

RESOLUTION NO. 18-___, SERIES 2018

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAVIS AMENDING THE
GENERAL PLAN TO RE-DESIGNATE THE “NISHI” PROPERTY FROM
AGRICULTURE TO RESIDENTIAL MEDIUM HIGH DENSITY AND NATURAL
HABITAT AREA, AND MAKE TEXT AMENDMENTS TO THE AGRICULTURE
LAND USE CATEGORY, AND ESTABLISH THE BASELINE PROJECT FEATURES
SUBJECT TO APPROVAL OF THE VOTERS**

WHEREAS, the City of Davis has visions to foster a safe, sustainable, healthy, diverse and stimulating environment for all in the community; maintain Davis as a cohesive, compact, university-oriented city surrounded by and containing farmland, greenbelts, natural habitats and natural resources; and preserve and create an array of distinct neighborhoods so that all residents can identify a neighborhood that is “home” for them; and

WHEREAS, the General Plan establishes parameters for consideration of a General Plan Amendment to change the designation of the Nishi Property to an urban land use category; and

WHEREAS; the City Council has established goals of supporting the community decision-making process on Measure R regarding Nishi through education regarding challenges and opportunities; and

WHEREAS, the Planning Commission held a public hearing on January 24, 2018 to receive comments and consider the proposed amendment; and

WHEREAS, the City Council held a public hearing on February 6, 2018 to receive comments and consider the proposed amendment; and

WHEREAS, Environmental Impact Report SCH #201512066 January 2018 adequately assesses the impacts of this General Plan Amendment; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVIS:

Section 1 – Land Use Map. The City of Davis General Plan Land Use Map (Figures 11a and 11b) are hereby amended with the change of the “Nishi” property from a designation of “Agriculture” to Residential Medium High Density, as shown in the map, Exhibit A, to this resolution.

Section 2 – Land Use Text Changes. The General Plan Land Use Text relating to the Agriculture category is hereby amended, as shown in the text, Exhibit B, to this resolution.

Section 3 – Baseline Project Features. The Baseline Project Features for the applications, as established by Chapter 41 of the City of Davis Municipal Code, are included as Exhibit C to this Resolution.

Section 4 – Effective Date. This Amendment shall not be effective unless and until the action is ratified by the voters in a “Measure R” election, as specified in City of Davis Ordinances 2008 and 2350, the Citizen’s Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance.

PASSED AND ADOPTED by the City Council of the City of Davis this 6th day of February, 2018, by the following vote:

AYES:

NOES:

Robb Davis
Mayor

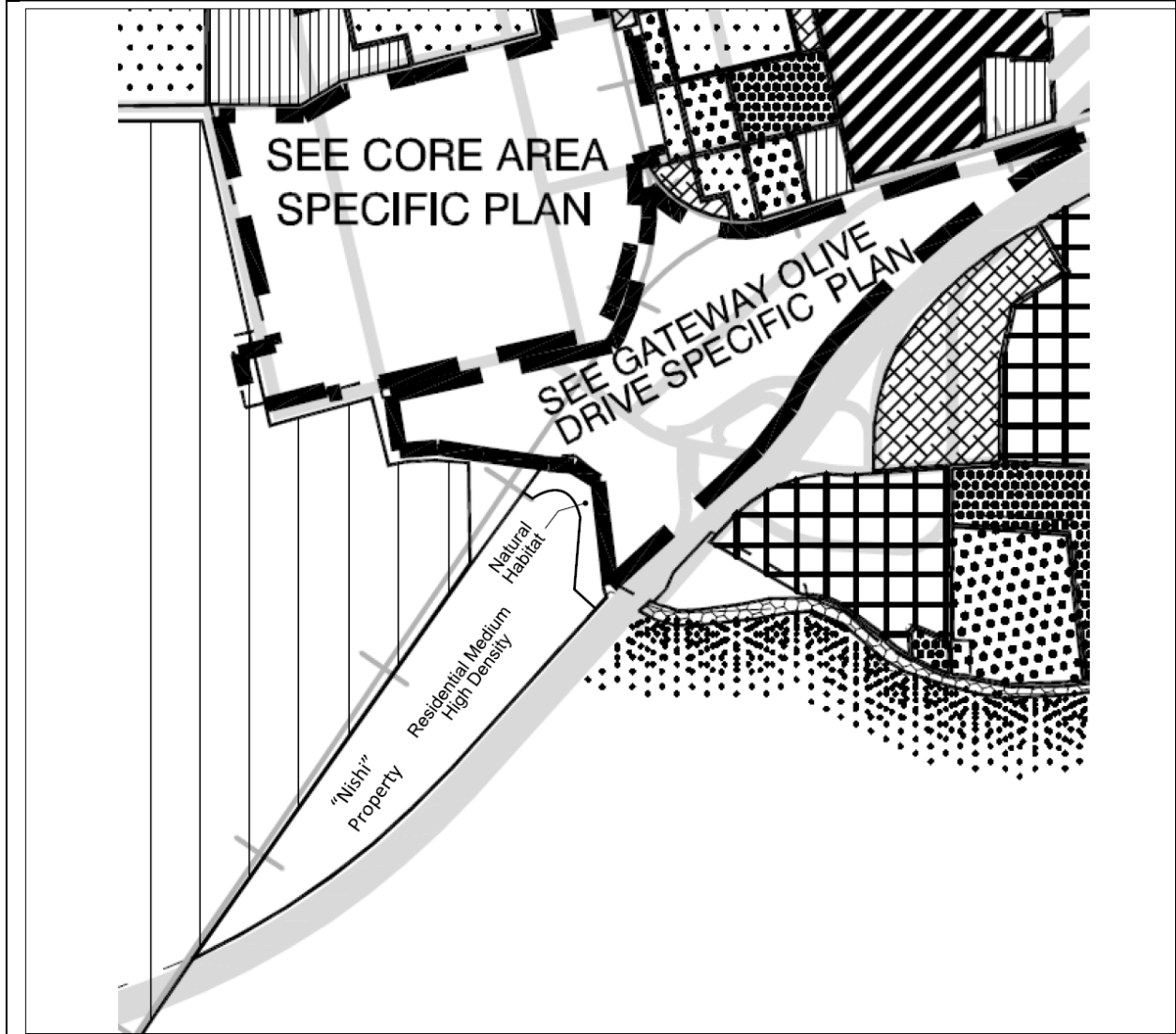
ATTEST:

Zoe S. Mirabile, CMC
City Clerk

Exhibits

- A. General Plan Land Use Map
- B. General Plan Text Changes
- C. Measure J/R Baseline Project Features

Exhibit A
General Plan Amendment for "Nishi" Property
Land Use Map (Figures 11a and 11b)



For General Plan (Figures 11a and 11b) Land Use Designation for "Nishi" Property

EXHIBIT B General Plan Text Changes

O. Agriculture – Policy LU O.1

Intent: To protect valuable natural resources such as agricultural land and wildlife habitat, to allow for productive agricultural use surrounding or within Davis, to ensure a permanent buffer between adjacent jurisdictions that will maintain the separate identities of Davis and the surrounding cities, and to serve as a visual amenity around urban development.

Allowable Uses and Densities: Farmlands (including farmhouses and farm buildings), production of food, fiber and other agricultural crops, animal husbandry, and other appropriate agricultural uses not including agriculture related operations whose impacts are of urban intensity. New residential subdivisions are not allowed.

Policy LU O.1 Should the City consider a General Plan Amendment from “Agriculture” to an urban land use category or to the “University of California, Davis” category on the 44-acre Nishi Property located between Interstate 80 and the Union Pacific Railroad west of Olive Drive, the following parameters shall be integrated in the planning for the urban/university use of the property:

1. Land Uses: The potential uses of the site shall be limited to university related uses such as student housing and high technology research uses. The type of uses, the intensity/density of the uses, and the sizing of the infrastructure shall be consistent with the property’s development carrying capacity as limited by the parameters established in this policy and as determined by the results of a development potential study.
2. Access: Any university related uses shall provide primary motor vehicle access from the UC Davis campus and not from Richards Boulevard to avoid impacts on the Richards corridor. Access assumptions and parameters shall include:
 - a. Primary motor vehicle, pedestrian and bicycle access shall connect directly with developed portion of the UC Davis campus via a grade-separated crossing of the railroad. Primary access shall not consist of an at-grade crossing of the railroad tracks.
 - b. Access via the Richards Boulevard corridor is anticipated to limited to pedestrians, bicyclists and emergency vehicles.
 - c. The Putah Creek bicycle underpass facility shall remain a bicycle and pedestrian path (including maintenance access and possibly emergency service access) and shall not be widened to accommodate motor vehicle access to the Nishi Property.
3. Design: Project design shall incorporate and implement state-of-the-art ecological and new urbanism planning and design principles.

EXHIBIT C
Nishi Property
Baseline Measure J/R Project Features

(To come)