

Village Farms *Davis*

BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE (BRPA) PROJECT DESCRIPTION



BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE PLAN: Final Design Subject Development Agreement and City Council Approvals

January 14, 2026

BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE (BRPA)

(Village Farms Davis Proposed Project Originally Submitted April 2023, Refined July 2023,
BRPA Alternative Supplemental Submitted November 2024, Updated October 8, 2025, Updated January 14th, 2026)

Submitted by North Davis Land Company, LLC

Village Farms Davis is designed to deliver solutions to the community's most pressing challenges:
housing affordability and attainability, declining school enrollment, public service,
climate resilience and fiscal sustainability.

VillageFarmsDavis.com

Village Farms *Davis*

PROJECT DESCRIPTION - BRPA

Table of Contents

PROJECT OVERVIEW

- 2 Vision
- 3 Why Now?
- 4 Context Map
- 5 Meeting the Challenges
- 6 Alignment With CC Goals
- 7 Overall Objectives
- 11 Annexation & SOI Map
- 12 Planning History
- 13 Location Map Exhibit

PROJECT DETAILS

- 14 Project Boundary
- 14 Infill Location
- 14 Requested General Plan Amendments

Land Use

- 16 Land Use Plan Exhibit
- 17 Land Use, Summary Chart & Framework
- 18 Land Use Categories
 - 18 • Non-Residential Uses
 - 20 • Residential Uses
 - 20 - Affordable, Starter, Missing Middle
 - 20 - Custom Homes & Halfplexes
 - 21 • Greenbelts, Parks & Open Space
 - 22 - Open Space Map
 - 23 - Perimeter Greenbelt/Open Space
 - 24 - Interior Greenbelts
 - 26 - Relocated Channel A Section
 - 27 - Existing Channel A Cross Section
 - 28 - Typical Greenbelt Cross Section
 - 29 - Parks
 - 29 - On-Site Stormwater
 - 30 - Urban Ag Transition Area/
Agricultural Mitigation

31 Sustainability & Resilience

32 Managing Flood Zone

32 Financial Benefits City

Phasing Plan

- 33 • Infrastructure Phasing Plan
- 34 • Infrastructure Phasing Plan Description

Circulation System

- 37 • Description
- 38 • Mobility, Bicycle & Trail Exhibit
- 39 • Davis Bike Loop & Transit
- 40 • Vehicular Circulation Map
- 41 • Vehicular Circulation: Cross Sections

Public Infrastructure

- 42 • Power/Telecommunications
- 42 • Stormwater: Technical Evaluation
 - 45 - Drainage Infrastructure Exhibit
- 46 • Water: Technical Evaluation
 - 47 - Water Infrastructure Exhibit
 - 48 - Potable Water Demand Table
- 49 • Waste Water/Sewer: Technical Evaluation
 - 50 - Waste Water/Sewer Exhibit
 - 51 - Waste Water Demand Table

52 Outreach Plan

ADDENDUMS

- A. Application Exhibits Package
- B. Preliminary Planned Development (PPD)
- C. Land Use Detailed Chart
- D. House Agricultural Report
- E. EPS Fiscal Study

PROJECT OVERVIEW

VISION

The Village Farms Davis Application seeks approval from the City of Davis and the Voters of Davis to create an inclusive, community-focused neighborhood that addresses Davis's critical housing, infrastructure, and environmental needs. As the only significant infill opportunity in Davis - with 88% of its borders already adjoining existing developed parcels - this project will naturally weave existing neighborhoods into a more connected and cohesive community.

Village Farms Davis addresses Davis's housing crisis through an innovative mix of homes.

The proposed units include:

- Affordable rental & for sale housing
- A range of "Missing Middle" housing options, attainable homes achieved through strategic lot sizing that creates diverse price points
- Custom lots available for small and independent builders

This mix enables diverse homeownership opportunities for residents at every life stage, supports current Davis workforce in securing local housing and serves families at all income levels.

The project strengthens community infrastructure:

- Land dedication to the City for public/semi-public uses
- Contributes ongoing revenue to stabilize City budget and services
- Ensures future flood protection through advanced stormwater management
- Supports public education by increasing DJUSD enrollment
- Land Dedication to DJUSD for Pre-K, Early Childhood Education Center and Educational Farm

It preserves and enhances natural resources through:

- 47.1-acre Natural Habitat Area
- 200' Ag Buffer incorporating the Urban Agriculture Transition Area
- Extensive greenbelt network
- Integration with existing neighborhoods

Village Farms Davis will proceed in carefully planned phases to minimize impact on surrounding neighborhoods. Early phases prioritize:

- Affordable Housing site dedication
- Small Missing Middle lots & Starter Homes
- Construction of a grade-separated pedestrian and bike crossing of Pole Line Road near Moore Boulevard
- Community infrastructure development
- Environmental preservation areas
- DJUSD Pre-K, Early Childhood Education Center and DJUSD Farmland

Through this comprehensive approach, Village Farms Davis aims to strengthen our community by addressing crucial housing needs while enhancing public services, protecting natural resources, and creating lasting value for current and future residents.

WHY NOW?

Housing Crisis. The current State of California’s Regional Needs Housing Assessment (RHNA) mandates the construction of 2,075 homes, including 930 Affordable homes, in the City of Davis by 2029. Davis is still far short of this target and the next cycle is expected to require an even larger allotment. A shortage of housing and increasingly high costs put home ownership out of reach for many community members, often forcing those who work and send their children to school in Davis to commute from other towns.

Public School Instability. We have declining enrollment in our schools due to the lack of Affordable Housing, starter homes and a shortage of overall housing inventory. Additionally, minimal turnover in home sales impedes the ability for the City and DJUSD to benefit from property tax revenue. These issues contribute to parcel tax increases.

City Fiscal Decline & Strained City Services.

As indicated in the 2025 Economic Planning Systems (EPS) Fiscal Peer Review (Addendum E), Davis faces a constrained and structurally weak fiscal position, with essential public services underfunded and an existing deficiency in emergency service coverage for North Davis. The City’s local economy remains limited in professional and technical job growth, reducing its long-term revenue potential. EPS notes that expanding the property tax base through new housing is necessary to sustain core City services that currently depend on a stagnant tax base.

Climate Change & Resilience.

Increasingly chaotic weather patterns have exposed our entire community to heightened risk of flooding while simultaneously threatening the long-term health and recharge capacity of our aquifer. Village Farms Davis responds to these challenges by integrating resilience as a central design principle — restoring soil health, enhancing natural drainage systems, and expanding carbon-sequestering landscapes.

The project’s approach to stormwater management and land restoration is designed not only to mitigate localized flooding, but also to improve groundwater infiltration. Native and drought-tolerant plantings, bioswales, and expanded green corridors throughout the site help capture and clean stormwater while replenishing the aquifer below.















At a broader scale, Village Farms embraces the City’s Climate Action and Adaptation Plan (CAAP) goals by promoting compact, walkable neighborhoods, renewable energy readiness, all electric power (*No Natural Gas Infrastructure or usage*) — strengthening community resilience to climate and energy disruptions. Through these combined measures, Village Farms will help Davis adapt to the accelerating impacts of climate change while creating a healthier, more sustainable community for future generations.

S:\Projects\1900\1902 Village Farms\AutoCAD\1902-01 Due Diligence\EXHIBITS - ALTERNATIVE 1\CONTEXT MAP-ALT 1\CONTEXT MAP-ALT 1.dwg - 8.5X11 12/29/2025 - 3:23PM Plotted by: Brian



- ## COUNTY LAND USE DESIGNATIONS

- ## **CITY LAND USE DESIGNATIONS**

- | | | | |
|---|----------------------------|---|------------------------------------|
|  | RESIDENTIAL LOW DENSITY |  | NATURAL HABITAT AREA |
|  | RESIDENTIAL MEDIUM DENSITY |  | PARK |
|  | RESIDENTIAL HIGH DENSITY |  | NEIGHBORHOOD GREENBELT |
|  | PUBLIC/SEMI-PUBLIC |  | URBAN AGRICULTURAL TRANSITION AREA |
|  | NEIGHBORHOOD MIXED-USE |  | MAJOR ROADS |
|  | NEIGHBORHOOD RETAIL |  | AGRICULTURE (PRIVATE) |
|  | OFFICE | | |
|  | GENERAL COMMERCIAL | | |



0 750 1,500
SCALE: 1" = 1,500'



PROPOSED: FINAL DESIGN SUBJECT TO FINAL DEVELOPMENT AGREEMENT AND CITY COUNCIL APPROVAL

Not to scale. See Addendum A for scaled exhibit.

MEETING THE CHALLENGES

Our community's biggest challenges are shared by our region, state and much of the planet. Village Farms Davis is poised to meet many ongoing challenges with locally tailored solutions.

Housing Affordability, Attainability & Supply.

A lack of housing options, in addition to an overall housing shortage, continues to push home ownership further out of reach for many in our community. According to transportation experts, many people commute into town, including at least 57% of all permanent DJUSD employees and 80% of UC Davis faculty and staff. Meanwhile, Davis is being carefully monitored by the State to ensure the City is providing adequate housing supply. The regulatory consequences for not meeting State RHNA demands could have serious implications to state funding and local control over new housing.

Public Schools Stability

For decades, Davis schools have been the most important element of our Davis culture, reputation and desirability as a place to call home. However, a lack of housing options and affordability has resulted in declining enrollment and a persistent reduction in the number of school age children residing in Davis. Currently, there are 1,446 DJUSD students who do not reside in Davis; this segment of the student population continues to grow larger each year.

The project's housing program and amenities are designed to support increased enrollment in DJUSD. Village Farms Davis is projected to add 1,147 students over the next 15 years.

City's Fiscal Stability

Our community's housing crisis increasingly threatens the fiscal stability and health of our local government, as evidenced by the series of supplemental parcel taxes placed on the ballot to bolster the City budget. Village Farms Davis is thoughtfully planned to increase on-going City revenues with a diversity of housing options and community benefits that offset City costs. A fiscal analysis was conducted by Economic Planning Systems which indicates that the Project provides significant positive impacts to the City's fiscal health. (See addendum E)

Land Dedication & Infrastructure Improvements for Community Benefit.

Village Farms Davis will provide a land dedication of 2.5 Acres to the City of Davis for public/semi-public uses to be determined by the City.

Flood Prevention - Climate change is producing erratic weather patterns that continue to increase the risk of flooding to areas of North and Central Davis that were once thought safe from flooding. The H St. Pump Station has recently been identified by the City as a key piece of infrastructure that needs immediate, and costly, attention to protect Davis from flooding.

A drainage management plan on the Village Farms Davis site would potentially benefit the future drainage capacity within the City's H Street Pump station drainage shed. Working in concert with Public Works, Village Farms Davis is prepared to support the City's future climate change resiliency measures.

Climate Change Resilience

Village Farms Davis is designed to advance the City's 2040 Climate Action and Adaptation Plan through a comprehensive set of sustainability and resilience measures. The community will be 100% electric, with rooftop solar PV systems on all homes, EV-charging infrastructure, and strong pedestrian, bicycle, and transit connections to reduce reliance on fossil fuels. A robust stormwater management system will enhance flood resilience and adapt to the increased rainfall intensity projected under climate change, while over 120 acres of parks, greenbelts, and preserved habitat will provide carbon sequestration, biodiversity, and cooling benefits. In addition, the project's energy-ready design allows for integration of future microgrid or energy-storage technologies as City policy evolves. Together, these elements demonstrate a forward-looking approach to climate adaptation and mitigation—linking housing growth with measurable environmental responsibility.

ALIGNMENT WITH CITY COUNCIL GOALS

Goal 1 – Ensure a Safe, Healthy, Equitable Community

Objective 3 - Continue efforts to reimagine public safety.

Objective 4 - Create, maintain a built environment to promote health, safety and well-being.

Objective 5 - Increase, maintain and improve the supply of affordable housing.

Objective 7 - Improve traffic safety.

Goal 2 – Ensure Fiscal and Economic Stability

Objective 1 - Develop new sources of revenue to support city services and infrastructure.

Objective 2 - Seek increased cost efficiency while maintaining high quality city services.

Goal 3 - Pursue Environmental Sustainability

Objective 3 - Conserve resources in an environmentally responsible manner.

Objective 5 – Enhance open space areas and public access to them.

Goal 4 - Fund, Maintain and Improve the Infrastructure

Objective 1 - Develop plans and funding strategies to address long term needs of the community to maintain/enhance city infrastructure and assets.

Objective 2 - Provide a safe and efficient circulation system.

Objective 3 - Enhance City parks, greenbelts and open space network.

Goal 5 - Enhance a Vibrant Downtown and Thriving Neighborhoods

Objective 1 – Facilitate long-range community planning

Objective 3 – Improve public spaces

OVERALL OBJECTIVES

OBJECTIVE 1. Permanently Affordable Housing.

(See p.6, G1-05)

Village Farms Davis will provide land and capital toward the construction of no less than 360 Deed-Restricted Affordable Housing units, approximately 20% of total residential units. This provision exceeds the City requirement. The Developer will make a land dedication of approximately 16 acres and donate a \$6 million in phases toward the construction of affordable units.

OBJECTIVE 2. Homes for Davis Workforce & Missing Middle. (See p.6, G1-05 & G2-01)

In addition to the range of affordable housing options in the Affordable Housing Plan, Village Farms Davis will deliver a range of “Missing Middle” market-rate homes designed to provide attainable housing options for a wide range of families. These homes are made achievable through thoughtful lot sizing that naturally creates diverse price points while maintaining a cohesive neighborhood character.

Within the Residential Medium Density (RMD) district, Village Farms Davis includes 1,130 lots with a deliberate mix of sizes, including:

- 1,017 smaller lots less than 5,000 sf
- 113 medium lots larger than 5,000 square feet

The 1,017 smaller lots will vary in size and are the backbone of the project’s Missing Middle strategy, with 78% of the market rate units falling in this category. These efficiently sized parcels are ideal for townhomes, halfplexes or small lot single family homes providing starter home-types that are attainable for middle-income families.

The 113 medium sized RMD lots for step up homes providing a natural step-up for growing families who want more space at a cost below that of a custom home.

Finally, a minimum of 140 or more attached homes are incorporated throughout—including townhomes and halfplexes. Attached housing provides naturally affordable entry points into homeownership for first-time buyers, young professionals, empty nesters, and working families who value community connectivity.

OBJECTIVE 3. Increase Housing Supply & Diversity. (See p.6, G1-05F)

A diversity of sizes, density, design, and styles of multi-generational family homes will be built to meet the changing needs of our vibrant community.

In addition to the housing options above, Village Farms features 310 RLD lots for single-family homes and halfplexes. Lots will be offered to small builders and/or homebuyers looking to design and build custom homes. Attached dwelling units (ADU’s) are also allowed consistent with State requirements. The custom homes top off a wide array of options on the housing continuum, from very low-income affordable to custom homes.

OBJECTIVE 4. Public Schools Stability. (See p.6, G4-O1)

DJUSD Enrollment. New homes at Village Farms will welcome more than 1,147 new DJUSD students. By offering greater affordability and a diverse range of housing options, the project will make it possible for more families with school-age children to live in Davis—helping sustain and strengthen our public schools for the long term.

New DJUSD Early Childhood Education Land Dedication. Village Farms Davis will dedicate to District approximately 2.4 acres of land within the development, as mutually agreed upon by both parties, for the purpose of establishing an Early Childhood Education center. In concert with Davis Joint Unified School District (DJUSD), this site will help meet the needs of our youngest learners in a central neighborhood location.

Educational Farm Land Dedication. Approximately 2.8 acres of land will be set aside as a model for an outdoor working classroom environment teaching agricultural values and methods, sustainability and economics.

OBJECTIVE 5. Public/Semi Public Land Dedication (See p.6, G1-O3)

Village Farms Davis includes a 2.5 acre land dedication that could be used at the City's discretion for public/semi-public uses to be determined by the City.

OBJECTIVE 6. Decrease Flood Risks to City. (See p.6, G4-O1)

The project is designed to help the City manage future stormwater needs and adapt to climate change, with existing connections to the City's system and ample land reserved for expanded flood storage and conveyance improvements.

OBJECTIVE 7. Sustainable & Resilient (See p.6, G3-O3) & G4-O3)

Village Farms Davis will be designed in alignment with the City's 2040 Climate Action and Adaptation Plan to reduce GHG emissions. The project will meet or exceed CAL Green building standards and incorporates the following key sustainability features:

- 100% Electric service. (No Natural Gas Infrastructure or usage)
- Solar Photovoltaic on all homes
- Continuation of the Davis Bike Loop (see p.6, G4-O3)
- City serving Stormwater Management infrastructure
- Carbon Sink Urban Forest strategy to sequester emissions and support habitat
- 47.1 acres of Natural Habitat, enhancing biodiversity and ecosystem services.
- Support Valley Clean Energy's efforts to deliver clean energy and reduce GHG emissions

OBJECTIVE 8. Financial Benefits to Community. (See p.6, G2-O1 & G2-O2)

An in-depth fiscal analysis of Village Farms' impact was completed which revealed significant fiscal benefits to the City. ([Click here for the EPS Financial Report](#)) Also prior to the vote, a Development Agreement (DA# 01-23) will be finalized which will describe the one-time and ongoing financial benefits to the City.

OBJECTIVE 9. Sensitive Phasing Plan (See p.6, G1-04)

A phasing plan for the build out of Village Farms Davis follows the following principles:

- Minimize the impact on surrounding neighbors.
- Prioritize the delivery of community serving components e.g. public land dedications, DJUSD Pre-K, Early Childhood Education Center, and Educational Farm dedication sites, Greenbelts, Parks, Natural Habitat, Bicycle & Pedestrian connectivity as well as roadway bike safety and traffic improvements.
- Early project phases will dedicate land to the City in order for them to engage with a qualified affordable housing developer of their choice. Early phases will also deliver a greater-than-proportionate share of small lot (affordable-by-design) "Missing Middle" homes.

OBJECTIVE 10. Open Space Protection & Habitat Expansion. (See p.6, G3-05)

A 200'—wide Ag Buffer incorporating the Urban Agriculture Transition Area comprised of a 50' agricultural transition area and a 150' agricultural buffer will transition into the immediately adjacent agricultural land. The Applicant will work with the City of Davis to satisfy all agricultural mitigation requirements.

47.1 acres will be designated as a Natural Habitat Area to protect natural resources and enhance our community's connections to natural spaces.



Conceptual Rendering

OBJECTIVE 11. Parks, Greenbelts & Recreation (See p.6, G4-03)

Village Farms Davis will provide up to 27 acres of public parkland and 40 acres of interconnected greenbelts, creating a cohesive network of open spaces that promote recreation, wellness, and community connection.

The neighborhood serving park will anchor the heart of the community, serving as a central gathering space linked to surrounding neighborhoods by an extensive trail system.

The community serving park, preserves views, offers community amenities, and seamlessly connects surrounding neighborhoods. Prominently located at Covell Boulevard and Pole Line Road,

it will be nearly four times the size of Central Park and serve as a signature destination for Davis—offering expansive lawns, multi-use play fields, event spaces, and areas for outdoor performances and community celebrations.

Village Farms Davis will collaborate with the City Parks and Recreation Department to design programming, based on the 2024/2025 Community Needs Assessment, that complements existing City amenities, addresses community recreation needs, provides intergenerational activities, and supports the City's health and wellness goals. Together, these parks and greenbelts will provide residents and visitors alike with convenient access to nature, recreation, and social gathering spaces woven throughout the community.

OBJECTIVE 12. Circulation System (See p.6, G4-O1 & G4-O2)

New local streets, along with a system of pedestrian and bicycle greenbelts, will connect the site to existing neighborhoods. Village Farms Davis will provide enhanced connectivity for pedestrians, bicyclists, and transit riders, via new multi-modal connections and linkages to existing greenways in North Central Davis.

The project is committed to constructing two grade-separated bicycle and pedestrian crossings: one at Pole Line Road near Moore Boulevard, and another near Anderson Road that crosses over F Street and the Union Pacific Railroad. This will provide a bicycle and pedestrian connection from Nugget Fields to Northstar ponds and beyond.

In addition, the project has committed to preparing a feasibility study for a grade-separated crossing of Covell Boulevard and dedicating land within Village Farms to accommodate the crossing landing.

ANNEXATION & SPHERE OF INFLUENCE MAP



Not to scale. See Addendum A for scaled exhibit.

PLANNING HISTORY

1970's

The project site has been the subject of community discussion and consideration for urban development since at least the 1970's.

1980's

The 1980 City of Davis General Plan included the site for future development.

In 1986, Yolo County included the site in its General Plan with a Special Plan designation. The site is now the last remaining site with a Special Plan designation in Yolo County's General Plan.

A variety of uses were proposed, researched and discussed, including,

- Genentech Campus,
- Sports Complex,
- Several proposals that included a mixture of residential and neighborhood commercial services.

1990's

Several proposals that included residential with neighborhood and community serving commercial and public uses did not reach the point of formal approval or disapproval:

- Early 1990's: Crossroad Project with 1,466 residential units
- 1997: Covell Center Project with 688 units

2000's

In 2000 discussions for the preparation of a new City of Davis General Plan suggested that the site should require voter approval under the new Measure J ordinance.

In 2001 the City Council acted to change the site's designation from urban uses to agriculture as part of the 2001 General Plan.

2005

A finely detailed version of the project, Covell Village, was initially proposed in 2002 with 1515 units, but through the planning process it evolved into an 1,864 unit proposal. The project site was relatively unchanged from the projects of the 1990's, with the exception of the addition of a 5-acre site for a hospice facility. As the first test of the Measure J ordinance, the Covell Village proposal was placed on a city-wide ballot as Measure X. The final vote was 58.7% opposed and 41.2% in favor of the project.

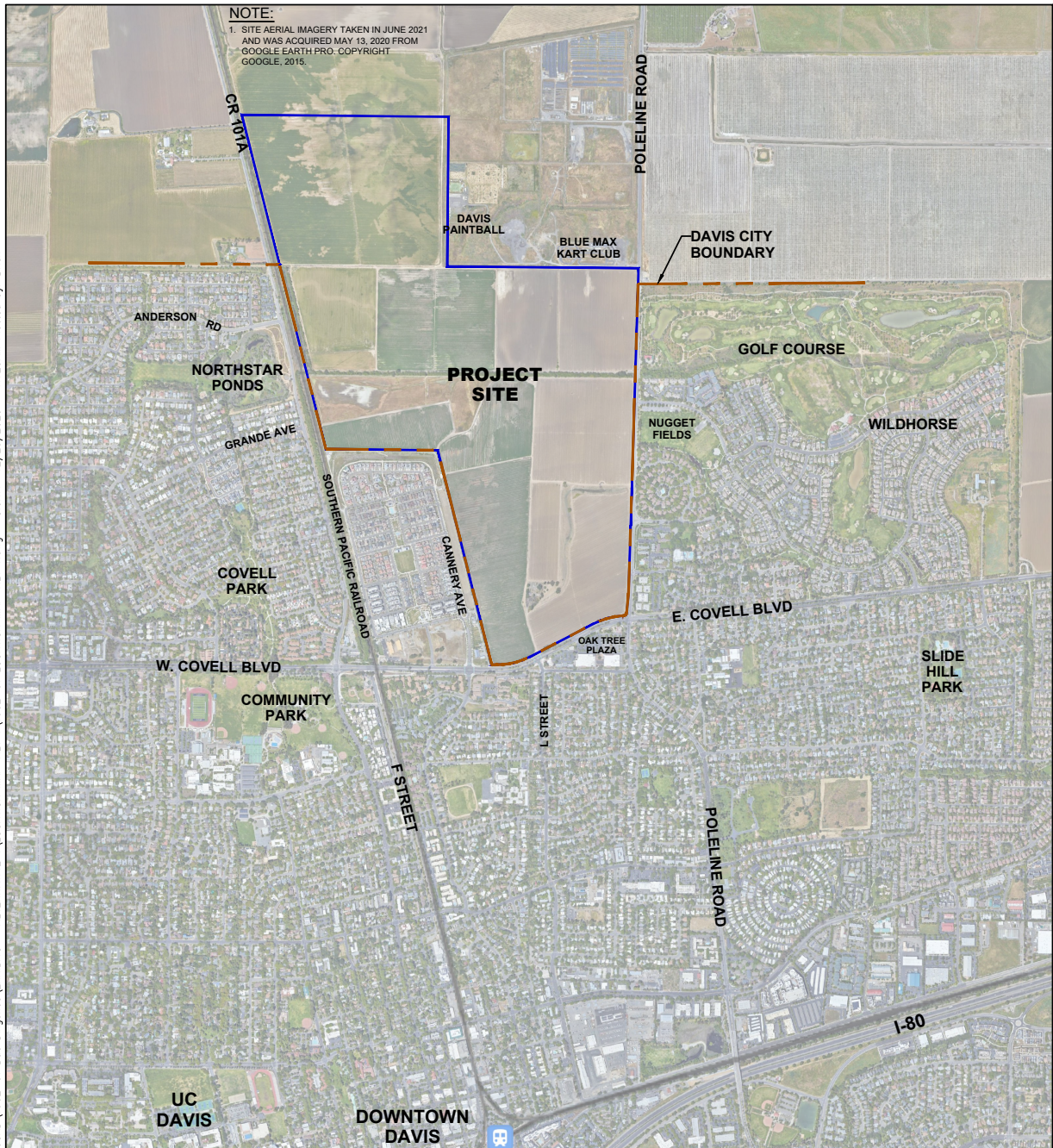
2009

A senior-focused, age-in-place community was the subject of in-depth research and robust community engagement but did not result in a formal application

2021 – 2026

The current project proposal, Village Farms Davis, emphasizes Affordable and Missing Middle Homes, support for public schools, improved City Services with land dedications for other city need, future city-serving flood protection, a UATA to the north, preservation of natural habitat, and an overall design focused on daily human connection with naturalized open spaces.

LOCATION MAP EXHIBIT



NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- - - - DAVIS CITY BOUNDARY



VILLAGE FARMS DAVIS - BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE LOCATION EXHIBIT

PROPOSED: FINAL DESIGN SUBJECT TO FINAL DEVELOPMENT AGREEMENT AND CITY COUNCIL APPROVAL



DATE: 12/29/2025

Not to scale. See **Addendum A** for scaled exhibit.

PROJECT DETAILS

PROJECT BOUNDARY

- 75% of the boundary adjoins the City's urbanized uses to the east, south and west.
- 13% of the northern boundary adjoins City-owned, non-agricultural uses; ~ 2,500 feet of the eastern portion of the northern boundary.
- Only 12% of the northern boundary is adjacent to agricultural row crop land; ~ 2,200 feet of the western portion of the northern boundary.

The project area is bounded by Covell Boulevard on the south, Pole Line Road on the east, the City-owned property leased to Blue Maxx Raceway and Davis Paintball on the north, the Union Pacific Railroad adjacent to F Street on the northwest and then follows the northern and eastern boundaries of The Cannery neighborhood on the remaining western boundary.

INFILL LOCATION

88% of the Village Davis Farms boundary is adjacent to existing developed non-agricultural uses – a true infill development. The project is thoughtfully designed to conform with all applicable standards within the "Interim Guidelines for Infill Development". See project boundary breakdown above.

REQUESTED GENERAL PLAN AMENDMENTS

- Amend the General Plan to delete Action LU 1.1e., which states: 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, which corresponds to a sustained 1.81 percent annually- compounded growth rate from January 1, 1988 to January 1, 2010 and a sustained 1.4331 percent annually-compounded growth rate from January 1, 1996 to January 1, 2010 due to "front loading". (page 91)
- Amend General Plan Section A Residential as follows: Under the 'Allowable Uses and Densities', 'Notes' on page 76, add an additional note 'f' that would allow averaging of allowable density. (Please reference the publicly available [General Plan](#) document on the City of Davis Website. See Notes for this section on page 76 of the document. Here is the link:

These two amendments are being requested because the City of Davis General Plan contains policies, standards and actions calling for guidelines and strategies for infill development projects. The Interim Guidelines for Infill Development (not adopted by the City Council) are intended to encourage and maximize opportunities for infill development projects which are beneficial to the community, protective of existing neighborhoods, and well designed. The Guidelines are also used to augment the review of discretionary projects and affordable housing projects. A project may be approved if it is consistent with a preponderance, but not all, of the guidelines.

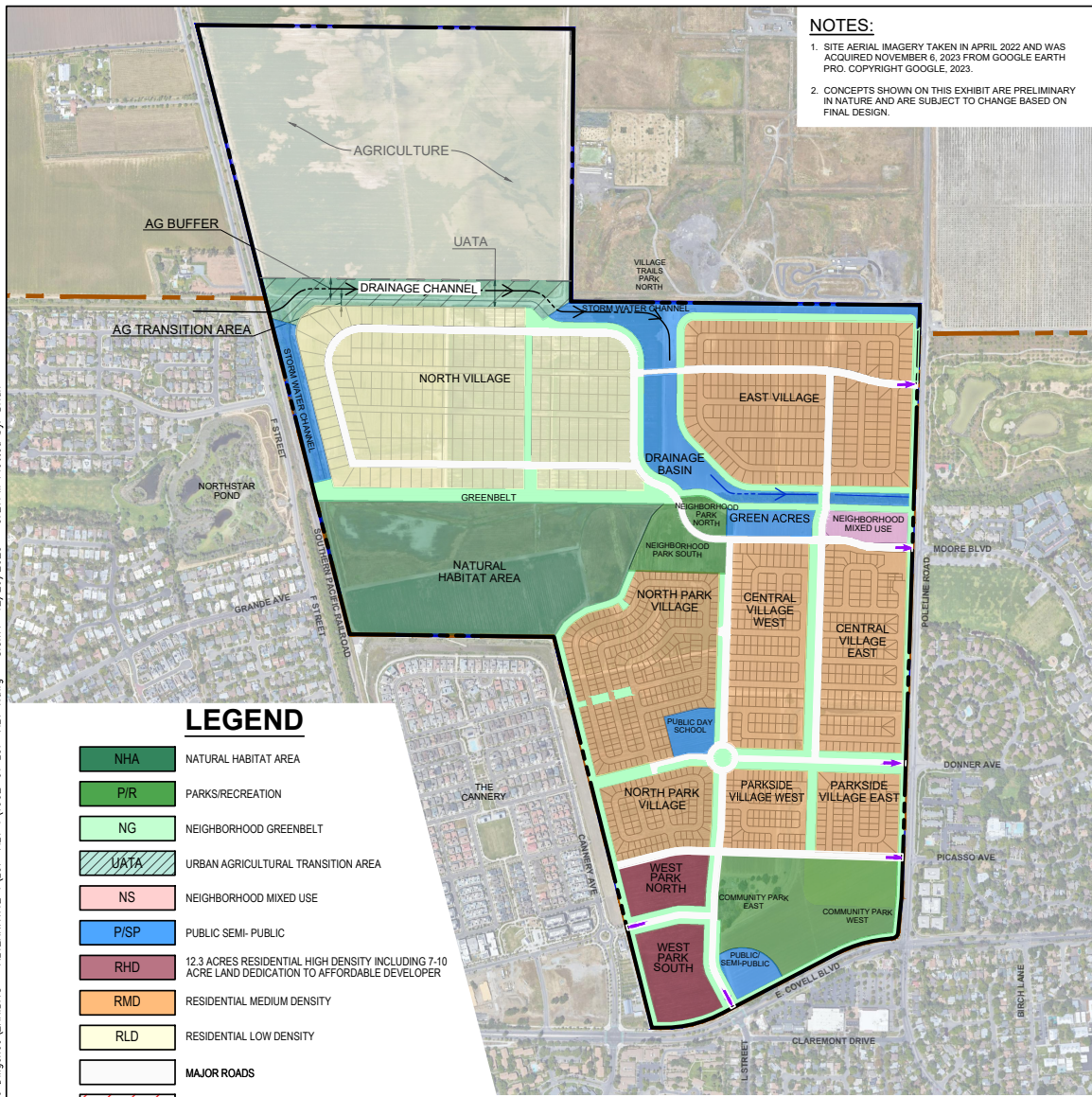
The interim guidelines are intentionally flexible to: recognize the unique circumstances of every site; address the wide range of projects subject to the guidelines (from building additions to large new developments); and to encourage uniqueness and diversity of design rather than homogeneity. As described throughout this Project Description, Village Farms Davis is tailored to meet the needs of our City with its unique ability to strengthen community connections.

REQUESTED ENTITLEMENTS

- General Plan Amendment (see Addendum A - Sheet 3)
- Annexation to the City of Davis (see Addendum A – Sheet 2)
- Sphere of Influence Amendment (LAFCO) (see Addendum A – Sheet 2)
- Lot Line Adjustment (Yolo County – Pre-Annexation Requirement)
- Pre-zoning to Planned Development (see Addendum A - Sheet 4)
- Development Agreement (DA #01-23)

The Project Applicants request that the City Council place the Project and its Baseline Project Features on the June 2, 2026 ballot consistent with Davis Municipal Code, Article 41.01 Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands.

LAND USE PLAN EXHIBIT



NOTES:

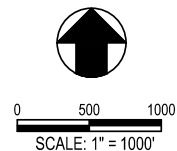
1. SITE AERIAL IMAGERY TAKEN IN APRIL 2022 AND WAS ACQUIRED NOVEMBER 6, 2023 FROM GOOGLE EARTH PRO. COPYRIGHT GOOGLE, 2023.
2. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.

LEGEND

NHA	NATURAL HABITAT AREA
P/R	PARKS/RECREATION
NG	NEIGHBORHOOD GREENBELT
UATA	URBAN AGRICULTURAL TRANSITION AREA
NS	NEIGHBORHOOD MIXED USE
P/SP	PUBLIC SEMI- PUBLIC
RHD	12.3 ACRES RESIDENTIAL HIGH DENSITY INCLUDING 7-10 ACRE LAND DEDICATION TO AFFORDABLE DEVELOPER
RMD	RESIDENTIAL MEDIUM DENSITY
RLD	RESIDENTIAL LOW DENSITY
	MAJOR ROADS
	AGRICULTURE
	NEIGHBORHOOD TRAIL
	DAVIS CITY LIMITS
	PROPERTY BOUNDARY/USE AREA
NORTH VILLAGE	NEIGHBORHOOD NAME



VILLAGE FARMS DAVIS - BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE LAND USE PLAN



DATE: 12/29/2025

PROPOSED: FINAL DESIGN SUBJECT TO FINAL DEVELOPMENT AGREEMENT AND CITY COUNCIL APPROVAL

Not to scale. See Addendum A for scaled exhibit.

LAND USE

Village Farms Davis proposes a diverse community including a range of residential densities and housing types, neighborhood commercial services, recreational, open space and public uses. The project envisions easy access to nature, recreation and abundant community resources that make Davis a wonderful place to live, work and play.

Summary Chart (For Detailed Land Use Chart, see Addendum C)

Proposed BRPA Residential Uses				
Proposed Land Use Desianation	Neighborhood	Land Use Type	Units	Acres
Residential Low Density	North Village	Single-Family Units & Halfplexes	310	61.4
Residential Medium Density	East village	Single-Family Units, & Halfplexes	265	41.4
	Central Village East & West	Single-Family Units, & Halfplexes	315	40.1
	North Park Village	Single-Family Units, & Halfplexes	391	38.2
	Parkside Village East & West	Single-Family Units, & Halfplexes	159	16.2
Residential High Density	West Park North	Affordable Multi-Family Units & Deed Restricted Units	360	12.2
	West Park South			
Total Units			1800	
Proposed BRPA Land Use Designation		Land Use Type		
Neighborhood Mixed-Use		Neighborhood Services		2.9
Public/Semi Public		Public/Semi Public		2.5
Public/Semi Public		Pre-K Early Learning Center		2.4
Public/Semi Public		Educational Farm		2.8
Parks/Recreation		Community Park		20.3
Parks/Recreation		Neighborhood Park		6.8
Public/Semi Public		City Stormwater Conveyance		21.4
Urban Agricultural Transition Area		Urban Agricultural Transition Area		11.3
Agricultural		Agricultural		107.1
Natural Habitat Area		Natural Habitat Area		47.1
Neighborhood Greenbelt		Greenbelts		40.8
N/A		Roads		22.7
			Total Acres	497.6

Framework

The development framework of Village Farms Davis ensures a thoughtful transition between the Project spaces and the adjacent Cannery and North Davis neighborhoods.

The residential neighborhoods have been arranged in a graduated density pattern, with lowest density at the northern border of town, transitioning to medium density in the central area, and culminating in the highest density around the community park, near shopping, public transportation and other services.

To promote housing diversity throughout the overall community, each neighborhood incorporates attached housing options.

50% of the project is comprised of Parks and Open Space with the largest component of the land plan, featuring:

- Up to 20 acres community park in the southeast quadrant
- Up to 7 acres neighborhood park near the site center, south of Channel A.
- Extensive greenbelts, drainage corridors, and basins throughout
- Habitat and accompanying viewsheds
- Ag transition area separating the urban uses from the agricultural uses to the north

The development also includes public, semi-public, and neighborhood commercial services:

- Land for city needs at the Covell and L Street intersection
- A DJUSD Early Learning Center near the site's center
- A DJUSD educational farm offering an outdoor working classroom environment, teaching agricultural values, sustainability innovations, and agricultural economics

The physical framework of the land use, circulation, drainage, greenbelt alignments and neighborhood creation was also influenced by several existing conditions, including:

- Numerous street stubs along Pole Line Road and Covell Boulevard,
- Wastewater trunk line easement extends from L St. to the North Site Boundary.
- PG&E easement runs along the boundary with The Cannery and extends north.
- Channel A, a water drainage course bisecting the site's northern half from east to west.

LAND USE CATEGORIES

The Project is seeking site-specific zoning through a Preliminary Planned Development (PPD). The following provides an overview of the land use categories identified on the PPD Use Plan. The PPD (See Addendum B) provides the Permitted, Conditionally Permitted and Prohibited uses.

The requested entitlements establish the General Plan land use designation and the uses permitted pursuant to the PD zoning. The precise size, location and configuration of a use may fluctuate as long as the Director of Community Development determines that the proposed use is placed at a logical location within the Project site; is permitted in the zoning; is substantially consistent with the Land Use Plan and the description of the Project; and would not result in an exceedance of the maximum square footage or number of units permitted for a given use type.

Non-Residential Uses

Public Day Care/Early Childhood Education Center (PDS)

A 2.4 acre site for a new Davis Joint Unified School District (DJUSD) Early Childhood Education Center (ECEC) is located in the center of the lower half of the project. ELC's offer the combined services of preschool and daycare environments with early education curriculum and childcare.

Through a land dedication to DJUSD, Village Farms Davis will help meet the needs of our youngest learners and bolster the pipeline for ongoing enrollment throughout the district.. Additional details for this site will be drafted in consultation with DJUSD leadership for inclusion in the Development Agreement.

Educational Farm (EF) - 2.8 acres of land will be dedicated to DJUSD to be used as a model to teach agricultural values and methods in an outdoor, working classroom. The land dedication is offered in response to a recent DJUSD objective.

Proof of concept has been achieved with a similar sized urban farm in North Davis, generating best practices and detailed financial modeling. To date, this demonstration project (Tandem Organic Farms) has produced and harvested close to 500,000 pounds of fresh organic vegetables. The Tandem Organic Farm has continually donated these harvests to the Yolo County Food Bank.

Programs offered at the educational farm would provide an educational foundation for students throughout the region who desire to pursue a vocation in farming and agriculture. Additional details for this site will be drafted in consultation with DJUSD leadership for inclusion in the Development Agreement.

Parks/Recreation(P), Greenbelt(GB), Urban Agricultural Transition(UATA)

See pgs. 22-30 for a full descriptions.

Public Semi-Public (PSP)

Village Farms Davis will dedicate land to the City of Davis for the establishment of public facilities as the City sees fit.

Neighborhood Mixed-Use

The 2.8-acre Neighborhood Mixed-Use site is located in the northeast quadrant of the project, bounded by three greenbelts and across Pole Line Rd from Nugget Fields at Wildhorse.

The project site's infill location within existing urban uses and the decline in demand for "brick and mortar" commercial space has resulted in a limited need for additional commercial uses.. Village Farms Davis is located across Covell Blvd from Oak Tree Plaza, Nugget Market and will be internally connected to the approved, but yet to be built, Cannery Village Marketplace.

The goal is to have services in this area not currently offered in the area, such as EV charging stations, space for mobile blood drives, mobile veterinary services offering free spayed and neutering, SPIN or other Micro Mobility stations, rideshare parking, etc. In consultation with City leadership, interested neighbors and the business community, additional details for this site will be coordinated with the City. Opportunities for possible community and neighborhood Services will be described within the Preliminary Planned Development, relying on the Davis Municipal Code.

Agricultural (AG)

The 107.1-acre Northern Agricultural Area (or the "Ag Parcel") will be annexed into the City of Davis in accordance with a pre-zoning that allows use of the property as agricultural land.

Residential Uses

Residential High Density (RHD)

Both West Park Village North and West Park Village South are strategically located in the southern quadrant and will accommodate affordable housing through land dedication. An approximately 16 acre site will be dedicated to the City for development of 360 permanently affordable units by a qualified affordable housing developer selected by the City. These units represent a significant contribution to addressing the housing gap for workforce households that are often priced out of both market-rate housing and traditional affordable housing programs. These homes will be adjacent to the DJUSD Early Learning Center and across from the community Park, Oak Tree Plaza and transit stops, promoting non-vehicular transportation and proximity to jobs, goods and services.

Residential Medium Density (RMD)

East Village, Central Village East and West, North Park Village and Parkside Village East and West will provide attached and detached market rate homes that will offer a range of sizes and housing types.

Our RMD district includes 1,130 lots with a deliberate mix of sizes that naturally creates diverse price points while maintaining neighborhood cohesion:

- 873 small lots with varied sizes less than 5,000 sf
- 144 attached on small lots less than 5,000 sf
- 113 medium lots with varied sizes above 5,000 sf

Incorporated in this mix will be attached and detached housing types.

The 1,017 small lots amount to 78% of the market rate units and form the backbone of our Missing Middle affordability strategy. (873 detached + 144 attached)

The 113 medium lots provide options for middle income families as they grow and seek more space for a significantly lower price than a custom home, expanding homeownership opportunities for a broader range of buyers.

Residential Low Density (RLD)

North Village will offer 310 single family detached homes and halfplexes on a range of lot sizes. Lots will be offered to small builders and/or homebuyers looking to design and build custom homes. Attached dwelling units (ADU's) are also allowed consistent with State requirements.

1800 Unit Residential Housing Summary

- 140 Permanently affordable very low income restricted units
- 140 Permanently affordable low income restricted units
- 80 Permanently affordable medium income restricted units
- 873 Small lots with varied sizes less than 5,000 sf
- 144 Attached homes on small lots less than 5,000 sf
- 113 Medium lots with varied sizes above 5,000 sf
- 310 Single family detached homes and halfplexes on a range of lot sizes.

Greenbelts, Parks & Open Space

A neighborhood identity of connectivity and access to the outdoors will be created with convenient access to trails, parks and purposely natural exploration areas. Natural spaces will be in close proximity to all homes, for all residents to experience nature in their daily life.

Neighborhood	Land Use	Gross Acres	Net Acres	Units	Avg Gross Density	Avg Net Density	Lot Minimum	Percent of Total
	Park/Open Space							
Village Trail Park	Park/Recreation	6.8	6.8					1.36%
Heritage Oak Park	Park/Recreation	20.3	20.3					4.08%
	Neighborhood Greenbelt	40.8	40.8					8.20%
	Urban Agricultural Transition Area	11.3	11.3					2.27%
	Agricultural	107.1	107.1					21.52%
	Subtotal	186.3	186.3					37.44%
	Natural Habitat Area							
	Natural Habitat Area	47.1	47.1					9.46%

City ordinance requires the developer to provide a minimum 150'–wide agricultural buffer separating urbanized uses from adjacent agricultural operations in compliance with City Ordinance. The Village Farms Davis agricultural buffer will be a 200'–wide Urban Agriculture Transition Area comprised of a 50'–wide agricultural transition area and a 150' agricultural buffer. The Project will establish a permanent preserve encompassing approximately 47.1 acres of alkali playa and alkali wetland, including the associated watershed and a buffer to protect it from existing and future development. While only a portion of the 47.1 acres will be subject to a formal conservation easement, the remaining area is being dedicated as a community benefit to allow for public access, interpretive signage, and designated viewing areas. These features will be developed in coordination with qualified conservation organizations to ensure appropriate stewardship. Adjacent neighborhoods will benefit from this preserved view shed.

The project's green spaces will feature naturalistic landscapes—an essential element of Village Farms Davis inspired by research showing that contact with nature supports healthy childhood development and enhances physical and emotional well-being for all ages.

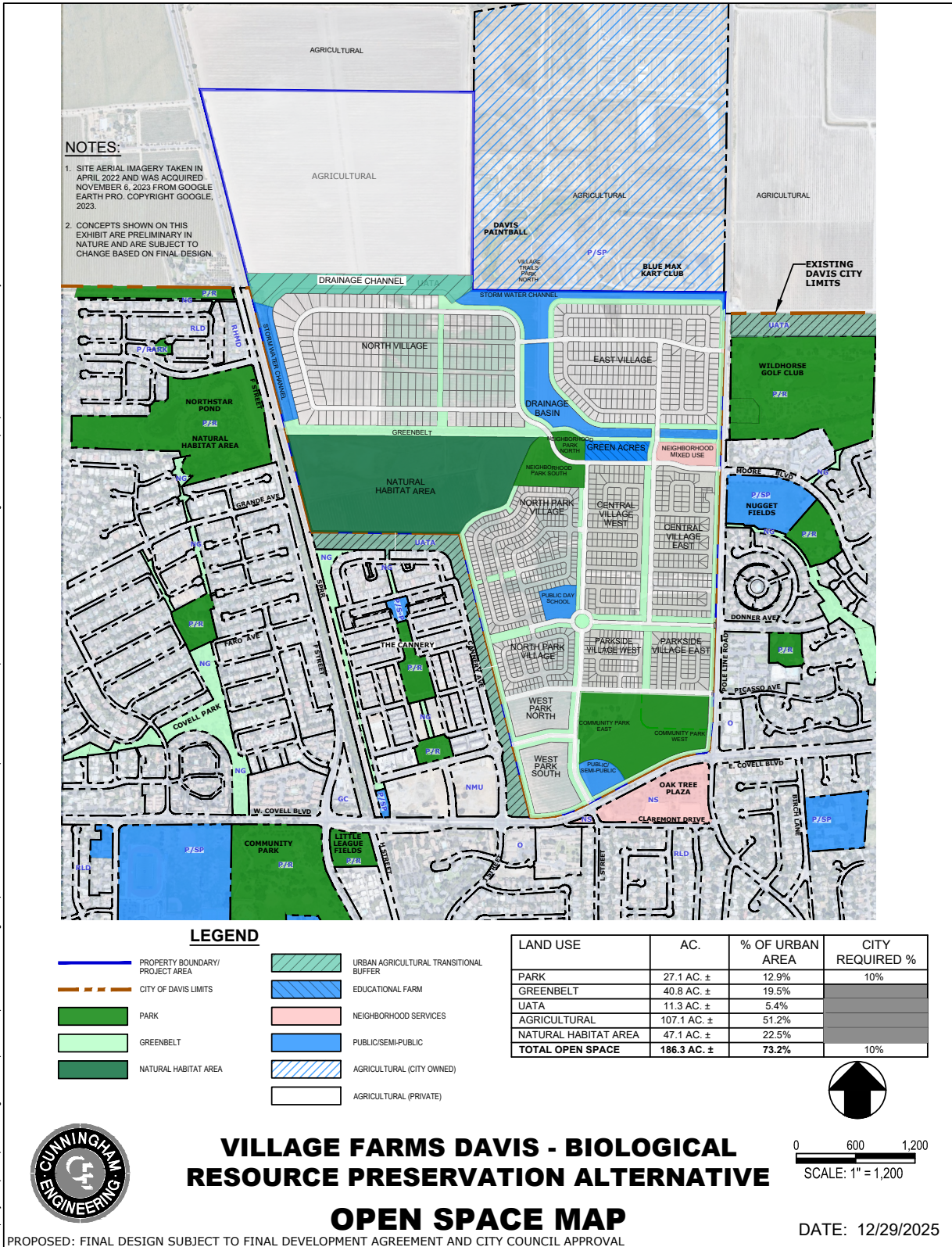
A perimeter and internal greenbelt system is the backbone element of the Land Plan. The Davis Bike Loop will be enhanced with the addition of a greenbelt along the course of the existing "Channel A" connecting neighborhoods throughout the project and existing neighborhoods across Poleline Road to the East and across F Street and the Railroad Tracks to the West.

The Urban Tree Canopy will be designed according to the City's Urban Forest Management Plan in consultation with Tree Davis and Public Works.

The Village Farms site is located within the Covell Drain Watershed. The project proposes to provide Low Impact Development (LID) measures and Best Management Practices (BMP) for stormwater storage and conveyance facilities for both quality and capacity improvements.

The stormwater quantity features integrated into the project will include a centralized storm water quality detention basin with a regulated outflow to the east into existing Channel A. Additionally, the project will include disconnected roof drains, bioretention cells within proposed parking lots, multifamily sites, parks, the school uses and the proposed public/semi-public site for city uses. Additional Low Impact Development and Hydromodification measures will be included in the detailed design in accordance with the City of Davis MS4 permit.

Village Farms *Davis*
OPEN SPACE MAP



Not to scale. See **Addendum A** for scaled exhibit.

PERIMETER GREENBELTS & OPEN SPACE

South Boundary (Covell Boulevard) & East Boundary (Pole Line Road)

- 50' wide greenbelt, includes
- Class I pedestrian/bikeway trail.

North Boundary: East (City of Davis: Blue Maxx Cart Club)

- ~1,500' in length, from Pole Line Rd toward the middle of the site
- 50' wide buffer, includes
- New greenbelt with a Class I pedestrian/bikeway trail, berm, and sound wall

North Boundary: Middle (City of Davis: Davis Paintball)

- ~1,000' in length
- New stormwater channel & habitat basin

North Boundary: West (Agricultural: Row Crops)

- ~2,200' in length, from UPRR toward the middle of the site
- 200' wide urban agricultural transition area includes
 - 150' agricultural buffer
 - 50' agricultural transition buffer
- Integrated into the transition area, the project includes stormwater drainage conveyance corridor and naturalized pedestrian access.
- 50' wide greenbelt with a Class I pedestrian/bikeway trail

Upper West Boundary (UP Railroad / F St, from NW Corner of Site to Channel A)

- Existing drainage channel will be enhanced and expanded to 150' wide
- New 50' wide greenbelt with a Class I pedestrian/bikeway trail along North Village
- Improved flood control with integrated natural riparian woodlands restoration

Middle West Boundary (UP Railroad / F St, from Channel A to The Cannery)

- Existing flood channel/riparian corridor with mature trees (between UPRR & F St)

Lower West Boundary (The Cannery)

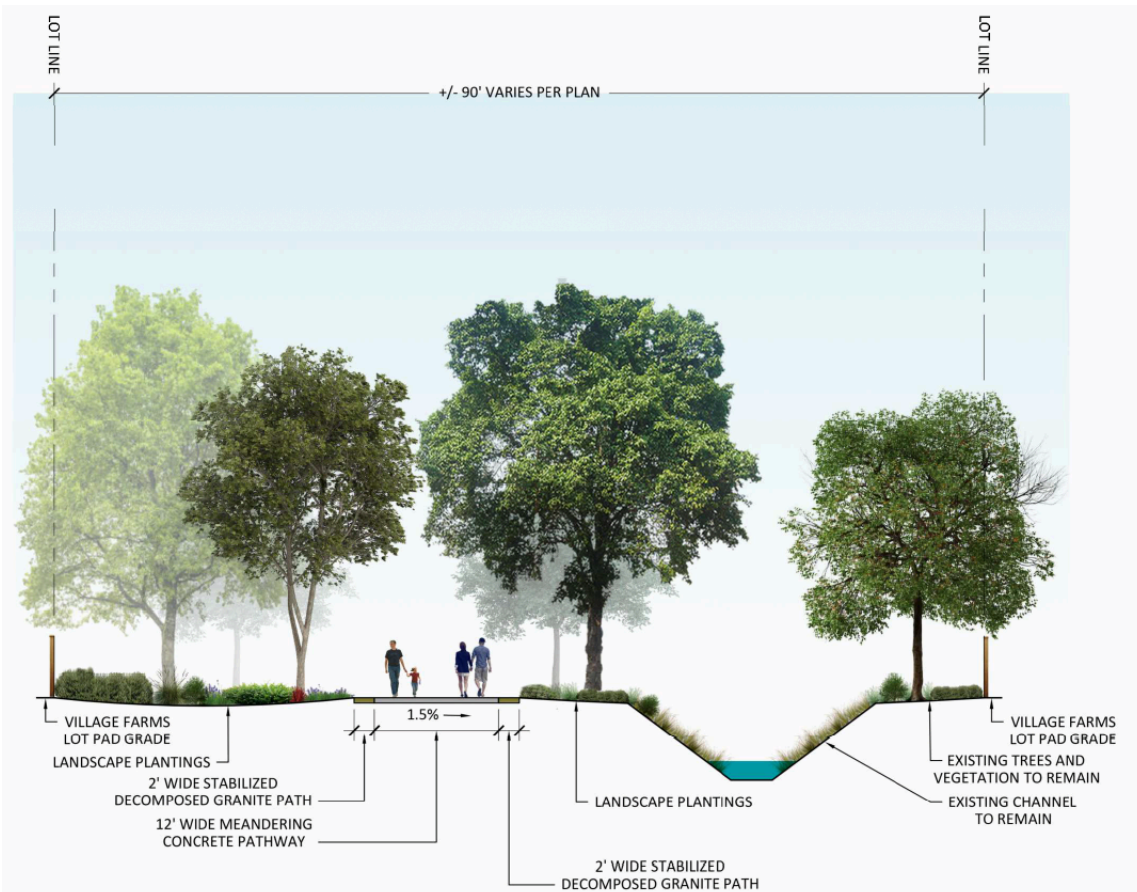
- The northern boundary of the Cannery will remain unchanged as this will be a part of the natural habitat area that is preserved with the development
- The eastern boundary of the Cannery will include a 50' wide greenbelt with a Class I pedestrian/bikeway trail
- Existing agricultural buffer, including demonstration gardens, community space, drainage corridor along The Cannery side of the frontage.
- Access, connectivity, setbacks and other Design Guidelines TBD

INTERIOR GREENBELTS

Neighborhood & Community Greenbelt Arterials

Interior greenbelts, in combination with the greenbelts along the site's border, will allow complete circumnavigation of the project area and provide linkages to adjacent trail systems.

- 3 Greenbelts will traverse from North to South, intersecting with
- 3 Greenbelts will extend from East to West, plus
- 1 Greenbelt linking the new North L St Greenbelt to The Farmhouse & Urban Farm at Cannery



Greenbelt and Channel A Cross Section

“Greenbelt A” - Continuation of the Davis Bike Loop

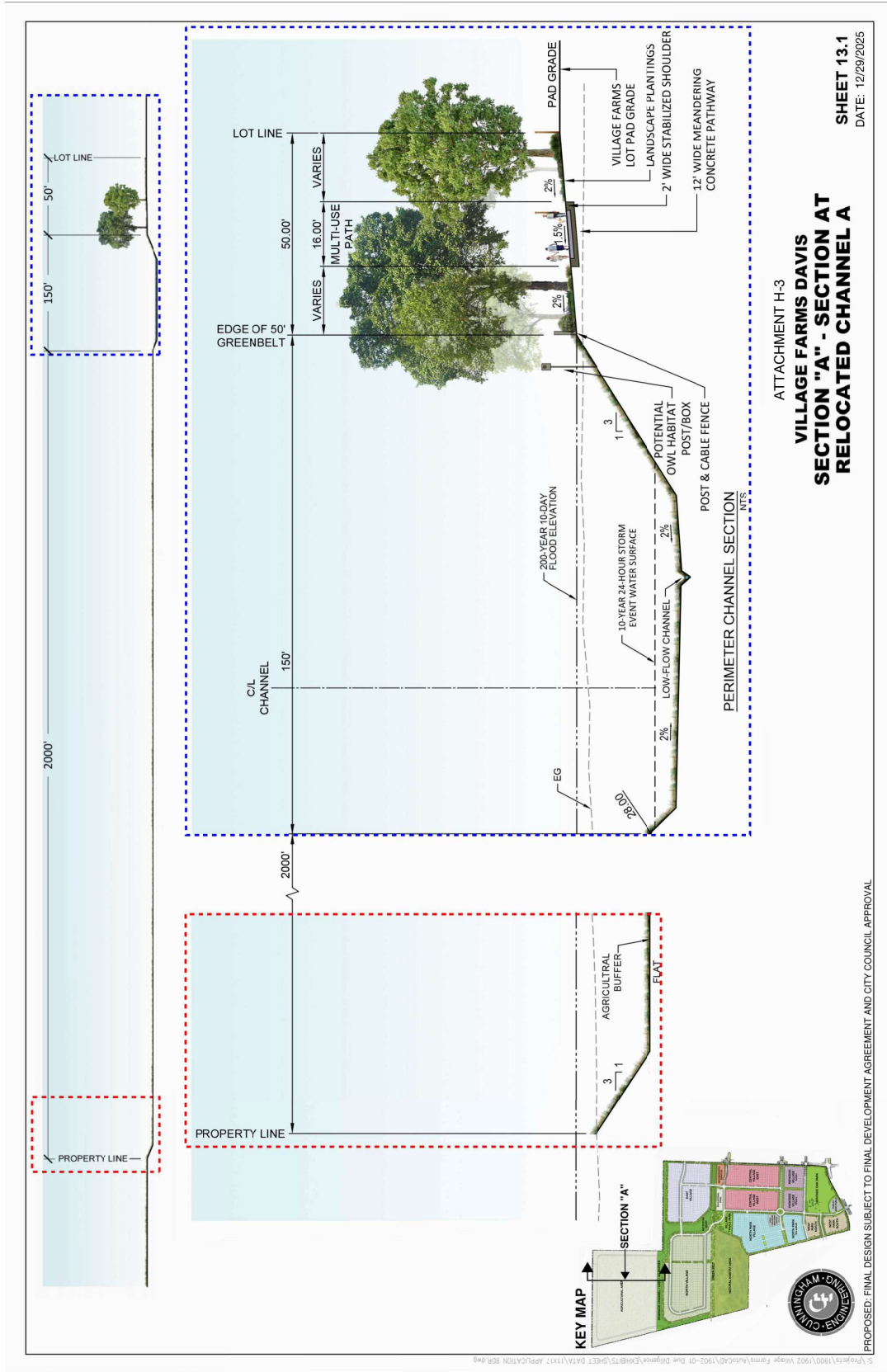
A new greenbelt across the upper third of the site, along the existing “Channel A”, will complete the Davis Bike Loop by connecting Wildhorse to NorthStar with separated grade crossings.

This multi-purpose corridor is designed to harmoniously integrate infrastructure with nature:

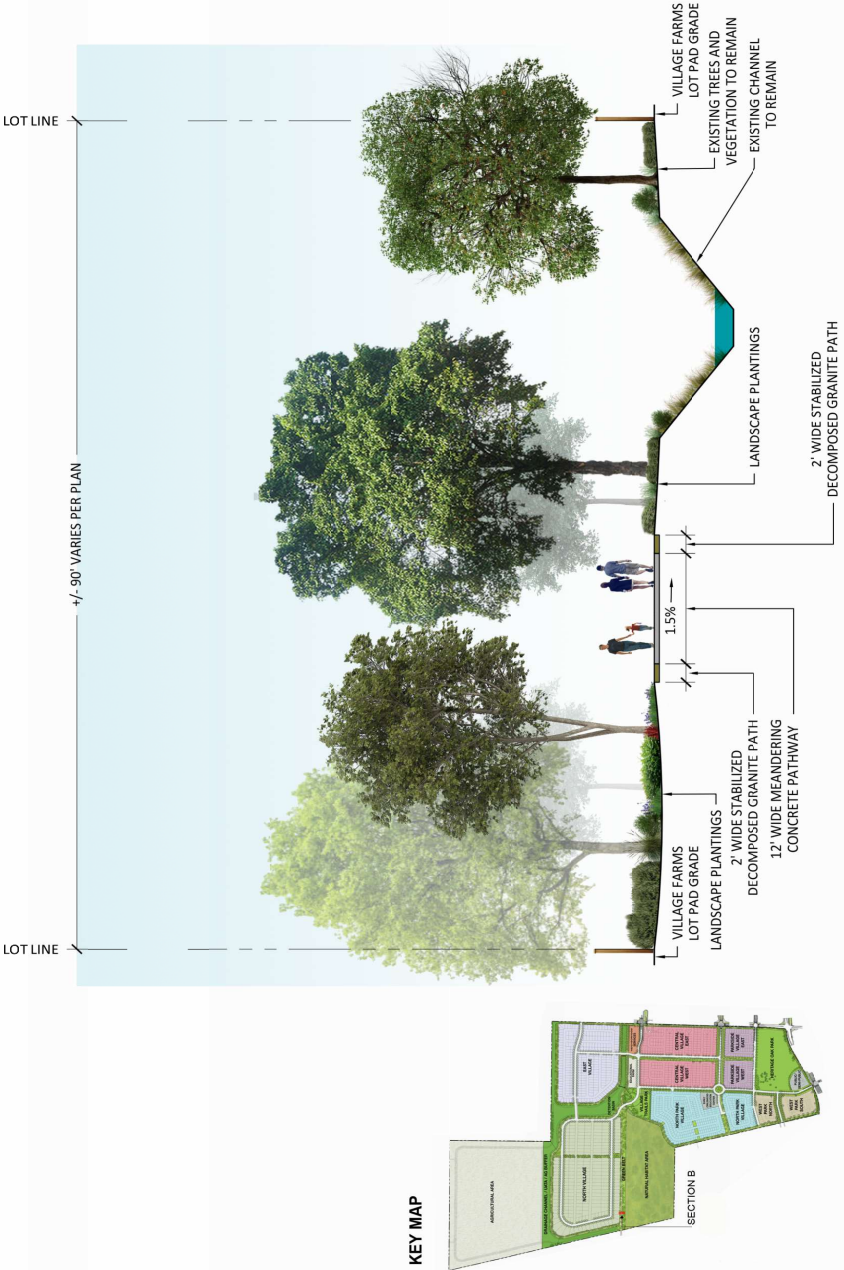
- Class I pedestrian/bikeway trails on one or both sides of the greenbelt
- Natural spaces shaped by bio swales and water quality outfall basins
- Habitat restoration and creation, which acts as a wildlife corridor
- Easy access to all neighborhoods, the northern park, urban farm & neighborhood commercial services area

Village Farms *Davis*

The project will construct two grade-separated bicycle and pedestrian crossings—one at Pole Line Rd near Moore Boulevard and another at F Street over Union Pacific Railroad near Anderson Road—advancing the long-standing community goal outlined in the 1989 Davis Greenway Plan. These will complete the Davis Bike Loop with safe, routes linking Village Farms Davis to NorthStar on the west and Nugget Fields/Wildhorse on the east.



See Addendum A – Sheet 13.1



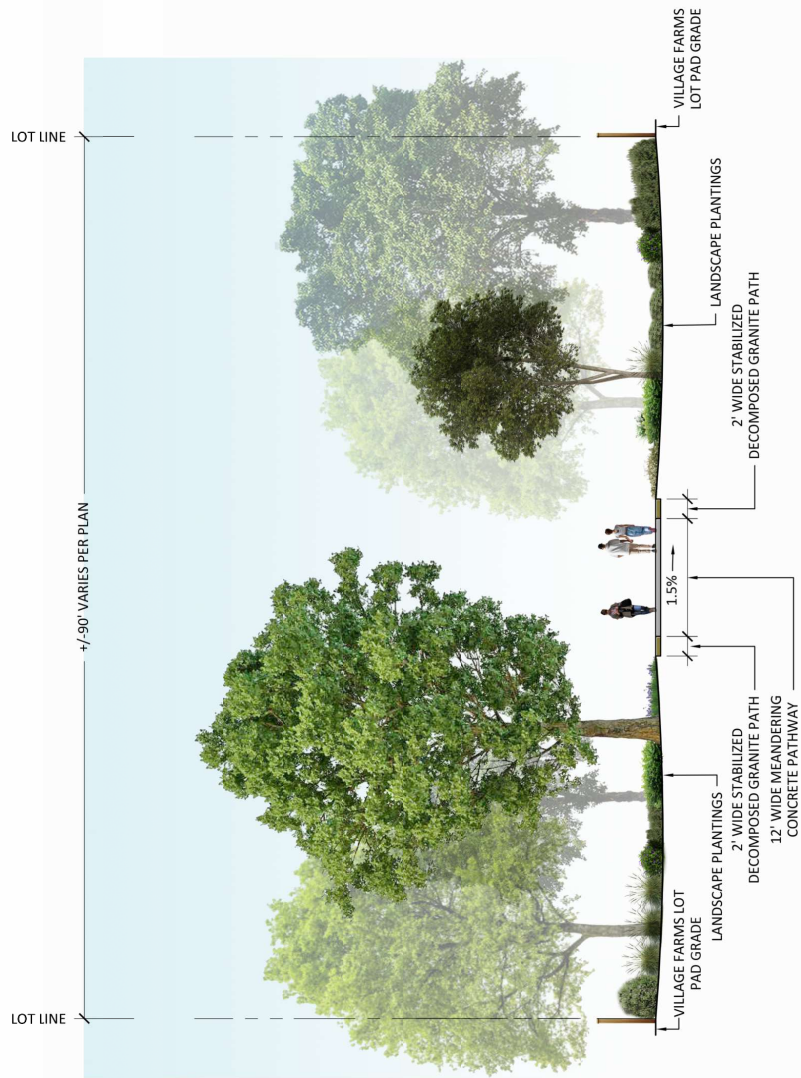
VILLAGE FARMS DAVIS
SECTION "B" - TYPICAL GREENBELT
SECTION AT EXISTING CHANNEL A
NOT TO SCALE

SHEET 13.2
DATE: 12/29/2025

PROPOSED: FINAL DESIGN SUBJECT TO FINAL DEVELOPMENT AGREEMENT AND CITY COUNCIL APPROVAL

See Addendum A – Sheet 13.2

VILLAGE FARMS DAVIS
SECTION "C" - TYPICAL
GREENBELT SECTION
NOT TO SCALE



KEY MAP



PROPOSED: FINAL DESIGN SUBJECT TO FINAL DEVELOPMENT AGREEMENT AND CITY COUNCIL APPROVAL

See Addendum A – Sheet 13.3



Conceptual Rendering

PARKS

Community – Serving Park

An expansive park, at the corner of Covell Blvd & Pole Line Rd, preserves a viewshed of green spaces. This multi-activity park could include:

- A gathering place, like a village commons
- Comfortable, quiet places to observe, rest, and socialize
- Active uses which could include children's play fields, playground, open turf areas, and other areas as specified by the City
- Passive areas could include covered picnic/pavilion areas, native Yolo County climate ready vegetation, et
- Vestiges of our region's agricultural heritage and other existing native vegetation may be preserved in a passive garden space

Neighborhood – Serving Park

Centrally located, this park is a neighborhood focal point. It is located at the confluence of several greenbelts, the Educational Farm and overlooks the pond, habitat basin and naturalized stormwater channel system. This park will be a convenient meet-up place for residents and could include: Play fields, Playgrounds, Open turf areas, Comfortable, quiet places to observe, rest, and socialize. Final design will be developed with input from City Parks.

Note: All park programing will be developed in conjunction with City staff as guided by the 2024/2025 Community Needs Assessment.

On-Site Stormwater Conveyance System

Channel A, which currently traverses the central portion of the site, will be preserved as a local drainage conveyance and enhanced to receive stormwater from the project area. The primary stormwater flow from the west will be routed along the site's northern edge to a centralized detention basin designed to attenuate increased runoff before discharging east into the existing Channel A. This configuration will maintain existing downstream flow conditions through the Wildhorse Golf Course. The detention basin will also provide temporary storage capacity within the northern agricultural area, allowing for potential future expansion to accommodate upstream drainage flows from the H Street Pump Station.

Urban Ag Transition Area (UATA) / Ag Parcel / Agricultural Mitigation

The Village Farms Davis BRPA agricultural buffer will be a 200'–wide Urban Agriculture Transition Area comprised of a 50' agricultural transition area and a 150' agricultural buffer, between F Street and the Davis Paintball/Blue Max Kart Club.

The 107.1-acre Northern Agricultural Area (or the "Ag Parcel") will be annexed into the City of Davis in accordance with a pre-zoning that allows use of the property as agricultural land. The area will remain in private ownership with all costs of maintenance and operation to be borne by the landowner. The area will consist primarily of an excavated basin area with depths ranging from approximately eight (8) to ten (10) feet below original grade and a flat bottom designed to support agricultural use. Farm access ramps will be constructed to allow vehicular and equipment access into the lowered basin area. The existing farm access road around the perimeter of the basin shall be replaced or improved as part of the Project. This area will be restored to a farmable condition as concluded in the commissioned House Agricultural Report. (See Addendum D) In addition, Village Farms Davis will permanently conserve 664 acres of agricultural land in accordance with City municipal code. Applicant will work with the City to determine the most appropriate land to satisfy the agricultural mitigation requirements.

In conformance with City Code 40A.03 "Farmland Preservation" and dedicated in the form of a permanent conservation easement, the proposed mitigation land is aligned with the City's open space protection goals and priority categories:

- Urban Fringe - further defining the urban limits of Davis
- Agriculture - protecting the highest quality agricultural lands
- Biological and Natural Resources - protecting, enhancing and restoring a riparian corridor to provide additional wildlife habitat
- Scenic Resources - protecting land providing views and scenic vistas of significant landmarks e.g. Sierra, Berryessa Hills & Sutter Buttes

SUSTAINABILITY & RESILIENCE

Village Farms Davis will lead in energy efficiency and sustainable design. All development will meet or exceed the Cal Green building standards. The project will contribute to meeting City goals for greenhouse gas reduction the 2040 Climate Action and Adaptation Plan.

- 100% Electric service (no natural gas), energy conservation design choices, and
- Photovoltaic Solar Panels on every home.
- Support Valley Clean Energy's efforts to deliver clean energy and reduce GHG emissions.
- Reduction in GHG emissions by reducing commuter trips, connecting existing neighborhoods with direct vehicular, bike and pedestrian connections.
- Continuation of the Davis Bike Loop and addition many miles of new Class 1 Bike Trails will enhance the ability of the entire community to safely and more efficiently travel within and around the City. The project is committed to constructing two grade-separated bicycle and pedestrian crossings: one at Pole Line Road near Moore Boulevard, and another at F Street and the Union Pacific Railroad near Anderson Road to achieve the long standing community goal of completing the Davis Bike Loop.
- Carbon Sink. Approximately 4,000 new climate ready trees, including new and enhanced habitat areas and corridors, will contribute to Davis' efforts to battle climate change.
- Urban Tree Canopy. The Urban Tree Canopy will be designed according to the City's Urban Forest Management Plan in consultation with Tree Davis and Public Works. Climate ready tree selections, planting guidelines and continued care of existing healthy trees within the project are of high importance. The tree plan will focus on drought tolerance and climate resiliency. A long-term care and maintenance program will be developed to ensure the health of Village Farms Davis's open space.
- Recycled Water. The City of Davis is interested in a future project to deliver recycled water from the Wastewater Treatment Plant (WWTP) to the community, but have not yet identified funds to construct the city-wide distribution infrastructure. Village Farms Davis is aware of this potential future project and will continue to monitor progress, and participate should the city have a program online prior to approval of infrastructure improvement plans.
- City-wide Stormwater Management. The project provides future capacity to support the City in managing increased stormwater needs, should additional improvements be required to address climate change impacts. Village Farms Davis is uniquely positioned to manage flood risk efficiently, with existing connections to the City's stormwater system and ample land available for future stormwater storage and conveyance improvements.
- Urban Ag Transition Area. The Village Farms Davis incorporates a 200'-wide Urban Agriculture Transition Area comprised of a 50' agricultural transition area and a 150' agricultural buffer.
- Natural Habitat Area. Project will preserve 47.1 acres of the alkali prairie that occurs around the alkali playa, south of the Channel A and includes the associated watershed.

MANAGING FLOOD ZONE

Village Farms will mitigate both stormwater quality and stormwater management.

The project will construct detention facilities that will mitigate the development of homes within the floodplain. This approach has been successfully used at the Evergreen development and elsewhere in Davis. The Project engineers will work cooperatively with City Engineering to develop a detailed scope of services to address stormwater management. In addition, the Applicant has engaged with Davis Public Works leadership in cooperating, and will continue to do so, on drainage solutions that will assist the City's H Street Pump Station project.

With respect to stormwater quality, the project plans to treat runoff from hard surfaces as close to the source as possible, by incorporating bio swales, landscape planters and pervious pavements throughout the project. Village Farms Davis will fully comply with State of California and City of Davis stormwater quality requirements.

FINANCIAL BENEFITS TO CITY

Independent analysis by Economic & Planning Systems (EPS) Fiscal Impact Review (Addendum E) indicates that Village Farms Davis will generate a positive fiscal return for the City—meaning new revenues will exceed the cost of City services.

Expanding the City's Tax Base, Village Farms Davis:

- Adds ≈ \$1.24 billion in new taxable property value
- Creates steady, long-term revenue from property tax to support parks, safety, and community services
- Includes an ongoing affordable-housing reinvestment program, where equity repayments return millions to the City's Affordable Housing Trust Fund

Boosting Local Business & Jobs With:

- New residents will generate ≈ \$74 million in annual retail spending, including ≈ \$56 million taxable, supporting about 185,000 sq. ft of retail activity
- Increased local spending strengthens existing businesses and expands the City's sales-tax base

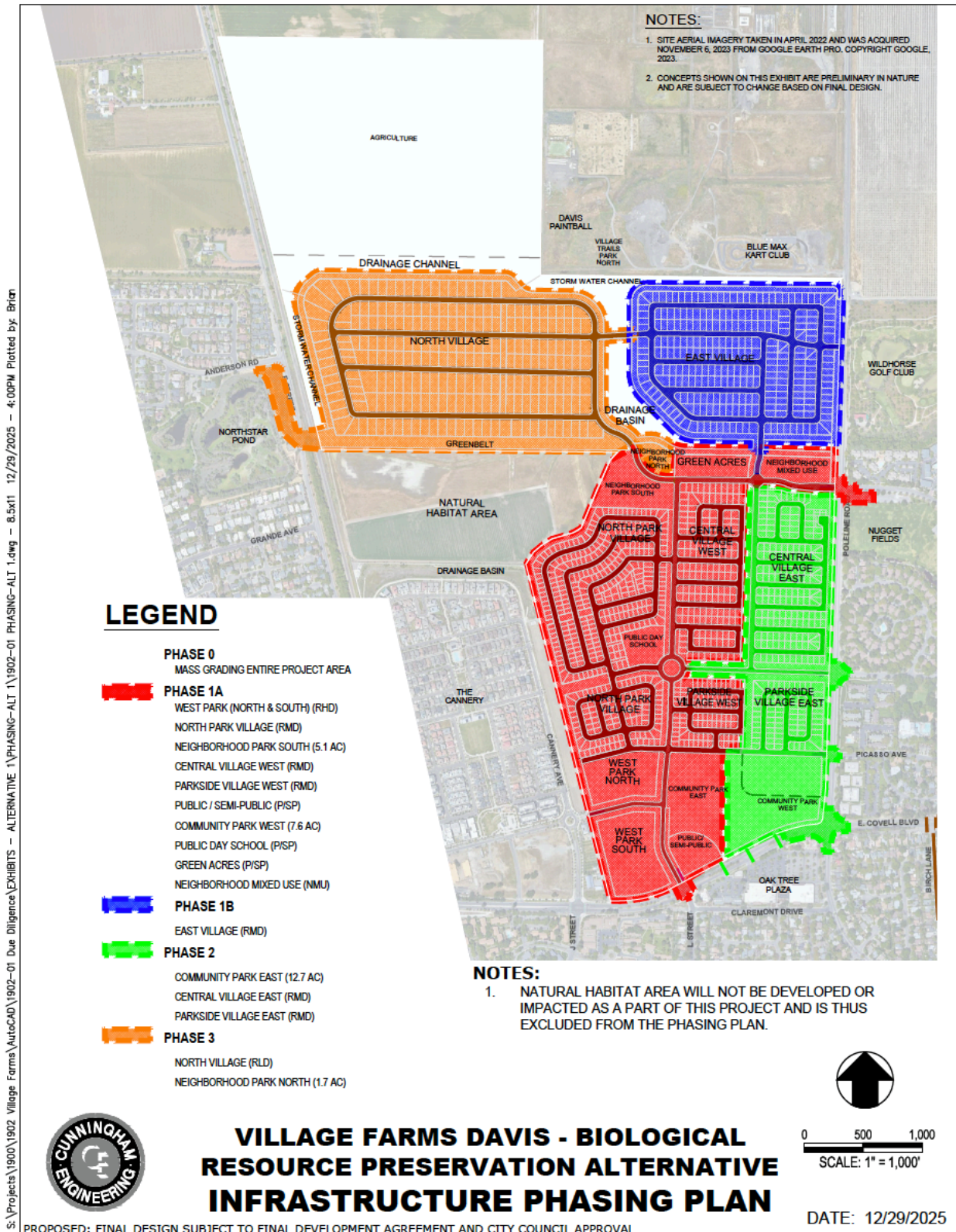
Communitywide Gains by Adding

- 1,147 students to DJUSD, helping stabilize local school enrollment and funding
- Providing housing for a broad range of local workers and families, strengthening the City's economy

THE BOTTOM LINE:

Village Farms Davis will be a net fiscal asset — delivering new homes, new revenue, much needed roadway improvements and new opportunities for the City of Davis.

INFRASTRUCTURE PHASING PLAN



Not to scale. See **Addendum A** for scaled exhibit.

INFRASTRUCTURE PHASING PLAN DESCRIPTION

A preliminary infrastructure phasing plan for the build out of Village Farms Davis utilizes the following principles:

- Minimize the impact on surrounding neighbors
- Prioritize delivery of community serving components e.g. land for public/semi-public city uses, greenbelts, parks, flood control infrastructure and bicycle/pedestrian connectivity
- Prioritize delivery of all affordable housing, and a majority of the starter homes
- Incorporate a diversity of housing types in each phase

Phase 0

Site Preparation

- Mass Grading of the entire project area

PHASE 1A

Housing

- North Park Village (RMD)
- Parkside Village West (RMD)
- Central Village West (RMD)
- West Park North & South (RHD)

Public/Semi-Public

- Educational Farm (Green Acres) (P/SP)
- Public Pre-K Early Childhood Learning Center (P/SP)
- Neighborhood Mixed Use (NMU)

Parks, Open Spaces & Natural Habitat

- Neighborhood-Serving Park North
- Ag Buffer & Urban Ag Transition Area
- Preserved Natural Habitat
- All storm water management integrated with Channel A improvements
- Greenbelts and trails within and proportional to buildout Phase

Infrastructure

- Construction of the pedestrian and bike undercrossing of Pole Line Road at Moore Boulevard
- Onsite neighborhood streets shall be constructed with each of the respective neighborhoods as each Village develops
- Sewer and Water distribution infrastructure within backbone and intract roadways shown in Phase 1A on the attached Phasing Plan, with individual services to each lot
- Electrical and Communication infrastructure
- Offsite improvements: L Street and Moore Blvd intersection a portion of Covell Frontage

PHASE 1B

Housing

- East Village (RMD)

Parks, Open Spaces & Natural Habitat

- Greenbelts and trails within and proportional to buildout phase

Infrastructure

- Onsite neighborhood streets shall be constructed with each of the respective neighborhoods as each Village develops
- The roadway connection south across the drainage channel connecting East Village to Central Village
- Sewer and Water distribution infrastructure within backbone and intract roadways shown in Phase 1B on the attached Phasing Plan, with individual services to each lot
- Electrical and Communication Infrastructure
- Offsite improvements includes: The roadway from East Village Intersection onto Pole Line Road and Pole Line Road Frontage adjacent to East Village

PHASE 2

Housing

- Parkside Village East (RMD)
- Central Village east (RM)

Public/Semi-Public

- Land dedication for a public/semi-public or other city uses (P/SP)

Parks, Open Spaces & Natural Habitat

- Community-Serving Park
- Greenbelts and trails within and proportional to buildout

Infrastructure

- Onsite neighborhood streets shall be constructed with each of the respective neighborhoods as each Village develops
- Sewer and Water distribution infrastructure within backbone and intract roadways shown in Phase 2 on the attached Phasing Plan, with individual services to each lot
- Electrical and Communication infrastructure
- Offsite improvements includes: Picasso & Donner Avenue Connections with Traffic Signals, Pole line and Covell traffic signal, Pole line frontage adjacent to Central Village East, Covell and Pole Line Road frontage adjacent to Community-Serving Park

PHASE 3

Housing

- North Village (RLD)

Parks, Open Spaces & Natural Habitat

- Neighborhood-Serving Park North
- Greenbelts and trails within and proportional to buildout phase

Infrastructure

- Bike and pedestrian separated grade crossing of the RR tracks and F Street to NorthStar Ponds.
- Onsite neighborhood streets shall be constructed with each of the respective neighborhoods as each Village develops
- Sewer and Water distribution infrastructure within backbone and intract roadways shown in Phase 3 on the attached Phasing Plan, with individual services to each lot
- Electrical and Communication infrastructure

CIRCULATION SYSTEM

The circulation system includes a hierarchy of roadways and non-motorized transportation options linked with existing local and regional transportation systems.

The mobility plan includes pedestrian, bicycle and transit. Emphasis is placed on ensuring connectivity between uses and creating a safe and efficient circulation system that allows for multiple transportation options to promote non-vehicular movement for residents.

The land uses are sited to provide close proximity between housing, open space, parks/recreation, neighborhood commercial services and public uses. These community elements are incorporated as part of an extensive interconnected mobility system of multi-use trails, paths, shaded sidewalks and transit facilities.

Roadway Network See Vehicular Circulation Map (pg. 40) & Cross Sections (pg. 41)

Primary vehicle access to and from the Plan Area will be from a network of primary streets, including the existing major arterial roads that border the project site: Pole Line Rd and Covell Blvd. We will be incorporating a roundabout at Moore Blvd., providing speed control, and improving the neighborhood feel as one enters Davis from the north of town. In addition, there will be signal lights installed at the Donner and Picasso intersections.

Additional vehicle road access to the site will be extensions of existing adjacent streets: including L Street from East Covell Blvd, Picasso Avenue, Donner Avenue and Moore Boulevard from Pole Line Road and the extension of Cannery Loop.

One new street connection to Pole Line Road is proposed to the north of Moore Boulevard. These two-lane primary streets form a semi- grid pattern within the site. L Street is the dominant north-south street providing connections to the individual neighborhoods. Critical intersections of the major roadways, primarily Covell Boulevard and Pole Line road, will be developed in cooperation with traffic engineers and the City of Davis Public Works.

Mobility Plan See Mobility, Bicycle & Trail Exhibit (pg. 38)

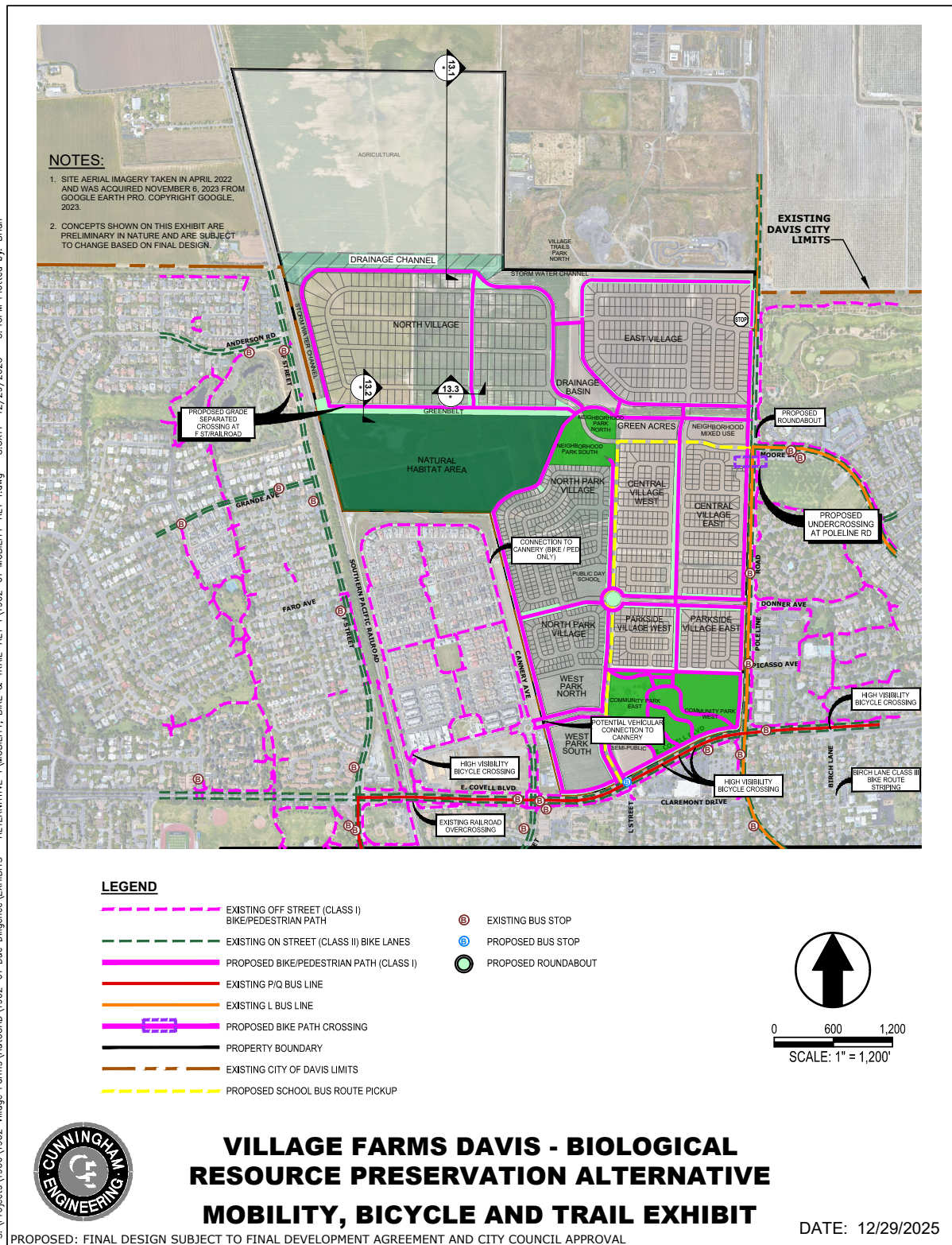
Village Farms Davis proposes a robust trail system with designated corridors for bicycles and pedestrians with direct access to transit stops along the periphery of the project area. The system complements the street network where vehicles, bicycles and pedestrians mix.

This multimodal network is an important component for connectivity and promoting non-vehicular travel within and outside of the Plan Area. The mobility network is designed to allow intuitive and efficient movement throughout the Plan Area and includes sidewalks, off street Class I bike trails, on-street Class II lanes, Class III routes and public transit. Two vital links of the project is to continue the Davis Bike Loop with separated grade crossings, as discussed in more detail in the bikeway system below.

Bikeway & Pedestrian System See Mobility, Bicycle & Trail Exhibit (pg. 38)

The project includes significant on-site bicycle and pedestrian features, implements off-site safety improvements, and creates regional trail connections, totaling over 6 miles of new Class I trails. The bikeway system will be linked to the existing pedestrian trails system to facilitate convenient nonautomotive connections to and from the Project site, thereby encouraging non-automotive commutes with safer, more efficient routes for residents throughout the City.

MOBILITY, BICYCLE & TRAIL EXHIBIT



Not to scale. See **Addendum A** for scaled exhibit.

Village Farms *Davis*

The dominant greenbelt on L Street provides a complete connection from the north boundary to Covell Boulevard, with multiple access points in each neighborhood. The already improved L Street intersection across Covell Boulevard will provide a safe crossing route to North Davis Elementary, Holmes Middle School, Davis High, Oak Tree Village and other nearby uses.

The Davis Bike Loop

A significant element of the Village Farms Davis mobility system is the completion of the missing link in the Davis Bike Loop from Wildhorse at Moore Boulevard to North Davis at Anderson Road. Grade separated facilities at both of these connection points will be linked by a Greenbelt with Class I trail along Channel A, providing a safe, direct east-to-west linkage for both bicyclists and pedestrians. As such, the project will include two grade-separated bicycle and pedestrian crossings: one at Pole Line Road near Moore Boulevard, and another at F Street and the Union Pacific Railroad near Anderson Road to achieve the long standing community goal of completing the Davis Bike Loop.

Transit See Vehicular Circulation Map (pg. 40)

Unitrans (ASUCD and the City of Davis Partnership) provides public transportation service to the city with 48 buses on 18 routes. A majority of trips are to/from UC Davis, but the system is also used extensively for trips to Downtown Davis, DJUSD schools, neighborhood shopping centers, medical offices, and civic amenities. Unitrans is committed to clean zero emission technology.

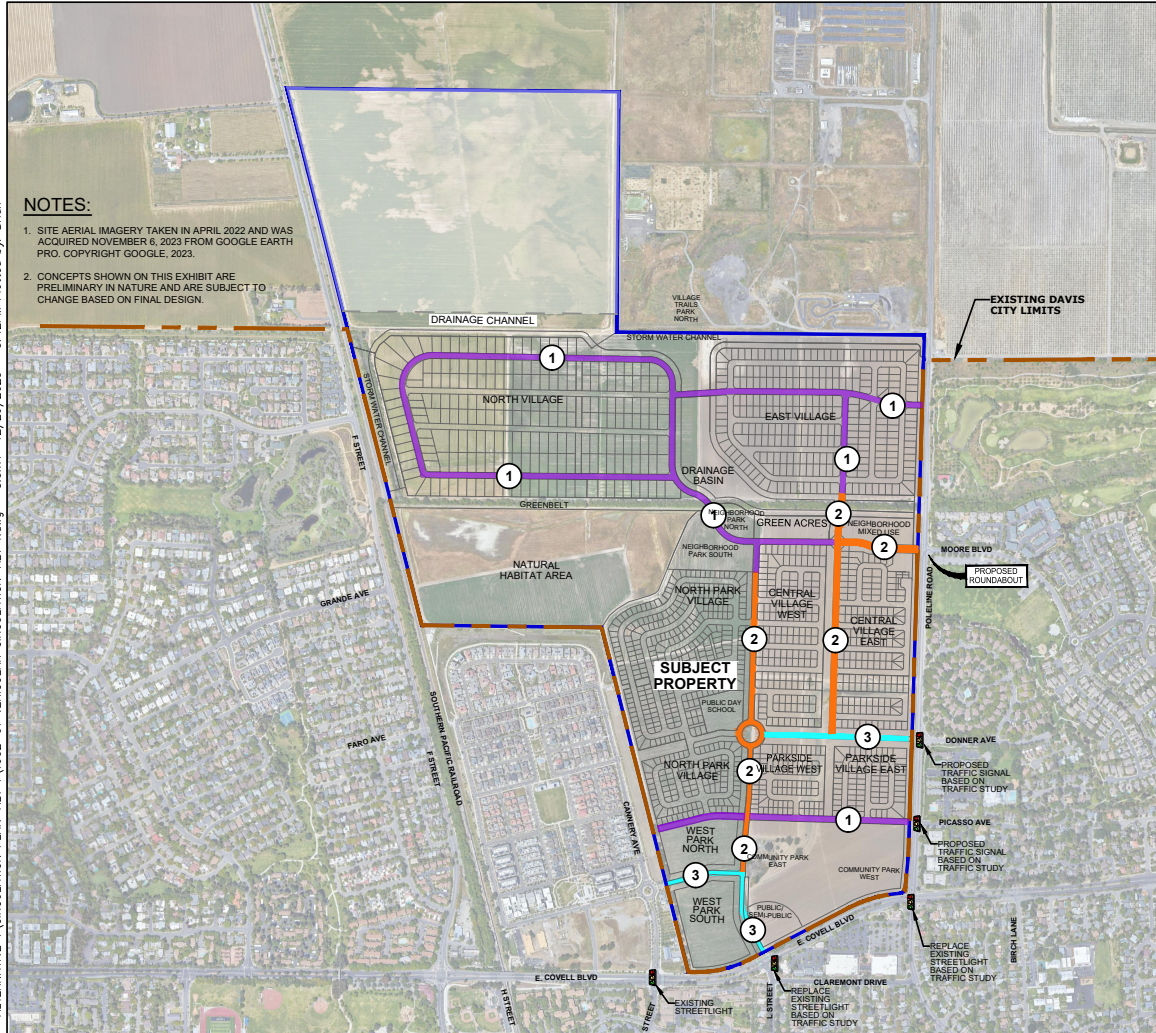
Yolobus provides public transportation throughout Yolo County, California and into downtown Sacramento, western Sacramento County and northeastern Solano County.

Existing Transit Stops adjacent to Project Site

Covell Blvd & J St.:	Unitrans P, Q	Yolobus 43AM, 43PM
Pole Line Rd & Covell Blvd:	Unitrans P, Q, L	Yolobus 43AM, 43PM
Pole Line Rd & Picasso Ave:	Unitrans L,T	
Pole Line Rd & Donner Ave:	Unitrans L,T	
Pole Line Rd & Moore Blvd:	Unitrans L	
Anderson Rd & Sandpiper:	Unitrans F	Yolobus 230AM, 230PM
F St & Grande Blvd:	Unitrans F	Yolobus 230AM, 230PM
J St & Cranbrook Ct:	Unitrans E	

In consultation with the City, County, Unitrans & Yolo Bus, and informed by the requested EIR, additional stops or reconfigured routes could be considered to increase ridership and improve options for the entire North Davis community. Discussions with DJUSD have been initiated to explore expanding DJUSD twice a day service throughout town to include a route down the center spine of the development.

VEHICULAR CIRCULATION MAP



NOTES:

1. SITE AERIAL IMAGERY TAKEN IN APRIL 2022 AND WAS ACQUIRED NOVEMBER 6, 2023 FROM GOOGLE EARTH PRO. COPYRIGHT GOOGLE, 2023.
2. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.

LEGEND

- 1 STREET SECTION 1 (TWO LANE LOCAL ROAD)
- 2 STREET SECTION 2 (TWO LANE LOCAL ROAD W/ GREENBELT ONE SIDE)
- 3 STREET SECTION 3 (TWO LANE LOCAL ROAD W/ GREENBELT BOTH SIDE)
- O PROPOSED ROUNDABOUT



VILLAGE FARMS DAVIS - BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE VEHICULAR CIRCULATION



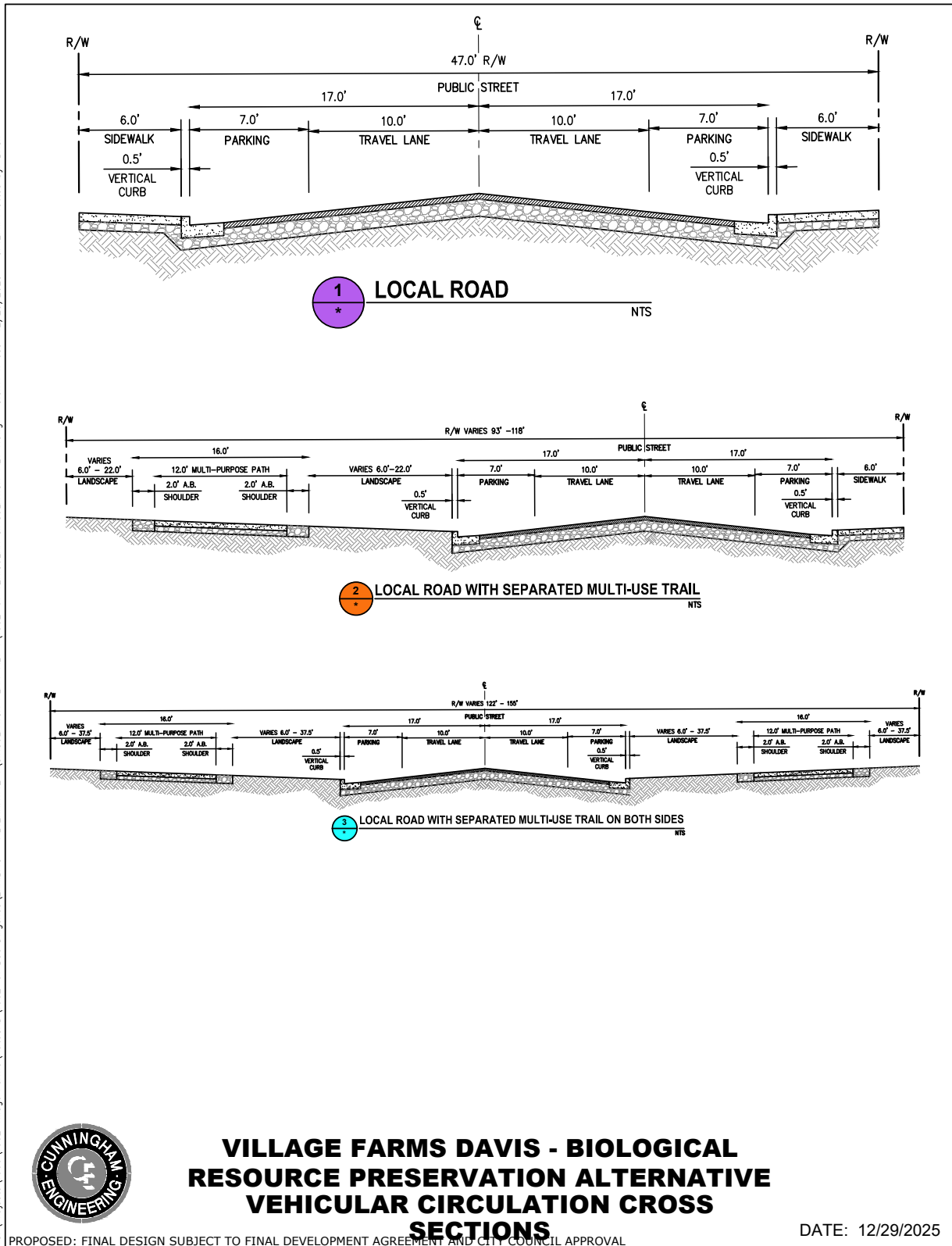
0 600 1,200
SCALE: 1" = 1,200'

DATE: 12/29/2025

PROPOSED: FINAL DESIGN SUBJECT TO FINAL DEVELOPMENT AGREEMENT AND CITY COUNCIL APPROVAL

Not to scale. See **Addendum A** for scaled exhibit.

VEHICULAR CIRCULATION: CROSS SECTIONS



S:\Projects\1900\1902 Village Farms\AutoCAD\1902-01 Due Diligence\EXHIBITS - ALTERNATIVE 1\VEHICULAR CIRCULATION-ALT 1.dwg - 8.5x11 x-sec 12/29/2025 - 3:42PM Plotted by: Brian

Not to scale. See **Addendum A** for scaled exhibit.

PUBLIC INFRASTRUCTURE

POWER/TELECOMMUNICATIONS

The project will provide conduit for future installation of electrical power, telecommunications, fiber optics for TV, telephone and internet.

STORMWATER

DRAINAGE AND FLOOD MANAGEMENT

The proposed VFD project will develop 497.6 acres which includes 209.4-acres of residential, 29.1 acres of public/semi-public land uses, 2.9 acres of neighborhood mixed use, 79.1 acres of Parks/Open Space, 107.1 acres of agricultural uses, 47.1 acres of Natural Habitat Area and 22.7 acres of major roads. The proposed Land Use Plan is included on the following page.

The proposed drainage patterns will largely follow the overall existing west-to-east trend, with major internal pipeline conveyances routed along the new street corridors. These major pipelines are illustrative within the Storm Drain Technical Report. The proposed surface improvements in VFD will result in post-development impervious ground cover ranging from 10% impervious (Parks and Greenbelts) to 90% impervious (Mixed Use and High Density Residential), with an average of 53% for the proposed development area as a whole. This impervious estimate excludes the depressed agricultural buffer at the north edge of the project; this area will remain pervious. The main drainage conveyance piping will carry runoff from the developed areas to the new detention basin (described further below), which will outlet to the reconstructed channel A and into the Wildhorse Channel. The major storm drain pipes will generally be routed within the backbone roadway corridors. Final sizing of these pipes will be detailed later during the subdivision mapping and improvement plan design phases of the project.

During preparation of the final drainage plans and accompanying subdivision maps, a CLOMR-F or CLOMR, whichever is required by FEMA, will be processed with FEMA to document fill placement to elevate the structures above the flood plain, existing channel realignment and detention basin introduction.

OFFSITE FLOWS

The primary inflow to the site is from the Covell Drain will remain unchanged with the proposed project improvements; entering the site at the northwest corner of the project development through dual box culverts at under F Street and the Railroad tracks. Flows entering the project site from the F Street Channel and NorthStar Pond Discharge will also remain unchanged at the trestle undercrossing of the Railroad tracks. Inflow from the trestle crossing will be split and portions rerouted northerly parallel to the railroad tracks approximately 1,400-feet to the Covell Drain box culverts, comingling with the Covell Drain. Inflow from the trestle crossing will also continue directly east through the VFD Channel A to remain.

Overflow from the Cannery detention basin will continue to discharge at the existing concrete weir and will be routed through the project development in a new drainage channel within a proposed greenbelt. Flow from the Cannery will be directed north into the VFD Channel A to remain and continue to the project Detention Basin.

As experienced in the existing condition in high flow conditions, storm water north of the project site from the North Davis Channel, overwhelms the capacity of the existing channel and spills south into the existing farm field. The North Davis Drain channelized flow also overwhelms the channel capacity west of F Street, resulting in shallow flooding of the farm fields and ultimately overtopping F Street and the Railroad. Storm water flows from these locations continue as shallow overland flow southerly toward the project site. The VFD project includes excavation of the northerly approximately 118 acres of farmland (comprised of 11 acres drainage channel; 107 acres of depressed ag buffer) to be excavated for use as fill soil onsite. Excavations will generally be 10-feet deep targeting an elevation of 28-feet. This area will be an urban agricultural transition area in accordance with the City Municipal Code. A berm will be constructed on the northern edge between the VFD North Channel and the new urban agricultural transition area, with drains provided to facilitate the flow from the agricultural transition area into the northern channel. This depressed Agricultural Buffer is contiguous to the realigned VFD North Channel with the weir provided at the top of the berm at elevation 31'. During smaller storm events (2-year 24-hour), storm water within the Covell Drain system will be contained and conveyed within the channelized portion of the project and directed to the detention basin. Larger storm events resulting in additional runoff will begin shallow inundation of the depressed Agricultural Buffer during the storm event and then receding by passive gravity flow after the storm has passed; though the drains provided at the berms to the proposed VFD Detention Basin and ultimately into re-constructed VFD Channel A downstream of the proposed detention pond weir as described below.

DETENTION BASIN

The proposed VFD Detention Basin is located within the north-central region of the project. The basin is an inline basin located on the primary Covell Drain flow path. Outlet from the detention basin will be located at the southeast corner of the detention basin connecting to the VFD Channel A Reconstruction. Flow will be regulated at the outlet from the detention basin with a weir structure and a low flow pipe.

LID measures will be implemented across the project site to manage stormwater quality for a 2 Yr-24 Hr. storm. The detention pond is designed to handle the on-site flow volumes and reduce the peak discharges to match existing conditions for both 10 Yr-24 Hr. storm and 100 Yr-24 Hr. storm. A detailed HEC-RAS 2D hydraulic modeling analysis has been completed as a part of the project, included as a separate report with the project application, considers the proposed grading condition, including the detention pond, for the flood impact study.

FUTURE RUNOFF CONSIDERATIONS

The City of Davis is currently conducting advanced planning for the H Street Pump Station (which discharges to the F Street channel) and is planning for expansion capacity within the pump station. Should the pump station capacity be expanded (expansion anticipated to be -25% additional flow) additional storage capacity will be required to mitigate for the additional flow and volume. The Village Farms Davis project is working in close connection with the City to determine if the excess storage capacity created with this project can be used by the City. Discussions related to allocation of this storage are ongoing.

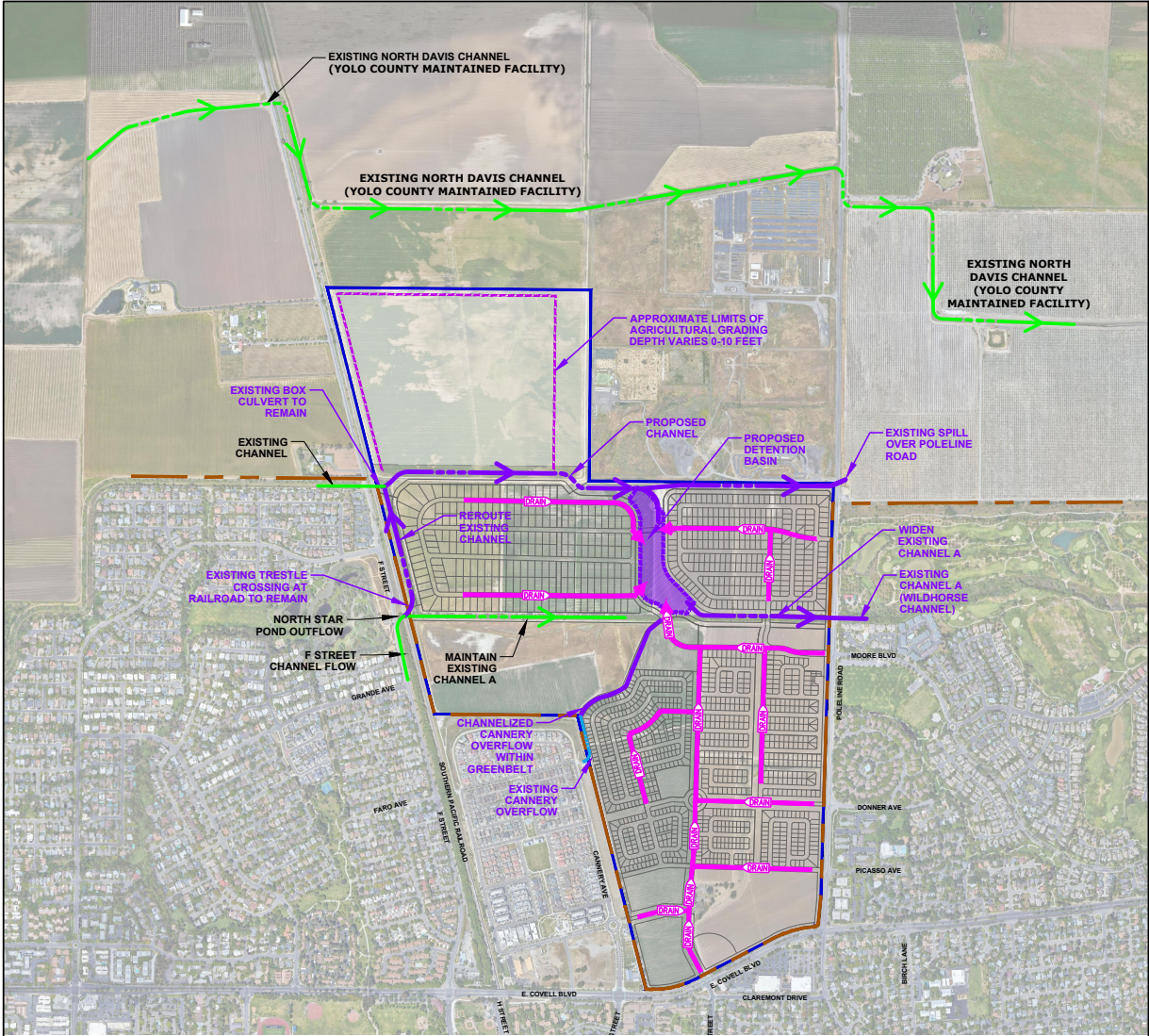
Stormwater - CONCLUSION

The Village Farms Davis project proposes development of 1800 new residential units, new park, greenbelts, public/semi-public uses and mixed use. These new uses will result in an increase in impervious area and an increase in peak runoff from the development area. Additionally, the project development area is located within FEMA Flood Zone A which requires elevation above the base flood elevations and mitigation for the displaced flood waters currently stored on the project site.

The development of the project includes a new conveyance channel and a centralized storm water detention basin which provide storm water detention to mitigate for the increase in peak flow from the development and provides storage mitigating for the increased runoff volume.

The design details presented within this report will continue to be refined with the City Staff through the subdivision maps and detailed improvement plans. A Final Drainage Master Plan will be submitted as a part of that process to the City Engineer for final approval prior to implementation of development at the project site.

Village Farms *Davis*
DRAINAGE INFRASTRUCTURE EXHIBIT



NOTES:

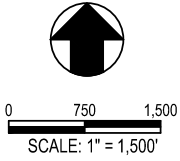
- 1. SITE AERIAL IMAGERY TAKEN IN APRIL 2022 AND WAS ACQUIRED NOVEMBER 6, 2023 FROM GOOGLE EARTH PRO. COPYRIGHT GOOGLE, 2023.
- 2. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.
- 3. FINAL DESIGN TO BE REVIEWED AND APPROVED VIA TENTATIVE SUBDIVISION MAP

LEGEND

- PROPOSED STORM DRAIN PIPELINE
- OPEN CHANNEL CONVEYANCE
- EXISTING CHANNEL



VILLAGE FARMS DAVIS - BIOLOGICAL
RESOURCE PRESERVATION ALTERNATIVE
DRAINAGE INFRASTRUCTURE EXHIBIT



PROPOSED: FINAL DESIGN SUBJECT TO FINAL DEVELOPMENT AGREEMENT AND CITY COUNCIL APPROVAL

DATE: 12/29/2025

Not to scale. See **Addendum A** for scaled exhibit.

WATER

INTRODUCTION

This water system technical evaluation provides information to support the proposed 497.6 (390.5 project site + 107.1 Urban Ag Transition Area / Ag Buffer / Agricultural Area) acre Village Farms Davis development. The proposed site is adjacent to the City of Davis municipal water system, and will connect to the City system for potable water supply.

An SB610 Water Supply Assessment (WSA) has been completed by the City in support of the project application for the Proposed Project; additional information related to the existing water supply can be found within this separate report available at the City of Davis. Table W1 included below provides a summary of the water demand calculations for the proposed Village Farms Davis BRPA project. Consistent with the December 2023 Water Supply Assessment (WSA) for Village Farms Davis prepared by Brown and Caldwell, the water demand factors are based on Table 3-4 of the WSA. The Village Farms Davis Proposed Project resulted in a water demand of 743,900 gpd (840 ac-ft/yr.); the BRPA project results in slightly higher water demand due to the higher ratio of single-family units to apartment units resulting in a total water demand of 769,100 gpd (862 ac-ft/yr.). As identified in the WSA, the water supply in the City of Davis is 23,320 ac-ft/yr. Historical and projected water demands in the City, without the proposed project are estimated to be 10,300 in 2035; it is projected that the Village Farms Davis BRPA project will build out by 2035 resulting in the cumulative water demand in the City to be 11,162 ac-ft/yr. Based on the projected water supply vs the project water demand there will still be adequate water supply for the proposed BRPA project by the City of Davis.

Water Infrastructure

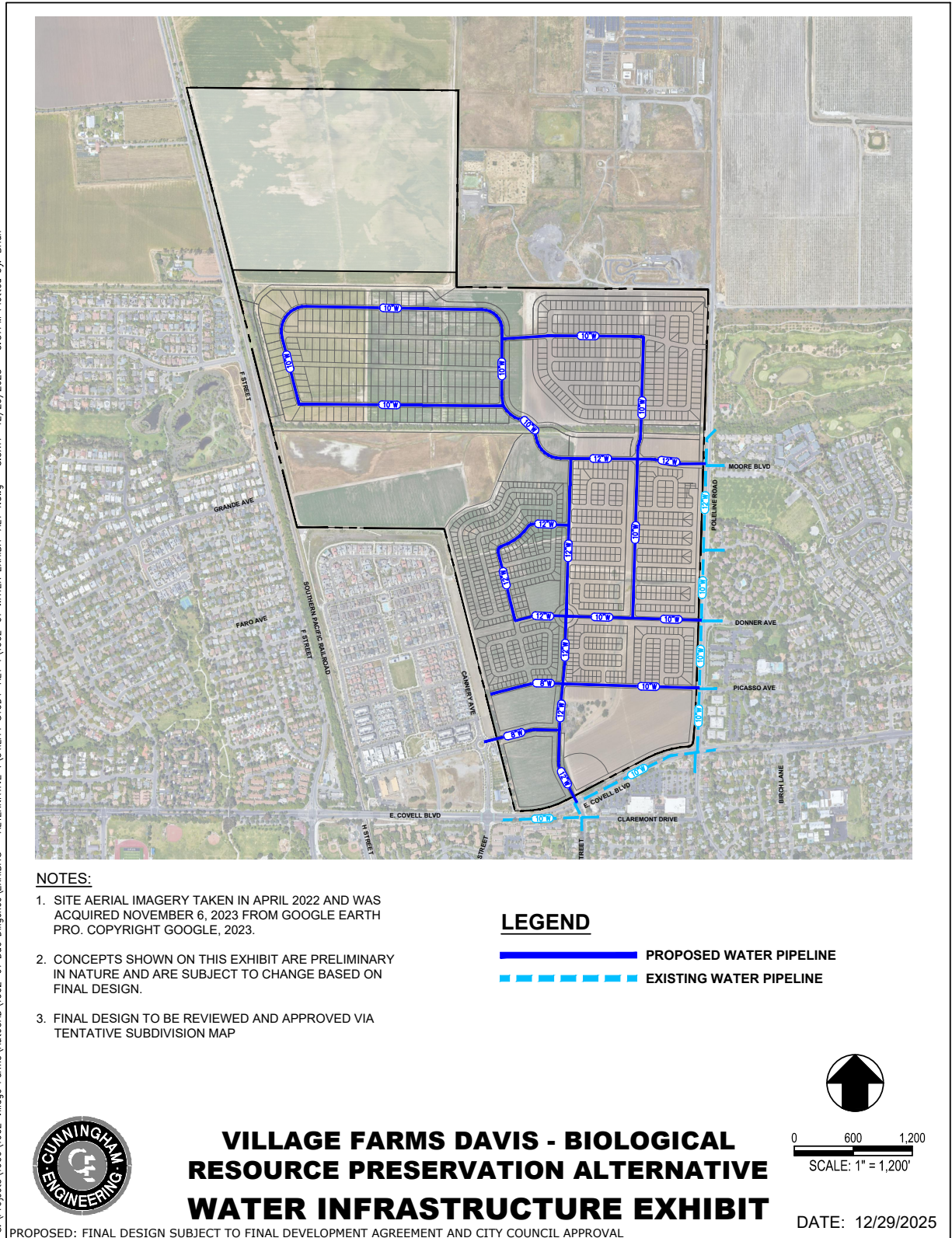
Figure W1 attached identifies the potential water infrastructure layout for the proposed Village Farms Davis project. The preliminary water infrastructure onsite is estimated at 8", 10", and 12" pipes to serve the development. A future study will need to be conducted to further refine the proposed pipe sizes throughout the development in order to meet the domestic demands and the fire flow demands. The triggers for the proposed infrastructure will also be defined in this future study to confirm adequate flow can be provided with each phase of the development.

The project proposes connection points to the existing system at the connection to Cannery Loop, the intersection of L Street with Covell Blvd, and the intersections of Moore Blvd., Donner Ave., and Picasso Ave. with Pole Line Rd.

Attachments:

Figure W1 – Utility Infrastructure – Water Infrastructure Exhibit

Figure W1 - WATER INFRASTRUCTURE EXHIBIT



Not to scale. See **Addendum A** for scaled exhibit.

TABLE W1 - POTABLE WATER DEMAND

TABLE W1 Potable Water Demand - BRPA

Land Use Designation	Land Use	Acres	Dwelling Units	Unit Water Demand ⁽¹⁾ (gallons per unit/acre per day)	Average Day Demand (gpd)	Average Day Demand (AFY)	Phase
Park/Open Space	Park/Recreation	27.1	-	2,712	73,500	82	2
	Neighborhood Greenbelt	40.8	-	2,712	110,600	124	1 & 2
	Urban Agricultural Transition Area	118.4	-	0	0	0	1
Natural Habitat Area	Natural Habitat Area	47.1	-	0	0	0	1
Neighborhood Retail	Neighborhood Mixed Use	2.9	-	2,400	7,000	8	2
Public/Semi-Public	Educational Farm	2.8	-	2,400	6,700	8	2
	City Storm Water Conveyance	21.4	-	0	0	0	1
	Public Day School	2.4	-	2,400	5,800	6	2
	Public Safety Center	2.5	-	2,400	6,000	7	2
High Density Residential	West Park South	7.1	210	174	36,500	41	1
	West Park North	5.1	150	174	26,100	29	
Medium Density Residential	East Village	41.4	265	345	91,400	102	1
	Central Village East	20.7	155	345	53,500	60	
	Central Village West	19.4	160	345	55,200	62	
	North Park Village	38.2	391	345	134,900	151	2
	Parkside Village East	8.1	68	345	23,500	26	1
	Parkside Village West	8.1	91	345	31,400	35	1
Low Density Residential	North Village	61.4	310	345	107,000	120	2
Total		474.9	1,800		769,100	862	
Major Roadways		22.7					
Project Area Total		497.6					

(1) Based on 2023 SB 610 Water Supply Assessment for Village Farms Davis Table 3-4, prepared by Brown and Caldwell

(2) Based on City of Davis Design Standards, Section VIII.B.3

Revised: 11/11/2024

WASTE WATER / SEWER

INTRODUCTION

This wastewater system technical evaluation provides information to support the proposed 497.6-acre Village Farms Davis development by North Davis Land Company, consisting of approximately 390.5 acres of project site and 107.1 acres of Urban Agriculture Transition Area / Agricultural Buffer / Agricultural Area. The proposed project site is adjacent to the City of Davis municipal sewer system and would connect to the City system for sanitary sewer service.

EXISTING WASTE WATER INFRASTRUCTURE

Wastewater service in this portion of the City of Davis is provided by an existing 42-inch-diameter sewer trunk main that generally runs from south to north through the center of the project site before continuing east to the City of Davis Wastewater Treatment Plant (WWTP), located approximately 3 miles east of Pole Line Road / County Road 102.

SEWER DEMAND

Table S1 summarizes the sewer generation calculations for the proposed Village Farms Davis BRPA project. Consistent with the February 16, 2024 *Collection System Impacts of Proposed Village Farms Development* prepared by West Yost, sewer generation rates are based on the 2022 West Yost Study, which assumes a per capita average dry weather flow (ADWF) of 61 gallons per day (gpd) and an estimated residential density of 2.4 persons per equivalent dwelling unit.

The West Yost study determined that the peak ADWF associated with 1,800 residential units is 0.264 million gallons per day (mgd). The proposed BRPA project similarly includes 1,800 residential units and would therefore generate an equivalent peak ADWF of approximately 0.264 mgd. As a result, the BRPA project is anticipated to result in collection system impacts comparable to those evaluated in the February 2024 report. Accordingly, the conclusion of the February 2024 West Yost report remains applicable to the BRPA project: wastewater flows from the proposed development can be accommodated by the existing City of Davis sewer collection system with minimal impacts, and no collection system improvements are anticipated to be required.

WASTE WATER / SEWER TREATMENT

The City of Davis is currently evaluating expansion of the wastewater treatment plant to address deficiencies in the secondary treatment process and to increase secondary treatment capacity to its originally planned level. With implementation of these planned capacity upgrades, it is anticipated that both the proposed project and the BRPA project—each generating approximately 0.2 to 0.3 million gallons per day (MGD) of average dry weather flow—would be accommodated by the City’s wastewater treatment plant.

WASTE WATER / SEWER INFRASTRUCTURE

Figure S1 illustrates the preliminary sewer infrastructure layout for the proposed Village Farms Davis project. Onsite sewer facilities would consist primarily of 8-inch, 10-inch, and 12-inch diameter gravity sewer pipelines serving the development, with connections to existing City manholes along the 42-inch trunk main.

A future, more detailed sewer infrastructure study would be conducted to refine proposed pipe sizing throughout the development, confirm capacity under peak flow conditions, and evaluate available capacity within existing downstream facilities. This future study would also identify infrastructure phasing triggers to ensure that adequate conveyance capacity is available to serve each phase of project development.

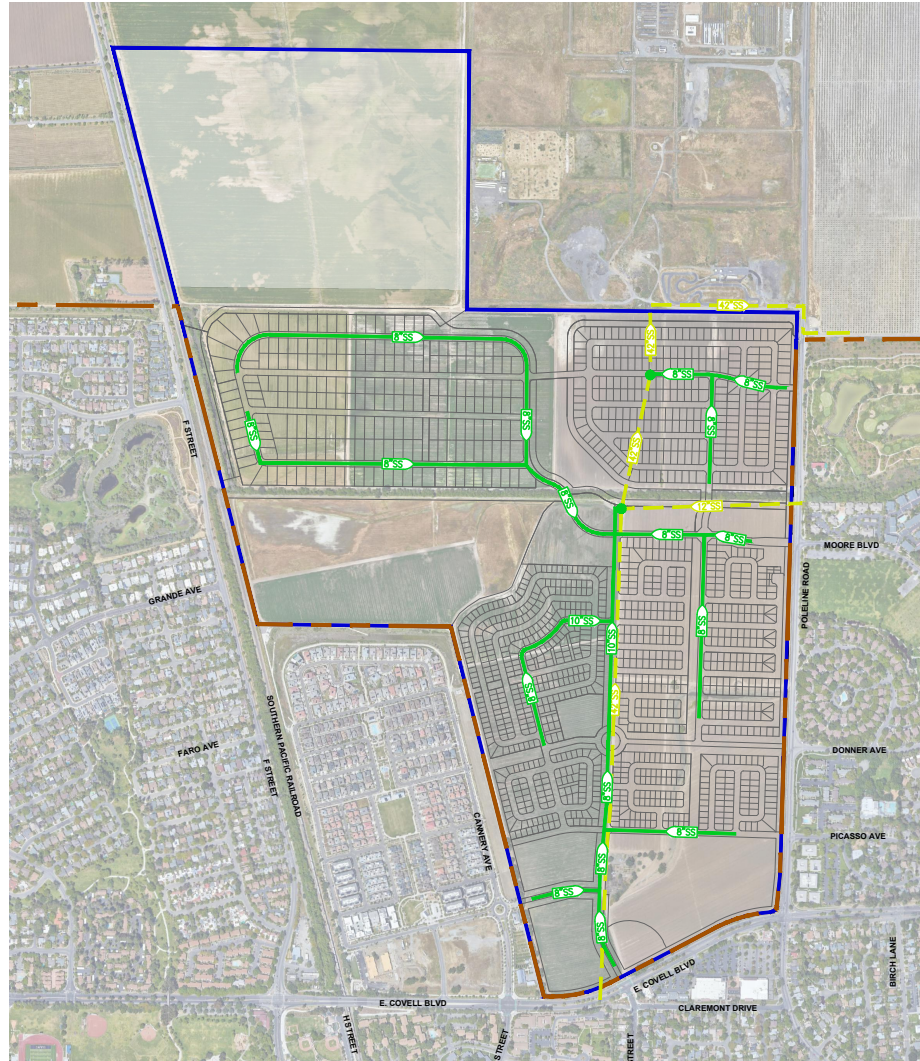
Attachments:

Figure S1 – Sewer Infrastructure Exhibit

Table S1 – Waste Water Demand

Figure S1 - SEWER INFRASTRUCTURE EXHIBIT

S:\Projects\1900\1902 Village Farms\AutoCAD\1902-01 Due Diligence\EXHIBITS - ALTERNATIVE\UTILITY STUDY-ALT 1\1902-01 SEWER EXHIBIT-ALT 1.dwg - 8.5x11 12/29/2025 - 3:56PM Plotted by: Brian



NOTES:

1. SITE AERIAL IMAGERY TAKEN IN APRIL 2022 AND WAS ACQUIRED NOVEMBER 6, 2023 FROM GOOGLE EARTH PRO. COPYRIGHT GOOGLE, 2023.
2. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.
3. LOTS WILL NOT BE CREATED OVER THE EXISTING SEWER TRUNK.
4. FINAL DESIGN TO BE REVIEWED AND APPROVED VIA TENTATIVE SUBDIVISION MAP.

LEGEND

- PROPOSED SEWER PIPELINE
- - - - - EXISTING SEWER PIPELINE
- POINT OF CONNECTION AT EXISTING MANHOLE



VILLAGE FARMS DAVIS - BIOLOGICAL RESOURCE PRESERVATION ALTERNATIVE SEWER INFRASTRUCTURE EXHIBIT

PROPOSED: FINAL DESIGN SUBJECT TO FINAL DEVELOPMENT AGREEMENT AND CITY COUNCIL APPROVAL



0 600 1,200
SCALE: 1" = 1,200'

DATE: 12/29/2025

Not to scale. See Addendum A for scaled exhibit.

Table S1 – WASTE WATER DEMAND

TABLE S1 Waste Water Demand - BRPA

Land Use Designation	Land Use	Acres	Dwelling Units	Capita	Average Day Generation ⁽¹⁾ (gallons per capita)	Average Day Generation ⁽²⁾ (gallons per acre)	Average Dry Weather Flow (gpd)	Peaking Factor ⁽²⁾	Peak Dry Weather Flow (gpd)	Inflow and Infiltration Flow ⁽³⁾ (gpd)	Peak Wet Weather Flow (gpd)
Park/Open Space	Park/Recreation	27.1	-	-	-	-	-	-	-	16,300	16,300
	Neighborhood Greenbelt	40.8	-	-	-	-	-	-	-	24,500	24,500
	Urban Agricultural Transition Area	118.4	-	-	-	-	-	-	-	71,000	71,000
Natural Habitat Area	Natural Habitat Area	47.1	-	-	-	-	-	-	-	28,300	28,300
Neighborhood Retail	Neighborhood Mixed Use	2.9	-	-	-	956	2,772	3.67	10,200	1,700	11,900
							2,772		10,200	1,700	11,900
Public/Semi-Public	Educational Farm	2.8	-	30	61	-	1,830	3.81	7,000	1,700	8,700
	City Storm Water Conveyance	21.4	-	-	-	-	-	-	-	12,900	12,900
	Public Day School	2.4	-	100	61	-	6,100	3.41	20,800	1,400	22,200
	Public Safety Center	2.5	-	20	61	-	1,220	3.96	4,800	1,500	6,300
							9,150		32,600	17,500	50,100
Total - Non Residential											
							11,922		42,800	19,200	62,000
High Density Residential	West Park South	7.1	210	504	61		30,744	2.93	90,200	4,300	94,500
	West Park North	5.1	150	360	61		21,960	3.03	66,500	3,100	69,600
							52,704		156,700	7,400	164,100
Medium Density Residential	East Village	41.4	265	636	61		38,796	2.87	111,400	24,800	136,200
	Central Village East	20.7	155	372	61		22,692	3.02	68,500	12,400	80,900
	Central Village West	19.4	160	384	61		23,424	3.01	70,500	11,600	82,100
	North Park Village	38.2	391	938	61		57,242	2.77	138,500	22,900	161,400
	Parkside Village East	8.1	68	163	61		9,955	3.26	32,400	4,900	37,300
	Parkside Village West	8.1	91	218	61		13,322	3.17	42,200	4,900	47,100
							165,432		483,500	81,500	565,000
Low Density Residential	North Village	61.4	310	744	61		45,384	2.83	1,408,800	375,500	1,784,300
							45,384		1,408,800	375,500	1,784,300
							263,520		2,049,000	464,400	2,513,400
Total - Residential											
							275,442		2,091,800	483,600	2,575,400
Major Roadways											

ONGOING OUTREACH PLAN

Upon City Council direction to City Staff to process the application, community meetings have been scheduled in each City Council District. This robust outreach has supplemented years of community input gathered from previously explored projects. (See p.11 "Planning History") The project website provides timely project updates, newsletter sign-ups, meeting notifications and opportunities to ask questions and receive answers. By September of 2025, the website will be regularly updated. In addition, there will be periodic mailings sent to all Davis addresses

Website – www.villagefarmsdavis.com

- Ongoing updates, FAQs, Communication to Contact Lists, etc.
- Mail Chimp collection of contacts allowing for easy distribution of information.
- To date we have 520 subscribers through our website sign-ups.

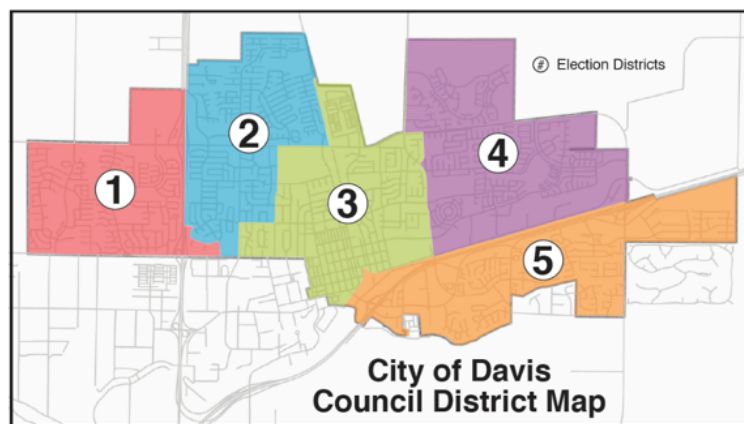
Updates – Quarterly to City Staff during our check in meetings

Ongoing Community Engagement

- Small group meetings with established and informal community groups
- Presentations to project neighbors
- Individual informal meetings
- Informational Handouts Available

Community Outreach & Public Meetings

COMMUNITY OUTREACH



- District 1 – Patwin / JANUARY 14TH, 2025
- District 2 – Cesar Chavez Elementary / JANUARY 9TH, 2025
- District 3 – Davis Senior High School / JANUARY 15TH, 2025
- District 4 – Korematsu Elementary / JANUARY 11TH, 2025
- District 5 – Pioneer Elementary / JANUARY 13TH, 2025

Village Farms *Davis*

- June 2025 – Introduction Presentation to Cannery Residence
- Wednesday, July 16th, 2025 @ 11:45am – Progressive Business Exchange
- September 3rd, 2025 @ 11:45am – Progressive Business Exchange
- October 15th, 2025 @ 4pm-6pm – Open House for Community
- October 17th, 2025 @ 11:30-1pm – Discussion with Cannery Residence and Patwin School parents.

PUBLIC MEETINGS

- Wednesday, February 12th, 2025 @ 7pm – Planning Commission *(Approved)*
Public Hearing for the Village Farms Davis DEIR
- Wednesday, March 19th, 2025 @ 6:30pm – Rec & Park Commission *(Approved)*
- Monday, March 31st, 2025 @ 6pm – Climate & Env Justice Com *(Approved)*
- Wednesday, April 2nd, 2025 @ 6pm – Fiscal Commission *(Approved)*
- Monday, August 18th, 2025 @ 7pm – Social Services Commission *(Approved)*
- September 8th, 2025 @ 6:30pm – Open Space & Habitat Commission *(Approved)*
- September 30th, 2025 @ 6:30pm – City Council Workshop
- October 13th, 2025 @ 6pm – Transportation Commission *(Approved)*
- Wed, October 22nd, 2025 @ 7:00pm – Planning Commission Workshop
- Tuesday, Nov 4th, 2025 @ 6:30pm – City Council Workshop
- Tuesday, Dec 2nd, 2025 @ 7:00pm – Planning Commission *(Open & Continuance)*
- Tuesday, December 16th, 2025 @ 6:30pm – City Council Workshop
- Wednesday, December 17th, 2025 @ 6:00pm – Planning Commission Public Hearing, Recommending Approval of Project Materials *(Approved)*
- Tuesday, January 13th, 2025 @ 6:00 – City Council Workshop
- **Tuesday, January 20th @ 6:30pm – City Council Hearing**
Certification of the Environmental Document, Introduction of the Pre-Zoning Development Agreement Ordinance Certification of the FEIR, Introduction of the Pre-Zoning and DA Ordinance. Approval GP Amendment and Baseline Project Features, Adopt Resolution calling for Special Election