Open Space and Habitat Commission Minutes
Monday, March 7, 2016
Community Chambers Conference Room, 23 Russell Boulevard, 6:30 p.m.

Commissioners Present:	Patrick Huber, Roberta Millstein, Jason Bone (Alternate), Rachel Aptekar, Colleen Rossier, Marc Hoshovsky
Commissioners Absent:	Helena Chung, Greg House
Commission Liaisons:	Recreation and Parks (TBD)
Assigned Staff:	Tracie Reynolds
Council Liaison:	Lucas Frerichs

1. **Approval of Agenda**
   On a motion by Commissioner Aptekar, seconded by Commissioner Hoshovsky, the Commission voted 5-0 to approve the agenda. (Commissioner Rossier was not present for this vote.)

2. **Approval of Minutes**
   February 1, 2016 minutes. On a motion by Commissioner Aptekar, seconded by Commissioners Millstein and Bone, the Commission voted 4-0 to approve the February 1, 2016 minutes. (Commissioner Rossier was not present for this vote. Commissioner Hoshovsky abstained from this vote.)

3. **Public Communications**
   None.

4. **Presentation and Discussion – The state of burrowing owls in and around Davis**
   Catherine Portman, the president of the Burrowing Owl Preservation Society ("BOPS"), gave a presentation to the Commission that discussed a recent census that showed an alarming 89 percent decline in the population of burrowing owls in and around Davis between 2007 and 2014 (See Attachment 1). That decline has been most dramatic in the City-owned Wildhorse agriculture buffer, she said, where volunteers recorded 32 nesting pairs in 2007 but only two nesting pairs in 2014, she said. Commissioners inquired about the cause of this decline. She said that the cause is not clear. She said a variety of factors could be at play, including rodenticides, the West Nile virus, urban development, and predation from weasels and/or coyotes. She said one easy thing the City could do as soon as possible is to mow the Wildhorse ag buffer so that owls could find the burrows. She also said that she would like the City to adopt a burrowing owl recovery plan. She asked the Commission if she could return in May to present such a recovery plan, and the Commission agreed.

5. **Presentation and Action – Authorizing staff to sign a letter associated with the Commission's discussion of the Yolo County Resource Conservation District's grant application to the Delta Conservancy for wildlife corridor plantings on the Yolo Bypass Wildlife Area**
   Heather Nichols, executive director of the Yolo County Resource Conservation District ("Yolo County RCD"), gave a presentation to the Commission about an upcoming grant application to the Delta Conservancy to pay for plantings near the Yolo Bypass Wildlife Area that would serve as cover for wildlife during floods. On a motion by Commissioner Hoshovsky, seconded by Commissioner Bone, the Commission voted 6-0 to (1) confirm that the work contemplated under the grant application was consistent with the City's open space and habitat restoration goals, and (2) express its excitement and hope that Yolo County RCD's grant application would be successful. As requested by the Yolo RCD, this language will be included in a letter from the City (signed by the Commission's assigned City staff person, Tracie Reynolds) and sent to the Yolo RCD. The letter will be included in the Yolo RCD's grant application to the Delta Conservancy.

6. **Discussion and Actions – The Mace Ranch Innovation Center ("MRIC") property and the proposed MRIC project's open space and habitat elements:**

- **Discussion and Action**
  1. **Should any project be built on the MRIC property? If so, then:**
- **Discussion and Actions**
  2. **Focusing on those areas that fall within the purview of the Commission, is the proposed MRIC project consistent with the City Council's Guiding Principles for Innovation Centers?**
  3. **What comments or recommendations does the Commission have regarding the proposed project's design and proposed features?**

Before the Commission began its discussion, it took public comment. Alan Hirsch of the Davis Working Group said the proposed MRIC project included too many surface parking spaces, which would lead to a "heat island" effect and drainage issues. He also said the project should not be built at all, and that the City should look for alternative sites within the current city limits. Matt Williams, a member of the City's Finance and Budget Commission, asked why the proposed MRIC project had been pulled off the Finance and Budget Commission's agenda for April. Heidi Tschudin, a consultant serving as the City's project manager for the proposed MRIC project, said the item was pulled from the Finance and Budget Commission's agenda because the financial consultant had not completed its analysis yet.

Before Commission discussed started, Commissioner Bone recused himself from the discussion about the MRIC project applicant's agriculture mitigation proposal because his wife serves on the governing board of the Center for Land-Based Learning ("CLBL"). The MRIC project applicant has informally proposed purchasing land from the City and donating a portion of it to CLBL for a new headquarters location, as part of the proposed MRIC project's agriculture mitigation requirement.

The Commission then began its discussion of the three questions posed above. Written comments from the two absent Commissioners (i.e., Chung and House) were shared with the Commission. After much discussion about (1) whether the proposed MRIC project should be built on the MRIC property at all, and whether the City's 25 acres should be part of the project or remain as open space and/or as a possible community farm site, (2) whether the proposed MRIC project was consistent with the City Council's Guiding Principles for Innovation Centers, and (3) the Commission's recommended changes to the proposed project's design and features. The Commission then took a series of votes related to the three questions posed above. The Commission's votes are summarized in Attachment 2.

7. <u>Staff/Commission Communications</u>

- *Commission Liaison Reports*
  - <u>Recreation & Parks/Planning</u>. No reports were given.
  - <u>City Council</u>. No reports were given.
- *Sports Complex Task Force Liaison report*. No reports were given.
- *Staff Report/Update on Public Forum*. No report was given.
- *Next Meeting and Agenda Items*. The next meeting is April 4, 2016. Agenda items were not discussed.

8. <u>Adjournment</u>

The meeting was adjourned at approximately 10:20 p.m.

Attachments:

Attachment 1: Burrowing Owl Presentation
Attachment 2: Summary of Commission MRIC Actions

Burrowing Owl Population in and around the City of Davis

Attachment 1

Data Sources

Brenda Johnson, Graduate Ecology, UCD

Jonathan Widdicombe, Physiology, UCD

John McNerney, Natural Resource Spc

Jim Rose, Wildhorse golf course 2001-09

Zach Smith & Chris Stermer, CDFW

Institute for Bird Populations

Franklin Chan, Consultant Horticulturist

(Wildhorse ag buffer Revegetation Plan)

Thousands of volunteers

Attachment 1

Proceedings of the California Burrowing Owl Symposium 52-59

NESTING BURROWING OWLS IN SOLANO AND YOLO COUNTIES, CALIFORNIA, 2000-2005

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University of California – Davis
Davis, CA 94166

Abstract. Every year from 2000 to 2005, I surveyed nesting pairs of Burrowing Owls (*Athene cunicularia*) in Solano and Yolo counties, California. In any given year I discovered from seven to 18 colonies. For the entire period, I detected 30 nesting colonies varying in size from one to approximately 15 nesting pairs. In Yolo County, the main nesting areas were in north Davis and in the Dunnigan Hills. In Solano County, numerous small colonies were present in a strip approximately midway between Davis and Rio Vista that extends from east to west between the Sacramento River and north Vacaville. Numbers of nesting pairs detected showed no significant change over the survey period ($P<0.05$; least-squared linear regression), averaging about 40 per year for both counties combined. Accounting for undetected pairs, I estimate that there were between 40 and 60 nesting pairs for any given year during the period 2000-2005.

Key Words: Burrowing Owl, *Athene cunicularia*, Solano County, Yolo County, Sacramento Valley, nesting burrows.

The objective of this research was to survey all areas of Yolo and Solano counties accessible by public roads, and record the numbers and locations of nesting pairs of Burrowing Owls. Surveys were conducted yearly from 2000 to 2005, with areas of apparently suitable habitat and areas where nesting had occurred previously being visited approximately monthly from March to September. The results are compared with earlier estimates of the breeding population.

STUDY AREA

The study area consisted of all parks and all lands visible from county-maintained roads in Yolo and Solano counties, California (Fig. 1). In counties was covered at some time in the survey period, coverage was selective in that large areas of both counties were clearly unsuitable for nesting of Burrowing Owls. The west side of both counties was surveyed infrequently because it consisted mainly of Coast Range mountains with elevations up to 1000 m, and a previous survey of the Central Valley showed that nesting Burrowing Owls were virtually non-existent above 61 m (DeSante et al. 1997). The east side of the counties consists predominantly of rice fields along the Sacramento River, and much of south Solano County is marsh along the borders of the San Francisco Bay. Habitat suitable for Burrowing Owl nesting consists, therefore, of a central strip running from the Dunnigan Hills in north Yolo County

Attachment 1

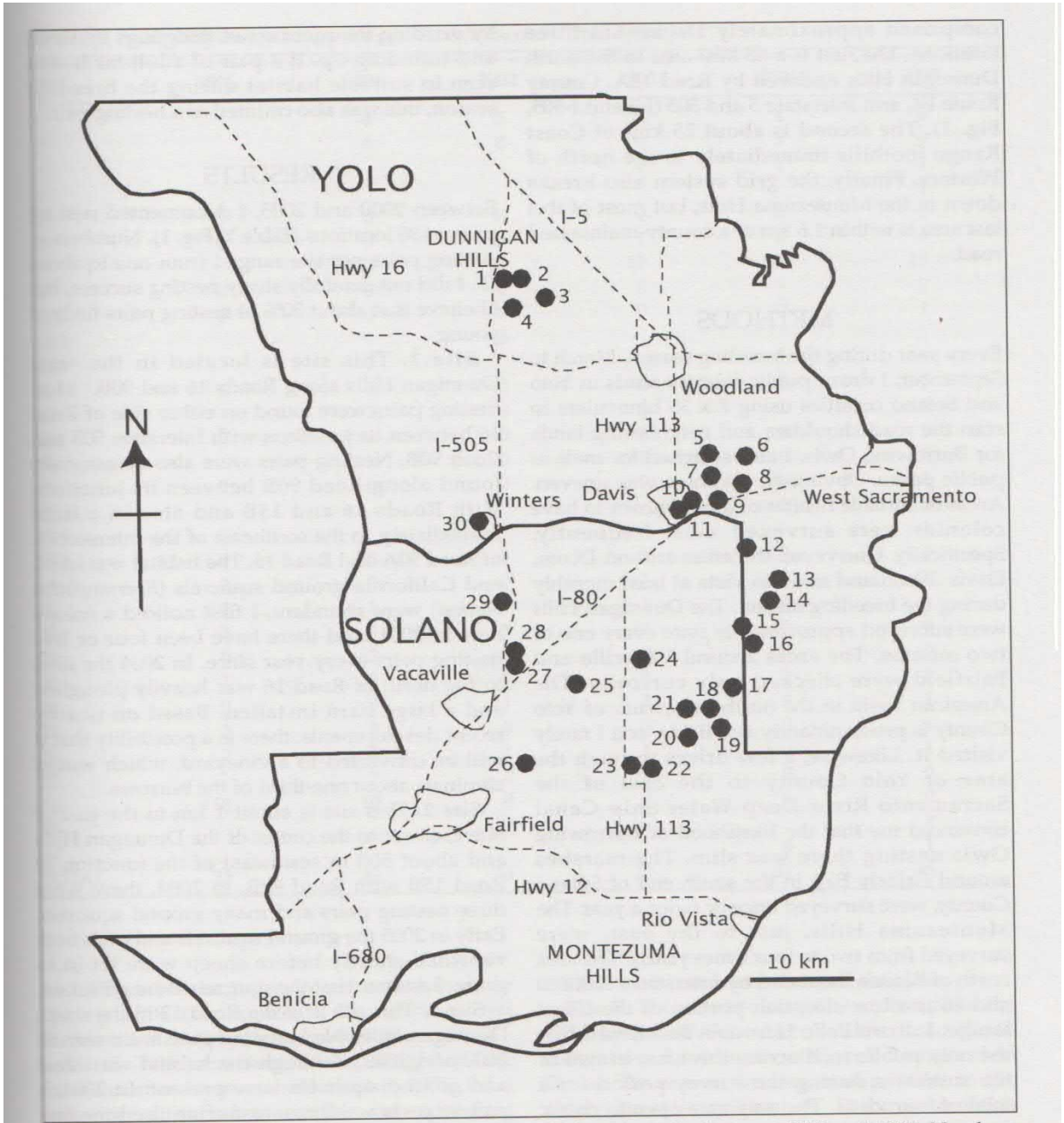


FIGURE 1. Burrowing Owl breeding sites in Yolo and Solano counties between 2000 and 2005. Numbers correspond to the sites listed in Table 1

counties. The southern and northern ends of this strip are mainly rough pasture, and hold most of

of towns. A grid of roads running north to south or east to west and spaced 1.6 km (i.e., 1 mile)

Attachment 1

TABLE 1. Burrowing Owl nesting pairs per site in Solano and Yolo counties.

Site	2000	2001	2002	2003	2004	2005
1		4	5	5	4	5
2		0	0	0	3	0
3				0	1	1
4						1
5	0	0	0	0	0	2
6	0	0	0	1	0	0
7		15	15	15	15	15
8	0	0	0	0	1	0
9	0	0	0	0	0	1
10A			5			2
10B		2				0
11	1	0	0	0	0	0
12		3	3	1	1	0
13	0	0	0	0	0	1
14		1	0	0	0	0
15	0	0	0	0	0	1
16					2	5
17						1
18	0	0	1	0	0	0
19	2	0	0	1	0	4
20	2	1	1	1	0	1
21	2	3	1	0	0	0
22	0	2	1	0	0	0
23	1	0	0	0	0	0
24	0	0	1	3	4	1
25	3	2	0	0	0	1
26	2	4	1	1	0	1
27		2	2	1	0	0

Widdicombe pairs per Davis site 2000 to 2005

- #7 Wildhorse & ag buffer 15
- #8 east of Mace Blvd 1
- #9 2nd St 1
- #10A & 10 B Mace Ranch Park 5
- #11 UCD Tupper Hall 1
- #12 Grasslands Park 3
- Total pairs detected 27

Widdicombe 2005
Davis vicinity pairs

Total 2000-2005 pairs	27
2005 pairs end of observations	16
fewer pair	11

11/27=0.407

40% decline in 5 years

Wildhorse Ag Buffer

1999 Chan	individuals	10-12
(Ag Buffer Vegetation Restoration Plan)		
2001 Chan	individuals	25-30
2005 Widdicombe	pair	7
(if we split his site # 7 count)		
2005 Rose	pairs	7
2007 IBP	pairs	6
2014 IBP	pairs	3
2015 local birders		1

Wildhorse golf course

- 1980 or 1990 IBP no data points
- 2005 Rose 7
- 2005 Widdicombe 7
- 2006 McNerney 19
- 2006 Rose 17-18
- 2007 IBP 21
- 2014 IBP 0

Reproduction

- 2008 Zach Smith 73% decline

Nest at Wildhorse and Yolo Bypass

2007 122 juves

2008 33 juves

- 2012 & 2013 Local birders
  zero reproduction at Wildhorse

Brenda Johnson

Raptor Research Reports May 1997,No. 9

- Demography and Population Dynamics of the Burrowing Owl
- 44 owls in 1981 on 375 acres
- Formula to predict the likelihood that BUOW would become extinct over what time. Results: population declined to extinction in half the time predicted by most reliable estimates of demographic parameters
- 1 owl 1991

University

1981 Johnson	individuals	44
1980s-1990s IBP block 4265-605		4 pair
2000 Widdicombe		1 pair
2007 IBP		0
2014 IBP		0

IBP blocks comprising Davis

- 4265-610 Wildhorse & Davis
- 4270-610 Wildhorse ag buffer
- 4265-605 University & Davis

IBP blocks comprising Davis

1980s--2007

- Wildhorse 32
- Ag buffer 6
- University 7
- Total 45

2014

- Wildhorse 2
- Ag buffer 3
- University 0
- Total 5

- 40/45= 89% loss
- In 34 years

City of Davis

- 2006 McNerney 37
- 2007 IBP 3 Davis blocks 38
- 2014 IBP 3 Davis blocks 5
- less pairs 33
-
- 33/38=86%

Attachment 1

Yolo County 2014 BOPS-IBP

- BOPS contracted IBP and used same protocol as IBP's state wide 1990s and 2006-2007 census
- 45 5 x 5 km blocks surveyed or 1,050 km
- Owls detected in 6 of 45 blocks
- Total pairs 15

Institute for Bird Populations
David DeSante
Change in Yolo detected pairs

- 2007– 63 pair
- 2014 – 15 pair

BUOW population
Yolo County WAG

- 1995 Brenda Johnson 70-80
- 1991 Widdicombe 74

(extrapolated from IBP census)

2006 John McNerney 50-60

2014 IBP “best estimate” 30

Attachment 1

Attachment 1

Awesome Work!

- 52 observers—651 hours!
- “adequate” coverage blocks 45

Yolo County 2014 Census

- Lowland blocks 42
- Lowland blocks with BUOW detections 6

- Upland blocks 3
- Upland blocks with BUOW detections 0

Breeding Site Comparison

- 2007
- 51 sites
- Private land 81%

- 2014
- 15 sites
- Private land 67%

Thanks to Grantors


ROSE
FOUNDATION
for COMMUNITIES
and the ENVIRONMENT

Rose Foundation

California Wildlands

Northern California

Grassroots

Environmental

Fund

Wildlife Conservation Board

FUND for WILD NATURE

Donors

- Catherine Portman & Bruce Shellhammer

Ursula and Jeff Heffernon

Sacramento Audubon Society

Supporters

Yolano Group Sierra Club
City of Woodland
Capay Valley Vineyards
Central Valley Birding Club
Holly Ernst UCD
The Printer
Devine Design web sites
Reynier Group—Charles & Catherine Tyson

Volunteers

- Dale Hoffman-Floerke
- Kathryn Kynett
- Samantha Birdsong
- Sharon Kirkpatrick
- Matt Williamson
- Connie Cowan
- Kevin Scott
- Alyssa Scott
- Morgan Trieger
- Roxanne Cariadi-Kimbler
- Hillary White
- Kathy Mullen
- Paul Gorenzel
- Kristina Norberg
- Susan Trangiolli
- Rachel Powell
- Kaitlyn Green
- Breanna Duplisea
- Paul Brandy
- Bhoj Rai
- Lindy Keilson
- Robin Whitmore
- Jack Holmes
- Gary Mele
- Mary Scomona

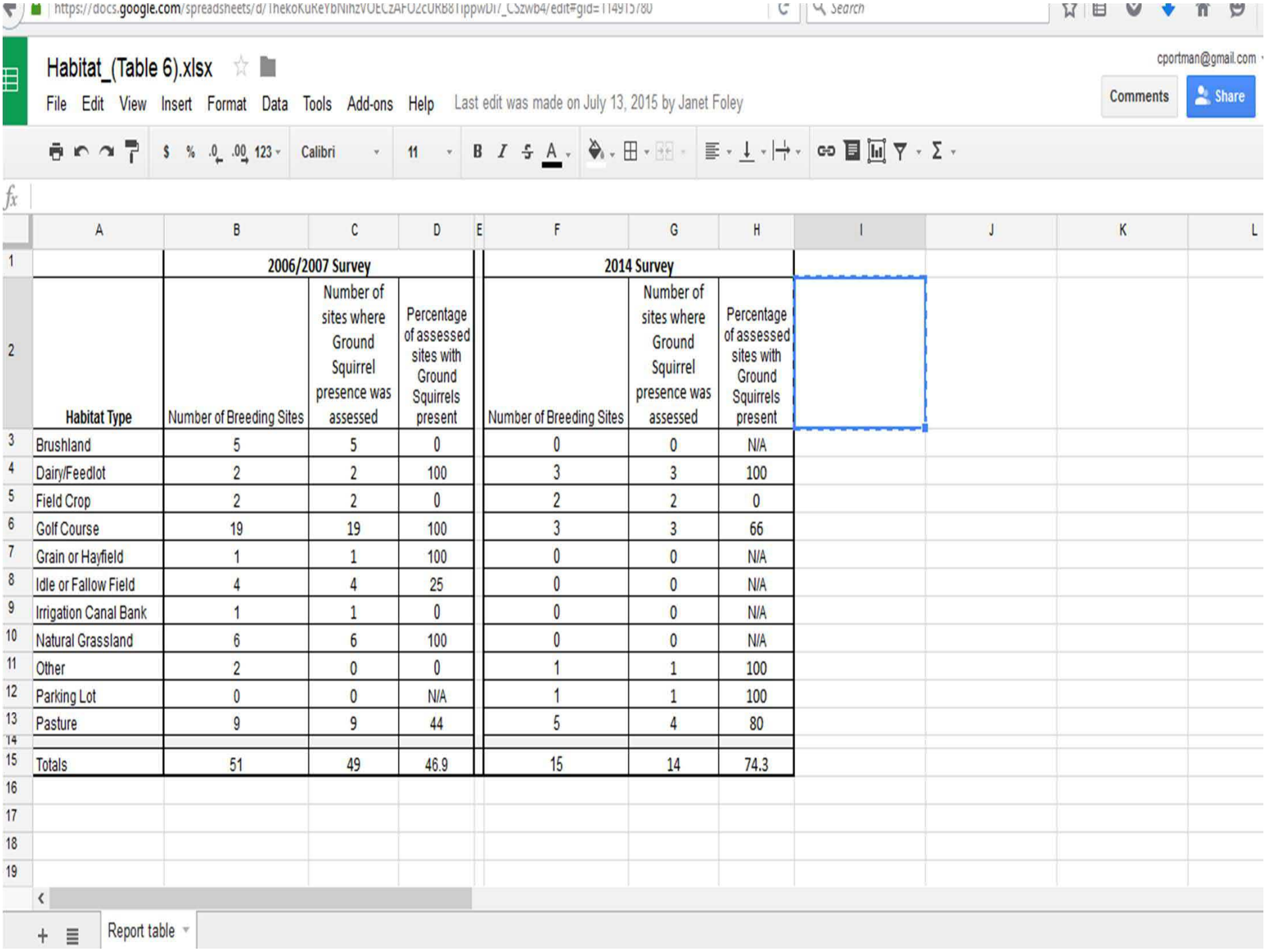
Volunteers

- Catherine portman
- Sandra Menzel
- Ursula Heffernon
- Jenny Ta
- Janet Hill
- Lourraine Tigas-Corcoran
- Dustin Brown
- Lindsey Koos
- Ariel Miller
- Art Richardson
- Becky Rozumowicz
- Gene Devaurs
- Brin Arnold
- Judy Drexler
- Susan Wickham
- Ed Whisler
- Joel Boros
- Rachel Freund
- Chris Conard
- Christine Braccini
- Ben Bridegroom
- Denis Cavallo
- Janet Foley
- Wayne Thelwell
- Marge Kolar
- Sara Chandler

Special Thanks!

- Sandra Menzel, Coordinator
- Ed Whisler, Assistant Extraordinaire

Attachment 1



Habitat_(Table 6).xlsx

File Edit View Insert Format Data Tools Add-ons Help Last edit was made on July 13, 2015 by Janet Foley

cportman@gmail.com

Comments Share

		2006/2007 Survey			2014 Survey		
	Habitat Type	Number of Breeding Sites	Number of sites where Ground Squirrel presence was assessed	Percentage of assessed sites with Ground Squirrels present	Number of Breeding Sites	Number of sites where Ground Squirrel presence was assessed	Percentage of assessed sites with Ground Squirrels present
3	Brushland	5	5	0	0	0	N/A
4	Dairy/Feedlot	2	2	100	3	3	100
5	Field Crop	2	2	0	2	2	0
6	Golf Course	19	19	100	3	3	66
7	Grain or Hayfield	1	1	100	0	0	N/A
8	Idle or Fallow Field	4	4	25	0	0	N/A
9	Irrigation Canal Bank	1	1	0	0	0	N/A
10	Natural Grassland	6	6	100	0	0	N/A
11	Other	2	0	0	1	1	100
12	Parking Lot	0	0	N/A	1	1	100
13	Pasture	9	9	44	5	4	80
14							
15	Totals	51	49	46.9	15	14	74.3

Report table

breeding in any of the other survey years. I have not seen ground squirrels at this site.

Site 9. In 2005, a pair fledged young in an abandoned plot north of 2nd Street, Davis. I did not survey this site in earlier years.

Site 10A & B. In 2002, there were at least five pairs in Mace Ranch Community Park, Davis (Site 10A). In 2001, I also found two active burrows about 0.5 km south of the park in the banks of an irrigation/drainage canal behind the back fences of a row of houses (Site 10B). In 2005, although most of the area at Mace Ranch Community Park had been lost to development (a high school and sports fields), I detected two nesting pairs in the remaining area; no owls were present along the canal.

Site 11. The area around Tupper Hall on the west side of the UC Davis campus contains several large rough pastures with abundant ground squirrels. Historically, there was a strong Burrowing Owl colony in this area (Johnson 1997). However, during the current survey, there was only one breeding attempt (in 2000), and this failed. Three non-breeding birds were seen in 2001 and none since. The whole area is rapidly being developed.

Site 12. Yolo County Grasslands Park used to be one of the best places to see Burrowing Owls in the two counties (Kemper 1996). I found three active pairs in 2001 and 2002, but a gradual decline resulted in no confirmed nest burrows in 2005. Increased use of the area by model airplane enthusiasts may account for the decline.

Site 13. In 2005, a pair fledged young in a State Wildlife Area. The habitat is low lying and marshy.

Site 14. This site is in habitat similar to Site 13. A pair was present and young fledged in 2001. were still some fledglings present. In the summer of 2005, I estimated five breeding pairs. Unfortunately this site was not checked in earlier years due to confusion with a similar but unproductive site. There is every reason to believe this site will remain productive, providing land use does not change. Individual owls and occasional pairs were also often present in winter at an abandoned corral 3 km to the south, and although this latter site looks suitable there has been no evidence of breeding.

Site 17. This site is a derelict corral immediately in front of an active ranch. A pair of owls was present in summer 2005, despite the frequent presence of ranch hands.

Site 18. A pair nested on the road shoulder in 2002. Not seen in other years.

Site 19. This site consists of several large derelict corrals, rubble and debris piles. It is potentially a very productive site, but cattle are let in intermittently and it takes the vegetation and owls from six months to two years to recover. The best year was 2005 with fledglings at three burrows and a fourth active nest. Owls were present every year of the survey period.

Site 20. In 2000, a small enclosure by the side of the road had about seven owls including juveniles, suggesting that possibly two pairs nested. I have seen one or two birds every summer along a fence about 200 m from the road. However, only in 2000 were fledglings seen.

Site 21. From 2000 to 2002, one or two nesting pairs were present under a fence within 3 m of the road and fledged young in all these years. In 2001, a third pair and their burrow were located at an old gas derrick 500 m to the south. Owls were also occasionally seen to the north on the opposite side of the road along a deserted

Yolo Habitat Conservancy

Burrowing Owl is a covered species

Administrative draft under review

Public draft expected soon

Yolohabitatconservancy.org

Attachment 1

Attachment 1

Open Space and Habitat Commission

Summary of Commission Actions Related to the Proposed Mace Ranch Innovation Center ("MRIC")

March 7, 2016

First Vote

Question #1: Should the MRIC project, as proposed, be built on the MRIC property?

The Open Space and Habitat Commission does not recommend the proposed MRIC project, because it will result in the substantial net loss of the following noteworthy combination of open space values:

1. Prime agricultural land (96.6% classified as Farmland of Local Importance)
2. Open space on the City's perimeter ("Urban Fringe")
3. Potential habitat for threatened species such as Swainson's hawk, burrowing owl, and white-tailed kite ("Biological Resources")
4. Views of significant landmarks, namely the Sierra Nevada and the Sacramento skyline ("Scenic Resources") and aesthetic qualities more generally, and
5. Opportunity for a community farm on the City-owned 25 acres in the northwest corner of the site.

The Open Space and Habitat Commission urges the City Council to strongly factor in the loss of these open space values in the Council's decision-making process.

On a motion by Commissioner Millstein, seconded by Commissioner Aptekar, the Commission voted 6-0 to approve the language above. (2 Commissioners absent)

Second Vote

The Open Space and Habitat Commission recommends that the City's 25 acres of open space -- acres that were purchased by the City with open space funds to be used as open space -- are kept as open space, either as a farm or habitat area. There should be no buildings on the City's 25 acres of open space, except those necessary to maintain the farm and/or habitat area.

On a motion by Commissioner Aptekar, seconded by Commissioner Millstein, the Commission voted 5-0 to approve the language above. (3 Commissioners absent)

Third Vote (A Set of Votes)

Question #2: Focusing on those areas that fall within the purview of the Commission, is the proposed MRIC project consistent with the City Council's Guiding Principles for Innovation Centers?

On the City's Ag Mitigation Requirement …

The MRIC project as proposed does not meet the City Council's Guiding Principles for ag mitigation because the project applicant has not submitted a formal ag mitigation plan that shows how the project proposes to meet the City's adjacent and remainder ag mitigation requirements.

The project applicant's informal proposal to use the City's Howatt/Clayton property to meet the City's ag mitigation requirements does not meet the City Council's Guiding Principles because it does not comply with the City's ag mitigation ordinance because: (1) the City's Howatt/Clayton property is neither physically adjacent to the MRIC site, nor does it provide "extraordinary community benefits," and (2) the City's Howatt/Clayton property is not at risk of being developed, it is located within a flood zone, and it is unknown whether its land is of similar ag quality to the MRIC site.

On a motion by Commissioner Hoshovsky, seconded by Commissioner Aptekar, the Commission voted 4-0 to approve the language above (1 Commissioner recused himself, 3 Commissioners absent)

On the City's Ag Buffer Requirement …

The MRIC project as proposed does not meet the City Council's Guiding Principles for ag buffers because the proposed ag buffer does not comply with the City's ag buffer ordinance which requires that: (1) the City own the fee title interest in the 50-foot-wide portion of the ag buffer, and (2) the City either owns the fee title interest in, or a conservation easement on, the 100-foot-wide portion of the ag buffer.

On a motion by Commissioner Aptekar, seconded by Commissioner Bone, the Commission voted 5-0 to approve the language above. (3 Commissioners absent)

On storm water treatment and flow control through bio swales that allow conjunctive uses (habitat, wetland and water quality) …

The MRIC project as proposed does not meet the City Council's Guiding Principles for bio swales because an unknown portion of the drainage ditch running through the MRIC site would be underground and would not provide conjunctive uses (habitat, wetland and water quality). The north and east sections of the ag buffer could be consistent with the City Council's Guiding Principles, but not all of the proposed bio swales on the MRIC site meet the City Council's Guiding Principles.

On a motion by Commissioner Millstein, seconded by Commissioner Bone, the Commission voted 5-0 to approve the language above. (3 Commissioners absent)

On usable open space/habitat opportunities overlapping with the drainage systems, including pathways systems throughout with public access and interpretive exhibits …

The MRIC project as proposed does not meet the City Council's Guiding Principles for public accessibility because: (1) there is no guarantee that public access would continue to be permitted in the future on private land, and (2) there are no proposed interpretive exhibits.

On a motion by Commissioner Millstein, seconded by Commissioner Hoshovsky, the Commission voted 5-0 to approve the language above. (3 Commissioners absent)

On use of native species and drought tolerant landscaping that creates wildlife habitat value, such as native pollinators …

The MRIC project as proposed does not meet the City Council's Guiding Principles for native species because the current proposed plant palette does not focus on native species that create wildlife habitat value, such as providing resources for native pollinators.

On a motion by Commissioner Aptekar, seconded by Commissioner Millstein, the Commission voted 5-0 to approve the language above. (3 Commissioners absent)

On maximize interconnectedness of open spaces and minimize open space with fragmented and linear edge effects …

The MRIC project as proposed does not meet the City Council's Guiding Principles for minimizing open space with fragmented and linear edge effects because the proposed open spaces are fragmented and linear.

On a motion by Commissioner Hoshovsky, seconded by Commissioner Millstein, the Commission voted 5-0 to approve the language above. (3 Commissioners absent)

Fourth Vote

Question #3: What comments or recommendations does the Commission have regarding the proposed project's design and proposed features?

General

- Concentrate development near I-80 to maximize the open space area; leave more of site undeveloped (reserve area north of drainage ditch for demonstration ag lands) and maintain view scape for people travelling on Mace Curve

Parking

- Minimize surface parking; project includes too much surface parking
- Parking structure would be preferable; provide vertical parking

Native Pollinators

- Plant primarily native species (California natives generally and Central Valley natives specifically) that provide resources to pollinators and other wildlife

Net Ecological Benefit

Project should produce a "net ecological benefit" by including many of these types of the following features:

- The east-west drainage canal should provide a functional riparian corridor and enhanced wildlife connectivity, and
- A portion of the site should provide functioning burrowing owl habitat, and
- The ag buffer should be for habitat not orchards, and
- A portion of the site should be reserved for a valley oak restoration site, and
- The site should include a habitat area with minimized edges (i.e., minimize the edge-to-area ratio), and
- A habitat corridor all the way to the Yolo Bypass should be considered.

City's 25 Acres of Open Space

- Don't develop anything on the City's 25 acres of open space
- If the City's 25 acres of open space are developed, then the developer needs to:
  1. purchase the City's 25 acres of open space for fair market value and the sales proceeds should be used to reimburse the City's Open Space Fund; and
  2. secure an alternative site for a community farm as part of the MRIC project's ag mitigation requirement.

East-West Drainage Ditch

- A riparian corridor should run all the way through the project and be at least 300 feet wide; should connect to other wildlife corridors

Ag Buffer Requirement

- The ag buffer should comply with the City's ordinance on ag buffers and the City Council's Guiding Principles for Innovation Centers
- There should be less orchards and more habitat in the ag buffer
- An ag buffer should be on the northwest side of the project too

Ag Mitigation

- The ag mitigation land should comply with the City's ordinance on ag mitigation and the City Council's Guiding Principles for Innovation Centers

On a motion by Commissioner Millstein, seconded by Commissioner Hoshovsky, the Commission voted 5-0 to approve the language above. (3 Commissioners absent)