

City Attorney's Impartial Analysis of Measure V

Measure V was placed on the ballot by the City of Davis City Council. If adopted, Measure V would amend the City of Davis General Plan to allow for development of the Village Farms project ("Village Farms"). The project site is approximately 497.6 acres, bounded by Pole Line Road to the east; East Covell Boulevard to the south; the Cannery neighborhood and Union Pacific Railroad tracks to the west; and recreational and agricultural uses to the north. If Measure V is approved, annexation of the site into the City could proceed.

The Municipal Code requires voter approval of General Plan amendments that change the land use designation from agricultural or open space to urban uses. Voter approval of the General Plan amendments includes approval of "baseline project features" that cannot be significantly modified later without voter approval.

The project site is currently designated for agricultural uses. Measure V would change the designation to permit the Village Farms project, and establish baseline project features.

The General Plan amendments and baseline project features to be provided by the developer are set forth in detail in City Council Resolution 26-006, and include:

- The City Council's goals for the development, which include the creation of a "diverse residential neighborhood with housing options for a broad range of income levels" that will incorporate "sustainable design principles and extensive publicly accessible green spaces."
- Development of up to 1,800 residential units at Residential High Density, Residential Medium Density, and Residential Low Density zoning designations.
- Provision of land and capital, including a minimum \$6 million donation, by the developer to the City, to facilitate development of deed-restricted affordable housing.
- Dedication of land by the developer to Davis Joint Unified School District intended for Pre-K facilities and an educational farm.
- Ongoing preservation of 47 acres of habitat for special-status species.
- Use of electric energy only in residential units. Residential units will not include natural gas service. All single-family homes will have solar photovoltaic systems.
- Provision of parkland and recreation facilities including a community park and a neighborhood park.
- Provision of greenbelts through the project, with an interconnected network of bicycle, pedestrian, and multi-use trails.
- Planting of at least 4,000 new trees and intention to preserve the majority of existing healthy mature trees on site.
- Construction or funding of roadway improvements to address the impacts of the project on surrounding roadways.

- Construction of bicycle and pedestrian grade-separated crossings at the eastern and western borders of the project site.
- Preparation of a feasibility study for an additional grade-separated crossing of East Covell Boulevard connecting the project to Oak Tree Plaza to the south.

The project is required to construct improvements or pay fees to the City to mitigate impacts to City facilities and infrastructure.

Measure V requires approval by a majority of the voters in the City voting on it to become effective. A “yes” vote favors the General Plan amendments and baseline project features, and a “no” vote opposes them.

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