

## STAFF REPORT

**DATE:** October 27, 2020

**TO:** City Council

**FROM:** Ashley Feeney, Assistant City Manager  
Sarah Worley, Business Engagement Manager

**SUBJECT:** Resolution Nominating SACOG Green Zones

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### **Recommendation**

Staff recommends the City Council adopt the attached Resolution authorizing the following actions:

- 1) Reaffirm the City's commitment to helping the State of California and the Sacramento Area Council of Governments (SACOG) region reach its current 19 percent greenhouse gas reduction goal through implementation of the Green Means Go pilot project;
- 2) Adopt the following named areas as Davis Green Zones: Davis Downtown, 2<sup>nd</sup> and 5<sup>th</sup> Street Corridor, University Research Park;
- 3) Authorize the City Manager to propose amendments to the adopted Greens Zones to the SACOG Executive Director.

### **Fiscal Impact**

There is no fiscal impact associated with this action. Green Zone designations will enable these areas to be eligible for funding through SACOG's Green Means Go program if SACOG is awarded state funding to support the program in the future.

### **Council Goal(s)**

Goal 2 - Drive a Diverse and Resilient Economy  
Goal 3 – Pursue Environmental Sustainability  
Goal 4 – Fund, Maintain, and Improve the Infrastructure

### **Background and Analysis**

Green Means Go is a multi-year pilot program developed by the Sacramento Area Council of Governments (SACOG). The intent of the program is to lower greenhouse gas emissions in the six-county Sacramento region by accelerating infill development, reducing vehicle trips, and electrifying remaining trips. Local jurisdictions may participate by designating eligible Green Zones, in which they must take specific actions to promote infill development, reduce existing barriers, and provide new transportation options. SACOG is working to secure state funding to implement the Green Means Go Program. In order to be eligible for any future funding, the city must apply to SACOG review and approve eligibility of Davis's nominated Green Zones.

There are two primary requirements for nominated Green Zones: (1) Green Zones must be within infill areas, defined by the 2020 MTP/SCS Community Type map as Center and Corridor Communities or Established Communities (which can be found in the MTP/SCS Chapter 3, page 19) and (2) Green Zones must be planned for growth or being considered for increased growth through current local planning work, such as specific plans or general plan updates and supported by local policies and actions that support increased development or redevelopment in the area. Examples of these policies and actions include: a specific plan, higher density zoning, public investment, nexus studies to facilitate fee reductions, economic development studies or plans, willingness to implement fee reductions and/or process streamlining for the area upon receiving funding for infrastructure improvements.

The City has submitted a SACOG application nominating Davis Downtown, 2nd and 5th Street Corridor and University Research Park as Davis Green Zones. These areas were previously identified as meeting Green Means Go SACOG eligibility criteria through a preapplication process in March of 2019 (See Attachment 1, Exhibit A). SACOG eligibility approval of the City's nominated Green Zones is still pending but expected to be received before the October 27, 2020, City Council meeting.

In March 2018, the California Air Resources Board established new SB 375 greenhouse gas emissions reduction targets for the SACOG region. The region's target for a 19 percent reduction by 2035 is conditional on the implementation of a new pilot program in the Sustainable Communities Strategy that addresses specific conditions and challenges relating to GHG emission reductions. If SACOG and the state do not secure funding and related policy commitments, CARB will reduce SACOG's target to 18 percent.

Green Zones, through a partnership of state funding and local government action, are intended to create areas targeted for infill and compact development, increasing housing and transportation options and promoting shorter, fewer, and cleaner vehicle trips. By designating Green Zones local jurisdictions must take specific actions to promote infill development and reduce existing barriers and provide new transportation options. SACOG is working to obtain the State funding needed to help implement these actions and further incentivize local development and housing production.

Participation in the SACOG Green Zone pilot program aligns with existing City sustainability, housing and economic development policies and programs. The city's commitment to greenhouse gas reduction is demonstrated by adopting City goals that surpass those in the upcoming Metropolitan Transportation Plan/Sustainable Communities Strategy (target of 19% per capita greenhouse gas reduction by 2035). On March 5, 2019 the Davis City Council adopted a resolution declaring a climate emergency and proposing a regional mobilization effort to restore a safe climate. The resolution called for an update of 2010 Davis Climate Action and Adaptation Plan (CAAP) that is now underway. The updated plan is to implement carbon reduction actions by 2030; and to accelerate the community greenhouse gas (GHG) reduction goals to reach zero net carbon for the Davis community by 2040 instead of 2050.

The City has proposed three of the City's largest employment areas as Green Zones: Downtown Davis, the 2nd/5th Street Corridor, and University Research Park. The application requires the City to demonstrate and provide examples of its commitment to supporting infill development, and equity. The Downtown Davis Specific Plan now underway as the first phase of updating the City General Plan demonstrates this for the proposed Downtown Davis green zone. This plan includes a new Form Based Code that will simplify development regulations, increase the size and amount of development allowed, and streamline approval of infill projects. Compact infill development with sustainable infrastructure and multimodal connectivity that employs innovative mobility and parking solutions, are two key specific plan goals. Need for new measures (e.g. reduced fees, incentives) to increase feasibility and remove barriers needed to facilitate construction of new high-density residential and commercial infill projects has been identified. Initial estimates of funding needed to implement new multi-modal transportation improvements proposed, such as bike and pedestrian improvements, expanded shuttles and electric vehicle charging stations are being prepared.

The City support for infill development in the proposed 2<sup>nd</sup> and 5<sup>th</sup> Street Corridor and University Research Park green zones is demonstrated by the number of infill projects recently approved or pending approval within or close by these areas.

The Green Zone nomination application also requires identification of barriers to development and where additional assistance to facilitate infill development is requested. New development incentives can help to increase project feasibility encouraging new investment. Infill development/redevelopment will also increase traffic vehicle miles travelled (vmt) and generate need for development of new transit options and TDM programs. Achieving local and regional climate action objectives will require expansion of available infrastructure to support e-vehicles. Additional funding resources will be needed to implement successful comprehensive solutions. All commercial and residential infill projects will also require readily available access to robust high speed broadband. This is particularly true for R&D/innovation based companies developing new technologies and to support transitions to new live/work lifestyles and work from home options.

Additional funding support made available through the Green Means Go program can help to reduce constraints that may impede project feasibility and assist with infrastructure costs necessary to support infill development. It can also provide critical assistance that will help implement the Downtown Specific Plan and City economic development and sustainability goals.

### **Attachments**

1. Resolution Adopting Davis Green Zones  
1A Exhibit A- Map of Davis Green Zones

RESOLUTION NO. \_\_\_\_\_ , SERIES 2020

RESOLUTION ADOPTING \_\_\_\_\_ AS GREEN ZONES RECOGNIZED  
BY THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS

WHEREAS, the City of Davis is a member of the Sacramento Area Council of Governments;

WHEREAS, the region faces an ambitious state-mandated per capita greenhouse gas reduction target of 19 percent by 2035 for the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), adopted November 18, 2019;

WHEREAS, the City of Davis is committed to helping the Sacramento region meet its 19 percent greenhouse gas reduction target by facilitating more housing and transportation choices and advancing economic prosperity;

WHEREAS, SACOG and its member local governments must work in partnership with the state in order to support housing and transportation projects that will help the region and the state achieve our environmental goals;

WHEREAS, the Green Means Go pilot project will be a meaningful and measurable effort to catalyze and advance projects and programs that accelerate infill housing, travel options, and electric vehicle deployment in targeted areas, called Green Zones;

WHEREAS, SACOG has solicited its member local governments to nominate Green Zones that are 1) within infill areas, defined by the 2020 MTP/SCS Community Type map as Center and Corridor Communities or Established Communities, 2) within areas planned for growth or being considered for increased growth through current local planning work, and; 3) supported by local policies and actions that support increased development or redevelopment in the area.

WHEREAS, SACOG acknowledges that Green Zones are areas where new growth is planned or being planned, and encourages, where applicable, outreach in disadvantaged communities, proactive anti-displacement policies and mitigation strategies in an attempt to reduce gentrification and displacement within Green Zones as they grow and transform.

WHEREAS, SACOG understands that funding and priorities can change over time and will allow amendments to the Green Zones on an as-needed basis following discussions with local agency staff and at the discretion of the SACOG Executive Director.

WHEREAS, SACOG has reviewed nominated Green Zones within City of Davis and has accepted those nominations as having met the Green Means Go Green Zone eligibility requirements.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis hereby

- 1) Reaffirms its commitment to helping the State of California and the SACOG region reach its current 19 percent greenhouse gas reduction goal through implementation of the Green Means Go pilot project.
- 2) Adopts the following named areas as Green Zones: Area #1 – Downtown Davis, Area #2 2<sup>nd</sup>/5<sup>th</sup> Street Corridor, Area #3 University Research Park
- 3) Authorizes the City Manager to propose amendments to the SACOG Executive Director for Greens Zones named herein.

PASSED AND ADOPTED by the City Council of the City of Davis this the \_\_\_\_\_th day of \_\_\_\_\_, 2020, by the following vote:

AYES:

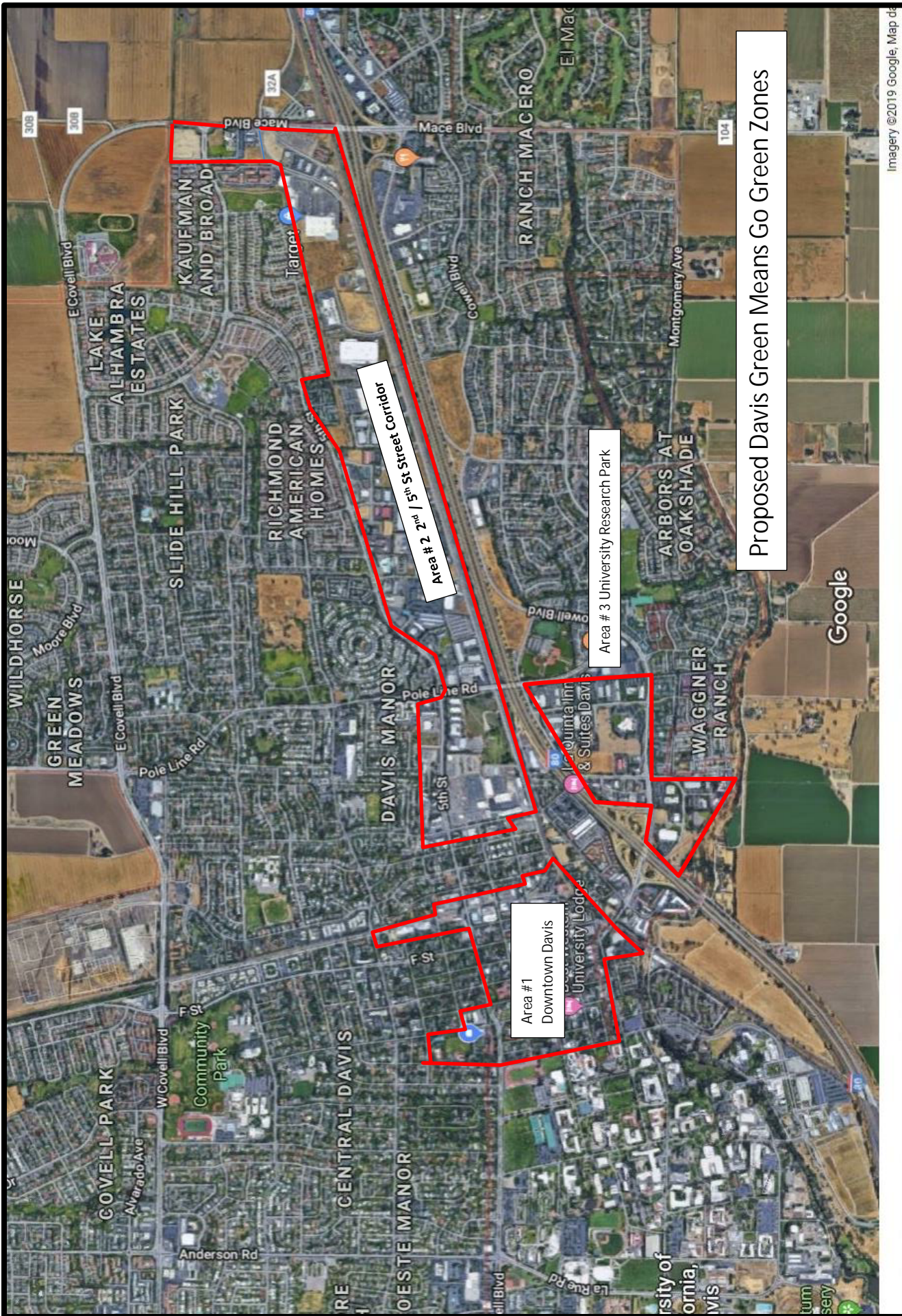
NOES:

ABSENT:

\_\_\_\_\_  
Gloria Partida  
Mayor

ATTEST:

Zoe Mirable, CMC  
City Clerk



Proposed Davis Green Means Go Green Zones

Area #1  
Downtown Davis

Area #2 2<sup>nd</sup> / 15<sup>th</sup> St Street Corridor

Area #3 University Research Park

Google

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