

## STAFF REPORT

**DATE:** October 8th, 2019

**TO:** City Council

**FROM:** Ashley Feeney, Assistant City Manager  
Sherri Metzker, Principal Planner

**SUBJECT:** Aggie Research Campus Application Update and Request for City Council Subcommittee

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### **Recommendation**

Staff recommends that the City Council:

1. Receive this staff report providing a brief update on the Aggie Research Campus entitlement application, and;
2. Appoint a City Council subcommittee for the project.

### **Council Goals**

The project proposal and establishment of a subcommittee relate the following City Council goal:  
Goal #2: Drive a Diverse and Resilient Economy

Objective 3: Address the needs of new businesses and business types identified as desirable additions to our economic diversity and sustainability.

### **Fiscal Impact**

The costs associated with the preparation of this staff report and the processing of the entitlement application are paid for through deposits funded by the project proponent.

### **Background**

On September 19, 2017, the City Council adopted Resolution 17-125, certifying the Final Environmental Impact Report (“EIR”) for the Mace Ranch Innovation Center project (“MRIC”). The planning applications related to the EIR were subsequently put on hold. On June 11, 2019, the City received a letter from the property owners of the MRIC project site (Buzz Oates, Reynolds & Brown, and Ramco Enterprises) requesting the City recommence with processing of their innovation center application, which has been renamed as the Aggie Research Campus (“ARC”). On September 30, 2019, the applicant submitted a project description and a number of other exhibits related to their application that are under review and are included as informational attachments to this staff report.

The applicant spent the last two years conducting research on modern innovation parks, talking to industry experts, and analyzing the appropriate land uses. The applicant has decided to continue pursuing the appropriate general plan and zoning designations, as well as, an application to annex their proposed Aggie Research Campus project which is located on a 185-acre project site, immediately east of the City of Davis city limits, near the “Mace Curve”, in unincorporated Yolo County. At build-out, the ARC would include up to 2,654,000 square feet of innovation center/business uses and 850 residential units of varied sizes and affordability.

More specifically, the ARC project would include space for office, research & development, laboratory, advance manufacturing, prototyping, limited supportive retail, a hotel and a conference center, and include 850 residential units to provide a jobs/housing balance. The ARC proposal has been planned to be in conformance with the mixed-use project alternative that was analyzed in the MRIC EIR. A comparison of the prior MRIC proposal and the current ARC project proposal is being prepared and will be posted the City website in the near future.

The project description provided by the applicant provides a detailed narrative on the proposed project (Attachment 1). Additional attachments include the ARC Land Use Plan (Attachment 2), the ARC Open Space Plan (Attachment 3), the proposed ARC General Plan Land Use Designation (Attachment 4), and the proposed ARC Preliminary Planned Development (Attachment 5).

Staff will be working to update the development projects section of the City website to provide an information page on the ARC project and will add additional project materials to the website as they become available. Staff and consultant analysis of the proposed ARC project is underway. The project will be scheduled for future commission and City Council meetings.

#### The City's Mace 25 Parcel

In the prior MRIC proposal, development of the City's Mace 25 was part of the project proposal. The current ARC proposal removes the City's Mace 25 parcel from the development proposal. There are no proposed changes to the agricultural zoning of the Mace 25 parcel nor to the City ownership of the property. The ARC project does propose a 150' wide, nine-acre agricultural buffer easement on the southern and eastern edges of the Mace 25 parcel. The placement of the agricultural buffer easement will be considered as part of the larger entitlement application discussion at a future meeting.

#### City Council Subcommittee

Mayor Pro Tempore, Gloria Partida and City Councilmember, Dan Carson serve as the City Council Ad Hoc Subcommittee on Fiscal Sustainability and have expressed a willingness to serve as the City Council Ad Hoc Subcommittee on the Aggie Research Campus project proposal. Staff recommends City Council appoint Mayor Pro Tempore Partida and Councilmember Carson to serve as the City Council Ad Hoc Subcommittee on the Aggie Research Campus accordingly.

#### Attachments

1. ARC Project Description
2. ARC Land Use Plan
3. ARC Open Space Plan
4. ARC General Plan Land Use Designation
5. ARC Preliminary Planned Development