

Open Space and Habitat Commission Minutes
Monday, February 1, 2016
Community Chambers Conference Room, 23 Russell Boulevard, 6:30 p.m.

Commissioners Present: Patrick Huber, Roberta Millstein, Jason Bone (Alternate), Rachel Aptekar, Greg House

Commissioners Absent: Colleen Rossier, Helena Chung, Marc Hoshovsky

Commission Liaisons: Recreation and Parks (TBD)

Assigned Staff: Tracie Reynolds

Council Liaison: Lucas Frerichs

1. Approval of Agenda

On a motion by Commissioner Millstein, seconded by Commissioner House, the Commission voted 5-0 to approve the agenda.

2. Approval of Minutes

January 11, 2016 minutes. Commissioner Aptekar requested a correction to the minutes. On a motion by Commissioner Millstein, seconded by Commissioner Aptekar, the Commission voted 5-0 to approve the January 11, 2016 minutes, as amended.

3. Public Communications

None.

4. Presentation, Discussion, and Actions – Open Space and Habitat Elements of the Mace Ranch Innovation Center (“MRIC”)

The Commission first heard a short overview presentation (See Attachment 1) by Heidi Tschudin, a consultant working as the City’s project manager for the Mace Ranch Innovation Center (“MRIC”) project. She briefly talked about the project parameters and the project timeline. She noted that the first design workshop before the Planning Commission is February 24. Final approvals by the Planning Commission and the City Council will occur in March and April, she said, with a Measure R vote targeted to occur in November. She also summarized the questions being asked of the Commission, and the relationship to the City Council-approved Guiding Principles for Innovation Centers. The City has asked the Commission to advise the City Council on the following three questions, as they relate to the Commission’s area of expertise:

1. Is the project consistent with the City Council-approved Guiding Principles for Innovation Centers?
2. Does the Commission recommend the MRIC project as proposed (without housing), the mixed-use alternative with housing, or one of the other alternatives in the FEIR and why?
3. What comments or recommendations does the Commission have regarding project design and proposed features? How does this differ based on the recommended alternative?

Several members of the MRIC project team then gave a presentation (See Attachment 2) about the open space and habitat elements of the MRIC project as proposed, and the mixed-use alternative. The project applicant focused on the agriculture buffer and the drainage ditch/riparian corridor that runs west-east through the property. During the presentation, the project applicant said he’d like to explore the possibility of purchasing an easement on the City’s Howatt/Clayton property to satisfy the MRIC project’s agriculture mitigation requirement. He also said he’d like to explore purchasing about 50 acres of the City’s Howatt/Clayton property to donate to the Center for Land-based Learning for a new headquarters location.

The Commission discussed several topics related to the open space and habitat elements of the MRIC project, including (1) whether a project should be built on the site at all, (2) the amount of surface parking proposed on the site, (3) the proposed project density and whether development could be concentrated on the southern part of

the site (i.e., a reduced development footprint), (4) the amount of native species and pollinators proposed to be planted on the site, (5) whether the project produced a “net ecological benefit,” (6) whether the City’s 25 acres should be part of the project or not, (7) whether the agriculture buffer should be privately owned, as proposed, and (8) whether the City’s Howatt/Clayton property should be used to satisfy the project’s agriculture mitigation requirement, as proposed. As part of this discussion, Commissioner Millstein submitted a summary of her comments about the proposed MRIC project (See Attachment 3).

At the end of the discussion, the Commission determined that it needed more time to evaluate the open space and habitat elements of the proposed MRIC project, and continued this item to the March 7, 2016 meeting. Commissioners Huber and Millstein agreed to work with staff to prepare a summary document to help guide the Commission’s discussion at the March 7, 2016 meeting.

5. Presentation – The State of Burrowing Owls In and Around Davis (Catherine Portman, Burrowing Owl Preservation Society)

This presentation was postponed until the Commission’s March meeting.

6. Working Group Updates

No working group updates were given. Jean Jackman, a member of the public, submitted a letter dated February 1, 2016 to the Commission that (1) provided input into the draft grant guidelines for restoration projects using Measure O funds, and (2) suggested materials that should be distributed at the public workshop on open space scheduled for March 9 (See Attachment 4).

7. Program/Project Updates

No program/project updates were given.

8. Staff/Commission Communications

- *Commission Liaison Reports*
 - Recreation & Parks/Planning. No reports were given.
 - City Council. No reports were given.
- *Sports Complex Task Force Liaison report*. No reports were given.
- *Staff Report*. No reports were given.
- *Next Meeting and Agenda Items*. The next meeting is March 7, 2016. Possible agenda items discussed included: the MRIC open space and habitat elements (action item) and the state of burrowing owls in and around Davis (presentation and discussion).

9. Adjournment

The meeting was adjourned at approximately 9:40 p.m.

Attachments:

- | | |
|---------------|---|
| Attachment 1: | City Staff Report -- MRIC |
| Attachment 2: | Applicant Report -- MRIC Open Space and Habitat Elements |
| Attachment 3: | Comments on Proposed MRIC Project from Commissioner Millstein |
| Attachment 4: | Letter dated February 1, 2016 from Jean Jackman |

STAFF PRESENTATION TO OSHC

February 1, 2016

- Mace Ranch Innovation Center (MRIC)
 - 2,654,000 square feet of innovation center uses
 - 1,510,000 square feet for research/office/R&D uses
 - 884,000 square feet for manufacturing and research uses
 - 260,000 square feet (10 percent) for supportive commercial uses
 - 160,000-square feet and 150 rooms
 - 100,000 square feet of supportive retail
 - 64.6 acres of green space (including parks and open space)
 - 212 ac site
- Mace Triangle
 - 71,056 square feet of general commercial uses
 - 45,900 of research, office, and R&D
 - 25,155 square feet of retail
 - 16.6 ac site

MRIC TIMELINE SUMMARY

- September 25, 2014 Application filed
- August 13, 2015 Draft EIR released
- January 14, 2016 Final EIR released
- January thru March Review by commissions; staff review
- Feb 1 and Mar 7 OS and Habitat Commission
- February 24 Plng Comm Design Workshop (Tentative)
- March 9 and 23 Planning Commission (Tentative)
- April 5 and 26 City Council (Tentative)
- July 5 City deadline
- July 26 County deadline
- November 8 Measure R target date

FEIR OVERVIEW

- Released January 14, 2016
- Responds to 47 comment letters
- Provides 8 master responses
- Includes Draft EIR errata and clarifications
- Includes revised Impact/mitigation summary table

FEIR MASTER COMMENTS

- 1) Union Pacific Railroad and CR 32A Closure
- 2) Bicycle Connection along CR 32A
- 3) Mixed-Use Alternative
- 4) Guarantees of Developer Performance
- 5) Project Phasing
- 6) Project Ownership
- 7) Western Burrowing Owl
- 8) Swainson's Hawk

OSHC COMMENTS

- Letter 33, page 4-212 of FEIR
- Responses, page 4-226

PROJECT DECISIONS

- Tier 1 Decisions

Items to be considered by Council in April (project approval; baseline project features)

- Tier 2 Decisions

Items to be considered between April and November (post-approval, pre-vote)

- Tier 3 Decisions

Items to be considered after November (post-vote)

TIER ONE DECISIONS

Items to be considered by Council in April (project approval; baseline project features)

- Simplified site plan
- Basic land uses (general plan designations)
- Maximum project square footage
- Basic project design features
- Density/intensity
- Project phasing
- Major infrastructure components
- Major sustainability framework and commitments
- Basic structure and tenets for Master Owner Association (MOA)
- Fundamental development agreement items (beyond nexus-based conditions and mitigations)
- Basic features of the Mace Triangle component

TIER TWO DECISIONS

**Items to be considered between April and November
(post-approval, pre-vote)**

- Project Design Guidelines
- Project Sustainability Implementation Plan
- Framework for tax sharing agreement
- Framework for use of City property
- Mitigation land location (for loss of habitat and of agriculture)
- Choice of traffic mitigation option
- Development agreement

TIER THREE DECISIONS

Items to be considered after November (post-vote)

- Tax sharing agreement
- Tentative map
- Final Planned Development

QUESTIONS FOR COMMISSION

Question #1 -- Do you feel the project is generally consistent with, or would generally achieve, City objectives and guiding principles relevant to the mission of the commission? Why or why not?

Question #2 -- Which project alternative do you support? Why or why not?

Question #3 -- What recommendations do you have related to project design and proposed features? How does this differ based on the recommended alternative?

SUMMARY OF GUIDING PRINCIPLES

1) Density

2) Sustainability

Apply Low Impact Development Principles
Ensure minimal GHG impacts at the project level
Explore opportunities to bolster the goals of the CAAP
Agricultural Land Conservation/**Open Space**

3) Transportation

Bicycle/Pedestrian Connectivity

4) Work Environment

5) Uses

6) Timing and Project Phasing

7) Fiscal Consideration and Net Community Benefit

8) Facilitate Collaborative Partnerships and Provide Opportunities for Increased University and Research Engagement

PROJECT EIR ALTERNATIVES

0. Project as Proposed
1. No Project (No Build)
2. Reduced Site Size
3. Reduced Project
4. Off-Site (Davis Innovation Center site)
5. Off-Site (Covell Property site)
6. Infill
7. Mixed Use

PROJECT DESIGN FEATURES

- Site Plan
- Land Uses
- Preliminary Planned Development
- Density/Intensity
- Green Space
- Infrastructure (water, sewer, drainage)
- Circulation (vehicle, pedestrian, bicycle, transit)
- Parking
- Phasing
- Master Owners Association (MOA)
- Mace Triangle

PROJECT OS AND HABITAT FEATURES

Presentation by Ramos Team



Mace
Ranch
Innovation
Center

MRIC



Ramco Enterprises Inc.
Buzz Oates Group of Companies
Reynolds & Brown

PINTO + PARTNERS





Attachment 2 -- Applicant Report -- MRIC Open Space and Habitat Elements







PINTO + PARTNERS

PROPOSED PROJECT



PROPOSED LAND USES



PROPOSED GREEN SPACE

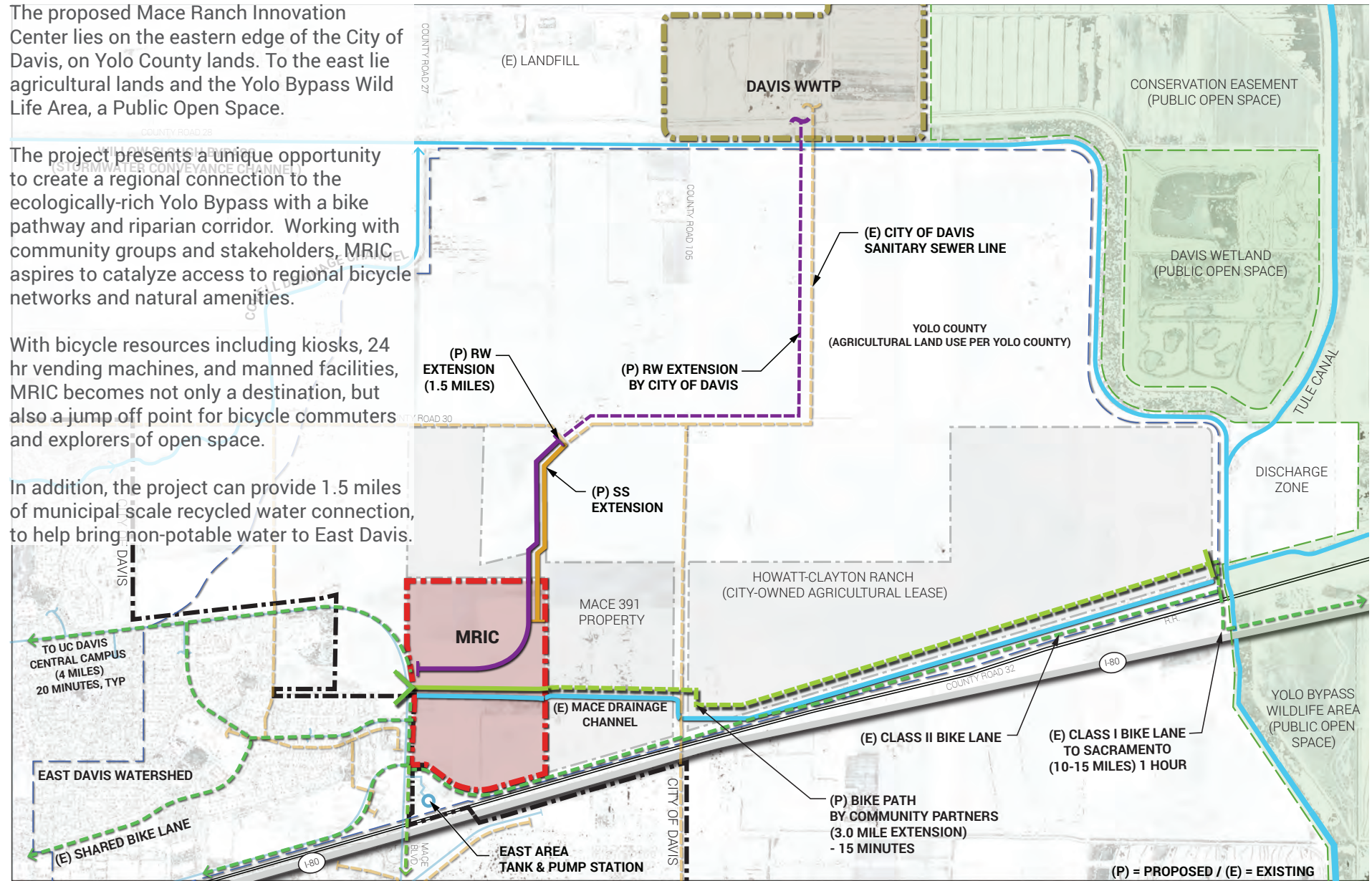
REGIONAL CONNECTIONS: Opportunity for Collaboration Beyond the Site

The proposed Mace Ranch Innovation Center lies on the eastern edge of the City of Davis, on Yolo County lands. To the east lie agricultural lands and the Yolo Bypass Wild Life Area, a Public Open Space.

The project presents a unique opportunity to create a regional connection to the ecologically-rich Yolo Bypass with a bike pathway and riparian corridor. Working with community groups and stakeholders, MRIC aspires to catalyze access to regional bicycle networks and natural amenities.

With bicycle resources including kiosks, 24 hr vending machines, and manned facilities, MRIC becomes not only a destination, but also a jump off point for bicycle commuters and explorers of open space.

In addition, the project can provide 1.5 miles of municipal scale recycled water connection, to help bring non-potable water to East Davis.





VIEW EAST TOWARDS THE "OVAL"



VIEW WEST ALONG THE CANAL



Attachment 2 -- Applicant Report -- MRIC Open Space and Habitat Elements



MRIC MIXED USE ALTERNATIVE IN DEIR

CITY OF DAVIS EIR PROCESS IDENTIFIED MIXED USE ALTERNATIVE

STUDIED AS AN EQUAL WEIGHTED OPTION IN THE EIR

REDUCTION OF VEHICULAR MILES TRAVELED

REDUCTION OF GREEN HOUSE GASES (GHG)

SMART GROWTH PLANNING





BENEFITS OF MIXED USE DEVELOPMENT

SMART GROWTH PLANNING


- HIGHER LAND AND INFRASTRUCTURE EFFICIENCY
- LOCAL ECONOMY BENEFITS FROM DIVERSITY OF GOODS/SERVICES
- COMPETITIVE ADVANTAGE FOR TENANTS ATTRACTING WORKERS
- PROMOTES SOCIAL INTERACTION AND CROSS FERTILIZATION OF IDEAS
- ENHANCES AN AREA'S IDENTITY AND CHARACTER
- NEXT GENERATION OF 21ST CENTURY INNOVATION CENTERS

Mixed-Use Alternative Plan

Total Programs

R&D :		1,580,000 sqft.
Manufacturing :		884,000 sqft.
Hotel Conference :		150,000 sqft.
Ancillary Retail :		40,000 sqft.
Total Sq Footage :		2,654,000 sqft.

Proposed Housing

Total number of units:		750-850 units 20-40 du/ac
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Note:

1. Within the areas indicated as ancillary retail the program is allowed at a kiosk or as a mixed-use subcomponent that otherwise serve R&D/Office/Research/Housing.
2. The identified locations and square footages of these uses represent a logical Project build-out scenario. Please note that supportive commercial uses, which include ancillary retail and hotel conference, may comprise up to 260,000 ft² (10%) within the MRIC. The proposed square footage of retail and research/office/R&D are inversely proportional.









MIXED USE ALTERNATIVE



LAND USES



GREEN SPACE NETWORK

MRIC MIXED-USE ALTERNATIVE



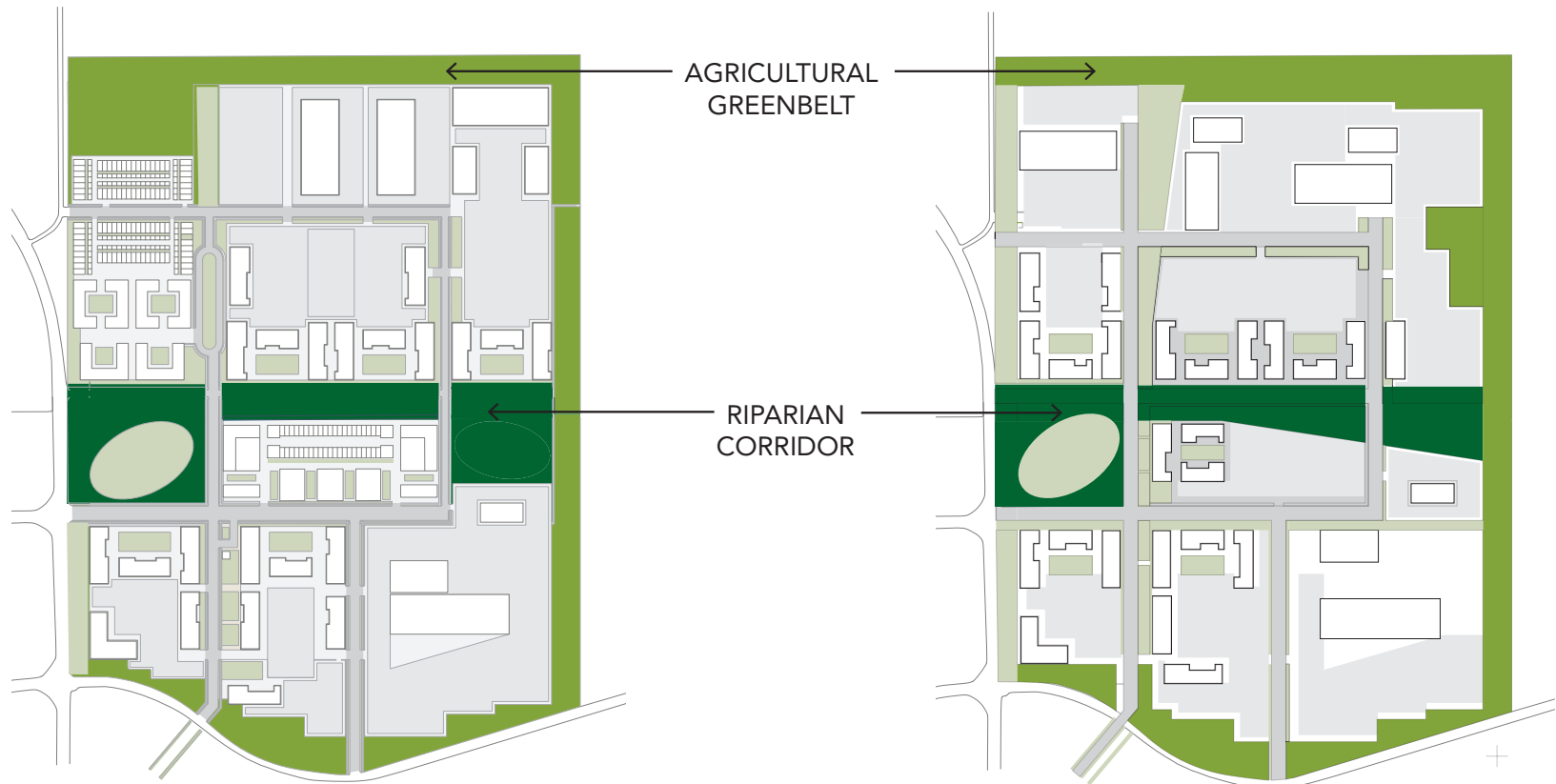
TOTAL FAR .82

MRIC PROPOSED PROJECT



TOTAL FAR .5



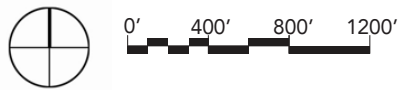


MIXED USE PLAN

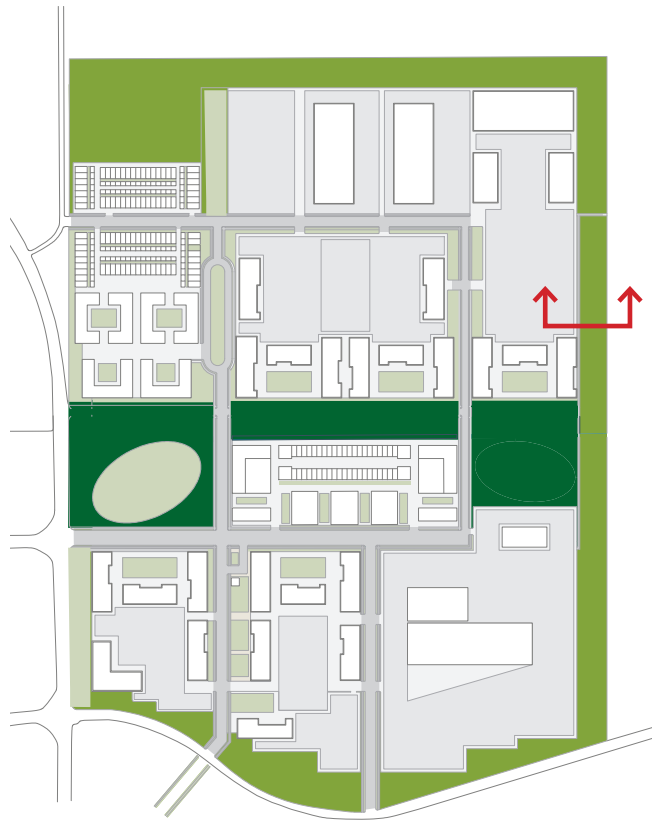
INNOVATION CENTER PLAN

MRIC HABITAT + AGRICULTURAL OPEN SPACE DIAGRAM

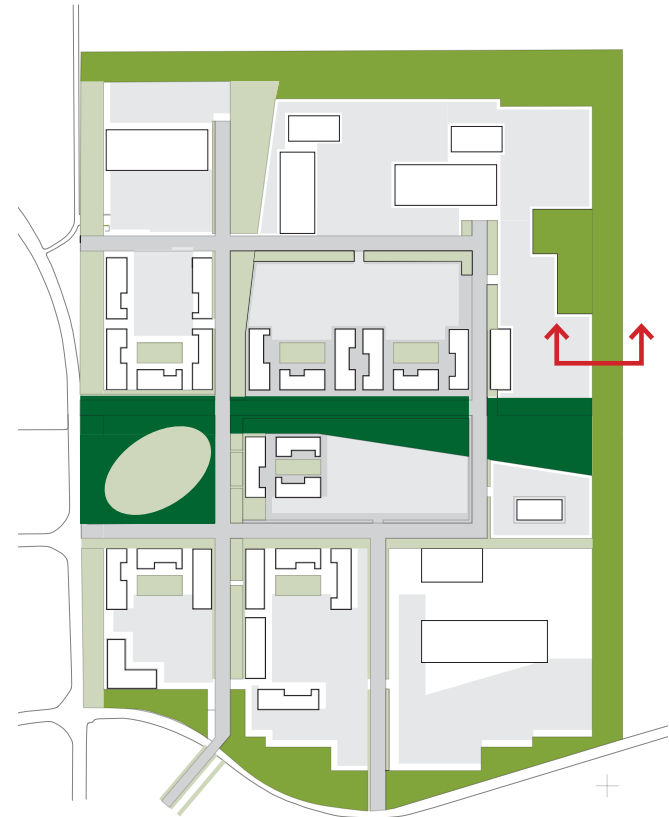
Mace Ranch Innovation Center



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MIXED USE PLAN



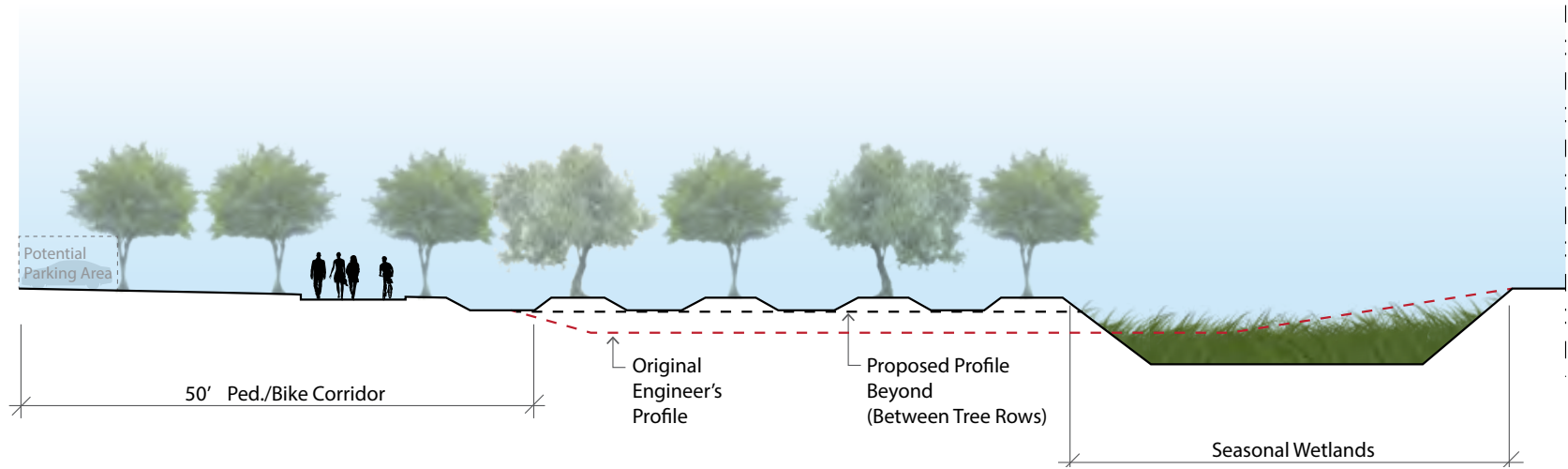
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Mace Ranch Innovation Center



02.01.2016



AGRICULTURAL GREENBELT SECTION
 Mace Ranch Innovation Center



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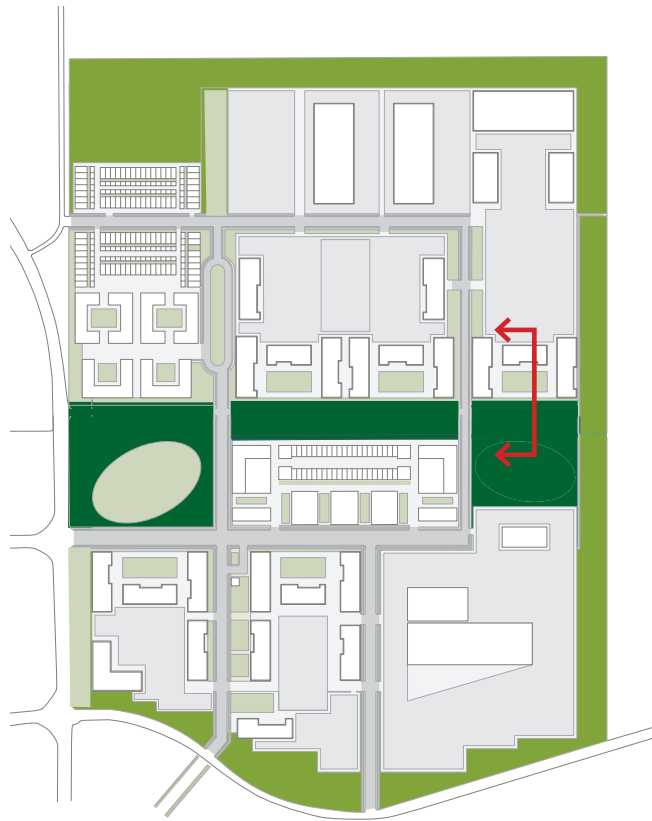


AGRICULTURAL GREENBELT IMAGES

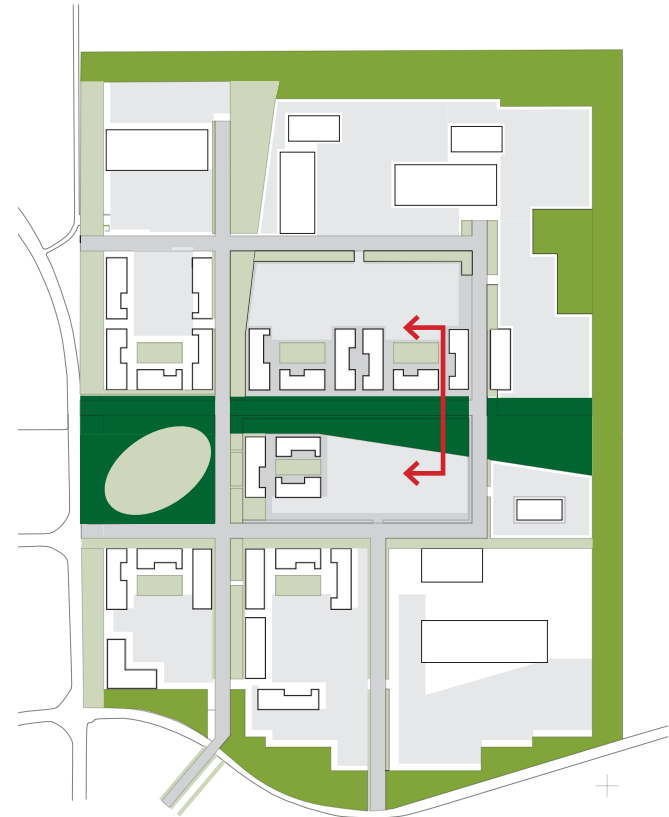
Mace Ranch Innovation Center

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MIXED USE PLAN



INNOVATION CENTER PLAN

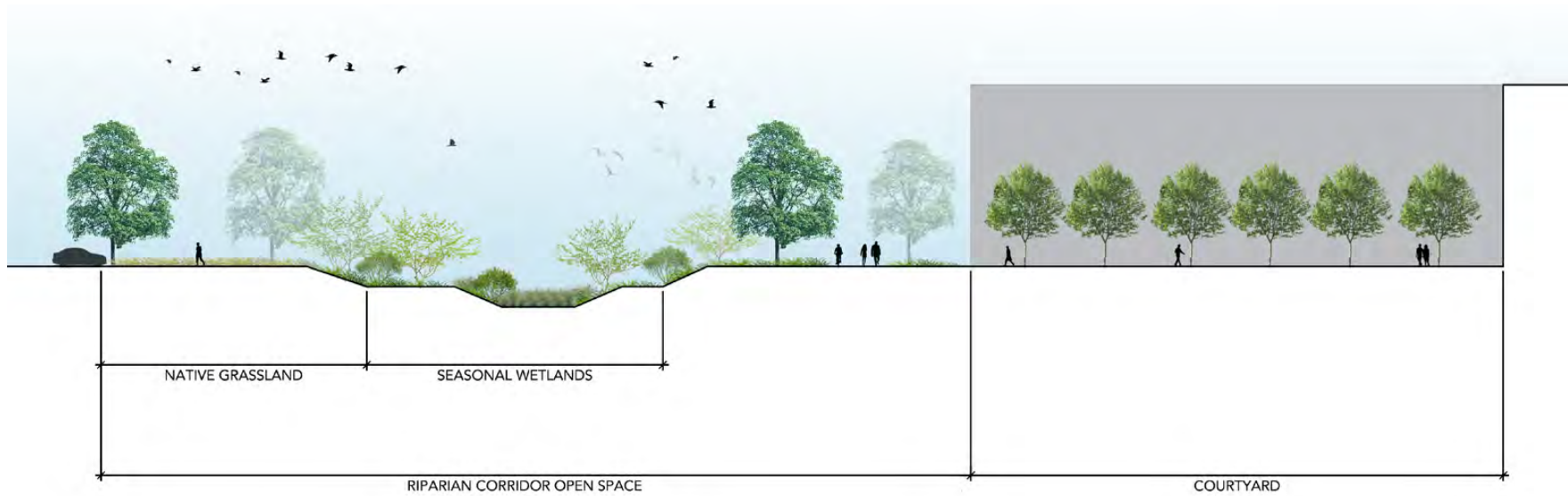
MRIC HABITAT + AGRICULTURAL OPEN SPACE DIAGRAM

Mace Ranch Innovation Center



02.01.2016





MRIC RIPARIAN CORRIDOR SECTION

Mace Ranch Innovation Center

02.01.2016

MEYER +
SILBERBERG
LAND ARCHITECTS



RIPARIAN CORRIDOR IMAGES
Mace Ranch Innovation Center

02.01.2016





		LANDSCAPE TYPOLOGIES									PLANT CHARACTERISTICS			
		Agriculture Edge/Buffer	Windbreak/ Shelterbelt Buffer	Streetscapes/ Allees	*The Oval*	East-West Commons: Riparian	North Commons: Native Meadow/ Ag Crops	South Commons: Transit Plaza/ Tech Park	Courtyards	Parking Lots	California Native	Ecological Habitat Value	Edible/ Community Farm	Readily Available
OVERSTORY TREES														
Acer campestre cv	Metro Gold Maple	X					X							
Acer negundo cv	Sensation Box Elder	X	X			X	X							
Acer platanoides cv	Crimson Sentry Maple			X	X									
Acer rubrum cv	Armstrong Maple			X	X									
Acer truncatum x platanoides cv	Crimson Sunset Maple				X				X					
Nyssa sylvatica cv	Tupelo Tree			X	X					X				
Parrotia persica cv	Persian Ironwood	X							X	X				
Phellodendron amurense cv	Cork Tree	X	X											
Pistacia chinensis cv male	Chinese Pistache	X								X				
Platanus racemosa	Sycamore					X								
Quercus lobata	Valley Oak					X								
Quercus alba	White Oak			X						X				
Quercus buckleyi	Texas Red Oak	X								X				
Quercus frainetto	Forest Green Oak			X										
Quercus phellos	Willow Oak	X		X	X									
Quercus macrocarpa cv	Urban Pinnacle Oak		X											
Quercus bicolor cv	Beacon Oak		X	X						X				
Quercus alba x robur cv	Crimson Spire Oak	X	X	X	X				X	X				
Quercus alba x robur cv	Skinny Genes Oak		X	X	X				X					
Quercus bicolor x robur cv	Regal Prince Oak		X	X					X					
Robinia pseudoacacia cv	Frisia					X								
Styrax japonicus cv	Snowcone Snowbell				X				X					
Tilia tomentosa cv	Sterling Silver Linden	X		X					X					
Tilia cordata cv	Greenspire Linden			X	X				X					
SMALL TREES														
Cercis texensis cv	Oklahoma Redbud	X	X		X				X					
Cercis occidentalis	Western Redbud	X	X											
Cephalanthus occidentalis	Burtonwillow					X								
Cotinus obovata	American Smoke Tree			X			X		X					
Cornus controversa cv	Giant Dogwood				X				X					
Cladastris kentukea	Yellowwood	X	X							X				
Diospyros kaki	Persimmon	X						X						
Robinia x ambigua 'Idahoensis'	Idaho Locust	X	X							X				
Rhus glabra														
Salix exigua var hindsiana	Sandbar Willow		X			X								
Salix laevigata	Red Willow		X			X								
Sambucus nigra cvs	Elderberry		X				X							
Sambucus mexicana	Blue Elderberry													
Sorbaria sorbifolia														
Syringa vulgaris cvs														

MRIC PLANTING PALETTE MATRIX

Mace Ranch Innovation Center

MEYER +
SILBERBERG
LAND ARCHITECTS

02.01.2016

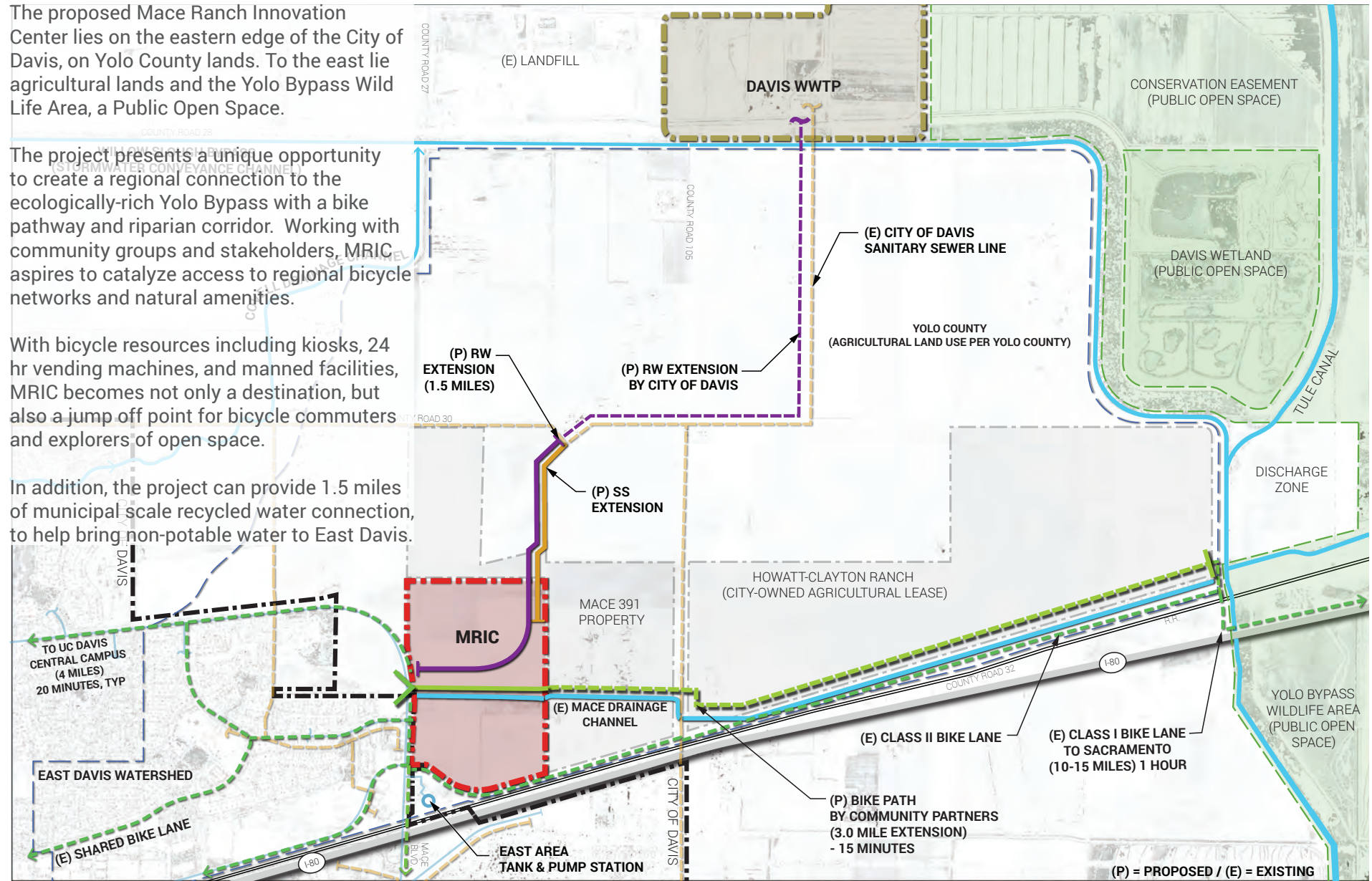
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Mace
Ranch
Innovation
Center

MRIC



Ramco Enterprises Inc.
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Draft of comments concerning the proposed MRIC project

- As the EIR states, the MRIC “would result in significant and unavoidable impacts to aesthetics, agricultural resources, air quality, biological resources, greenhouse gas emissions, population and housing, and transportation and circulation.”
- As the EIR states, the California Department of Conservation has defined approximately 200 acres of the project site (96.6 percent) as Farmland of Local Importance, and approximately five acres of the project site (2.4 percent) as Farmland of Local Potential. **Building the MRIC on this site would be a great loss to the city of Davis and flies in the face of its goal of preserving and protecting agriculture.**
- The 229-acre project site is located adjacent to the City. Recent comments given at OSHC meetings and in the local press have emphasized the importance of preserving open space on the City’s perimeter and the value that citizen’s place on such parcels. **Building the MRIC on this site would be a considerable loss of a limited resource, namely, valued and valuable open space on the City’s perimeter.**
- The MRIC project site has been identified as potential habitat for the Swainson’s hawk, the burrowing owl, and the white-tailed kite, among other species. **Building the MRIC on this site would reduce the amount of precious available local habitat.**
- Citizens of Davis find farmland aesthetically enjoyable; the majestic sweep of farmland as comes down the bridge over I-80 and around the Mace Curve is a valued treasure. **Building the MRIC on this site would be a visual encroachment.**
- The project would block views to the east of the Sierra Nevada and the Sacramento skyline. These scenic vistas have been recognized as Scenic Resources, i.e., views of significant landmarks, by the City of Davis. **Building the MRIC on this site would be a sacrifice of these irreplaceable views, currently enjoyed by Davis’s citizens.**
- The MRIC proposal has no provision for a community farm on the City-owned twenty-five acres in the northwest corner of the project site, land that the OSHC requested be left out of the Leland Ranch easement for the express purpose of building a community farm. Over the last eight years, past and present City Councils directed the OSHC to study the feasibility of a community farm, evaluate properties, and recommend a parcel. After reviewing many properties, the OSHC decide that this was the most promising site. **Building the MRIC on this site would be a lost opportunity for community education and engagement with local farming.**

The OSHC recognizes that mitigations are proposed for some of the above. However, mitigation is not preservation. We therefore recommend ...

306 Del Oro Ave.
Davis, CAS 95616
Feb. 1, 2016
JeanJackman@gmail.com

Dear Chairman Huber & Open Space Commissioners,

This letter is in regard to grant guidelines for restoration projects and the public forum.

Could you please develop flexible guidelines? Encourage and assist groups to get other funding but not make it a must do. You could have groups with good projects that we cannot even think of at this time who would not be 501(c) 3 groups. Our Friends of North Davis Ponds: Over a year of guided monthly bird strolls led by experts; clean ups of the ponds involving all ages; species lists of birds and a list of mammals, amphibians, etc.; eight nest boxes installed; an ever growing group involved. I'm certain that we are not going to become 501(c) 3 but have good ideas for projects large and small to enhance Davis and enjoyment of the Julie Partansky Wildlife Area and the North Ponds.

Notice the Arts guidelines for competition: Eligibility Applicants who meet one or more of the following descriptions may apply:

- • Davis art groups, organizations and galleries.
- • Members of the university community who are extending on-campus activities into the City of Davis.
- • Non-profit organizations that want to sponsor an art-related program in Davis.
- • Individual artists and art educators who live in Davis or the surrounding unincorporated area, or whose primary artistic activity is in Davis, working with one of the previously described groups.

For the forum and all articles on the forum, could you please make sure that people can reference the campaign materials, what they voted for. Very few people will remember exactly what we were promised 16 years ago. Everyone at the forum should have that in hand as a starting point. Then there should be a one or two page listing of the glorious accomplishments of open space saved, the scads of money leveraged, with an honest listing of what is lacking: accessibility, restoration application guidelines in place, land purchased close in as was the intent, possibilities and repriorities going forward, and the amount of monies that have NOT been spent that could have been spent in the last 15 years. People in the 10 person meetings received lots of materials. Too much to grasp, too much to read through. Simplify it. But to omit what we voted for has the feeling of lack of transparency. Let's get it all out there so we can move forward in new directions.

Thank you for all of the work you do on the commission. So many important issues on the agenda tonight that will affect many people. Thank you for volunteering your time.

Sincerely,

Jean Jackman

Measure O

Q & A

What is Measure O?

Measure O is the Open Space Protection Special Tax that will be on the November 2000 ballot. If approved by 2/3rds of the voters, the measure would provide approximately \$17.5 million dollars over 30 years to fund the acquisition and upkeep of open space lands and habitat areas near the City. These funds would be combined with development fees and grant funding from state and federal agencies, as they become available, to implement the open space protection goals of the City's General Plan.

Measure O would cost each household \$24 per year over the next thirty years. Businesses would pay amounts ranging from \$20 to \$200 dollars per year depending on the size of the business. Those community members living in permanently affordable housing would pay reduced rates. The City would be required to adopt a low-income exemption process for those least able to afford the tax.

How can Measure O funds be spent?

If approved by the voters, Measure O funds can only be spent in the following ways:

- ❖ Purchase property and easements to permanently protect open space;
- ❖ Operate and maintain properties so they retain their open space and/or habitat value;
- ❖ Restore habitat areas and, where appropriate, develop public access and recreational uses that are compatible with and do not damage the open space value of a property;
- ❖ Cover minimal administrative costs, such as putting the tax on the ballot.

Based on the City's cost estimates for protecting priority open space lands, just over half of the funds would be spent on acquisition costs (51%). Long-term maintenance (32%) costs for exotic vegetation control, grass & plant management, surveys/monitoring, etc. make up most of the remaining balance, with restoration/land improvements (10%), asset replacement (6%), and administrative costs (less than 1%) completing the categories eligible for funding under Measure O.

How much land will Measure O funds protect?

The City estimates that Measure O funds can protect and maintain up to 2,200 acres of farmland and habitat area (an area roughly the size of central and south Davis combined). Measure O funds could also be combined with grants and development fees, as they become available, to increase the amount of open space that could be preserved. This acreage would be added to the 2,400 acres of farmland and sensitive habitat areas already protected by the City and its partners.

How would the lands be protected?

The majority of the open space lands would be protected by easements, a relatively inexpensive protection technique that removes the property owner's right to develop the land (for a price, of course). The added cost advantage of acquiring easements is that the City does not take on long-term maintenance responsibilities. A smaller portion of land would be bought outright to allow for habitat restoration and public access.

What types of lands would be purchased?

The City has developed a set of priorities for open space acquisition based on general plan goals that have been in place since 1987. The two general priority acquisition areas are:

- (1) habitat areas along Putah Creek, Willow Slough and Dry Slough and (2) the Urban Agricultural Transition Area that is designed to protect valuable farmland and help shape the community's boundaries (see map included). To provide further guidance for acquisitions, the City will hold public meetings and hearings to prepare a scientific-based acquisition plan to help the City Council evaluate future open space purchases. As directed by the Council, public input will play a key role in the development and ongoing use of this acquisition plan.

What was the process used to develop Measure O?

In 1998 the Open Space Commission recommended that the City acquire lands and easements within two priority areas: (1) riparian corridors with high biological value and (2) farmlands near the City. In 1999, the City Council directed the Open Space Commission to develop a strategy for a stable funding source to acquire and maintain these priority open space areas. Early this summer, after months of public meeting and analysis, the City Council accepted the funding recommendation from the Open Space Commission and placed the measure on the ballot.

What does the City's General Plan say about Open Space?

The City's General Plan is the foundation for Measure O. Since 1987 the Plan has included policies directing the City to use all available mechanisms to protect open space. The Plan lists the following reasons for protecting open space:

- ❖ Offset the conversion of agricultural or open space land to uses other than agriculture or open space (i.e. development).
- ❖ Mitigate the impacts of development on existing agricultural lands.
- ❖ Preserve natural habitats for plants and wildlife.
- ❖ Preserve the rural character of the area surrounding the City.

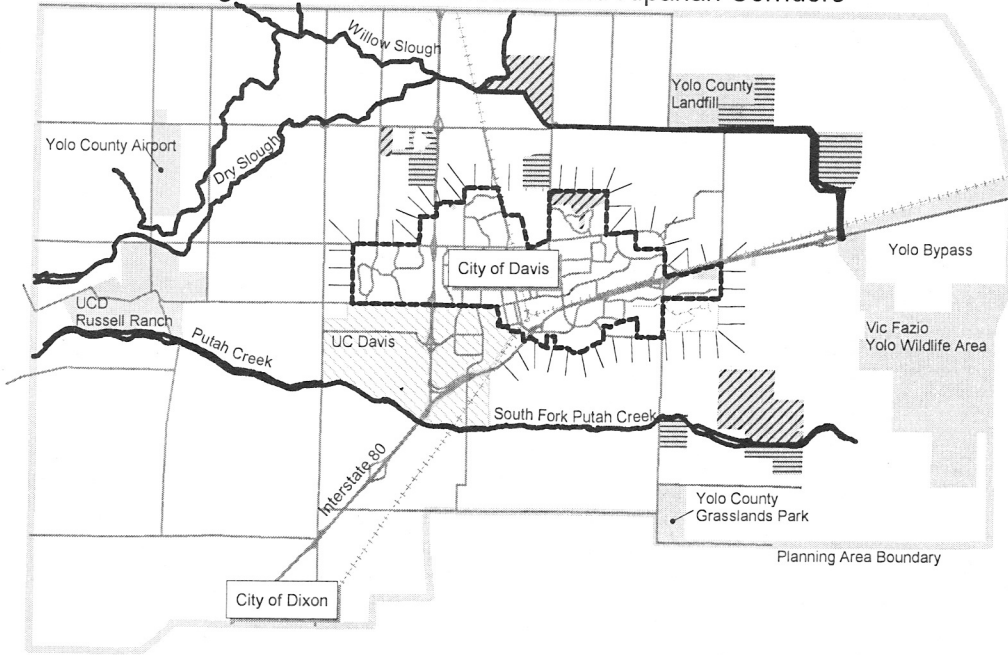
What is Open Space?

Open Space is a general term used to describe lands that are in a predominantly natural state or have been altered for natural resource based uses such as farming. Generally, open space lands are undeveloped and have few, if any, permanent structures. Most open space lands near Davis are privately owned working farms. The City's main objectives in preserving open space in the Davis area have been to protect valuable farmland, sensitive habitat areas and preserve the rural views and character of the areas surrounding the community.

How is Measure O related to existing land use regulations and agreements?

Measure O is designed to work with existing land use controls to help implement General Plan open space protection goals. Currently, Measure J and the City/County Pass Through Agreement allow voters and elected officials in Davis to have a direct voice in land use decisions that occur outside the city limits. Measure J and the Pass Through Agreement provide temporary land use controls with each scheduled to expire in the next 10-12 years. Measure O funds would provide the ability to permanently protect lands that are highly valued by the community, provided there is a willing seller. Together, these land use tools would allow the city to plan for the short and long-term protection of open space lands in the Davis Area.

Priority Open Space Acquisition Areas
Urban / Agricultural Transition Areas and Riparian Corridors



Priority Areas for Future Open Space Acquisitions *

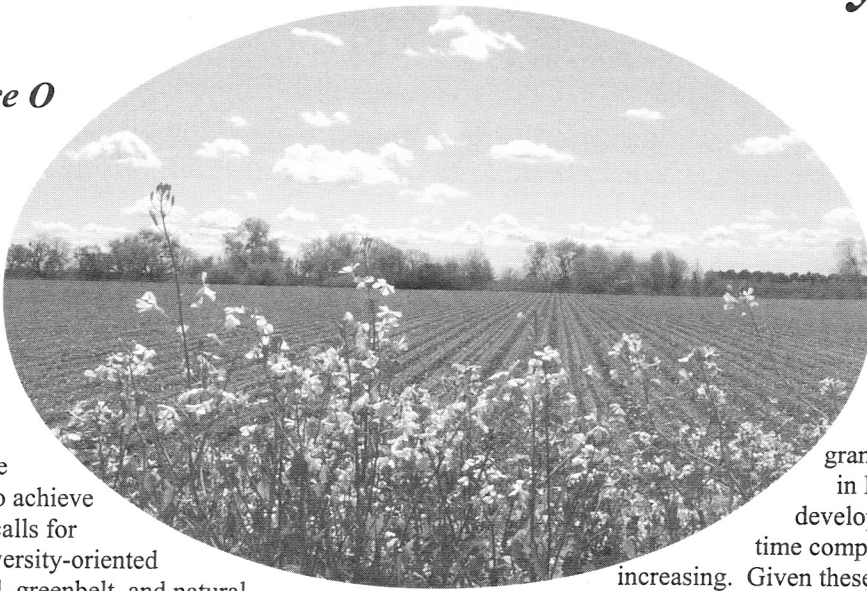
- Urban / Agriculture Transition Areas
- Riparian Corridors

Existing Publicly Owned or Monitored Lands

- City of Davis - Fee Title Property
- City of Davis - Conservation Easements
- Other Publicly Owned or Monitored Lands

* Measure O funds would be used to protect open space in these areas as properties become available.

Measure O *Open Space Protection* **City of Davis**



Purpose of Measure O

If approved by the Davis Voters, Measure O will provide funding to permanently protect open space near Davis. Measure O funds would be used to buy and maintain easements and properties to preserve the working farms and unique habitat areas that surround Davis. The City initiated an Open Space Program twelve years ago to achieve the General Plan Goal that calls for Davis to be "...a small, University-oriented city surrounded by farmland, greenbelt, and natural habitats and reserves". Measure O funding would provide a tool that would help the community achieve this vision.

Why is Measure O on the Ballot?

Measure O was placed on the ballot by the City Council to address the uncertainty of the current open space protection funding strategy. Currently, the City funds open space protection by combining impact fees from new development with grants. As new construction slows in Davis, the amount of fees from development decreases. At the same time competition for open space grants is increasing. Given these two factors, the City does not anticipate that current funding levels for open space protection can be maintained. If approved by the voters, Measure O would provide a stable local funding source that will allow the City to continue to compete for grants that require local matching funds.

Questions and Answers

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