

Natural Resources Commission Minutes
January 29, 2018; 6:30 p.m.

Present: Steven Westhoff, John Johnston, Alan Pryor, Patrick Henderson, Mark Braly, Anya McCann

Absent: Evan Schmidt, Stan Bair

Staff: Kerry Daane Loux, Sustainability Coordinator. Community Development & Sustainability

Council Liaison: Rochelle Swanson

1. **Approval of Agenda** –Following a request to move the GHG Subcommittee report to Regular Item A, the agenda was approved unanimously.
2. **Brief Announcements from Staff, Commissioners, and Liaisons** –
John Johnston reported on the recent quarterly Unitrans Advisory Committee meeting. The budget was discussed, and an announcement about an invitational workshop being planned was made. The workshop will address reordering Unitrans routes and levels of service to meet community demand.
3. **Public Communications** –
Eileen Samitz spoke to the Commission on new Davis development project trends which include large (4-5 room) apartment suites, each with a dedicated bathroom. Concerns include potential increased water and energy use which are not metered by individual suites and therefore provide decreased incentive to conserve. Ms. Samitz reported that 5-6000 student beds are currently proposed. She distributed a letter to the Commission on the issue, and requests that the Commission address a recommendation for a city-wide ordinance to require utility (water and electricity) monitoring with penalties for overuse.
Susan Rainier also commented on the above issue and noted that the City and the Commission should show leadership by working toward zero net water projects. Ms. Rainier noted that water resources are most important, and that other cities have taken action on this issue.
Nancy Price noted that she supports the comments presented by the previous two speakers.
4. **Consent Calendar** –
(A) November 27, 2017 minutes (approval 6-0; moved by Johnston, seconded by Henderson)
5. **Regular Items**
 - A. **GHG Subcommittee Report**
Anya McCann of the GHG Subcommittee reported on recent meetings and goals. The subcommittee is recommending interim “Non-residential GHG Building Standards” in the short term (1-3 years), based on existing CalGreen Tier 1 requirements with additional requirements identified until the City is able to update the Climate Action and Adaptation Plan (CAAP). The subcommittee supports and recommends devoting 2018-19 budget dollars to a CAAP update that can occur in parallel to the Downtown Core Plan development and the upcoming General Plan update.

The subcommittee recommends identifying current and proposed ordinances that could be included in the Non Residential GHG Standards, even if they need to be updated, such as parking lot standards, heat island standards/shade, tree ordinance, electric vehicle charging plan, and solar ordinances. Review of these standards will be undertaken by the subcommittee and brought to the full Commission for review over the coming months.
 - B. **West Davis Active Adult Community (WDAAC) Proposal –Preliminary Review**
Katherine Hess gave an overview of the project. The Environmental Impact Report is currently in review; public comments deadline is February 20, 2018. Commissioners are asked to address and make recommendations on the sustainability components and baseline project conditions.

This project is taking a somewhat different approach from previous development projects. It is scheduled for a Measure R/J vote first, to be followed by the tentative map, utilities plans and other documents after the vote. The applicant believes that this will allow for increased community input and the ability to deliver an approvable project to voters.

The project includes single story, 1600 to 1800 SF/unit, energy efficient housing with universal design components, targeting active adults. Solar PV is proposed on every house. The project intends to meet statewide targets and requirements for net zero electricity, to be in place in 2020. The project will be built out in approximately six years, with about 50 homes constructed per year. The 'Activity and Wellness Center' will be open to all in the community. An energy retrofit program is proposed to provide funding to improve existing homes in Davis.

Public comments included:

Matt Williams voiced concern about the lot size and suggested lots should be smaller, especially to reduce water use in landscape. However, he said this site is an ideal place for development due to the poor soil quality on site.

Eileen Samitz commented on the positive attributes of the one story houses proposed, and the mixture of housing products offered.

Following Commission comments, the following recommendations were made in the form of motions:

1. Zero Net Carbon (moved by Braly, seconded by Pryor, 6-0 unanimous)
'The project's buildings and common (public) areas should be carbon-neutral, meaning zero net greenhouse gas emissions.'
Additional discussion: This should include the buildings and water heating, but is not required to offset construction, materials or transportation greenhouse gases.
2. Site Irrigation (moved by Johnston, seconded by Pryor, 6-0 unanimous)
'Require purple (non-potable water) pipes to be installed for public landscaping, and investigate non-potable water sources for that use.'
Additional discussion: The purple pipe irrigation system is required whether or not non-potable water is available at time of construction.
3. Central transportation hub (moved by Johnston, seconded by Pryor, 6-0 unanimous)
'Require a transportation hub in a central location in WDAAC that is oriented toward transit, and features seating, weather protection and lighting.'
Additional discussion: "oriented toward transit" is understood to mean the site is accessible to Unitrans vehicles of all shapes; 'central' is understood to mean at or near the Activity and Wellness Center and accessible to the road system loop provided in the project. Although Unitrans may not enter the site in the early phases, it is hoped that they will choose to enter the site at further buildout, due to community demand and needs.
4. Transportation options (moved by Braly, seconded by Pryor, 6-0 unanimous)
'Encourage investigation and accommodation of alternative public transportation options connecting the development to locations in and around Davis such as Zipcar, neighborhood electric vehicles, paratransit buses and other means.'
5. Energy retrofit program (moved by Johnston, seconded by Pryor, 6-0 unanimous)

‘Support the proposed energy retrofit program concept but expand it to cover *every* purchase, including buyers outside Davis. All funds (even those generated by out-of-town buyers) to be used for energy retrofits of existing homes in Davis.’

6. Density (moved by Pryor, seconded by Henderson, 6-0 unanimous)
‘Encourage intensifying density by increasing the number of units on the property, such as additional stacked flats and more building stories.’
7. Microgrid (moved by McCann, seconded by Pryor, 6-0 unanimous)
‘Encourage microgrid-ready electrical infrastructure throughout community.’
8. Graywater (moved by Pryor, seconded by Johnston, 6-0 unanimous)
‘Encourage “pre-stubbing” homes for onsite graywater reuse.’

C. 2018 Commission Goals Planning

The Commission will review the Goals and Long Range Calendar at the next meeting. Items requested to be addressed on the Long Range Plan for 2018 include a report from Parks on turf conversions and water conservation metrics; a report on the organics feasibility draft study; a report on metrics of green waste pick up; review of restaurant handling of solid waste, especially fast food restaurants and compliance with straws, packaging and other issues; a report from Cool Davis; a report on current graywater efforts from the WaterWise group; an update on the IPM Policy and IPM Specialist hiring process; an update on pesticide applications in October 2017 to January 2018; review of woodsmoke ordinances and complaints; and consideration of impacts of large unit multi-family development projects related to community goals and resource use. Additional items may be brought up for inclusion by NRC subcommittees.

The request by Eileen Samitz to address water metering is referred to the Water Subcommittee for review.

D. Subcommittee Updates –

The Environmental Recognition Awards subcommittee will consist of Alan Pryor and Steve Westhoff. Stan Bair will be invited to join the subcommittee as well.

No other subcommittee reports were made.

6. **Commission and Staff Communications**
 - a) **Long Range Calendar/Future Agenda Items.** Reviewed
 - b) **Upcoming meeting items/events.** Next regular meeting February 26, 2018
7. **Adjourn:** 10:35 p.m.