

AVAILABLE

Land

DAVIS BUSINESS PARK

1111 East Covell Blvd. - Davis, CA



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MAPS

CITY OF DAVIS

UC DAVIS

PARCEL MAP

ZONING

CONTACT

Davis Business Park/"Cannery Park", a 100-acre master planned development, provides a unique opportunity to plant your business in Davis, California. The City of Davis is a vibrant and active city with a population of approximately 65,000 and boasts a small-town friendliness with an international flavor. Davis offers an exceptional quality of life with its pedestrian-friendly atmosphere, ample parks, open space, and alternative transportation systems; executive housing opportunities, and work force housing in the City or within nearby proximity; a safe environment/low crime rate; a diverse, active, and educated labor force of over 38,000; an outstanding K-12 school system, and is home to the University of California at Davis (UC Davis), one of the nation's top 20 universities in research funding.

At the junction of Interstate 80/Highway 113 and with an Amtrak Capital Corridor train stop in downtown, Davis is strategically located along the I-80 corridor between San Francisco 70 miles to the west, and the California State Capitol, Sacramento just 13 miles east. Davis is located approximately 2 hours from Lake Tahoe/Sierra Nevada recreation areas or the California coast.

More than 60% of Davis' adult population has at least a four-year college degree. The University of California, Davis with over 30,000 students contributes to the city's reputation for cultural diversity, highly educated populace and strong economic climate. More than 300,000 people annually attend concerts, plays and other music events at UC Davis. The Robert and Margrit Mondavi Center for the Performing Arts opened in 2002 and boasts an intimate, state-of-the-art, 1,800 seat performance hall with world-class performers every week of the year. The university produces more than 6,000 graduates a year and employs more than 9,600 people, making Davis ideally suited to technology and knowledge-based companies seeking skilled research and support associates.



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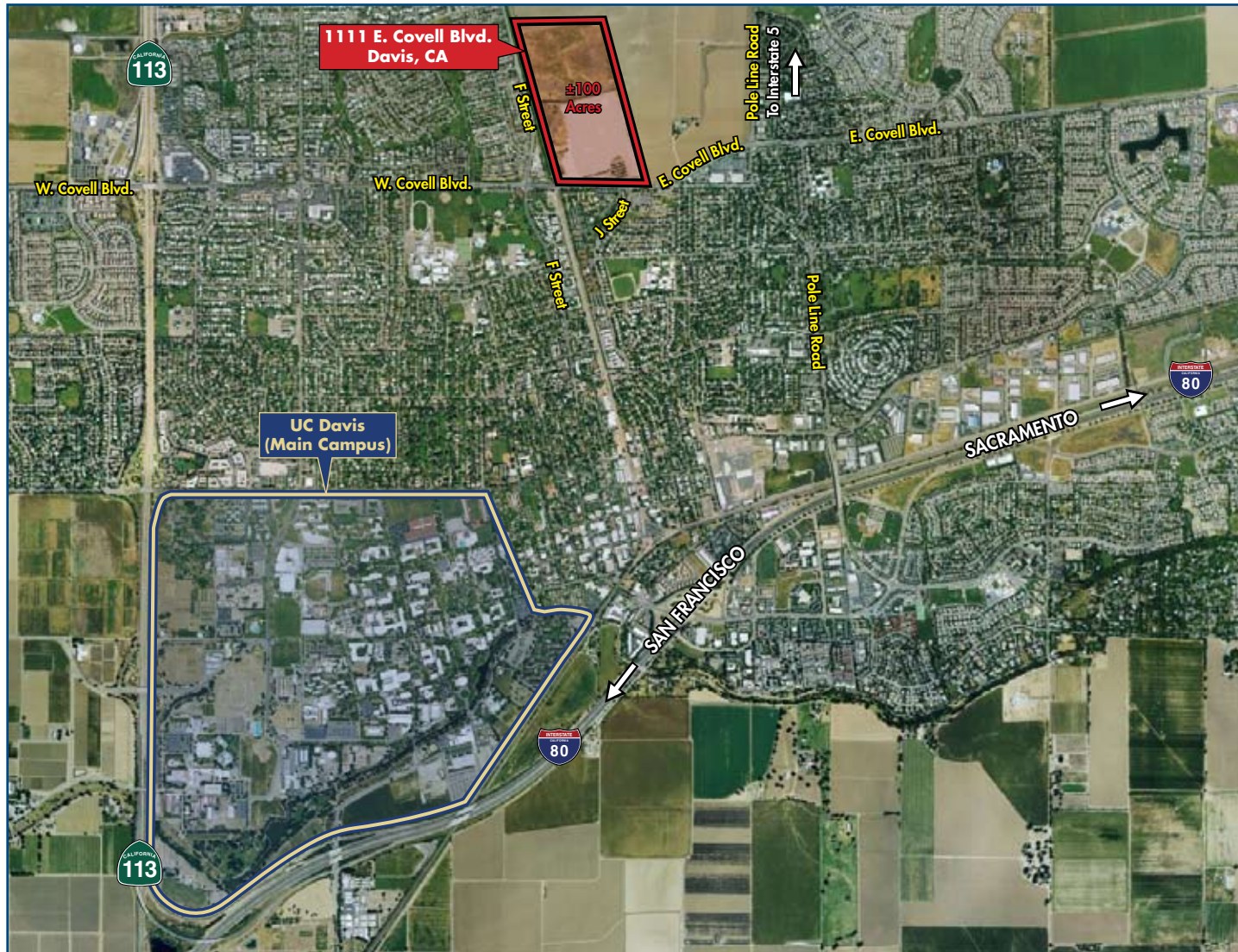
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Site Details

Address: 1111 East Covell Blvd. - Davis, CA

Cross Streets: J Street, Pole Line Road & East Covell Boulevard

APN(S): 035-970-341, 351, 361 and 371

Size: ±100.039 Gross Acres (Comprised of Four (4) Separate Parcels)

Divisibility: To-Suit

Dimensions: ±1,500 Ft. Wide by ±2,954 Ft. Deep

Zoning: Planned Development #01-00 (Industrial) - Click on Zoning Tab

Rail Access: Southern Pacific

Topography: Flat

Utilities: 36" Storm Drain, 42" Sanitary Sewer, 10" Water Line, PG&E Located in East Covell Boulevard

Site Status: The southern half of the site was previously developed as a cannery facility (Hunt-Wesson Foods tomato processing plant) until closing in 1999. Although the concrete foundations and pavement areas remain in-place, all structures associated with the previous cannery have been demolished and removed. Phase I and Phase II environmental reports have been prepared, which detail results of the demolition process and provide that no environmental hazards are present. The northern half of the site was never developed.

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Site Details

A site proposal for a 100-acre mixed-use development known as Cannery Park is currently in-process with the City of Davis. The mixed-use proposal includes significant opportunities for location of Business Park and High-Tech uses. For more information on Cannery Park, the mixed-use community, please visit <http://www.city.davis.ca.us/cannerypark/>.

Alternatively, the 100-acre site is currently available for development as Davis Business Park with an existing City zoning of Planned Development - Industrial (See Zoning tab for additional information).

Water Service: Provided by City of Davis

Proximity:
±1.5 Miles from UC Davis
±1.75 Miles to Interstate 80 (Thru Downtown)
±3 Miles to Interstate 80 (Mace Blvd. Exit)
±8 Miles from Interstate 5 (Woodland)
±13 Miles to downtown Sacramento
±20 Miles to Sacramento International Airport

Sale Price: Quoted on a Per Deal Basis

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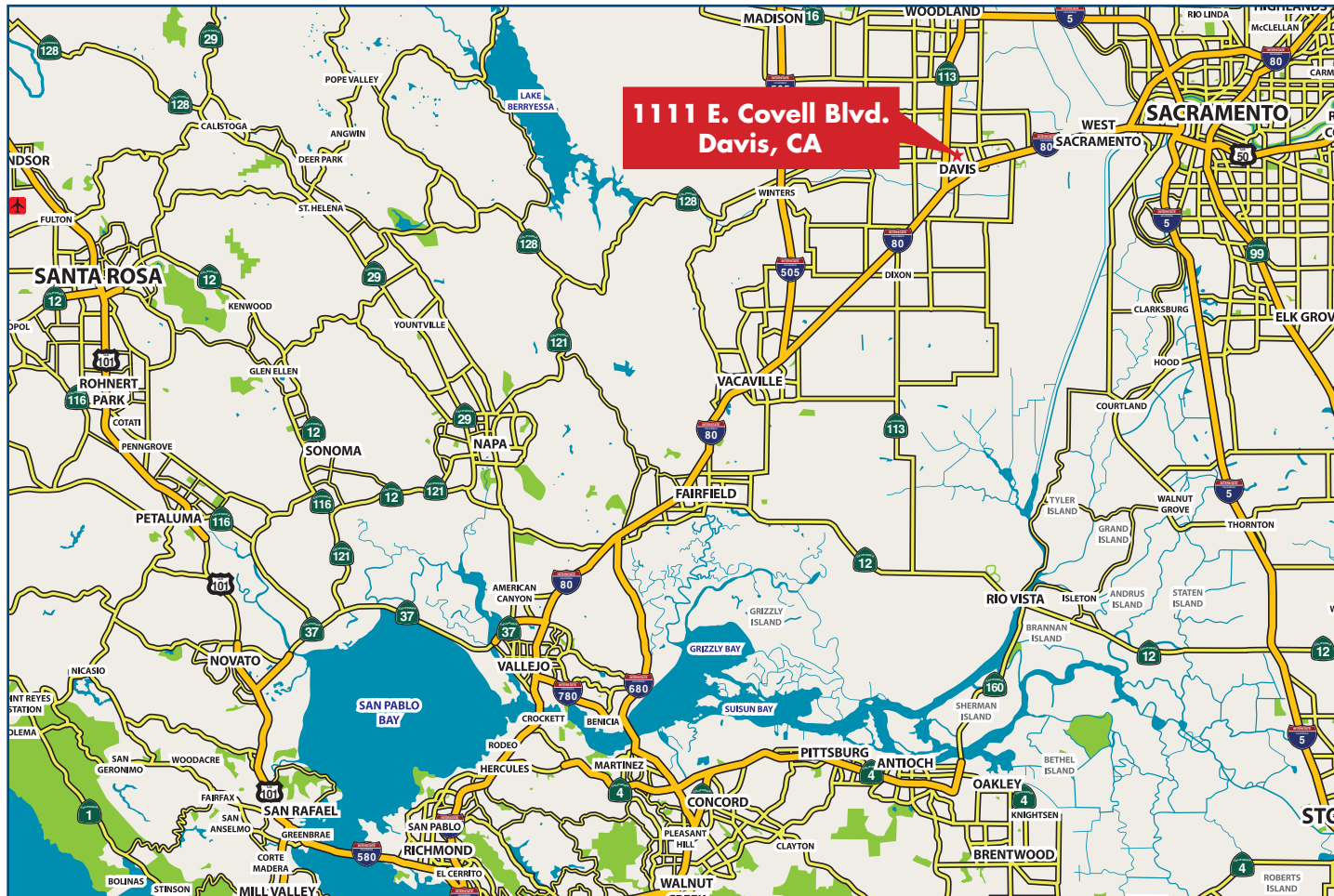
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Context Map



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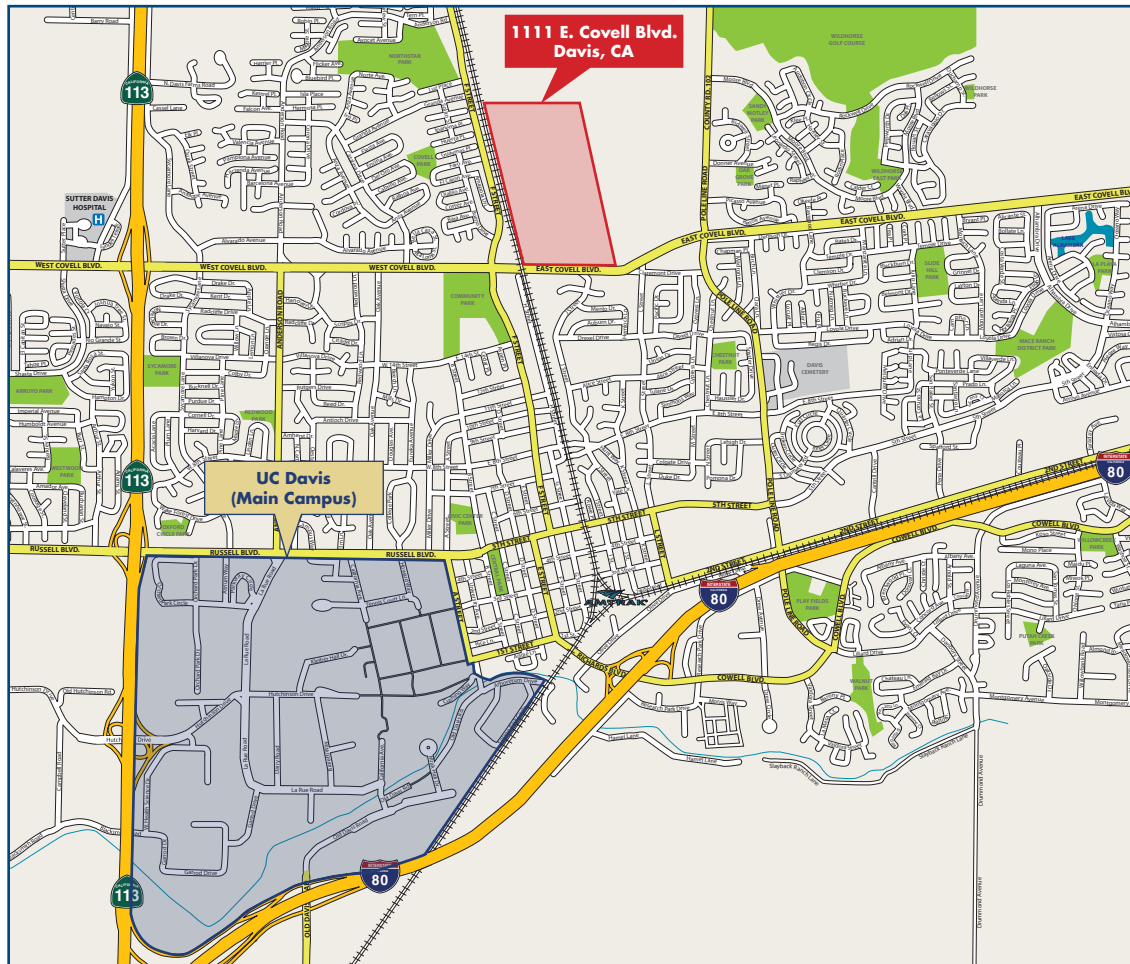
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Street Map



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City of Davis

[ABOUT THE CITY OF DAVIS](#)

THRIVING LOCAL BUSINESS CLIMATE

Focused more than ever on the pursuit of new businesses and on the success of existing businesses in Davis, the City through its economic development program recognizes the important role these companies play in the vitality and economic stability of Davis. Recent office, industrial and service-oriented development has been centered in the Mace Ranch area and South Davis, with a focus on innovative design and architectural details to complement upscale business. Existing high tech and life science companies are able to focus on making scientific advancements in a supportive atmosphere; developing everything from underwater robots to organic pesticides. Many of the technology-based companies locate in Davis due to the proximity of world-class leader UC Davis and outstanding available workforce, of both full-and part-time employees. The City and UC Davis are intertwined and contribute to each other's quality and success.

POPULATION AND HOUSING ESTIMATED UNITS*

<u>Total Population</u>	<u>Total Housing Units</u>	<u>Occupied Housing Unit</u>	<u>Percent Vacant</u>
64,401	25,248	24,541	2.80%

* As of January 1, 2005

Source: California Department of Finance (E-5 Report)

The median single-family home price in Davis between December of 2006 and May of 2007 equaled \$539,500. Average monthly rents for apartments ranged from \$705 to \$2,738 according to a 2006 survey conducted by the UC Davis Student Housing Office. With an estimated 11,000 student and faculty and staff households residing in Davis, the UC Davis campus population is the largest single component of the Davis housing market.

Davis housing stock is relatively new and in overall good condition. Executive housing opportunities exist particularly in Lake Alhambra Estates, El Macero, Wildhorse Golf Course, Northstar and North Davis Meadows developments. In 2006 the City of Davis adopted a Middle Income Housing Ordinance to implement a new program to provide

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City of Davis

[ABOUT THE CITY OF DAVIS \(CONTINUED\)](#)

additional home ownership opportunities for the local workforce.

Housing prices in Davis are generally higher than the rest of the Greater Sacramento Area, however significantly lower than the Bay Area. Housing in Davis is desirable due to an excellent quality of life, a low crime rate, a premier local school system, the presence of UC Davis, and a convenient location on the I-80 corridor between Sacramento and the Bay Area. Additional housing opportunities in the greater Sacramento region make it easy for companies to retain and recruit employees to Davis.

Davis has a highly skilled professional and technical labor force with residents represented at the highest levels of state and national policy decision making. Nearly all of the major administrative agencies for the State of California are represented by Davis residents in key positions.

University of California, Davis has over 30,000 students, and has emerged as an acknowledged international leader in agricultural, biological, biotechnological and environmental sciences. It is gaining similar recognition for excellence of its teaching and research in the arts, humanities, social sciences, engineering, health sciences, law and management. UC Davis is the largest of the 10 University of California campuses, with 5,300 acres, second in total expenditures and third in enrollment. The UC Davis campus' reputation has attracted a distinguished faculty of scholars and scientists in all fields. The faculty rank is 16th in quality among comprehensive public universities nationwide.

This university-oriented city is a progressive, vigorous community noted for its small-town style, energy conservation, environmental programs, parks, preservation of trees, bicycles and the quality of its education institutions. Davis features a lively downtown with innovative mixed use buildings, over 70 restaurants and cafes, outdoor gathering spaces, unique retail shops, art galleries, independent film house and nearby Mondavi Performing Art Center. The Davis community features abundant parks, playing fields, greenbelts, pools, bike paths and trails.

Sources: City of Davis official website - www.city.davis.ca.us
UC Davis official website - www.ucdavis.edu

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UC Davis

UNIVERSITY OF CALIFORNIA AT DAVIS FACTS - RANKINGS & OTHER GENERAL STATISTICS

Rankings:

10th in research funding among U.S. ranked public universities (National Science Foundation)
11th among public universities nationwide (U.S. News & World Report)

Research funding: \$544 million in 2005-06

Private support: \$101.2 million in 2006-07

Total UC Davis endowment: \$552 million

Colleges/schools/divisions:

4 colleges (Agricultural and Environmental Sciences, Biological Sciences, Engineering, Letters and Science)
5 professional schools (Education, Law, Management, Medicine, Veterinary Medicine)

Student enrollment: 30,475 (fall 2006)

Alumni: 174,614

Undergraduate majors: 104

Graduate programs: 86

Intercollegiate sports: 26 (14 for women, 12 for men)

Campus acreage: 5,300 acres (largest UC campus)

Library: Contains more than 3 million volumes and is ranked among the top research libraries in North America

Source: UC Davis official website - www.ucdavis.edu

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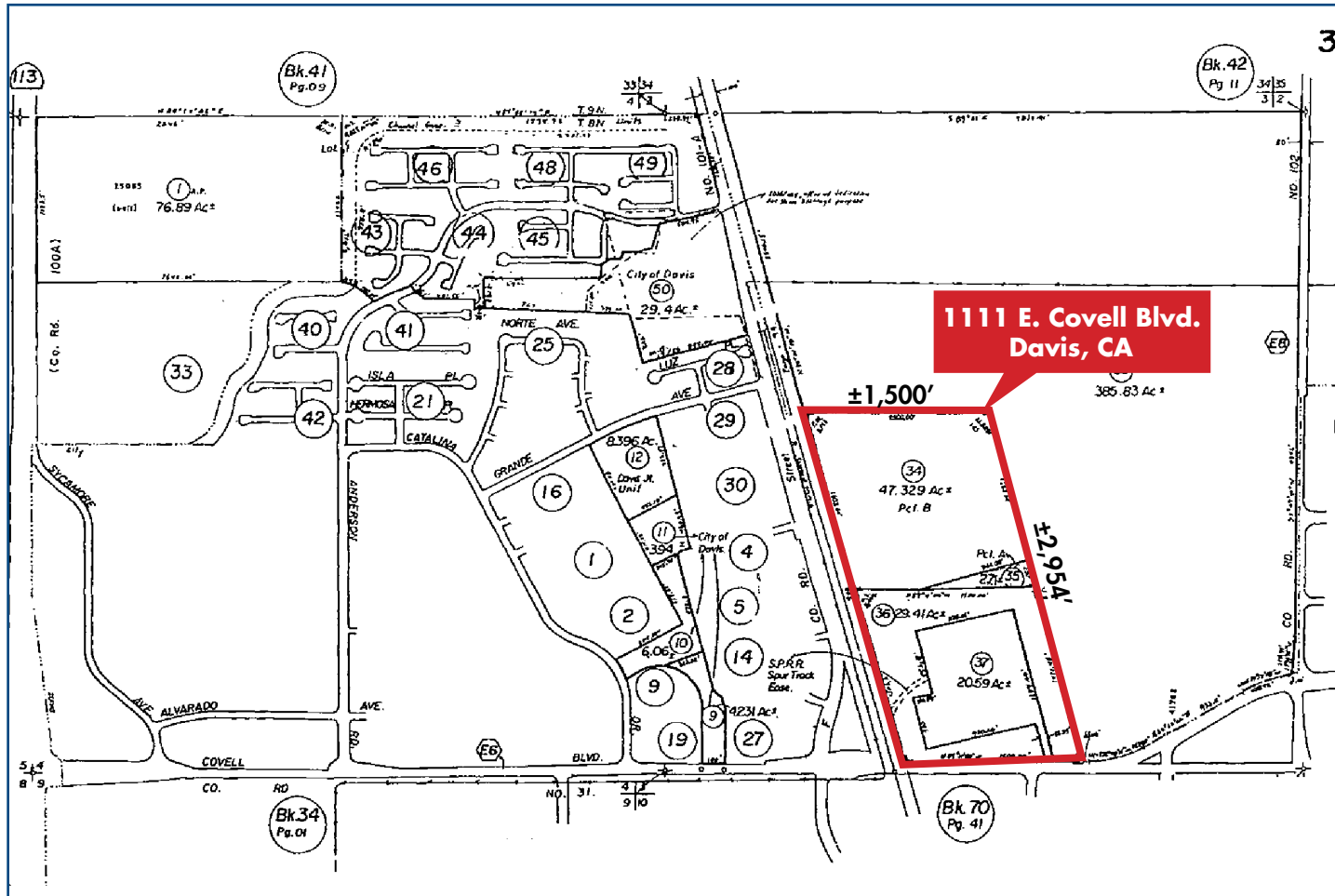
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Parcel Map



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Zoning

CITY OF DAVIS ZONING ORDINANCE

ORDINANCE NO, 2040

AN ORDINANCE AMENDING SECTION 40.01.090 OF CHAPTER 40 OF THE CITY OF DAVIS MUNICIPAL CODE, REZONING THE PROPERTY LOCATED AT 1111 EAST COVELL BOULEVARD (COMMONLY KNOWN AS HUNT WESSON - CON AGRA) FROM INDUSTRIAL TO PLANNED DEVELOPMENT #01-00 (INDUSTRIAL)

THE CITY COUNCIL OF THE CITY OF DAVIS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1 (Zoning map change).

Section 40.01.090 (Zoning Map) of Chapter 40 of the Code of the City of Davis, as amended, is hereby amended by changing the land use designation of the property located at 1111 East Covell Boulevard (commonly known as Hunt Wesson Food – ConAgra) attached as Exhibit A to Planned Development #01-00 (Industrial).

SECTION 2 (Purpose).

The purposes of Planned Development #01-00 are to:

- i. Encourage sound high quality industrial development focused on high technology uses by providing and protecting an environment exclusively for such development, subject to regulations necessary to insure the purity of air and waters in the city, county and region, and the protection of nearby residential, commercial, agriculture, public and industrial uses of land from hazards and noise and other disturbances;
- ii. Encourage economically viable contemporary industrial uses that strengthen the city's economic base, complement and take advantage of research and resources associated with the university, and provide employment opportunities for residents of the city and surrounding communities;
- iii. Allow continuation of agriculturally related food processing uses that support the local agricultural economy; and

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CITY OF DAVIS ZONING ORDINANCE (CONTINUED)

- iii. Allow continuation of agriculturally related food processing uses that support the local agricultural economy; and
- iv. Provide high architectural and landscaping standards for future uses at the site in order to provide an aesthetic and suitable location for high technology industrial uses that may include manufacturing, processing, assembling, and/or research.

SECTION 3 (Uses).

A. **Permitted Uses.** The principal permitted uses of land in this district are as follows:

- i. Agriculture, except the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises;
- ii. Agricultural food processing;
- iii. Research, development, design, or testing laboratories and facilities, such as pharmaceuticals, biotechnology, computer software, fiber optics, robotics, satellite technologies, or similar uses, provided that such uses do not produce odor, smoke, noise, or other objectionable effects that are inconsistent with performance standards in Section 40.024.010 to 40.024.080 of the Zoning Ordinance.
- iv. Assembly and manufacturing of electronic equipment, devices and systems, such as computer hardware, telecommunications equipment, or similar high technology uses, provided that such uses do not produce odor, smoke, noise, or other objectionable effects that are inconsistent with performance standards in Section 40.024.010 to 40.024.080 of the Zoning Ordinance.
- v. Industrial uses involving research, development or manufacturing of products that promote a sustainable environment, such as research and production of photovoltaic devices and other similar solar equipment, alternative fueled vehicles, research and testing; development and production of other products that promote energy efficient uses; and similar uses that do not produce odors, smoke, noise or other objectionable effects that are inconsistent with performance standards in Section 40.024.010 to 40.024.080 of the Zoning Ordinance.

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CITY OF DAVIS ZONING ORDINANCE (CONTINUED)

vi. Sex oriented entertainment businesses, subject to the requirements of Section 40.26.410 of the Zoning Ordinance.

B. Accessory Uses.

The accessory uses of this district shall be consistent with the accessory uses in section 40.20.030 of the Zoning Ordinance (Industrial zone, accessory uses), as may be amended from time to time.

C. Conditional Uses.

The conditional uses are as follows:

- i. Warehousing, storage, distribution or wholesale facility that are ancillary to and serve other industrial uses within this P-D;
- ii. Manufacturing uses involving primary production of products from raw materials. Such uses shall be subject to performance standards in Sections 40.24.010 to 40.24.080 of the Zoning Ordinance;
- iii. The manufacture of construction materials and products;
- iv. Production of pharmaceuticals and biotechnology related products;
- v. Recycling facilities; building materials production facilities that involves outdoor storage or production activities; and similar uses.
- vi. Machine parts and shops;
- vii. Brewing, distilling of liquors;
- viii. Administrative and professional offices; Offices serving construction trades, such as plumbing and heating, cabinets, flooring, and similar uses;
- ix. Any other use determined by the planning commission to be consistent with the district's purposes, and of general character as the above uses.

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CITY OF DAVIS ZONING ORDINANCE (CONTINUED)

SECTION 4 (Development Standards).

Development standards, such as building height, parking standards, lot area, and yard setback requirements, shall be established at the time of final planned development application processing stage, using the conventional industrial district development standards as a guide. A final planned development must be approved by the city prior to any new construction, or new uses are allowed within the planned development consistent with Section 40.22.070 of the Zoning Ordinance.

SECTION 5 (Development Guidelines).

Development guidelines, such as landscaping, site layout, building architecture and signage, shall be established at the time of design review process. Such guidelines shall be consistent with any general guidelines adopted by the city for industrial zones. The Development Guidelines shall reflect the intent of the planned development as a contemporary industrial district with high architectural and landscaping standards.

SECTION 6 (Findings).

The City Council hereby finds as follows:

1. The proposed project is in conformance with the General Plan, as the General Plan land use map for the subject site is Industrial, which allows the development of the site with industrial uses listed herein.
2. The proposed project is consistent with the Zoning Ordinance, as the purpose of the Planned Development District is to allow for diversification in the relationship of various buildings and structures and provide relief from the rigid standards of conventional zoning. The proposed Planned Development is intended to provide integrated and harmonious high technology industrial uses and structures by utilizing various common theme concepts that allow for, and encouraging architectural variation while maintaining the industrial character envisioned in the general plan.

Planned Development District is to allow for diversification in the relationship of various buildings and structures and provide relief from the rigid standards of conventional zoning. The proposed Planned Development is intended to provide

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Zoning

CITY OF DAVIS ZONING ORDINANCE (CONTINUED)

integrated and harmonious high technology industrial uses and structures by utilizing various common theme concepts that allow for, and encouraging architectural variation while maintaining the industrial character envisioned in the general plan.

- Public necessity, convenience and general welfare require the adoption of the proposed amendment, given that the industrial site zoning amendment is intended to ensure that appropriate development that provides for economic viability of the site, strengthens the city's economic base, provides opportunities for location of industries desired by the city, allows for research uses that take advantage of proximity to the university, provides opportunity for employment and sound development for the community at large.
- Negative Declaration #01-00 prepared for this project declares that impacts of developing the site would be less than significant; and the General Plan EIR pertinent mitigation measures would apply to the development of the subject site.


SECTION 7.

This ordinance shall become effective on and after the thirtieth (30th) day following its adoption.

INTRODUCED ON October 11, 2000, and PASSED AND ADOPTED on November 1, 2000, by the following vote:

AYES: BOYD, FREEMAN, GREENWALD, HARRINGTON, WAGSTAFF.
NOES: NONE.
ABSENT: NONE.

ATTEST:


BETTE RACKI
City Clerk


KEN WAGSTAFF
Mayor

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[PARCEL MAP](#)

[ZONING](#)

[CONTACT](#)



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DAVIS BUSINESS PARK

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Land



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