Vacant Commercial Land

City of Davis Geographic Information System

- Office/Flex & Industrial Sites
- Business Park Opportunity Sites
- Other Available Commercial Sites
- Existing Commercial Development

Source: City of Davis Geographic Information System
BUSINESS PARK LAND STRATEGY
SITE EVALUATION

Site ID: 1
Property Name: ConAgra Property
Address: 1111 E. Covell Blvd

<table>
<thead>
<tr>
<th>Evaluation Area</th>
<th>Class Rating</th>
<th>Scale*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall Site Rating</td>
<td>A</td>
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<tr>
<td>Site Characteristics</td>
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<td>Location/Access</td>
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<td></td>
</tr>
</tbody>
</table>

*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
- Distance to Unitrans (mi): 0
- Distance to Train Station (mi): 1.39
- Route(s) Serving: 42 A&B
- Route(s) Serving: E

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

<table>
<thead>
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</tbody>
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*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

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*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

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*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

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*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

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*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

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*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

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*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:
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                      
| Site Characteristics    | B                      
| Location/Access         | B                      

*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

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*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

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*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

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*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

<table>
<thead>
<tr>
<th>Evaluation Area</th>
<th>Class Rating</th>
<th>Scale*</th>
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<tbody>
<tr>
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<tr>
<td>Location/Access</td>
<td>B</td>
<td></td>
</tr>
</tbody>
</table>

*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

<table>
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<th>Evaluation Area</th>
<th>Class Rating</th>
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<tbody>
<tr>
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<td>Site Characteristics</td>
<td>B</td>
</tr>
<tr>
<td>Location/Access</td>
<td>C</td>
</tr>
</tbody>
</table>

*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

<table>
<thead>
<tr>
<th>Evaluation Area</th>
<th>Class Rating</th>
</tr>
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<tbody>
<tr>
<td>Overall Site Rating</td>
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<td>Site Characteristics</td>
<td>A</td>
</tr>
<tr>
<td>Location/Access</td>
<td>A</td>
</tr>
</tbody>
</table>

*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

<table>
<thead>
<tr>
<th>Evaluation Area</th>
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<th>Scale*</th>
</tr>
</thead>
<tbody>
<tr>
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<tr>
<td>Location/Access</td>
<td>C</td>
<td></td>
</tr>
</tbody>
</table>

*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**

<table>
<thead>
<tr>
<th>Evaluation Area</th>
<th>Class Rating</th>
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<tbody>
<tr>
<td>Overall Site Rating</td>
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<tr>
<td>Site Characteristics</td>
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</tr>
<tr>
<td>Location/Access</td>
<td>C</td>
</tr>
</tbody>
</table>

*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

<table>
<thead>
<tr>
<th>Evaluation Area</th>
<th>Class Rating Scale*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall Site Rating</td>
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<td>Site Characteristics</td>
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</tr>
<tr>
<td>Location/Access</td>
<td>B</td>
</tr>
</tbody>
</table>

*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

<table>
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<tr>
<th>Evaluation Area</th>
<th>Class Rating</th>
<th>Scale*</th>
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<tbody>
<tr>
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<tr>
<td>Location/Access</td>
<td>A</td>
<td></td>
</tr>
</tbody>
</table>

*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:
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
Site ID: 20
Property Name: Davis Technology Park
Address: 3703 Faraday Ave

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<tr>
<td>Overall Site Rating</td>
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<tr>
<td>Location/Access</td>
<td>A</td>
</tr>
</tbody>
</table>

*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

<table>
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<th>Evaluation Area</th>
<th>Class Rating</th>
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<tr>
<td>Overall Site Rating</td>
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<tr>
<td>Location/Access</td>
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</tr>
</tbody>
</table>

*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
Site ID: 22
Property Name: 3907 Faraday Ave
Address: 3907 Faraday Ave

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<th>Class Rating Scale*</th>
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<td>Site Characteristics</td>
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</tr>
<tr>
<td>Location/Access</td>
<td>B</td>
</tr>
</tbody>
</table>

*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

<table>
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<th>Class Rating</th>
<th>Rating Scale*</th>
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</tbody>
</table>

*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
Site Characteristics | B
Location/Access | A

*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:**
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

<table>
<thead>
<tr>
<th>Evaluation Area</th>
<th>Class Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall Site Rating</td>
<td>A</td>
</tr>
<tr>
<td>Site Characteristics</td>
<td>B</td>
</tr>
<tr>
<td>Location/Access</td>
<td>A</td>
</tr>
</tbody>
</table>

*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 Pl

<table>
<thead>
<tr>
<th>Evaluation Area</th>
<th>Class Rating Scale*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall Site Rating</td>
<td>B</td>
</tr>
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<td>Site Characteristics</td>
<td>B</td>
</tr>
<tr>
<td>Location/Access</td>
<td>B</td>
</tr>
</tbody>
</table>

*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 Pl

<table>
<thead>
<tr>
<th>Evaluation Area</th>
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<th>Scale*</th>
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</thead>
<tbody>
<tr>
<td>Overall Site Rating</td>
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<td>Site Characteristics</td>
<td>C</td>
<td></td>
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<tr>
<td>Location/Access</td>
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<td></td>
</tr>
</tbody>
</table>

*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

<table>
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<tr>
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<td>A</td>
<td></td>
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</tbody>
</table>

*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

<table>
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<tr>
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*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