



Vacant Commercial Land

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 1

Property Name: ConAgra Property

Address: 1111 E. Covell Blvd

Evaluation Area	Class Rating Scale*:
Overall Site Rating	A
<i>Site Characteristics</i>	<i>A</i>
<i>Location/Access</i>	<i>A</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 66
- Parcel Category (small, med, large, very large): *Very Large*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *NA*
- Max allowable F.A.R.: *0.35*
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): *747,489 – 1,437,480*
- Employees (.26 F.A.R - .50 F.A.R.): *2,491 – 4,791*

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *none*
- On arterial (yes/no): *yes*
- Freeway access (mi): *1.6*
- Maneuvers from Freeway (#): *2*
- Distance to Amenities:
 - Nearest Shopping Center (mi): *0.4*
 - Downtown (mi): *1.2*
 - UCD (mi): *1.8*
- Distance to Yolobus (mi): *0* Route(s) Serving: *42 A&B*
- Distance to Unitrans (mi): *0* Route(s) Serving: *E*
- Distance to Train Station (mi): *1.39*

SITE HIGHLIGHTS:

Very large parcel. Limited access.

GENERAL INFORMATION:

- APN: *035 970 37*
- Neighborhood: *North Davis*
- Property Status: *Property*
- Land Use Designation: *Industrial*
- Zoning: *PD-1-00*
- Base Zoning/Sub Area: *Industrial*
- Measure J (yes/no): *No*
- Rezone required for (uses): *Minor*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *120*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Uses differ somewhat*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 2

Property Name: 1002 Research Park Drive

Address: 1002 Research Park Dr

Evaluation Area	Class Rating Scale*:
Overall Site Rating	C
<i>Site Characteristics</i>	<i>C</i>
<i>Location/Access</i>	<i>B</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): *1.1*
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *Yes*
- Max allowable F.A.R.: *0.5*
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): *12,458- 23,958*
- Employees (.26 F.A.R - .50 F.A.R.): *41- 79*

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *poor*
- Freeway Visibility (none, minimal, some, good): *minimal*
- On arterial (yes/no): *no*
- Freeway access (mi): *0.4*
- Maneuvers from Freeway (#): *2*
- Distance to Amenities:
 - Nearest Shopping Center (mi): *0.6*
 - Downtown (mi): *0.8*
 - UCD (mi): *1.2*
- Distance to Yolobus (mi): *0.2* Route(s) Serving: *242*
- Distance to Unitrans (mi): *0.2* Route(s) Serving: *W*
- Distance to Train Station (mi): *1*

SITE HIGHLIGHTS:

Close proximity to downtown, UCD. Small, hidden parcel. UC Davis ownership may pose development constraints.

GENERAL INFORMATION:

- APN: *069 060 31*
- Neighborhood: *South Davis*
- Property Status: *Property*
- Land Use Designation: *Business Park*
- Zoning: *PD-6-76*
- Base Zoning/Sub Area: *Industrial Research*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *1170*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 3

Property Name: 1036 Research Park Drive

Address: 1036 Research Park Dr

Evaluation Area	Class Rating Scale*:
Overall Site Rating	C
<i>Site Characteristics</i>	<i>C</i>
<i>Location/Access</i>	<i>B</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 2.3
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): Yes
- Max allowable F.A.R.: 0.5
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 26,615 – 51,183
- Employees (.26 F.A.R - .50 F.A.R.): 88 - 170

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *poor*
- Freeway Visibility (none, minimal, some, good): *minimal*
- On arterial (yes/no): *no*
- Freeway access (mi): 0.2
- Maneuvers from Freeway (#): 2
- Distance to Amenities:
 - Nearest Shopping Center (mi): 0.5
 - Downtown (mi): 0.6
 - UCD (mi): 1.1
- Distance to Yolobus (mi): 0.2 Route(s) Serving: 242
- Distance to Unitrans (mi): 0.2 Route(s) Serving: W
- Distance to Train Station (mi): 0.9

SITE HIGHLIGHTS:

Close proximity to downtown, UCD. Small, hidden parcel. UC Davis ownership may pose development constraints.

GENERAL INFORMATION:

- APN: *069 060 36*
- Neighborhood: *South Davis*
- Property Status: *Property*
- Land Use Designation: *Business Park*
- Zoning: *PD-6-76*
- Base Zoning/Sub Area: *Industrial Research*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *810*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 4

Property Name: 1510 Newton Ct

Address: 1510 Newton Ct

Evaluation Area	Class Rating Scale*:
Overall Site Rating	C
<i>Site Characteristics</i>	<i>C</i>
<i>Location/Access</i>	<i>B</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): *1.1*
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *No*
- Max allowable F.A.R.: *0.5*
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): *13,477 – 25,918*
- Employees (.26 F.A.R - .50 F.A.R.): *44- 86*

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *some*
 - Freeway Visibility (none, minimal, some, good): *none*
 - On arterial (yes/no): *no*
 - Freeway access (mi): *0.4*
 - Maneuvers from Freeway (#): *3*
 - Distance to Amenities:
 - Nearest Shopping Center (mi): *0.5*
 - Downtown (mi): *0.6*
 - UCD (mi): *1.1*
 - Distance to Yolobus (mi): *0.1*
 - Distance to Unitrans (mi): *0.1*
 - Distance to Train Station (mi): *0.9*
- Route(s) Serving: *242*
Route(s) Serving: *W*

SITE HIGHLIGHTS:

Close proximity to downtown, UCD. Small, hidden parcel. UC Davis ownership may pose development constraints.

GENERAL INFORMATION:

- APN: *069 060 32*
- Neighborhood: *South Davis*
- Property Status: *Property*
- Land Use Designation: *Business Park*
- Zoning: *PD-6-76*
- Base Zoning/Sub Area: *Industrial Research*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *490*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 5

Property Name: Interland

Address: 1660/1680 Research Park Dr

Evaluation Area	Class Rating Scale*
Overall Site Rating	A
<i>Site Characteristics</i>	<i>A</i>
<i>Location/Access</i>	<i>A</i>

*Evaluation scale: A-D
A = better; D = challenge

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 6.2
- Parcel Category (small, med, large, very large): *Medium*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *No*
- Max allowable F.A.R.: 0.5
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 70,671 – 135,907
- Employees (.26 F.A.R - .50 F.A.R.): 235- 453

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *poor*
- On arterial (yes/no): *yes*
- Freeway access (mi): 0.2
- Maneuvers from Freeway (#): 2
- Distance to Amenities:
 - Nearest Shopping Center (mi): 0.5
 - Downtown (mi): 0.5
 - UCD (mi): 1.1
- Distance to Yolobus (mi): 0.2 Route(s) Serving: 242
- Distance to Unitrans (mi): 0.2 Route(s) Serving: W
- Distance to Train Station (mi): 0.8

SITE HIGHLIGHTS:

Good freeway access. Close to amenities.

GENERAL INFORMATION:

- APN: *069 290 01*
- Neighborhood: *South Davis*
- Property Status: *Property*
- Land Use Designation: *General Commercial*
- Zoning: *PD-3-84*
- Base Zoning/Sub Area: *Commercial Mixed Use*
- Measure J (yes/no): *No*
- Rezone required for (uses): *R&D, Laboratory, Light Industrial, Manufacturing*
- General Plan Amendment (yes/no): *Yes*
- Proximity to Residential (ft): *510*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Uses differ somewhat*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 6

Property Name: Kaiser

Address: 1851 Cowell Rd

Evaluation Area	Class Rating Scale*:
Overall Site Rating	B
<i>Site Characteristics</i>	<i>B</i>
<i>Location/Access</i>	<i>B</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 6.6
- Parcel Category (small, med, large, very large): *Medium*
- Parcel Configuration (regular/irregular): *Irregular*
- Expansion capacity (yes/no): *No*
- Max allowable F.A.R.: *0.5*
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): *75,428- 145,054*
- Employees (.26 F.A.R - .50 F.A.R.): *251- 483*

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *none*
- On arterial (yes/no): *no*
- Freeway access (mi): *0.5*
- Maneuvers from Freeway (#): *2*
- Distance to Amenities:
 - Nearest Shopping Center (mi): *0.2*
 - Downtown (mi): *0.9*
 - UCD (mi): *1.1*
- Distance to Yolobus (mi): *0.2* Route(s) Serving: *242*
- Distance to Unitrans (mi): *0* Route(s) Serving: *W*
- Distance to Train Station (mi): *1.1*

SITE HIGHLIGHTS:

Good size. Good location. Parcel somewhat landlocked with limited access options.

GENERAL INFORMATION:

- APN: *069 300 58*
- Neighborhood: *South Davis*
- Property Status: *Property*
- Land Use Designation: *Business Park*
- Zoning: *PD-3-84*
- Base Zoning/Sub Area: *Industrial Research*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *80*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 7

Property Name: Oakshade NW of Cowell Blvd.

Address: 2601 Research Park Dr

Evaluation Area	Class Rating Scale*:
Overall Site Rating	C
<i>Site Characteristics</i>	<i>B</i>
<i>Location/Access</i>	<i>C</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 6.7
- Parcel Category (small, med, large, very large): *Medium*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *No*
- Max allowable F.A.R.: 0.5
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 75,881- 145,926
- Employees (.26 F.A.R - .50 F.A.R.): 252 - 486

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *good*
- On arterial (yes/no): *yes*
- Freeway access (mi): 0.8
- Maneuvers from Freeway (#): 1
- Distance to Amenities:
 - Nearest Shopping Center (mi): 0.4
 - Downtown (mi): 1.1
 - UCD (mi): 1.6
- Distance to Yolobus (mi): 0.5 Route(s) Serving: 242
- Distance to Unitrans (mi): 0 Route(s) Serving: W; P/Q
- Distance to Train Station (mi): 1.3

SITE HIGHLIGHTS:

Good size. Shape does not significantly affect design. Isolated site surrounded by arterial and freeway. Same parcel as Site #9. Parcel subdivision required.

GENERAL INFORMATION:

- APN: *069 020 81*
- Neighborhood: *South Davis*
- Property Status: *Property*
- Study Status (BP/O/I or Opportunity Site): *BPOI*
- Land Use Designation: *General Commercial*
- Zoning: *PD-7-95*
- Base Zoning/Sub Area: *General Commercial*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *Yes*
- Proximity to Residential (ft): *100*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Uses differ somewhat*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 8

Property Name: Seiber Property

Address: 2750 Cowell Blvd

Evaluation Area	Class Rating Scale*:
Overall Site Rating	C
<i>Site Characteristics</i>	<i>C</i>
<i>Location/Access</i>	<i>C</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 3.2
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): Yes
- Max allowable F.A.R.: 0.5
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 36,468- 70,131
- Employees (.26 F.A.R - .50 F.A.R.): 121- 233

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *good*
- On arterial (yes/no): *yes*
- Freeway access (mi): 1.1
- Maneuvers from Freeway (#): 1
- Distance to Amenities:
 - Nearest Shopping Center (mi): 0.6
 - Downtown (mi): 1.5
 - UCD (mi): 1.8
- Distance to Yolobus (mi): 0.8 Route(s) Serving: 242
- Distance to Unitrans (mi): 0.21 Route(s) Serving: W; P/Q
- Distance to Train Station (mi): 1.7

SITE HIGHLIGHTS:

Arterial frontage. Good visibility. Backs to residential. Long, narrow site may pose design challenges. Access problematic.

GENERAL INFORMATION:

- APN: *069 390 05*
- Neighborhood: *South Davis*
- Property Status: *In-Process*
- Land Use Designation: *Business Park*
- Zoning: *PD-12-87*
- Base Zoning/Sub Area: *Industrial Research*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *70*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Uses differ somewhat*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 9

Property Name: Dowling Property west

Address: 603 Cantrill Dr

Evaluation Area	Class Rating Scale*
Overall Site Rating	C
<i>Site Characteristics</i>	<i>B</i>
<i>Location/Access</i>	<i>B</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 1.2
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *No*
- Max allowable F.A.R.: 0.5
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 13,590 – 26,136
- Employees (.26 F.A.R - .50 F.A.R.): 45 - 87

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *good*
- On arterial (yes/no): *yes*
- Freeway access (mi): 1.8
- Maneuvers from Freeway (#): 3
- Distance to Amenities:
 - Nearest Shopping Center (mi): 0.5
 - Downtown (mi): 1
 - UCD (mi): 1.7
- Distance to Yolobus (mi): 1.2 Route(s) Serving: 42 A&B
- Distance to Unitrans (mi): 0.2 Route(s) Serving: A
- Distance to Train Station (mi): 1.2

SITE HIGHLIGHTS:

Prominent corner location. Easy downtown/freeway access. Surrounding uses differ significantly.

GENERAL INFORMATION:

- APN: *071 405 07*
- Neighborhood: *Mace Ranch*
- Property Status: *In-Process*
- Land Use Designation: *General Commercial*
- Zoning: *PD-2-99B*
- Base Zoning/Sub Area: *Commercial Service*
- Measure J (yes/no): *No*
- Rezone required for (uses): *Office (over 15k sf), R&D (over 15k sf), Laboratory, Light Industrial, Manufacturing*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *0*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Uses differ significantly*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 10

Property Name: Dowling Property east

Address: 602 Cantrill Dr

Evaluation Area	Class Rating Scale*
Overall Site Rating	B
<i>Site Characteristics</i>	<i>B</i>
<i>Location/Access</i>	<i>B</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): *1*
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *Yes*
- Max allowable F.A.R.: *0.5*
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): *11,325 – 21,780*
- Employees (.26 F.A.R - .50 F.A.R.): *37- 72*

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *good*
- On arterial (yes/no): *yes*
- Freeway access (mi): *1.8*
- Maneuvers from Freeway (#): *3*
- Distance to Amenities:
 - Nearest Shopping Center (mi): *0.5*
 - Downtown (mi): *1.1*
 - UCD (mi): *1.8*
- Distance to Yolobus (mi): *1.2* Route(s) Serving: *42 A&B*
- Distance to Unitrans (mi): *0.2* Route(s) Serving: *A*
- Distance to Train Station (mi): *1.3*

SITE HIGHLIGHTS:

Prominent corner location. Easy downtown/freeway access. Surrounding uses differ somewhat. Stand alone site.

GENERAL INFORMATION:

- APN: *071 404 09*
- Neighborhood: *Mace Ranch*
- Property Status: *In-Process*
- Land Use Designation: *General Commercial*
- Zoning: *PD-2-99B*
- Base Zoning/Sub Area: *Commercial Service*
- Measure J (yes/no): *No*
- Rezone required for (uses): *Office (over 15k sf), R&D (over 15k sf), Laboratory, Light Industrial, Manufacturing*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *40*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Uses differ somewhat*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 11

Property Name: 2726 E. 5th Street, E. of Konditorei

Address: 2726 5th Street

Evaluation Area	Class Rating Scale*:
Overall Site Rating	C
<i>Site Characteristics</i>	<i>C</i>
<i>Location/Access</i>	<i>C</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 2.6
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Irregular*
- Expansion capacity (yes/no): Yes
- Max allowable F.A.R.: 0.5
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 29,673- 57,063
- Employees (.26 F.A.R - .50 F.A.R.): 98 - 190

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *none*
- On arterial (yes/no): *yes*
- Freeway access (mi): 1.8
- Maneuvers from Freeway (#): 4
- Distance to Amenities:
 - Nearest Shopping Center (mi): 0.2
 - Downtown (mi): 1.2
 - UCD (mi): 2.1
- Distance to Yolobus (mi): 0.9 Route(s) Serving: 42 A&B
- Distance to Unitrans (mi): 0.1 Route(s) Serving: A
- Distance to Train Station (mi): 1.5

SITE HIGHLIGHTS:

Isolated site with limited street frontage. Irregular shape may pose design constraints.

GENERAL INFORMATION:

- APN: *071 404 04*
- Neighborhood: *Mace Ranch*
- Property Status: *In-Process*
- Land Use Designation: *Industrial*
- Zoning: *PD-4-88*
- Base Zoning/Sub Area: *Industrial*
- Measure J (yes/no): *No*
- Rezone required for (uses): *Office, Laboratory*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *85*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 12

Property Name: Vacant Portion of 2720 Del Rio

Address: 2720 Del Rio Place

Evaluation Area	Class Rating Scale*:
Overall Site Rating	C
<i>Site Characteristics</i>	<i>C</i>
<i>Location/Access</i>	<i>C</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): *0.8*
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *No*
- Max allowable F.A.R.: *0.5*
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): *9,513 – 18,295*
- Employees (.26 F.A.R - .50 F.A.R.): *31 - 60*

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *minimal*
- Freeway Visibility (none, minimal, some, good): *none*
- On arterial (yes/no): *no*
- Freeway access (mi): *1.3*
- Maneuvers from Freeway (#): *4*
- Distance to Amenities:
 - Nearest Shopping Center (mi): *0.5*
 - Downtown (mi): *1.3*
 - UCD (mi): *2.2*
- Distance to Yolobus (mi): *0.9* Route(s) Serving: *42 A&B*
- Distance to Unitrans (mi): *0.2* Route(s) Serving: *A*
- Distance to Train Station (mi): *1.6*

SITE HIGHLIGHTS:

Hidden site requiring access from existing developed parcel to the north. Parcel subdivision required.

GENERAL INFORMATION:

- APN: *071 404 13*
- Neighborhood: *Mace Ranch*
- Property Status: *Property*
- Land Use Designation: *Industrial*
- Zoning: *PD-4-88*
- Base Zoning/Sub Area: *Industrial*
- Measure J (yes/no): *No*
- Rezone required for (uses): *Office, Laboratory*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *500*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 13

Property Name: 5th & Pena

Address: 2751 Del Rio Place

Evaluation Area	Class Rating Scale*:
Overall Site Rating	B
<i>Site Characteristics</i>	<i>B</i>
<i>Location/Access</i>	<i>B</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): *1*
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *No*
- Max allowable F.A.R.: *0.5*
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): *11,325 – 21,780*
- Employees (.26 F.A.R - .50 F.A.R.): *37 - 72*

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *none*
- On arterial (yes/no): *yes*
- Freeway access (mi): *1.7*
- Maneuvers from Freeway (#): *4*
- Distance to Amenities:
 - Nearest Shopping Center (mi): *0.2*
 - Downtown (mi): *1.3*
 - UCD (mi): *2.3*
- Distance to Yolobus (mi): *0.8* Route(s) Serving: *42 A&B*
- Distance to Unitrans (mi): *0.2* Route(s) Serving: *A*
- Distance to Train Station (mi): *1.7*

SITE HIGHLIGHTS:

Arterial corner location. "Entryway"-type site.

GENERAL INFORMATION:

- APN: *071 404 01*
- Neighborhood: *Mace Ranch*
- Property Status: *Property*
- Land Use Designation: *Industrial*
- Zoning: *PD-4-88*
- Base Zoning/Sub Area: *Industrial*
- Measure J (yes/no): *No*
- Rezone required for (uses): *Office, Laboratory*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *85*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 14

Property Name: Park Place

Address: 2932 Spafford St

Evaluation Area	Class Rating Scale*:
Overall Site Rating	B
<i>Site Characteristics</i>	<i>B</i>
<i>Location/Access</i>	<i>C</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 1.3
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *No*
- Max allowable F.A.R.: 0.3
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 14,723 – 28,314
- Employees (.26 F.A.R - .50 F.A.R.): 49 - 94

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *some*
- Freeway Visibility (none, minimal, some, good): *none*
- On arterial (yes/no): *no*
- Freeway access (mi): 1.8
- Maneuvers from Freeway (#): 4
- Distance to Amenities:
 - Nearest Shopping Center (mi): 0
 - Downtown (mi): 1.5
 - UCD (mi): 2.3
- Distance to Yolobus (mi): 0.5 Route(s) Serving: 42 A&B
- Distance to Unitrans (mi): 0.1 Route(s) Serving: A
- Distance to Train Station (mi): 1.8

SITE HIGHLIGHTS:

Regular shaped parcel close to amenities. Small parcel somewhat hidden. Approved application on site.

GENERAL INFORMATION:

- APN: *071 403 02*
- Neighborhood: *Mace Ranch*
- Property Status: *In-Process*
- Land Use Designation: *Business Park*
- Zoning: *PD-4-88*
- Base Zoning/Sub Area: *Small office*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *220*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 15

Property Name: Calgene Vacant Property

Address: 3031 2nd Street

Evaluation Area	Class Rating Scale*:
Overall Site Rating	A
<i>Site Characteristics</i>	<i>A</i>
<i>Location/Access</i>	<i>A</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 7.9
- Parcel Category (small, med, large, very large): *Medium*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *No*
- Max allowable F.A.R.: 0.3
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 89,472 – 172,062
- Employees (.26 F.A.R - .50 F.A.R.): 298 - 573

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *good*
- On arterial (yes/no): *yes*
- Freeway access (mi): 1.3
- Maneuvers from Freeway (#): 2
- Distance to Amenities:
 - Nearest Shopping Center (mi): 0.5
 - Downtown (mi): 1.3
 - UCD (mi): 2.2
- Distance to Yolobus (mi): 1.2 Route(s) Serving: 42 A&B
- Distance to Unitrans (mi): 0.4 Route(s) Serving: A
- Distance to Train Station (mi): 1.6

SITE HIGHLIGHTS:

Good size, with 2nd Street frontage. Parcel subdivision required.

GENERAL INFORMATION:

- APN: *071 403 10*
- Neighborhood: *Mace Ranch*
- Property Status: *Property*
- Land Use Designation: *Business Park*
- Zoning: *PD-4-88*
- Base Zoning/Sub Area: *Light Industrial Business Park*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *600*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 16

Property Name: 2950 Chiles Rd

Address: 2950 Chiles Rd

Evaluation Area	Class Rating Scale*:
Overall Site Rating	D
<i>Site Characteristics</i>	<i>D</i>
<i>Location/Access</i>	<i>C</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 1.2
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Irregular*
- Expansion capacity (yes/no): Yes
- Max allowable F.A.R.: 0.5
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 13,817- 26,571
- Employees (.26 F.A.R - .50 F.A.R.): 46 - 88

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *good*
- On arterial (yes/no): *yes*
- Freeway access (mi): 1.2
- Maneuvers from Freeway (#): 1
- Distance to Amenities:
 - Nearest Shopping Center (mi): 1.2
 - Downtown (mi): 1.8
 - UCD (mi): 2.2
- Distance to Yolobus (mi): 1 Route(s) Serving: 242
- Distance to Unitrans (mi): 0.1 Route(s) Serving: W
- Distance to Train Station (mi): 2

SITE HIGHLIGHTS:

Utilities, city easement, old ROW, irregular shape reduce development potential.

GENERAL INFORMATION:

- APN: *069 020 46*
- Neighborhood: *South Davis*
- Property Status: *Property*
- Land Use Designation: *Business Park*
- Zoning: *PD-12-87*
- Base Zoning/Sub Area: *Industrial Research*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *310*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 17

Property Name: 3300 Chiles Rd

Address: 3300 Chiles Rd

Evaluation Area	Class Rating Scale*:
Overall Site Rating	D
<i>Site Characteristics</i>	<i>D</i>
<i>Location/Access</i>	<i>C</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): *0.8*
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Irregular*
- Expansion capacity (yes/no): *Yes*
- Max allowable F.A.R.: *0.5*
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): *9,626- 18,513*
- Employees (.26 F.A.R - .50 F.A.R.): *32- 61*

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *good*
- On arterial (yes/no): *yes*
- Freeway access (mi): *1.1*
- Maneuvers from Freeway (#): *2*
- Distance to Amenities:
 - Nearest Shopping Center (mi): *1.1*
 - Downtown (mi): *1.8*
 - UCD (mi): *2.2*
- Distance to Yolobus (mi): *1.1* Route(s) Serving: *242*
- Distance to Unitrans (mi): *0.1* Route(s) Serving: *W*
- Distance to Train Station (mi): *2.1*

SITE HIGHLIGHTS:

Utilities, city easement, old ROW, irregular shape reduce development potential. Part of Site #23.

GENERAL INFORMATION:

- APN: *069 020 89*
- Neighborhood: *South Davis*
- Property Status: *Property*
- Land Use Designation: *Business Park*
- Zoning: *PD-12-87*
- Base Zoning/Sub Area: *Industrial Research*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *430*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 18

Property Name: Willow Creek Light Industrial Site

Address: 3500 Chiles Rd

Evaluation Area	Class Rating Scale*
Overall Site Rating	B
<i>Site Characteristics</i>	<i>B</i>
<i>Location/Access</i>	<i>B</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 15.7
- Parcel Category (small, med, large, very large): *Large*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *No*
- Max allowable F.A.R.: 0.5
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 178,378 – 343,035
- Employees (.26 F.A.R - .50 F.A.R.): 594 – 1,143

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *good*
- On arterial (yes/no): *yes*
- Freeway access (mi): 1.6
- Maneuvers from Freeway (#): 2
- Distance to Amenities:
 - Nearest Shopping Center (mi): 0.9
 - Downtown (mi): 2
 - UCD (mi): 2.5
- Distance to Yolobus (mi): 1.3 Route(s) Serving: 242
- Distance to Unitrans (mi): 0.2 Route(s) Serving: *W*
- Distance to Train Station (mi): 2.2

SITE HIGHLIGHTS:

2nd largest site with very good bicycle access. Character of surrounding uses differ. Part of Site #22.

GENERAL INFORMATION:

- APN: *069 020 89*
- Neighborhood: *South Davis*
- Property Status: *Property*
- Land Use Designation: *Business Park*
- Zoning: *PD-6-87*
- Base Zoning/Sub Area: *Commercial*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *50*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Uses differ somewhat*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 19

Property Name: 3601 Faraday Ave

Address: 3601 Faraday Ave

Evaluation Area	Class Rating Scale*:
Overall Site Rating	A
<i>Site Characteristics</i>	<i>A</i>
<i>Location/Access</i>	<i>A</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 6.1
- Parcel Category (small, med, large, very large): *Medium*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): Yes
- Max allowable F.A.R.: 0.3
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 69,425 – 133,511
- Employees (.26 F.A.R - .50 F.A.R.): 231 - 445

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *good*
- On arterial (yes/no): *yes*
- Freeway access (mi): 1.1
- Maneuvers from Freeway (#): 3
- Distance to Amenities:
 - Nearest Shopping Center (mi): 1.3
 - Downtown (mi): 1.3
 - UCD (mi): 2.5
- Distance to Yolobus (mi): 0.8 Route(s) Serving: 42 A&B
- Distance to Unitrans (mi): 0.9 Route(s) Serving: A; P/Q
- Distance to Train Station (mi): 1.6

SITE HIGHLIGHTS:

Arterial frontage. Visible corner. Prime site.

GENERAL INFORMATION:

- APN: *071 411 06*
- Neighborhood: *Mace Ranch*
- Property Status: *Property*
- Land Use Designation: *Business Park*
- Zoning: *PD-4-88*
- Base Zoning/Sub Area: *Light Industrial Business Park*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *560*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 20

Property Name: Davis Technology Park

Address: 3703 Faraday Ave

Evaluation Area	Class Rating Scale*:
Overall Site Rating	A
<i>Site Characteristics</i>	<i>A</i>
<i>Location/Access</i>	<i>A</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 8.0
- Parcel Category (small, med, large, very large): *Medium*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): Yes
- Max allowable F.A.R.: 0.3
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 91,057- 175,111
- Employees (.26 F.A.R - .50 F.A.R.): 303 - 583

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *good*
- On arterial (yes/no): *no*
- Freeway access (mi): 1.2
- Maneuvers from Freeway (#): 3
- Distance to Amenities:
 - Nearest Shopping Center (mi): 1.3
 - Downtown (mi): 1.3
 - UCD (mi): 2.7
- Distance to Yolobus (mi): 0.9 Route(s) Serving: 42 A&B
- Distance to Unitrans (mi): 0.9 Route(s) Serving: A; P/Q
- Distance to Train Station (mi): 1.6

SITE HIGHLIGHTS:

Direct access to bicycle overcrossing and path. Minimal street frontage. Approved 103,000 sf flex building project.

GENERAL INFORMATION:

- APN: *071 411 05*
- Neighborhood: *Mace Ranch*
- Property Status: *In-Process*
- Land Use Designation: *Business Park*
- Zoning: *PD-4-88*
- Base Zoning/Sub Area: *Light Industrial Business Park*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *120*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 21

Property Name: 3808 Faraday Ave

Address: 3808 Faraday Ave

Evaluation Area	Class Rating Scale*:
Overall Site Rating	A
<i>Site Characteristics</i>	<i>A</i>
<i>Location/Access</i>	<i>A</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 8.0
- Parcel Category (small, med, large, very large): *Medium*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): Yes
- Max allowable F.A.R.: 0.3
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 90,831 – 174,675
- Employees (.26 F.A.R - .50 F.A.R.): 302 - 582

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *good*
- On arterial (yes/no): *yes*
- Freeway access (mi): 1
- Maneuvers from Freeway (#): 3
- Distance to Amenities:
 - Nearest Shopping Center (mi): 1.2
 - Downtown (mi): 1.3
 - UCD (mi): 2.6
- Distance to Yolobus (mi): 0.6 Route(s) Serving: 42 A&B
- Distance to Unitrans (mi): 0.8 Route(s) Serving: A; P/Q
- Distance to Train Station (mi): 1.7

SITE HIGHLIGHTS:

Arterial frontage. Visible corner location. Prime site.

GENERAL INFORMATION:

- APN: *071 412 01*
- Neighborhood: *Mace Ranch*
- Property Status: *Property*
- Land Use Designation: *Business Park*
- Zoning: *PD-4-88*
- Base Zoning/Sub Area: *Light Industrial Business Park*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *470*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 22

Property Name: 3907 Faraday Ave

Address: 3907 Faraday Ave

Evaluation Area	Class Rating Scale*:
Overall Site Rating	C
<i>Site Characteristics</i>	<i>A</i>
<i>Location/Access</i>	<i>B</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 4.5
- Parcel Category (small, med, large, very large): *Medium*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *No*
- Max allowable F.A.R.: 0.3
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 52,097 – 100,187
- Employees (.26 F.A.R - .50 F.A.R.): 173 - 333

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *good*
- On arterial (yes/no): *no*
- Freeway access (mi): 1.5
- Maneuvers from Freeway (#): 3
- Distance to Amenities:
 - Nearest Shopping Center (mi): 1.6
 - Downtown (mi): 1.5
 - UCD (mi): 2.8
- Distance to Yolobus (mi): 1.1 Route(s) Serving: 42 A&B
- Distance to Unitrans (mi): 1.1 Route(s) Serving: A; P/Q
- Distance to Train Station (mi): 1.8

SITE HIGHLIGHTS:

Adjacent to DTL. Monitoring wells on site can affect developability. Access not as good as other Faraday sites. "B" site if not for monitoring wells.

GENERAL INFORMATION:

- APN: *071 411 07*
- Neighborhood: *Mace Ranch*
- Property Status: *Property*
- Land Use Designation: *Business Park*
- Zoning: *PD-4-88*
- Base Zoning/Sub Area: *Light Industrial Business Park*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *90*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 23

Property Name: 3707s Faraday Ave

Address: 3907s Faraday Ave

Evaluation Area	Class Rating Scale*:
Overall Site Rating	C
<i>Site Characteristics</i>	<i>C</i>
<i>Location/Access</i>	<i>C</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 2.7
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Irregular*
- Expansion capacity (yes/no): Yes
- Max allowable F.A.R.: 0.3
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 31,145 – 59,895
- Employees (.26 F.A.R - .50 F.A.R.): 103 - 199

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *good*
- On arterial (yes/no): *no*
- Freeway access (mi): 1.5
- Maneuvers from Freeway (#): 3
- Distance to Amenities:
 - Nearest Shopping Center (mi): 1.6
 - Downtown (mi): 1.5
 - UCD (mi): 2.8
- Distance to Yolobus (mi): 1.1 Route(s) Serving: 42 A&B
- Distance to Unitrans (mi): 1.1 Route(s) Serving: A; P/Q
- Distance to Train Station (mi): 1.8

SITE HIGHLIGHTS:

Site contamination. Site impacted by future road realignment. Irregular shape.

GENERAL INFORMATION:

- APN: *071 411 07*
- Neighborhood: *Mace Ranch*
- Property Status: *Property*
- Land Use Designation: *Business Park*
- Zoning: *PD-4-88*
- Base Zoning/Sub Area: *Light Industrial Business Park*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *450*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 24

Property Name: Frontier Fertilizer

Address: 4400 2nd Street

Evaluation Area	Class Rating Scale*:
Overall Site Rating	C
<i>Site Characteristics</i>	<i>B</i>
<i>Location/Access</i>	<i>A</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 8.3
- Parcel Category (small, med, large, very large): *Medium*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): Yes
- Max allowable F.A.R.: 0.3
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 94,682- 182,080
- Employees (.26 F.A.R - .50 F.A.R.): 315 - 606

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *good*
- On arterial (yes/no): *yes*
- Freeway access (mi): 0.8
- Maneuvers from Freeway (#): 2
- Distance to Amenities:
 - Nearest Shopping Center (mi): 1.1
 - Downtown (mi): 2
 - UCD (mi): 2.7
- Distance to Yolobus (mi): 0.5 Route(s) Serving: 42 A&B
- Distance to Unitrans (mi): 0.5 Route(s) Serving: A; P/Q
- Distance to Train Station (mi): 2.2

SITE HIGHLIGHTS:

Good location. Good size parcel. Site contamination. Future road alignment affects developability. "A" site if not for challenges.

GENERAL INFORMATION:

- APN: *071 412 03*
- Neighborhood: *Mace Ranch*
- Property Status: *Property*
- Land Use Designation: *Business Park*
- Zoning: *PD-4-88*
- Base Zoning/Sub Area: *Light Industrial Business Park*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *540*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 25

Property Name: Second Street Plaza

Address: 4510 2nd Street

Evaluation Area	Class Rating Scale*
Overall Site Rating	A
<i>Site Characteristics</i>	<i>B</i>
<i>Location/Access</i>	<i>A</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 1.5
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *No*
- Max allowable F.A.R.: 0.3
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 17,894- 34,412
- Employees (.26 F.A.R - .50 F.A.R.): 59 - 114

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *some*
- On arterial (yes/no): *yes*
- Freeway access (mi): 0.5
- Maneuvers from Freeway (#): 3
- Distance to Amenities:
 - Nearest Shopping Center (mi): 0.8
 - Downtown (mi): 3.2
 - UCD (mi): 3.6
- Distance to Yolobus (mi): 0.2 Route(s) Serving: 42 A&B
- Distance to Unitrans (mi): 0.2 Route(s) Serving: A; P/Q
- Distance to Train Station (mi): 3.3

SITE HIGHLIGHTS:

Good location. Small site poses some design challenges. Approved retail/office project on site.

GENERAL INFORMATION:

- APN: *071 423 01*
- Neighborhood: *Mace Ranch*
- Property Status: *In-Process*
- Land Use Designation: *Office*
- Zoning: *PD-4-88*
- Base Zoning/Sub Area: *Light Industrial Business Park*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *660*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 26

Property Name: Anderson Farm

Address: 4600 Fermi PI

Evaluation Area	Class Rating Scale*:
Overall Site Rating	B
<i>Site Characteristics</i>	<i>B</i>
<i>Location/Access</i>	<i>B</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 3.9
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *No*
- Max allowable F.A.R.: 0.3
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 45,075 – 86,684
- Employees (.26 F.A.R - .50 F.A.R.): 150- 288

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *some*
- On arterial (yes/no): *no*
- Freeway access (mi): 0.5
- Maneuvers from Freeway (#): 3
- Distance to Amenities:
 - Nearest Shopping Center (mi): 0.9
 - Downtown (mi): 3.1
 - UCD (mi): 3.7
 - Distance to Yolobus (mi): 0.2 Route(s) Serving: 42 A&B
- Distance to Unitrans (mi): 0.4 Route(s) Serving: A; P/Q
- Distance to Train Station (mi): 3.2

SITE HIGHLIGHTS:

Somewhat hidden. Existing development must be demolished.

GENERAL INFORMATION:

- APN: *071 425 01*
- Neighborhood: *Mace Ranch*
- Property Status: *Property*
- Land Use Designation: *Office*
- Zoning: *PD-4-88*
- Base Zoning/Sub Area: *Light Industrial Business Park*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *420*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 27

Property Name: Shimada Parcel Split

Address: 4629 Fermi PI

Evaluation Area	Class Rating Scale*
Overall Site Rating	B
<i>Site Characteristics</i>	<i>C</i>
<i>Location/Access</i>	<i>B</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): *0.5*
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *No*
- Max allowable F.A.R.: *0.5*
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): *6,795 – 13,068*
- Employees (.26 F.A.R - .50 F.A.R.): *22 - 43*

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *none*
- On arterial (yes/no): *yes*
- Freeway access (mi): *0.5*
- Maneuvers from Freeway (#): *3*
- Distance to Amenities:
 - Nearest Shopping Center (mi): *0.8*
 - Downtown (mi): *3.2*
 - UCD (mi): *3.7*
- Distance to Yolobus (mi): *0.1* Route(s) Serving: *242*
- Distance to Unitrans (mi): *0.2* Route(s) Serving: *A; P/Q*
- Distance to Train Station (mi): *3.5*

SITE HIGHLIGHTS:

Arterial frontage. Site improvements complete. Site is "shovel ready". Very small parcel.

GENERAL INFORMATION:

- APN: *071 424 03*
- Neighborhood: *Mace Ranch*
- Property Status: *Property*
- Land Use Designation: *Office*
- Zoning: *PD-4-88*
- Base Zoning/Sub Area: *Light Industrial Business Park*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *110*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 28

Property Name: 4647-4652 Fermi Pl

Address: 4647-4652 Fermi Pl

Evaluation Area	Class Rating Scale*:
Overall Site Rating	B
<i>Site Characteristics</i>	<i>C</i>
<i>Location/Access</i>	<i>A</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 2.9
- Parcel Category (small, med, large, very large): *Small*
- Parcel Configuration (regular/irregular): *Irregular*
- Expansion capacity (yes/no): *No*
- Max allowable F.A.R.: 0.3
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 33,184- 63,815
- Employees (.26 F.A.R - .50 F.A.R.): 110- 212

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *none*
- On arterial (yes/no): *yes*
- Freeway access (mi): 0.5
- Maneuvers from Freeway (#): 3
- Distance to Amenities:
 - Nearest Shopping Center (mi): 0.9
 - Downtown (mi): 3.1
 - UCD (mi): 3.7
- Distance to Yolobus (mi): 0.1 Route(s) Serving: 42 A&B
- Distance to Unitrans (mi): 0.1 Route(s) Serving: A; P/Q
- Distance to Train Station (mi): 3.2

SITE HIGHLIGHTS:

Visible location. Small, irregular shape may affect development potential.

GENERAL INFORMATION:

- APN: *071 424 04*
- Neighborhood: *Mace Ranch*
- Property Status: *Property*
- Land Use Designation: *Office*
- Zoning: *PD-4-88*
- Base Zoning/Sub Area: *Light Industrial Business Park*
- Measure J (yes/no): *No*
- Rezone required for (uses): *None*
- General Plan Amendment (yes/no): *No*
- Proximity to Residential (ft): *90*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*

**BUSINESS PARK LAND STRATEGY
SITE EVALUATION**

Site ID: 29

Property Name: Hospital, north

Address: 2100 John Jones Rd

Evaluation Area	Class Rating Scale*
Overall Site Rating	A
<i>Site Characteristics</i>	<i>B</i>
<i>Location/Access</i>	<i>A</i>

*Evaluation scale: A-D
A = better; D = challenged

SITE CHARACTERISTICS:

- Parcel Size (net acres, where applicable): 28.3
- Parcel Category (small, med, large, very large): *Large*
- Parcel Configuration (regular/irregular): *Regular*
- Expansion capacity (yes/no): *No*
- Max allowable F.A.R: *See PD 3-90*
- Development Potential (.26 F.A.R - .50 F.A.R) (s.f): 57,000 (per PD) – 61,420
- Employees (.26 F.A.R - .50 F.A.R.): 171 - 184

LOCATION/ACCESS

- Arterial Visibility (none, minimal, some, good): *good*
- Freeway Visibility (none, minimal, some, good): *good*
- On arterial (yes/no): *no*
- Freeway access (mi): .4
- Maneuvers from Freeway (#): 2
- Distance to Amenities:
 - Nearest Shopping Center (mi): .6
 - Downtown (mi): 2.6
 - UCD (mi): 2.4
- Distance to Yolobus (mi): .4 Route(s) Serving: 220, 220C, 231, 232
- Distance to Unitrans (mi): .4 Route(s) Serving: P, Q
- Distance to Train Station (mi): 3.1

SITE HIGHLIGHTS:

Large site. Accessible. Suitable primarily for medical uses.

GENERAL INFORMATION:

- APN: *036 060 29*
- Neighborhood: *West Davis*
- Property Status: *Property*
- Land Use Designation: *Public-Semi Public*
- Zoning: *PD 3-90*
- Base Zoning/Sub Area: *Public-Semi Public*
- Measure J (yes/no): *No*
- Rezone required for (uses): *All other than medical*
- General Plan Amendment (yes/no): *Maybe*
- Proximity to Residential (ft): *1,250*
- Character of Surrounding Uses (similar, uses differ somewhat, uses differ significantly): *Similar*