHIBIT D (continued)

Study and Identification of Potential Housing Sites in Davis

Oeste Ranch (With On-Site Ag Mitigation)



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)

- 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.

SITE NOT NEEDED PRIOR TO 2013
Map Key / Rank 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.

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.

EXHIBIT E
EIR ADDENDUM

EXHIBIT E (continued)

CEQA ADDENDUM to the
Final Program Environmental Impact Report
for the City of Davis General Plan Update
and Project EIR for Establishment
of a New Junior High School

(SCH #1999072014)

City of Davis

November 5, 2008

EXHIBIT E (continued)

CEQA ADDENDUM

**CEQA ADDENDUM to the
Final Program Environmental Impact Report
for the City of Davis General Plan Update
and Project EIR for Establishment of a New Junior High School
(SCH #1999072014) (certified June 6, 2000)**

City of Davis
Community Development Department
23 Russell Boulevard
Davis, CA 95616
(530) 757-5610

November 5, 2008

EXHIBIT E (continued)

CEQA ADDENDUM**SUMMARY**

The City of Davis has prepared this Addendum to the Final Program Environmental Impact Report for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School (SCH #1999072014) (General Plan EIR) certified June 6, 2000, for implementation of recommendations from the General Plan Update Steering Committee on processing applications for possible residential development in the City of Davis and minor amendments to the City of Davis General Plan text.

The proposed project includes the following:

1. A “green light, yellow light, red light” approach to processing applications for residential development through 2010;
2. A list of 20 “green light” sites that would be processed upon application for entitlements. All sites would be subject to discretionary legislative review (rezoning or general plan amendment) or would be initiated by the by the City to make planning and zoning changes;
3. Continued processing of two “yellow sites” that would not provide units before 2010 and are subject to legislative review and environmental impact reports;
4. Amendments to the General Plan text to delete the limit of 64,000 population in 2010 and remove the requirement for growth management allocation for infill developments;
5. General policy language on mix of residential units, issues for consideration in processing applications for specific sites, research for Community Based Farms, working proactively with SACOG and UCD, and studying infrastructure needs and costs.

Modifications of the Steering Committee recommendations are also addressed in this Addendum.

CEQA REQUIREMENTS FOR DEVELOPMENT PROCESSING SYSTEMS

Section 15378 of the CEQA Guidelines includes a description of a “project” under CEQA. A project includes an action that has the potential to result in a reasonably foreseeable indirect physical change in the environment. The Guidelines also state that when a proposal may be considered either a regulation or a development proposal, the project shall be described as the development proposal for the purpose of environmental analysis (Guidelines 15378(d)). Although the proposed implementation of recommendations from the General Plan Update Steering Committee on processing applications for possible residential development is not a formal regulatory action, the City has chosen to evaluate it as such for the purpose of this CEQA analysis.

Section 15378(d) of the CEQA Guidelines states that “Where the Lead Agency could describe the project as either the adoption of a particular regulation under subdivision (a)(1) or as a development proposal which will be subject to several governmental approvals under subdivision (a)(2) or (a)(3), the lead agency shall describe the project as the development

EXHIBIT E (continued)

CEQA ADDENDUM

proposal for the purpose of environmental analysis.” In accordance with this provision, the adoption of the proposed development processing system will be evaluated for CEQA purposes based upon the level of development that is anticipated to occur.

The potential development projects included in the processing system reflected in the recommendations from the General Plan Update Steering Committee, are individual projects for the purposes of CEQA. Applications for each of the sites, if submitted, would be subject to discretionary review by the City of Davis. They would also be subject to site-specific environmental review as part of any application review process. The overall likely development that might occur through implementation of recommendations from the General Plan Update Steering Committee is within the range of alternatives evaluated in the EIR for the General Plan Update, certified June 6, 2000. Thus the City proposes to utilize the General Plan EIR, with this addendum, for the purposes of providing CEQA clearance for the proposed development processing system. The substantial evidence for this determination is provided herein.

ADDENDA UNDER CEQA

This document has been prepared as an Addendum to the General Plan Update EIR in accordance with the CEQA Guidelines Section 15164. Section 15164(a) provides that the Lead Agency "shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Pursuant to Section 15164(e) an analysis and explanation is provided herein documenting the City's decision that preparation of a subsequent EIR is not required. The Guidelines go on to state that: 1) the addendum need not be circulated, but can be included in or attached to the Final EIR (Section 15164(c)), and that 2) the City Council must consider the addendum with the Final EIR (Section 15164(d)).

Section 15164 was created in response to Public Resources Code Section 21166 which provides that no subsequent or supplemental EIR shall be required unless "substantial changes" in the project or the circumstances under which the project is being undertaken will necessitate "major revisions" of the EIR, or "new information" which was not known and could not have been known at the time the EIR was certified, becomes available.

The requirements of the Guidelines are described in more detail in Attachment D. For the subject situation, use of an Addendum is not only justified, but also actually required by the PRC (Section 21166).

This document demonstrates that the circumstances, impacts, and mitigation requirements identified in the General Plan Update EIR remain substantively applicable to the amended Redevelopment Plan, and supports the finding that the proposed project does not raise any new issues or exceed the level of impacts identified in the General Plan Update EIR.

EXHIBIT E (continued)

CEQA ADDENDUM**OTHER APPLICABLE SECTIONS OF CEQA**

Some of the potential developments proposed for consideration as “green light” sites would be exempt from CEQA under various categorical and statutory exemptions, or require no additional environmental documentation pursuant to Section 16168(c)(2) of the Guidelines. Where this is relevant to a particular component of the project is discussed below.

Some sites, including the two largest “green light” sites and the two “yellow light” sites recommended for continued processing, require Environmental Impact Reports.

BACKGROUND

On May 23, 2001, the City adopted a new General Plan (Resolution No. 01-72). Final Program Environmental Impact Report for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School (SCH #1999072014) was certified as adequately assessing the impacts of the General Plan. The EIR assessed five alternatives:

1. No-project, existing conditions January 1998
2. No-project, build-out of existing General Plan
3. Reduced build-out
4. Community expansion with Oeste Campus
5. Community expansion with Davis Technology Campus.

Assumptions for development of specific sites were shown in Table 3-1 of the Draft EIR. Numeric comparisons of the alternatives were included on Table 3-2 of the Draft EIR. The alternatives included a maximum of 26,876 dwelling units and 11,589,000 square feet of non-residential development in Davis in the year 2010 (Alternative 5).

The EIR identified both project-specific and cumulative impacts from the proposed alternatives. The alternatives were analyzed using a blend of 100% build-out for most residential sites and 0-100%, depending upon constraints, for nonresidential sites. The cumulative impact analysis, however, used full build-out for the General Plan urban area (p. 23, General Plan Update EIR Land Use Alternatives). The cumulative impacts of the proposed alternatives included

- Land Use (Alternative 5 only)
- Agriculture (Alternative 5 only)
- Aesthetics (Alternative 5 only)
- Possible shortage of adequate housing to serve the increasing employment base (Alternatives 3, 4, and 5)
- Fire protection infrastructure (all four alternatives)
- Potential impacts on city schools
- Water and sewer infrastructure (Alternatives 4 and 5 only)
- Traffic and Circulation
- Air Quality, due to traffic

EXHIBIT E (continued)

CEQA ADDENDUM

DESCRIPTION OF PROPOSED PROJECT COMPONENTS

The proposed project includes the following:

1. A “green light, yellow light, red light” approach to processing applications for residential development through 2010;
2. A list of 20 “green light” sites that would be processed upon application for entitlements. All sites would be subject to discretionary legislative review (rezoning or general plan amendment) or would be initiated by the City to make planning and zoning changes;
3. Continued processing of two “yellow sites” that would not provide units before 2010 and are subject to legislative review and individual environmental impact reports;
4. Amendments to the General Plan text to extend the planning period to 2013, delete the limit of 64,000 population in 2010, and remove the requirement for growth management allocation for infill developments;
5. General policy language on mix of residential units, issues for consideration in processing applications for specific sites, research for Community Based Farms, working proactively with SACOG and UCD, and studying infrastructure needs and costs.

ANALYSIS

In order to assess whether additional CEQA review is required for the City to approve the proposed project, an analysis of the applicability of Section 15162 of the CEQA Guidelines is relevant. The following analytical steps were taken:

- Identify whether the proposed actions were anticipated/assumed in the General Plan or other prior adopted plans.
- Determine whether the impacts of the proposed actions would fall within the framework of prior EIR analysis.
- Determine whether the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred.

The text below examines each of these items. In cases where the project would be exempt from CEQA or where additional environmental review would not be required pursuant to Section 15168(c)(2), this is also identified.

Identification of Whether Proposed Actions Are Included in General Plan

1. A “green light, yellow light, red light” approach to processing applications for residential development through 2010.

The 2001 General Plan Update included Action LU 1.1 d to “Maintain a growth management system that regulates the timing of residential growth in an orderly way considering the following: infrastructure, geographical phasing, local employment increases, environmental resources, economic factors, DJUSD school enrollment and sustainability. Such a system shall

EXHIBIT E (continued)

CEQA ADDENDUM

pursue programs and partnerships which will allow the City to target residential development to meet identified needs (e.g., University students and staff, faculty housing, senior housing, housing for low and very low incomes, school district staff, City employees.”

This policy is implemented through City Council Resolution #05-27 (adopted March 8, 2005) and Resolution #08-019 (adopted February 12, 2008) establishing a 1% per year growth parameter, based upon internal housing needs and a housing needs assessment. The proposed “green light, yellow light, red light” approach is implementing the Action directed by the General Plan.

As noted above, for the purposes of CEQA, the system will be generally analyzed as a series of potential development proposals, rather than as a regulation. This analysis is included in the sections 2 and 3, below.

2. A list of 20 “green light” sites that would be processed upon application for entitlements. All sites would be subject to discretionary legislative review (rezoning or general plan amendment) or would be initiated by the City to make planning and zoning changes.

The General Plan Update allowed buildout for urban uses of all land within the city limits, with the exception of the “Horse Ranch” property on Covell Boulevard. All but one of the proposed “green light” sites are within the existing City limits, and therefore currently assumed for urban development. The exception is the “Nishi” property south of West Olive Drive between Interstate 80 and the Southern Pacific Railroad tracks.

The Nishi site was included for development in the 1987 General Plan and the 1996 Gateway/Olive Drive Specific Plan. Development of this property was also analyzed in the General Plan EIR (Alternatives 2, 4, and 5), but was not part of the approved General Plan map. The General Plan text did consider possible development of the Nishi site in Policy LU 1.3, which requires a citizens’ vote process for any development proposal on the Nishi property to ensure full public participation and consideration of issues including impacts on policies calling for compact urban form, preservation of agricultural lands surrounding the City for long term agricultural use, and provisions of an adequate housing supply to meet internal needs of the City.

For the purposes of CEQA, and this Addendum, the list of potential projects is evaluated for consistency with the General Plan and its certified EIR. The twenty “green light” sites are estimated to have a potential development capacity of 1,401 to 2,459 housing units. These units would be in addition to the 25,596 total units estimated by the California Department of Finance for the City of Davis on January 1, 2006; 162 units that were built 2006- June 2008; and an estimated 382 units on sites that are currently zoned for residential uses. If all zoned and “green light” sites were built, there would be 27,541 – 28,599 dwelling units within the City of Davis. This includes 48 accessory dwelling units, which are not counted as dwelling units for the purpose of density calculations or CEQA.

The EIR for the General Plan update analyzed a range of 22,074 (Alternative 1: No Project, existing conditions) to 26,876 (Alternative 5: Community expansion scenario with Davis

EXHIBIT E (continued)

CEQA ADDENDUM

Technology Campus) dwelling units within the City of Davis. The EIR also analyzed from 4.276 to 11.589 million square feet of non-residential uses, bracketed by Alternatives 1 and 5 (DEIR Table 3-2, Comparison between Existing Land Use Conditions and Alternatives at Year 2010).

The City has determined that probable buildout of the “green light” sites during the years covered by this addendum (2008-2013) will be less than the aggregate number of possible units on the twenty sites. Owners of some properties (including the City of Davis itself) have not expressed interest in [re]development during this period. Two sites (PG&E Service Center and Nishi Property) require Environmental Impact Reports and extensive public improvements. The Nishi property is also subject to voter approval under Article 40.41 of the Davis Municipal Code.

Staff estimates that the probable development from July 2008 through June 2013 to be 270 units on sites currently planned and zoned, and 668 units on sites requiring rezoning or General Plan Amendment. This potential development, added to the 25,596 total units estimated by the California Department of Finance for the City of Davis on January 1, 2006, and 162 units that were built 2006-08, would bring the total to 26,696 dwelling units in the City of Davis on June 30, 2013. This is below that evaluated in Alternatives 2 and 5 analyzed in the General Plan EIR.

3. Continued processing of two “yellow sites” that are not expected to provide units before 2010 and are subject to legislative review and environmental impact reports.

The two “yellow light” sites proposed for continued processing are the 100-acre Lewis “ConAgra” site on Covell Boulevard at J Street, and the 27-acre “Horse Ranch” site on Covell Boulevard at Monarch Drive. Both sites would require EIR, General Plan Amendment, and further discretionary review on the part of the City Council. Urban development on the “Horse Ranch” site would also require voter approval pursuant to Article 40.41 of the Davis Municipal Code. The Lewis ConAgra site was anticipated for urban development in the General Plan Update, as an industrial site. The “Horse Ranch” site was designated for continued Agricultural uses.

The determination to continue processing applications is not a “project” under CEQA because it does not include construction or improvement activity by the City of Davis, financial assistance from a public agency, or approval of an entitlement or permit (definition of “project,” CEQA Guidelines 15378(a)).

The determination to not process applications for the remaining “yellow light” and “red light” sites, if applications are submitted, is not a project under CEQA because it is not approval of an entitlement or permit. The CEQA Guidelines explicitly state that CEQA does not apply to projects that are rejected (Section 15270).

4. Amendments to the General Plan text to delete the limit of 64,000 population in 2010 and remove the requirement for growth management allocation for infill developments.

EXHIBIT E (continued)

CEQA ADDENDUM

Action LU 1.1e calls for an effective growth management system designed to keep the population of the City below 64,000 and the number of single-family dwellings below 15,500 in 2010. Although the City may regulate the number of housing units, a growth management system cannot effectively regulate population, which will vary with actions of individual households, shifts in the number of residents per household, and vacancy rates. The population cap of 64,000 was exceeded in 2002, when the population increased from 63,487 for January 1, 2002 to 64,027 on January 1, 2003 (California State Department of Finance Table E-5 Population and Housing Estimates, for Cities, Counties, and the State, 2001–2008, with 2000 Benchmark). The January 2008 estimated single-family attached and detached housing units remains below the parameter of 15,500, at 14,353 (CA Department of Finance Table E-5: 11,551 SFD, 2,417 SFA, and 385 MH). Probable build-out of the currently zoned and the “green light” sites, even if it were all single-family construction, would bring this total to 15,291 single-family units by June 2013, remaining below the level anticipated by Action LU 1.1e.

Action LU 1.1f calls for modification to the Phased Allocation Ordinance to make smaller projects subject to allocation requirements. Upon completion of infill studies and strategies, the Phased Allocation Ordinance shall be adjusted to give preference to infill and redevelopment projects. The report from the General Plan Housing Element Steering Committee includes both strategies and priorities for infill development, consistent with this General Plan Action. The proposed amendment to the text of this Action reflects the intent of its own language and is therefore consistent with the adopted General Plan.

5. General policy language on mix of residential units, issues for consideration in processing applications for specific sites, research for Community Based Farms, working proactively with SACOG and UCD, and studying infrastructure needs and costs.

The General Plan includes existing policies to encourage a variety of housing types that meet the housing needs of an economically and socially diverse Davis; strive to maintain an adequate supply of rental housing in Davis to meet the needs of all renters, including students; work with UC Davis to revise UC Davis / City agreement to develop plans, procedures and priorities that will ensure the development maximum student housing on campus; create an efficient system of planning and zoning; and preserve and protect scenic resources and elements in and around Davis, including natural habitat and scenery and resources reflective of place and history.

The adoption of the proposed general policy language is consistent with, and helps implement, these policies. The majority of these policies do not have any potential impact on the environment. Those that have the potential to affect future development projects are analyzed as a possible set of government approvals rather than as a regulation. This analysis is included in the second and third subsection of this section of this addendum.

Identification of Whether the Impacts of the Proposed Actions Fall Within the Framework of the General Plan EIR Analysis

Analysis of any site-specific impacts of development on the “green light” sites was either incorporated into the EIR for the General Plan, because all sites were analyzed for urban

EXHIBIT E (continued)

CEQA ADDENDUM

development under one or more alternatives in that EIR, or will be completed upon consideration of discretionary applications for development approval. To ensure that the range of impacts considered in the General Plan EIR encompassed the cumulative impacts of the probable development of the green sites, the following analysis compares the cumulative impacts of development of the “green light” sites with that analyzed in the EIR (pages 7-8 through 7-15).

Land Use

The proposed project, because it does not include an eastward expansion of the City of Davis, and because the number of anticipated dwelling units is approximately the same, would have similar impacts to Alternative 2. Cumulative impacts of these alternatives were determined to be less than significant.

Agriculture

The proposed project, because it includes minimal land use conversions from agricultural land to other uses, would have impacts similar to Alternatives 2, 3, and 4. Cumulative impacts of these alternatives were determined to be less than significant.

Aesthetics

The proposed project, because it includes minimal incremental contribution to changes in regional views, would have impacts similar to Alternatives 2, 3, and 4. Cumulative impacts of these alternatives were determined to be less than significant.

Population and Housing

The development estimates under probable buildout of the “green light” sites are similar to those considered under the General Plan alternatives. The number of probable units is nearly identical to that assumed under Alternative 2. Cumulative impacts of these alternatives were determined to be less than significant..

The proposed list of sites to be considered for residential development is similar to General Plan Alternative 2, and does not include the extensive business park development assumed for Alternatives 4 and 5. The shortage of housing that might result from increased job growth, and possible growth pressures in other areas, were analyzed in the General Plan EIR.

Public Services and Utilities

The General Plan EIR’s analysis of the cumulative impacts of the four alternatives on public services and utilities concluded that all four alternatives would contribute to significant impacts because the City lacks fire protection infrastructure to provide full coverage and meet the established response time. All of the “green light” sites considered for residential development were analyzed as possible urban development in the EIR. Cumulative impacts of the proposed project would be similar to those analyzed in the EIR.

The EIR concluded that potential impacts on city schools would be significant, depending upon the effectiveness of mitigation measures. Because the probable residential development would be within the parameters analyzed under the EIR, cumulative impacts of the proposed project would be similar to those analyzed in the EIR.

EXHIBIT E (continued)

CEQA ADDENDUM

The EIR concluded that the need to expand water and sewer services east of Davis would have a cumulatively significant effect. Because the proposed project would not include development east of the existing City, impacts are less than analyzed in the EIR.

Traffic and Circulation

The EIR concluded that cumulative impacts on the roadway system would be significant and unavoidable. The proposed project considers development of housing within the range of the alternatives analyzed in the EIR, and would have similar impacts. Cumulative impacts on traffic and circulation are assumed to be less than those analyzed under Alternatives 4 and 5, because the probable buildout under the proposed project does not include the business park development to the east or west of Davis.

Air Quality

The EIR concluded that cumulative impacts on air quality system would be significant and unavoidable. The proposed project considers development of housing within the range of the alternatives analyzed in the EIR, and would have similar impacts. Cumulative impacts on air quality are assumed to be less than those analyzed under Alternatives 4 and 5, because the probable buildout under the proposed project does not include the business park development to the east or west of Davis and would not have the traffic impacts associated with these developments.

Noise

The proposed project, because it includes minimal incremental contribution to traffic-related noise, would have impacts similar to Alternatives 2, 3, and 4. Cumulative impacts of these alternatives were determined to be less than significant.

Hydrology and Water Quality

The proposed project considers residential development on land currently designated for urban development. The probable number of units is nearly the same as that considered for Alternative 2, and within the range analyzed by the EIR. The proposed project therefore would have impacts similar to the Alternatives studied in the EIR. Cumulative impacts of these alternatives were determined to be less than significant.

Biological Resources

The proposed project considers residential development on land currently designated for urban development. The proposed project would have impacts similar to the Alternatives studied in the EIR. Cumulative impacts of these alternatives were determined to be less than significant.

Soils and Geology

The proposed project considers residential development on land currently designated for urban development. The proposed project would have impacts similar to the Alternatives studied in the EIR. Cumulative impacts of these alternatives were determined to be less than significant.

EXHIBIT E (continued)

CEQA ADDENDUM

Cultural Resources

The proposed project considers residential development on land currently designated for urban development. The proposed project would have impacts similar to the Alternatives studied in the EIR. Cumulative impacts of these alternatives were determined to be less than significant.

Applicability of General Plan EIR to Proposed General Plan Text Amendments

The information provided above demonstrates that the proposed development processing system, preliminary list of sites to be considered, General Plan text amendments, and general policy language all fall within the scope of the adopted General Plan. The General Plan was subject to an extensive Program EIR analysis which was certified June 6, 2000. The Gateway-Olive Drive Specific Plan, which included development of the "Nishi" site, was were also subject to prior certified environmental analyses from 1996, which was incorporated into the General Plan environmental analysis. As such, the potential environmental effects of the proposed project components fit within the range of impact analysis of the General Plan EIR. The proposed actions provide more specificity regarding the implementation of the particular programs and projects already anticipated and/or required under the General Plan, and thus already fully analyzed for environmental impact and given CEQA clearance under the prior EIR(s).

Section 15168(c) addresses the use of a Program EIR with later activities. This section requires that later activities, such as the subject amendment of the Redevelopment Plan, must be evaluated in light of the Program EIR to determine whether additional environmental documentation must be prepared. If the agency finds pursuant to Section 15162, that no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document would be required. The analysis below examines the thresholds established by Section 15162.

Section 15162 Thresholds

Attachment D provides verbatim wording from the State CEQA Guidelines and an analysis of the applicability of the particular language to the proposed amendments of the Redevelopment Plan. The evidence supports, and the analysis concludes, that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred, and thus an Addendum is appropriate.

REFERENCES

Davis General Plan, adopted May 23, 2001 (Resolution No. 01-72).

Final Program Environmental Impact Report for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School (SCH #1999072014) (General Plan Update

EXHIBIT E (continued)

CEQA ADDENDUM

EIR), certified June 6, 2000 (Resolution No. 01-72).

Gateway/Olive Drive Specific Plan and Final EIR, adopted/certified July 10, 1996 (Resolution No. 7919).

ATTACHMENTS

- Attachment A – Proposed Text Amendments to the General Plan
- Attachment B – Proposed list of “green light, yellow light, red light” sites
- Attachment C – Calculation of 2013 probable buildout under Proposed System
- Attachment D – Section 15162 Comparison Table

ATTACHMENT A

Proposed Text Amendments to the General Plan

- a. Delete the population portion of General Plan Action LU 1.1e regarding population and the number of single-family dwellings. Delete the portion of the action regarding population shown in the following strikethroughs: “Create and maintain an effective growth management system designed to keep the ~~population of the City below 64,000~~ and the number of single-family dwellings below 15,500 in 2010...”

Rationale: This amendment is to avoid any concerns that interim actions adding even a few more housing units would add additional population and be potentially inconsistent with the current General Plan. The population portion of the action is no longer useful as the population estimates for the city by the California Department of Finance (DOF) have exceed this amount for almost four years: 64,401 in January 2005; 64,585 in January 2006; 64,938 in January 2007; and 65,814 in January 2008. The portion of the action regarding the number of single-family dwellings remains useful, however, as the number of single family attached and detached housing units estimated by DOF for January 2008 is 13,968 units, leaving a remainder of 1,532 units by 2010 (January 2010 is the end of the planning period). Population and the number of persons in units cannot be controlled. The number of units is a more feasible tool for managing growth and the 1% growth cap resolution is the part of such a tool.

- b. Delete the first portion of General Plan Action LU 1.1f which calls for modifying the Phased Allocation Ordinance to make smaller projects subject to allocation requirements. Delete the portion of the action shown in the following strikethroughs and retain the rest of the action: “~~Immediately following General Plan adoption, modify the Phased Allocation Ordinance to make smaller projects subject to allocation requirements.~~ Upon the completion of infill related studies and the adoption of infill and densification design guidelines and strategies, further adjust the Phased Housing Allocation Ordinance to give preference to infill and redevelopment of urban areas within the community over the development of agricultural and open space lands...”

Rationale: This proposed amendment is probably the least important as it calls for an action which the City can elect to consider as time allow.. The recommended deletion would be consistent with the general directions of the Steering Committee / staff recommendations. The recommended deletion would facilitate (and not add growth management system burdens to) small infill projects, assuming they are well planned and designed. The recommended retention of language and resulting emphasis would be consistent with the Steering Committee’s higher ranking of infill sites and lower ranking of peripheral sites.

ATTACHMENT B List of Sites

Map Key	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					
SECONDARY SITES – Additional Sites Recommended For Housing (“Green Light”)					
1	Green	DJUSD Headquarters, B Street	Residential High	37 – 66	40 – 60
2	Green	Kennedy Place	Residential Medium	7 – 17	7 – 16
3	Green	Grande School Site	Residential Medium	43 – 101	50 – 75
4	Green	Nugget Fields, Wildhorse	Residential Medium	50 – 118	110 – 118
5	Green	Sweet Briar Drive	Residential High	Up to 16	16
6	Green	Second Units- Increases With Program Changes Re: Discretionary Units	Residential Low	Various sites	24
7	Green	Verona, Mace Ranch	Residential Medium	47 – 109	59 – 78
8	Green	Downtown – Increases With Plan / Zoning Changes	Core Area Specific Plan	Various sites	0, needs additional research
9	Green	PG& E Service Center, Fifth and L St.- Mixed Uses	Residential High	277 – 495	277 – 495
10	Green	Transit Corridor – Anderson Road	Residential High	235 – 420	23, as a pilot project
11	Green	Simmons, E. Eighth Street	Residential Medium	79 – 185	88 – 180
12	Green	City / DJUSD Corp Yards, E. Fifth Street	Residential Medium	72 – 168	80 – 160
13	Green	RHD Zone, Oxford Circle (net increase)	Residential Higher	Up to 32	16 – 32
14	Green	Fifth Ave Place (net increase)	Residential High	Up to 19	4 – 16
15	Green	Willowbank Church, Mace Blvd.	Residential Medium	22 – 50	22 – 50
16	Green	Civic Center Fields, B Street	Residential Medium	26 – 60	56 – 60
17	Green	Willow Creek, Neighborhood Commercial	Residential Medium	12 – 29	24 – 27
18	Green	Nishi Property - Option With Access Via UCD Only	Residential Higher	460 – 1,000	460 – 1,000
19	Green	Oakshade Affordable Housing, Cowell Boulevard	Residential Medium	(22 – 52)	45 - 52
20	Green	Neighborhood Shopping Center – Increases With Plan / Zoning Changes	Neighborhood Retail	158 – 207	0, needs additional research
TOTAL OF SECONDARY SITES – Additional Sites Recommended For Housing (20 Sites Above)					
					1,401 – 2,459

ATTACHMENT B (continued) List of Sites

Map Key and 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” Sites)				
21	Lewis Cannery	Residential Medium	333 – 776	500 – 776
22	Wildhorse Horse Ranch	Residential Medium	118 – 275	190 - 230
23	Willowbank Church, NW Corner Mace Boulevard and Montgomery Avenue	Residential Medium	50 – 118	70 – 84
24	2726 Fifth St., East of “Konditorei” Bakery	Off. / BP / Mixed Use	16 – 18	6 – 8
25	Ott, Cowell Boulevard (includes SE parcel and part of NW parcel)	Residential Medium (SE) and Residential High (NW)	64 - 125	64 - 125
26	Signature Properties Site	Residential Medium	202 – 472	350 – 472
27	NE Corner of Mace and Cowell Boulevards	Com. Retail / Mixed Use	Up to 15	4
28	Nishi Property Option With Access Via Olive Dr. Only	Residential Higher	460 – 1,000	460 – 1,000
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 To Top Of Lewis Cannery Site	Residential Medium	504 – 1,175	750 – 1,150
32	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 – 32)				
SITES NOT NEEDED PRIOR TO 2013 (“Red Light” Sites)				
33	Parlin - With On-Site Ag Mitigation	Residential Medium	259 – 604	389 – 604
34	Lin Boschken - With On-site Ag Mitigation	Residential Medium	259 – 604	389 – 604
35	West of Stonegate - With On-site Ag Mitigation	Residential Medium	403 – 940	590 – 900
36	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 #33 – 36)				
GRAND TOTAL OF ALL GROUPS AND SITES ABOVE				
2,577 – 4,132				
2,368 – 3,753				
6,728 – 10,726				

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.

ATTACHMENT C Calculation of 2013 Probable Buildout Under Proposed System

CEQA Addendum

Housing Units, City of Davis	Time/period	Source/Notes
25,596	January 1, 2006	State of California Department of Finance
162	Building permits issued 2006 – June 2008	City of Davis Building Inspection Division
270	“Probable” development on zoned sites July 2008 – June 2013	City of Davis, based upon property owner interview and historic building permits
668	“Probable” development on “green light” sites July 2008 – June 2013	Map key sites 2-5, 7, 11, 13-17, 19
26,696	Units in Davis, June 30, 2013	

ATTACHMENT D

Comparison of 15162 CEQA Requirements and Project

ATTACHMENT D Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
<p>(a) <i>When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:</i></p>	<p>The Final Program Environmental Impact Report for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School (SCH #1999072014) (General Plan EIR) was certified June 6, 2000 (Resolution No. 01-72). Section 15090 findings were made at that time. Section 15091, 15092, and 15093 findings were subsequently made on May 23, 2001 in conjunction with adoption of the General Plan (Resolution No. 01-72).</p> <p>The information provided in this Addendum identifies the substantial evidence in support of the City's determination that the preparation of a subsequent EIR is not required for the subject project and that the preparation of an Addendum is appropriate.</p>
<p>(1) <i>Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;</i></p>	<p>The proposed project includes a system for scheduling consideration of applications for additional residential development, primarily those requiring General Plan amendments. The number of units anticipated to be approved and considered by 2010 is within the intensity of development evaluated in Alternative 3 for the General Plan Update EIR. The changes would not require major revision to the EIR because there are no additional cumulative impacts.</p> <p>Development on the Nishi and PG&E sites has the potential to result in new significant environmental effects, however not enough is known about the components of these projects to be able to provide meaningful environmental assessment at this time (see Section 15145). Therefore, pursuant to the requirements of CEQA, additional project-specific environmental analysis will be required prior to proceeding with either project (see Section 15168.c.1).</p>

ATTACHMENT D	
Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
<p>(2) <i>Substantial changes will occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or</i></p>	<p>The circumstances under which the recommendations from the General Plan Update Steering Committee will be implemented remain unchanged from the time of adoption of the General Plan. The proposed development processing system and policy language ensure consistency with the General Plan, allow consideration of residential development consistent with City policy goals.</p> <p>There are no new significant environmental effects associated with the recommendations of the Steering Committee. There is no change in the severity of previously identified significant effects.</p> <p>Development on the Nishi and PG&E sites has the potential to result in new significant environmental effects, however not enough is known about the components of these projects to be able to provide meaningful environmental assessment at this time (see Section 15145). Therefore, pursuant to the requirements of CEQA, additional project-specific environmental analysis will be required prior to proceeding with either project (see Section 15168.c.1).</p>
<p>(3) <i>New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:</i></p>	<p>No new information has been identified. These changes involve amendment of the Plan to be consistent with the General Plan, to allow an increase in the total tax increment to be collected, and to restore the lapsed eminent domain authority of the Redevelopment Agency.</p>
<p>(A) <i>The project will have one or more significant effects not discussed in the previous EIR or negative declaration;</i></p>	<p>All impacts were analyzed in the certified General Plan EIR or preceding specific plan EIR. With two exceptions, the potential impacts from the proposed amendments fall within the range of impacts analyzed in the General Plan EIR, and are individually less than significant.</p> <p>Development on the Nishi and PG&E sites has the potential to result in new significant environmental effects, however not enough is known about the components of these projects to be able to provide meaningful environmental assessment at this time (see Section 15145). Therefore, pursuant to the requirements of CEQA, additional project-specific environmental analysis will be required prior to proceeding with either project (see Section 15168.c.1).</p>
<p>(B) <i>Significant effects previously examined will be substantially more severe than shown</i></p>	<p>The revised project will not result in the significance level of any impacts previously identified, being</p>

ATTACHMENT D	
Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
<i>in the previous EIR;</i>	more severe than initially described in the EIR.
(C) <i>Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or</i>	No mitigation measures or alternatives were determined to be infeasible. No new mitigation measures have been identified that would substantially reduce one or more significant effects of the project.
(D) <i>Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.</i>	No new or different mitigation measures or alternatives have been identified beyond those analyzed in the EIR. Neither the City nor the Agency have declined to adopt relevant mitigation measures or alternatives.
b) <i>If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subsection (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.</i>	A negative declaration was not prepared or adopted for the project, therefore, this section does not apply.
c) <i>Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in Subsection (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.</i>	The General Plan was approved May 23, 2001. The adoption of these recommendations from the General Plan Update Steering Committee are subsequent discretionary actions for which a CEQA determination must be made. However, as noted herein, none of the conditions described in Subsection (a) have been triggered, hence a subsequent EIR is not required. Rather, the City has concluded that an Addendum is appropriate. Development on the Nishi and PG&E sites has the potential to result in new significant environmental effects, however not enough is known about the components of these projects to be able to provide meaningful environmental assessment at this time (see Section 15145). Therefore, pursuant to the requirements of CEQA, additional project-specific environmental analysis will be required prior to proceeding with either project (see Section 15168.c.1).
d) <i>A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is</i>	A subsequent EIR has been determined not to be required for the recommendations of the General Plan Update Steering Committee; therefore, this section is not applicable. This section may be applicable in the future when- and if - the Nishi or PG&E sites are subject to subsequent project-level

ATTACHMENT D	
Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
<i>available and can be reviewed.</i>	environmental review.

*P/planning/advance planning/housing element update/CEQA/EIR Addendum Attachment D,
Comp of CEQA Reqmts.doc*