The purpose of this EIR section is to identify the existing land use conditions on The Cannery project site and the surrounding areas, analyze the project’s compatibility with existing land uses, and analyze the project’s consistency with relevant planning documents and policies, and recommend mitigation measures to avoid or minimize the significance of potential impacts.

Information in this section is based on information provided by the project applicant in the revised December 2012 project application package submitted to the City of Davis, site surveys conducted by De Novo Planning Group in 2012, ground and aerial photographs, and the following reference documents:

- City of Davis General Plan (City of Davis, May 2001, Amended through 2013)
- Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School (General Plan Update EIR),
- City of Davis Housing Element,
- Draft Environmental Impact Report for the Covell Village Project,
- City of Davis Zoning Code, and
- Yolo County General Plan Land Use and Community Character Element.

3.10.1 ENVIRONMENTAL SETTING

PROJECT SITE

The project site consists of approximately 100.1 acres of land located at 1111 East Covell Boulevard, within the incorporated boundary of the City of Davis. The project site is generally a slanted rectangle with boundaries defined by East Covell Boulevard on the south, existing Union Pacific Railroad (UPRR) line and F Street open drainage channel on the west, and agricultural lands on the north and east (see Figure 2-2). The northern and eastern boundaries of the project site are coterminous with the City of Davis/Yolo County boundary.

SURROUNDING LAND USES

To the west of the project site, residential neighborhoods and Northstar Park are located west of the UPPR line and F Street Channel, with a small area of commercial uses (automotive tune-up and rental center) located between F Street and the UPPR line near the southernmost portion of the western project boundary. Multi-family residential (Cranbrook Apartments) and office uses are south of the project site, across East Covell Boulevard. The Little League Park is located to the south of Covell Boulevard and west of H Street, southwest of the project site. Adjacent lands to the north and east are agricultural and are seasonally farmed with rotating annual crops.

Surrounding land uses are shown in Figure 2-3.
3.10 **LAND USE**

### 3.10.2 Regulatory Setting

**City of Davis General Plan**

The City of Davis General Plan articulates the community’s vision of its long-term physical form and development. The general plan is comprehensive in scope and represents the city's expression of quality of life and community values. General plans are prepared under a mandate from the State of California, which requires that each city and county prepare and adopt a comprehensive, long-term general plan for its jurisdiction and any adjacent related lands. State law requires General Plans to address seven mandated components: circulation, conservation, housing, land use, noise, open space, and safety. Sections IV and VII contain the bulk of the City’s General Plan in the form of goals, policies, standards, and actions for a total of 22 separate topics, which address the State-required components as well as additional issues identified by the City. Each of the 22 chapters within these sections provides background information on a topic and the goals, policies, standards and actions that apply to it. Sections IV through VII include:

- **Section IV**, Community Form, addresses Land Use and Growth Management; Mobility; Urban Design, Neighborhood Preservation, and Community Forest Management Housing; and Economic and Business Development;

- **Section V**, Community Facilities and Services, addresses Water; Materials, Solid Waste and Recycling, Computers and Technology; Parks, Recreation, and Open Space; Youth and Education; Human Services; Art and Culture; and Diversity;

- **Section VI**, Community Resource Conservation, addresses Habitat and Natural Areas; Agriculture, Soils, and Minerals; Historic and Archaeological Resources; and Energy;

- **Section VII**, Community Safety, addresses Police and Fire, Hazards, Air Quality, and Noise.

**General Plan Land Use Map**

The Land Use Map portrays the anticipated uses of land in and around Davis through land use designations. The Land Use Map designates areas intended for urban development, parks/recreation, open space, public/semi-public uses, UC Davis and related research park uses, agriculture, urban/agriculture transition, natural habitat, and urban reserve.

The City’s Land Use Map designated the project site as Industrial. Lands to the west are designated Residential High Density, Parks/Recreation, Residential Low Density, Residential Medium Density, and General Commercial. Lands to the south are designated Residential High Density and Office. Lands to the east and north are outside of the City limits and not given designations in the City’s General Plan. The land use designations for the project site and surrounding lands are described as follows.
**Industrial**
The Industrial designation provides areas for basic industries, manufacturing and employment in Davis, with adequate separation from incompatible uses and appropriate environmental controls. A maximum floor area ratio of 50 percent is allowed.

**Residential**
The Residential category allows for residential development emphasizing compact clustered development in new areas and infill in existing neighborhoods, together with a mixture of local-serving retail and institutional uses, to meet housing demands, reduce pressure for peripheral growth and facilitate transit and bicycle/pedestrian travel. The Residential category allows a mix of all types of housing, including single-family, mobile homes, split lots, and multi-family units. Densities are generally allowed as follows, with the upper figure representing “post-bonus” densities, for each residential land use designation:

- Residential Low Density: 3.00 to 5.99 units per gross acre.
- Residential Medium Density: 6.00 to 13.99 units per gross acre.
- Residential High Density: 14.00 to 25.00 units per gross acre.

**Parks/Recreation**
The Parks/Recreation designation provides locations for a full range of park amenities to Davis residents.

**General Commercial**
The General Commercial designation provides locations in several sectors of the City for a broad range of commercial service uses, such as automotive sales and repair, building materials, contractors’ offices, nurseries, and similar uses. The General Commercial designation allows maximum floor area ratios of 100 percent for public storage, warehouse, and other similar low intensity uses and 50 percent for all other uses.

**Office**
The Office designation provides locations for small administrative, professional and medical offices in centrally located areas near the downtown and/or residential neighborhoods. Residential uses are conditionally allowable. The Office designation allows a maximum floor area ratio of 50 percent, with an additional 15 percent for the housing component designation-use project, where allowed, subject to a limit of 150 housing units.

**Specific Plan**
The Specific Plan designation (e.g., Core Area Specific Plan and Gateway Olive Drive Specific Plan) provides for land uses and densities as set forth in the relevant specific plan as adopted by the City Council.


3.10 **LAND USE**

*GENERAL PLAN POLICIES*

General Plan policies and standards applicable to environmental issues associated with land use are summarized below. General Plan policies associated with specific environmental topics (aesthetics, air quality, agriculture, biological resources, cultural resources, geology/soils, hazards, hydrology/water quality, noise, public services, transportation, utilities, etc.) are discussed in the relevant chapters of this EIR.

**Section IV, Chapter 1: Land Use and Growth Management**

*Policy LU A.1* In infill projects, respect setback requirements, preserve existing greenbelts and greenstreets, and respect existing uses and privacy on adjacent parcels.

*Policy LU A.3* Require a mix of housing types, densities, prices and rents, and designs in each new development area.

*Policy LU A.5* Require neighborhood greenbelts in all new residential development areas. Require that a minimum of 10 percent of newly-developing residential land be designated for use as open space primarily for neighborhood greenbelts.

*Policy LU 1.1* Recognize that the edge of the urbanized area of the City depicted on the land use map under this General Plan represents the maximum extent of urbanization through 2010, unless modified through the Measure J process.

*Standards*

a. The General Plan Map is a representation of the ultimate geographic size of the city in the year 2010. No expansion of the City beyond those areas shown for urban use on the land use map will be permitted unless authorized through the Measure J process.

*Policy LU 1.4* Establish a distinct permanent urban edge which shall be defined by an open space, hedgerows, tree rows, similar landscape features, passive recreation spaces, buffer containing transitional agricultural uses, or similar elements.

*Policy LU 1.5* Aggressively work to prevent urban sprawl on the periphery of Davis and in the region utilizing a variety of legislative / legal methods and strategic land acquisitions.

*Policy LU 1.6* For developments that are on the edge of City, a minimum of a 150-foot wide urban agricultural transition area is required.

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

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

*Standards*

a. Specific plans or master site plans that indicate land use densities and intensities, building types, building variety, transit provision, bicycle and pedestrian facilities, and open space areas shall be required for major development areas.
Section IV, Chapter 1: Urban Design, Neighborhood Preservation and Community Forest Management

Policy UD 1.1 Promote urban/community design which is human-scaled, comfortable, safe and conducive to pedestrian use.

Policy UD 2.2 Maintain and increase the amount of greenery, especially street trees, in Davis, both for aesthetic reasons and to provide shade, cooling, habitat, air quality benefits, and visual continuity.

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

Standards
   a. There should be a scale transition between intensified land uses and adjoining lower intensity land uses.

Policy UD 2.4 Create affordable and multi-family residential areas that include innovative designs and on-site open space amenities that are linked with public bicycle/pedestrian ways, neighborhood centers.

Policy UD 3.1 Use good design to promote safety for residents, employees, and visitors to the City.

Standards
   a. Parks, shopping centers, schools and other institutional uses should be located on prominent, central sites where they will "belong" to the neighborhood they serve with strong pedestrian connections to these central sites.

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

Section V, Chapter 9: Parks and Open Space

Policy POS 3.1 Require creation of neighborhood greenbelts by project developers in all residential projects, in accordance with Policy LU A.5.

Policy POS 3.2 Develop a system of greenbelts and accessways in new non-residential development areas.

Policy POS 3.3 Implement specific projects to augment the existing greenbelt/open space system.

City of Davis Zoning Code

The project site is designated Planned Development-Industrial.

Planned Development

The purpose of the Planned Development District is to allow diversification in the relationship of various buildings, structures, and open spaces in order to be relieved from the rigid standards of
conventional zoning. The criteria for Planned Development districts include the development of sound housing for persons of low, moderate and high income levels, residential developments which provide a mix of housing styles and costs, creative approaches in the development of land, more efficient and desirable use of open area, variety in the physical development pattern of the City and utilization of advances in technology which are innovative to land development. In order to grant a final planned development application, the Planning Commission or City Council must find that the following are true:

(a) The property owner can commence substantial construction within eighteen months from the date of the final planned development approval and intends to complete the construction within a reasonable time.

(b) The proposed development conforms to the general plan and any specific plans approved for that area by the city.

(c) Any residential development shall constitute a residential environment of sustained desirability and stability in harmony with the character of the surrounding neighborhood. The applicant shall demonstrate that sites for public facilities are adequate to serve the anticipated population and that standards for open space are at least equivalent to standards otherwise specified in this chapter.

(d) Any industrial and research uses shall be appropriate in area, location and overall planning for the purpose intended, and the design and development standards shall create an industrial or research environment of sustained desirability and stability and such development shall meet performance standards established by this chapter.

(e) Any institutional, recreational and other similar nonresidential uses shall be appropriate in area, location and overall planning for the purpose proposed and surrounding area shall be protected from any adverse effects from such development.

(f) The auto, bicycle and pedestrian traffic system shall be adequately designed to meet anticipated traffic and shall be so designed to provide the minimum amount of interference with each other.

(g) Commercial development can be justified economically at the location proposed and that adequate commercial facilities of the types proposed will be provided.

**Yolo County General Plan**

The Yolo County General Plan, adopted in 2009, serves as the County's guide for decision-making for land use, development, open space and agriculture conservation, economic, and other issues. This EIR analyzes the project’s consistency with the City of Davis General Plan, pursuant to CEQA Guidelines Section 15125 (d). Environmental impacts associated with inconsistency with General Plan policies are addressed under the impact discussions of this Draft EIR.
The land located north and east of the project site is located within Yolo County and is designated Industrial by the Yolo County General Plan. The County’s Industrial designation allows the full range of light to heavy industrial/manufacturing, including agricultural industrial uses (e.g. storage facilities, contractor’s yards, corporation yards, dismantling, etc.). Research and development, including biotechnology, is allowed where manufacturing is the primary use (accounting for more than 50 percent of the total square footage).

3.10.3 IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Consistent with Appendix G of the CEQA Guidelines, the proposed project will have a significant impact on land use and planning if it will:

Physically divide an established community;
Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and/or
Conflict with any applicable habitat conservation plan or natural community conservation plan.

In addition, this EIR considers that the project would have a significant impact from a land use perspective if it would result in land use conflicts between incompatible uses, particularly conflicts between urban and agricultural uses.

IMPACTS AND MITIGATION MEASURES

Impact 3.10-1: The project may result in the physical division of an established community (Less than Significant)

The proposed project would result in development of vacant land that is adjacent to the urbanized areas of Davis to the west and south and is adjacent agricultural land to the north and east. The project would not result in any division of an established community. This impact is less than significant.

Impact 3.10-2: Implementation of the proposed project may conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted to avoid or mitigate an environmental effect (Less than Significant)

CONSISTENCY WITH THE CITY OF DAVIS GENERAL PLAN

The City of Davis General Plan designates the project site as Industrial, and the Davis Zoning Code designates the site as Planned Development-Industrial. As described above, the Industrial designation identifies areas for basic industries, manufacturing and employment in Davis, with
adequate separation from incompatible uses and appropriate environmental controls. The Cannery project proposes a range of residential densities, a mixed-use business park, an urban farm, a neighborhood center, and a variety of open space uses. The project’s proposed land uses are shown on Figures 2-4, 2-6, and 2-7. The project is not currently consistent with the Industrial designation. As a result, the applicant is requesting a general plan amendment to change the site’s General Plan designation to designate the site Neighborhood Mixed Use, Residential Low Density, Residential Medium Density, Residential High Density, Parks and Recreation, Public/Semi Public, Urban Agricultural Transition Area, and Neighborhood Greenbelt under the City of Davis General Plan Land Use Map, as shown on Figure 2-4 in the Project Description chapter of this EIR.

The General Plan Land Use designation of Neighborhood Mixed Use is a newly proposed General Plan Land Use, and is not currently in the City’s General Plan. The following provides a summary of allowable uses within this newly proposed General Plan Land Use designation.

**Neighborhood Mixed Use**

**Intent:** To provide a mix of non-residential and residential uses in areas conveniently located to neighborhoods and to facilitate transit and bicycle/pedestrian travel through a blending of retail, job-generating, and residential uses.

This land use category is distinguished from the other General Plan land use categories (including Neighborhood Retail, Office, Business Park, and Residential) in that this category expects a mix of the uses allowable in the other categories.

**Allowable Uses:**

1. Retail and service uses to serve the daily needs for goods and services of area residents and businesses such as groceries, restaurants, pharmaceuticals, dry cleaning, printing, office supplies, and similar uses.
2. Office, research, and research / development uses.
3. Business park and light industrial uses (see Business Park land use category).
4. Commercial service uses.
5. Residential uses, including home occupations and live/work uses.
7. Open space, including greenbelts, squares, and plazas.

The specific uses, maximum amounts of the specific uses, and the preliminary site plan in a Neighborhood Mixed Use designated site shall be:

- Established in the site’s zoning, anticipated to be a Planned Development district.
- Compatible with surrounding development.

**Maximum Floor Area Ratio:** 50 percent, with a potential total of 80 percent through the following:
• A 15 percent increase if the project consists of both residential and non-residential components, and the residential component consists of a minimum of 15 percent and a maximum of 70 percent of the total floor area; and / or
• A 15 percent increase if a minimum of 70 percent of the required off-street parking spaces in the project is provided below-grade.

The General Plan text would be amended to include the Neighborhood Mixed Use designation and to allow uses consistent with those established under the proposed project description, and the General Plan Land Use Map would be revised to change the project site’s land use designation from Industrial to the land uses shown on Figure 2-4 and described above. The proposed project would allow the range of uses described in Chapter 2.0, Project Description.

In evaluating the General Plan designation amendment for potential environmental impacts related to consistency with land use plans, policies, and regulations, several General Plan policies must be examined for consistency.

The project is consistent with General Plan policies related to land use, including those identified under Regulatory Setting related to amount and location of growth, allowed uses, development densities and intensities, and project design, for the reasons that follow.

The project is consistent with Policies LU A.1 and LU A.5 through providing a mix of residential housing types (single family, multi-family, duplex/halfplexes, accessory, and mixed use units), densities (5.5 to 30 units per acre), and affordability levels (very low, low, moderate, and market rate). The project would provide an extensive network of greenbelts and open space, which includes greenbelts on the northern, western, and southern edges of the site and an urban farm on the eastern boundary. The project’s open space and greenbelts would buffer the project site from adjacent uses, accommodate greenery and trees, and serve as an urban buffer on the northern and western boundaries, consistent with Policies LU A.1, LU A.5, LU 1.4, LU 1.6, UD 2.2, OS 3.1, POS 3.2, and POS 3.3. The project does not propose growth beyond the areas envisioned for urbanization on the Davis General Plan Land Use Map, consistent with Policies LU 1.1 and 1.5. The uses and intensities proposed by the project are compatible with the scale of adjacent uses, consistent with Policy UD 2.3. Consistent with Goal LU 3, Policies UD 1.1, UD 2.4, and UD 3.1, the project includes market rate housing, affordable housing, and employment-generating uses combined with the amenities of a neighborhood park, an urban farm, and a neighborhood center. The project is designed with for resident/employee safety and mobility and linked by a network of greenbelts, pedestrian/bicycle pathways, and streets, which also provide bicycle/pedestrian and vehicle linkages to the City’s existing circulation network.

The change in land use of the site from vacant/undeveloped to the proposed residential, mixed-use, neighborhood center, urban farm, and open space uses would result in potential adverse environmental impacts, including to traffic, noise, water quality, biological resources, drainage and water quality, air quality, hazards, geology/soils, and cultural resources. Impacts to these
3.10 Land Use

resources, including consistency with applicable plans, policies, and regulations, are evaluated in the appropriate chapters of this EIR.

The proposed general plan amendment will ensure the project’s consistency with the City’s General Plan requirements. This is considered a less than significant impact and no mitigation is required.

**Consistency with the Zoning Code**

The zoning for the project site would remain Planned Development; however, the project site would be designated Planned Development–Industrial to Planned Development (PD-1-11). Article 40.22 establishes processing, preliminary development plan (project application) content requirements, and standards for the Planned Development district. The requested Planned Development zone would allow for the range of uses and development standards proposed by the project as described in Chapter 2.0. As part of the project approval process, the project applicant will be required to submit a final development plan consistent with the requirements of Article 40.22 for review and approval of the City Council through a public hearing process. With continued compliance with Article 44.20 through the public hearing and approval process, the project would be consistent with the City’s Zoning Code and this impact would be less than significant.

**Impact 3.10-3: Implementation of the proposed project may conflict with an applicable habitat conservation plan or natural community conservation plan (No Impact)**

There are no adopted habitat conservation plans or natural community conservation plans that pertain to the project site. There is no impact.

**Impact 3.10-4: Implementation of the proposed project could result in land use incompatibilities between urban and agricultural uses (Less than Significant with Mitigation)**

Lands to the north and east of the project site are within Yolo County and are currently used for agricultural operations. These lands are the location of the previously proposed Covell Village Project, which is designated Specific Plan by the Yolo County General Plan Land Use Map and is zoned Limited Industrial (M-L). While not designated for agricultural use by the Yolo County General Plan or Zoning Code, the Covell Village site is currently used for active agricultural operations (most recently tomatoes and wheat).

Implementation of the proposed project has the potential to result in indirect impacts to the existing farming activities that occur on the adjacent lands to the north and east of the project site. The City of Davis has numerous ordinances and programs in place that are aimed at reducing potential land use conflicts between urban and agricultural lands. The proposed project has been designed to comply with all applicable buffer and setback requirements between urban and agricultural lands.
Specifically, the Cannery Project includes a multi-use agricultural buffer along the northern edge of the project site. The buffer would include a stormwater detention basin area with water quality functions, habitat area and a greenbelt. The detention basin would be designed to receive flows from the bio-swale on the west side of the project and, in storm events, detain and treat stormwater flows. The basin would be heavily naturalized with vegetation and gentle side slopes. On the south side of the detention basin, a twenty-foot wide greenbelt would include natural and edible landscaping and a 10-foot wide multi-use path with seating and interpretive signage. Landscaping and the multi-use path would separate the detention area from rear yards of adjacent single-family residential lots.

Along the project’s east edge, a 150-foot agricultural buffer is proposed, consisting of a 100-foot buffer with an approximately 7.4-acre urban farm and a 50-foot urban/agricultural transition area. North of Loop C (North), the 150-foot agricultural buffer would include a portion of the stormwater detention basin, habitat areas and a greenbelt. The greenbelt would include shade trees, natural and edible landscaping and a 10-foot wide multi-use path with seating and interpretive exhibits. North of Loop C (North), the 10-foot wide multi-use path would be located along the west edge of the 50-foot urban/ag transition area. Southeast of Loop C (North), the eastern 120 feet of the buffer area would contain a 7.4-acre urban farm. South of Loop C (North), the 50-foot urban/agricultural transition area would contain a portion of the urban farm, the 10-foot bioswale, 10-foot multi-use path and 7-foot landscape Parkway with parallel parking along east edge of Loop C (East). Farm operations would extend east to the property line. These buffers would comply with the agricultural buffer requirements specified in Section 40A.01.050 of the Davis Municipal Code.

The juxtaposition of agricultural lands next to residential and commercial uses can be a land-use compatibility issue. For example, agricultural activities may result in noise, dust, or odors that may be perceived as nuisances by nonagricultural neighbors. Agricultural practices, such as chemical applications, may also be a public health issue for residents and businesses, should they affect air or water quality. These are potentially significant impacts. Some of the proposed agricultural practices in the urban farm area may be incompatible with residential uses within the Project, and conducting farm activities within the 150-foot buffer area has the potential to narrow the distance separating these uses compared to a scenario where no agricultural uses are conducted within the buffer area. The Project includes guidelines for agricultural practices that would ameliorate the potential for public health impacts due to chemical applications, dust migration, mosquito breeding, and disease vectors.

Additionally, as required by Section 40A.01 of the Davis Municipal Code (the Right to Farm Ordinance) the City establishes an obligation for property owners to give purchasers and tenants of nonagricultural land adjacent to agricultural land with notice about the City's support for the preservation of agricultural lands and operations. This notification requirement promotes a “good neighbor” policy by informing these prospective purchasers and tenants of the considerations associated with living in close proximity to agricultural land and operations.
3.10 **Land Use**

With the imposition of these project design features and the restrictions on farming practices in the urban farm identified in Mitigation Measure 3.2-1, impacts of the project with respect to land use conflicts are **less than significant**.