

## City of Davis Tree Commission Meeting Agenda Thursday, October 21, 2021 5:30 P.M.

Commission Members: Colin Walsh (Chair), Larry Guenther (Vice-Chair), David Robinson, Tracy DeWit, Jim Cramer, John Reuter, Tony Gill Alternate-vacant

Council Liaisons: Will Arnold (Regular), Dan Carson (Alternate)

Assigned Staff: Rob Cain, Urban Forest Manager

NOTE: Commissioners, staff and the public will participate in this meeting via teleconference or otherwise electronically. This meeting is compliant with AB 361 which allows for a deviation of teleconference rules required by the Brown Act during a proclaimed state of emergency. In-person attendance will not be permitted.

# REMOTE AUDIO AND VIDEO MEETING PARTICIPATION:

From a PC, Mac, iPad, iPhone or Android device with high-speed internet: (If your device does not have audio, please also join by phone)

Click the link below to join the webinar: https://us06web.zoom.us/j/84874919645

Or Telephone: Webinar ID 848 7491 9645

Dial:	1-669-900-9128
or	1-346-248-7799
or	1-253-215-8782
or	1-301-715-8592
or	1-312-626-6799
or	1-646-558-8656

Please note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order. No new items shall begin after 7:30 p.m. unless unanimous consent exists to continue.

# 1. Call to Order & Roll Call

# 2. Approval of Agenda

# 3. Brief Announcements from Staff, Commissioners, and Liaisons

# 4. Public Comment

At this time any member of the public may address the commission on matters which are not listed on this agenda, or are listed on the consent calendar.

# **REMOTE PUBLIC COMMENTS:**

- Submit written public comments to <u>TreeCommission@cityofdavis.org</u>. Emails are distributed to Commissioners, Council Liaisons and staff. To ensure the Commission has the opportunity to review information prior to the meeting, send emails by 3:30 P.M. on the meeting date.
- 2. Live remote public comments:
  - a. Device with mic: Press the "raise a hand" button.
  - b. Phone: Press \*9 to indicate a desire to make comment.

The Chair or assigned staff will call you by name or phone number when it is your turn to comment. **Speakers will be limited to no more than three minutes**. Speakers will be asked to state their name for the record.

### 5. Consent Calendar

All matters listed under the Consent Calendar are considered routine and noncontroversial, require no discussion, as items are expected to have unanimous support, and may be enacted by one motion.

- A. Tree Commission Minutes September 16, 2021
- B. Tree Removals List (Informational)

### \*See above instructions for remote public comments\*

# 6. Regular Items

A. Street Tree Removal Requests. (*Rob Cain, Urban Forest Manager*) Recommendation: Action Item – Receive presentation from Urban Forest program staff on the street tree removal requests submitted for this meeting, and consider motions to approve or deny the removal requests. Each request will be accompanied by a public comment period. (*45 Minutes*)

Location	Tree Species	<b>Reason for Request</b>	Zone
704 Coolidge Street	Chinese Hackberry	Poor species choice	101
1015 Acacia Lane	Silk Tree (2)	Declining tree health	102
440 A Street	Holly Oak Moraine Ash	ADA sidewalk repair	106
721 K Street	American Elm Chinese Hackberry	Limb failures	107
5424 Cowell Blvd- Greenbelt	Red Gum Eucalyptus	Limb failures	112
602 Angela Street	Aristocrat Pear	Limb failures	112

**B.** Davis Innovation and Sustainability Campus (DISC) (*Sherri Metzker, Principal Planner*) Recommendation: Action Item – Receive a presentation from staff and applicant on the Davis Innovation and Sustainability Campus and provide recommendations for the project. (*120 minutes*)

# 7. Commission and Staff Communications

Commission members, representatives of inter-jurisdictional bodies and active subcommittees may request time to provide updates on on-going work. Subcommittee recommendations requiring Commission attention require a regular agenda item.

- A. Subcommittee Updates
- **B.** Next Meeting Topics (5 min)

# 8. Adjournment

In compliance with Brown Act regulations, this agenda was legally posted at least 72 hours in advance of the listed meeting date. Any writing related to an agenda item for this meeting distributed to the Commission less than 72 hours before this meeting is available online at <u>https://cityofdavis.org/city-hall/commissionsand-committees/utilities-commission</u> link. For additional information regarding this agenda or this commission, please feel free to contact Rob Cain by calling (530) 757-5633 extension 5678 or by email at rcain@cityofdavis.org.

The City does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation.

As required by the Americans with Disabilities Act, individuals needing special assistance to participate at this meeting should contact the City Manager's Office at 530-757-5602. Notification at least 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting.



# City of Davis Tree Commission Minutes Remote Meeting Thursday, September 16, 2021 5:30 P.M.

Commissioners Present:	Colin Walsh-Chair, Larry Guenther-Vice-Chair, David Robinson, Jim Cramer, Tony Gill, John Reuter, Tracy De Wit, Alternate- vacant
Council Liaison(s) Absent:	Will Arnold
Staff Present:	Rob Cain, Urban Forest Manager
Also in Attendance:	

1. Call to Order and Roll Call

Chairperson Walsh called meeting to order at 5:30 p.m.

### 2. Approval of Agenda

Cramer moved to approve the agenda, seconded by Reuter. Approved by the following votes:

Ayes: DeWit, Robinson, Reuter, Guenther. Cramer, Gill Noes: Absent: Walsh

# 3. Brief Announcements from Staff, Commission Members, and City Council Members

- Commissioner Gill gave a brief introduction for himself as he is new to the Commission
- Commissioner DeWit announced a Tree Davis bike tour on September 25th.
- Commissioner Robinson mentioned that he has noticed a lot of stress in the trees due to the drought and cessation of watering from residents
- Staff informed the Commission on the Reimagine Russell Boulevard project workshop being held October 6, 2021 at 5:30 p.m.
- Staff informed the Commission regarding a follow up meeting with Davey Resource Group to review an updated scope of work.

• Staff informed the Commission regarding upcoming Tree Davis Plantings for the Cal Fire Proposition 68 grant. Plantings will be held October 9 at the Explorit Science Center, October 30 at Community Park, November 6 at Mace Ranch Park, and November 20 at the Lake Alhambra bike path area.

# 4. Public Comment

No public comment was received at the meeting

# 5. Consent Calendar

- A. Tree Commission Minutes August 5 and August 19, 2021 minutes
- B. Tree Removals List (Informational)

Motion: Move consent items

Moved by Walsh, seconded by Cramer. The motion passed by the following votes:

Ayes: Walsh, Robinson, Reuter, Cramer, Gill, Guenther, DeWit Noes: Absent:

# 6. Regular Items

# A. Street Tree Removal Requests.

The item was introduced by Rob Cain, who provided a brief presentation on the request for a street tree removal.

**Location** 

# Tree Species

# 1. 102 Huerta Place Aleppo Pine

Motion: Follow staff recommendation to remove and replace the tree due the tree being planted on top of utilities.

Moved by Robinson, seconded by Guenther. The motion passed 6-1 by the following votes:

Ayes: Cramer, Guenther, Gill, Reuter, Robinson, Walsh Noes: DeWit Absent:

# B. Climate Adaptation and Action Plan (CAAP)

The item was introduced by Rob Cain (in place of another staffperson unable to attend the meeting), who gave a brief overview of the CAAP progress report submitted to the Commission and informed commissioners of the upcoming Natural Resources Commission discussion on the project.

Discussion also included the following:

- The nature of the items prioritized in the top 25 list
- The background of the 2010 plan being updated.

The item was opened for public comment:

No public comment was received for the item.

The Commission took no action on the item.

# C. Sutter Solar Project Letter

The item was introduced by Larry Guenther, Vice-Chair. The Commission heard a report from the recommendation letter subcommittee and finalized the letter for submission as a communication item to City Council.

Discussion included the following:

- Large projects with tree removals involved are not coming before the Commission
- The City process for tree removals and if the process should be changed
- The amount of mature trees being removed from projects and the replacement with small trees
- Tree Modification Permit use and process for non-city trees
- Focus of letter being more towards the impact of the tree loss and climate change impacts
- Differences in the Tree Modification Permit and Tree Removal Request
- Written media pieces to discuss the environmental benefits of trees

The item was opened for public comment:

No public comment was taken for the item.

The Commission took the following action on the item:

Motion: Adopt the Sutter letter as edited and send to City Council as soon as possible.

Moved by Robinson, seconded by Reuter. The motion passed 7-0 by the following votes:

Ayes: Cramer, Guenther, Gill, Reuter, Robinson, Walsh, DeWit Noes:

Absent:

# D. Tree Commission Charter

The item was introduced by Colin Walsh, Chair and the Commission discussed changes to the Charter and resolution of the Tree Commission.

Discussion included the following:

- Proposed name change for the Commission from *Tree* Commission to the *Urban Forest* Commission
- Update needed for the Commission to come up with present-day issues
- Overlap of an expanded charge with other commissions that may deal with tree issues

The item was opened for public comment:

No public comment was received for the item

The Commission took the following action on the item:

Motion: Recommend a subcommittee of three members to research the name change and updates to the Commission charter. Members of the subcommittee will be Robinson, Walsh, and Guenther

Moved by Guenther, seconded by Cramer. The motion passed 7-0 by the following votes:

Ayes: Cramer, Guenther, Gill, Reuter, Robinson, Walsh, DeWit Noes:

Absent:

# E. Davis Innovation and Sustainability Campus (DISC)

The item was introduced by Colin Walsh, Chair. The Commission discussed the formation of a subcommittee to review the project materials and develop recommendations from the Tree Commission for the project.

Discussion included the following:

- Commission inquired whether a project presentation would be delivered to the Commission
- Reviewing the previous comments from the Commission on the last project submittal
- Subcommittee members and duties of the subcommittee

The item was opened for public comment: No public comment was taken for this item

The Commission took the following action on the item:

Motion: Form a subcommittee to look at DISC 22 and develop recommendations from the Tree Commission for the project with members of Walsh, DeWit, and Reuter

Moved by Guenther, seconded by Robinson. The motion passed 7-0 by the following votes:

Ayes: Cramer, Guenther, Gill, Reuter, Robinson, Walsh, DeWit Noes: Absent:

Motion: Form a subcommittee to write recommendation letter and add members Guenther, Gill, and Cramer

Moved by Guenther, seconded by Walsh. The Motion passed 6-0 by the following votes:

Ayes: Cramer, Guenther, Gill, Reuter, Robinson, Walsh Noes: Absent: DeWit

# 7. Commission and Staff Communication

# A. Subcommittee Updates.

The item was introduced by Reuter and DeWit with updates given for the Temporary Parking Lot Shade 2x2.

Discussion also included the following:

- Developing a community outreach for solar recommendations
- Photovoltaic discussion coming soon

# B. Next Meeting Topics.

The item was introduced by Rob Cain

Discussion also included the following:

- Davis Innovation and Sustainability Campus
- Commission work plan
- Davey updated Urban Forest Management Plan outreach plan
- Putah Creek Preserve

Tree Commission Meeting Minutes September 16, 2021

# 8. Adjourn

Motion: To adjourn the Tree Commission meeting at 8:05 p.m.

Moved by Guenther, seconded by DeWit. The motion passed by the following votes: Ayes: Cramer, Guenther, Gill, Reuter, Robinson, Walsh, DeWit Noes: Absent:

Item: 6A Meeting Date: October 21, 2021

# **Tree Removal Requests**

Trees that have been requested for removal



# City of Davis

# TREE COMMISSION SERVICE REQUEST 21-4737

Request from: Marylee Ganzer Location Address: 704 Coolidge Street Home Phone: 209-603-1522 Request Date: 10/1/21Offset:9 ft.Zone:101Tree Type: Chinese HackberryPlanting Location: Far leftDate Planted: 10/11/1981

Request: Tree removal request

#### **Customer Comments:**

The Hackberry is a misguided selection for a residential lot. Unlike the current time, when this tree was selected 50+years ago, there was little awareness of what is appropriate. This tree is the bully of my yard. It encroaches on the other trees and hangs over the roof. It is costly to have a pest company deep root feed each year to mitigate wooly aphids causing dripping and stickiness in the yard-the worst part. The aphids render the tree unhealthy.

#### **Evaluation Comments:**

The tree is in fair health and minimally over hangs the roof. The tree is in a line of trees that provides morning shade for Coolidge Street. Staff recommends retaining the tree and pruning the tree for building clearance, clearance from the surrounding trees, and to raise the crown for street clearance. The backyard Pistache was planted under the Hackberry and is now growing up into the lower canopy of the hackberry.

Moved by:	Cramer:
Seconded by:	DeWit:
Motion:	Guenther:
Motion Passed:	Gill:
	Reuter:
	Robinson:
	Walsh:



704 Coolidge Street Hackberry



704 Coolidge Street Roof View



704 Coolidge Street Canopy



# City of Davis

TREE COMMISSION SERVICE REQUEST 21-4626

Request from: Barbara Greene Location Address: 1015 Acacia Lane

Home Phone:

Request Date: 9-8-2021Offset:7 & 6 ft.Zone:102Tree Type:Silk TreePlanting Location:Front right<br/>and Far LeftDate Planted:12/4/1970

Request: Tree removal request

### **Customer Comments:**

Another branch came down today. This time (once again) on the north tree. I would like both of my city trees evaluated and trimmed or removed. There are many pedestrians on our sidewalks and I do not want the responsibility for their safety with these trees. And the south tree is hanging low over my neighbor's driveway.

### **Evaluation Comments:**

**Front right tree-** The tree has decay at the main branch attachments from a previous limb failure. The tree also has cavities in some scaffold branches from previous pruning wounds. Due to the decay staff recommends removal and replacement of the tree. **Far left tree-**The tree also has decay on the scaffold limbs and cavities on the scaffold branch over the neighboring driveway. Due to the decay and cavities, staff recommends removal and replacement of the tree.

Moved by:	Cramer:
Seconded by:	DeWit:
Motion:	Guenther:
Motion Passed:	Gill:
	Reuter:
	Robinson:
	Walsh:



1015 Acacia Lane Front Left Silk Tree



1015 Acacia Lane Front Left Limb Decay



1015 Acacia Lane Front Left Limb Cavity



1015 Acacia Lane Front Right Silk Tree



1015 Acacia Lane Front Right Limb Decay



1015 Acacia Lane Front Right Limb Cavity

#### **STAFF REPORT**

**DATE:** October 21, 2020

**TO**: Tree Commission

FROM: Kevin Fong, Senior Civil Engineer

SUBJECT: Tree Removal at 440 A Street

#### **Recommendation**

1. Approve the removal of the existing tree to not impede the ADA path of travel on the sidewalk, and planting of new trees in appropriate locations.

#### **Background and Analysis**

The City is in design for the 2022 ADA Parking/ Curb Compliance Project, CIP No. 8126 which is administered to address barriers in the City's pedestrian sidewalk and pathway system in order to achieve Americans with Disabilities Act (ADA)-compliance in the public right-of-way and access to public buildings. This involves replacement of sidewalk and curb ramps throughout the City and path connections to public buildings. This project is supported with annual funding and is an on-going effort with typically one construction project being awarded each year.

Ramps are prioritized based on complaints, pedestrian traffic, and location within the City. Damaged sidewalks are also prioritized based on complaints, staff observations, pedestrian traffic, and location within the City. Damaged sidewalks include those that have vertical or horizontal separations that are not ADA compliant, or cross-slopes that exceed the maximum of 2%.

One location for next year's project is at 440 A Street where the sidewalk was uplifted due to tree roots, and is currently narrower than the 4' wide requirement for ADA compliance. Upon inspection, the tree roots could be pruned, however, the in order to provide a large enough tree well, the sidewalk would be narrower than the existing sidewalk, which is already out of compliance, and relocating the sidewalk further into the private property is not a viable option. Staff reached out to the private property owner to see if a sidewalk easement would be acceptable in order to place the sidewalk on their property, however, the property owner did not want to dedicate an easement.

In order to repair the sidewalk and prevent the issue from worsening, staff recommends the trees be removed so there is no obstruction for the ADA path of travel. An appropriate number of trees will be planted to replace the two trees removed. Pictures of the trees are shown on the next page.





440 A Street

Holly Oak



440 A Street

Holly Oak planting area



440 A Street Holly Oak basal wound



440 A Street Moraine Ash



440 A Street Moraine Ash planting area



# City of Davis

TREE COMMISSION SERVICE REQUEST 21-4705

Request from: Gene Parker Location Address: 721 K Street Home phone: 916-204-2158 Request Date: 9-27-2021Offset:6 & 5 ft.Zone:107Tree Type: American Elm<br/>Chinese HackberryPlanting Location: Far right<br/>Front centerDate Planted: 7/1/1963

Request: Tree removal request

#### **Customer Comments:**

The Elm has large-scale limb failure and decay. This tree and smaller tree in center pose a danger to my family, the community and property. Requesting both be removed and replaced with one tree in the center. See attachment.

#### **Evaluation Comments:**

**Elm**-This tree has had numerous past limb failures, as detailed by the applicant. The tree has been pruned 6 times in the past 20 years for an average of almost once every three years. Even with the pruning, the tree continues to have limb failures. The resulting wounds now have decay and have wet wounds indicating continuing decay. The tree is also in close proximity to the high voltage lines running to the north of the tree. The utility has heavily pruned the tree on the north side for clearance. Due to the decay and wet wounds, staff recommends removal of the tree.

**Hackberry-**This tree is in good health, but is being over grown by the adjacent Elm tree. As the tree is a viable tree, staff recommends retaining this tree and retaining as the street tree for the residence. If the Elm is approved for removal, the Hackberry will be structure pruned and monitored for regrowth on the north side.

Moved by:	Cramer:
Seconded by:	DeWit:
Motion:	Guenther:
Motion Passed:	Gill:
	Reuter:
	Robinson:
	Walsh:



721 K Street Elm



721 K Street High Voltage Pruning



721 K Street Limb Wound Decay



721 K Street Hackberry



721 K Street Hackberry Side

#### 9/17/2021

STREET TREE REMOVAL REQUEST - RESIDENTIAL The Tree Commission 1818 Fifth Street, Davis, CA 95616

This request is to have both city trees located at 721 K Street, Davis, removed – the large Elm on the right side of the property and the other located in the center.

#### The Large Elm:

This Elm tree has a history of large-scale limb failure and decay. In most branches it can clearly be seen that the inner core of the branches are rotten and only a smaller outer circle of good wood remains. Some branches were of a size I could manage and handled myself while other instances required your city crews to come and resolve.

This tree is pruned by PG&E to maintain clearance from power lines resulting in the tree's growth being impacted by growing only on one side. This results in a high risk as the mass and significant moment-arm dramatically increase the risk of the tree falling over.

There are multiple very large branches that also tower over the physical residence. It's only a matter of time before one or more of those break loose and cause significant structural damage to my house. This risk to my family and residence is simply too high.

Below is a chronology of events with photo evidence:

3/5/2016 - Two large branches fell narrowly missing the fence and neighbors vehicle.





10/6/2016 – a large branch fell narrowly missing my vehicle.
1/25/2017 – Huge limbs dropped. Some getting stuck in nearby tree and other parts falling into yard. Again, narrowly missing parked vehicles and endangering pedestrians.





10/25/2017 – Another significant limb drop that also broke limbs of neighboring tree. Again, another large limb stuck in neighboring tree with large mass of other limbs crashing to the ground. This too endangered vehicles and pedestrians and my family.







3/22/2018 – A large limb has fallen.



1/9/2019 – a large limb narrowly missed my parked vehicle and endangered pedestrians as it crashed onto sidewalk.





6/13/2020 – A large number of big branches came crashing down into the yard right where my daughter often plays. You can see the inner rot within the branches.





6/17/2020 – Only 3 days later another large number of branches fell in almost the same spot. This time with a large branch narrowly missing my vehicle and blocking my driveway.







1/28/2021 – A large branch fell and hit my neighbors vehicle causing over \$1000 in damage.









2/24/2021 – a large limb fell and would of hit my vehicle if it was parked where it normally is. This further endangered passing vehicles, bicyclists and pedestrians.



9/15/2021 – On this evening a very massive, decayed branch broke loose, landed on the power lines, flipped and landed in my yard, narrowly missing the fence and neighbors vehicles by literally inches. It landed where my daughter often plays and crushed/destroyed her trampoline.











9/17/2021 – As of this day one can clearly see a lot of dead wood in multiple sections at the top of the tree. These are a clear danger to persons and property below as they span an area that is above my yard where my family plays, the sidewalk and streets were the community and property are all in a direct danger. It is only a matter of time before these break free and fall.













#### Center Yard Tree (species unknown):

Due to the growth pattern and proximity of the large Elm this tree has only grown on one side (to the South). This lopsided tree is also dropping large branches.

#### Summary:

Both of the city trees in my front yard were planted in the 1950's and have reached the end of their viable life. Their continued existence endangers my family, the community and property.

With this long history of danger and damage from falling limbs I am requesting the city remove both of these and replace them with a single tree like was done next door at 713 K st, planted in the center of the property.

Regards, evelacher

Gene Parker 916-204-2158



# City of Davis

# TREE COMMISSION SERVICE REQUEST 21-4721

Request from: Yihua Zhang & Hong Liu Location Address: 5424 Cowell Blvd.

Home Phone: 848-3967

Request Date: 9-28-2021Offset:N/AZone:112Tree Type: Eucalyptus<br/>camaldulensisPlanting Location: GreenbeltDate Planted: Unknown

Request: Tree removal request

#### **Customer Comments:**

One huge branch just fell off the tree with no special reason. There was a huge branch fell onto our fence in 2016. We spent more than a thousand dollars to replace the fence. There are still a few big branches hang over in our backyard. We do not feel safe in our backyard. The tree is located in the greenbelt.

#### **Evaluation Comments:**

The Eucalyptus is in good health and vigor. He tree has on limb on the west side of the tree that partially extends into the backyard. AS the tree is in good health and is not a high risk to the residence, staff recommends pruning back the western limb and performing branch end weight reduction on the rest of the tree.

Moved by:	Cramer:
Seconded by:	DeWit:
Motion:	Guenther:
Motion Passed:	Gill:
	Reuter:
	Robinson:
	Walsh:
Moved by: Seconded by: Motion: Motion Passed:	Cramer: DeWit: Guenther: Gill: Reuter: Robinson: Walsh:



5424 Cowell Boulevard Eucalyptus Greenbelt



5424 Cowell Boulevard Eucalyptus Side View



5424 Cowell Boulevard West Limb



# City of Davis

# TREE COMMISSION SERVICE REQUEST 21-4267

Request from: Mollye Fryday

Location Address: 602 Angela Street

Home Phone: 510-541-9596

Request Date: 6-25-2021Offset:9 ftZone:112Tree Type:Aristocrat PearPlanting Location: Side rightDate Planted: 2/19/1992

Request: Tree removal request

# **Customer Comments:**

New property owners would like side center pear tree evaluated for removal. They were told it is dead during the home purchase process and one branch fell off it during the last windstorm and it is over a pretty busy pedestrian street so we worry about that happening again.

#### **Evaluation Comments:**

The Pear tree has an extensive mistletoe infestation and has Fire Blight infections throughout the canopy. The tree has one fresh limb failure wound in the center of the tree and previous failure wounds on the west side of the trunk. The tree is in poor health. Due to the mistletoe and Fire Blight, staff recommends removal and replacement of the tree.

Moved by:	Cramer:
Seconded by:	DeWit:
Motion:	Guenther:
Motion Passed:	Gill:
	Reuter:
	Robinson:
	Walsh:



602 Angela Street Pear



602 Angela Street Limb Failure



602 Angela Street Mistletoe



602 Angela Street Planting Area

# Davis Innovative and Sustainability Campus

The Tree Commission will receive a project presentation and discuss the Commission's Tree Commitment Recommendations for the project.

# **STAFF REPORT**

DATE: October 21, 2021

TO: Tree Commission

FROM: Sherri Metzker, Principal Planner

SUBJECT: Davis Innovation and Sustainability Campus 2022 (DiSC 2022)

# **Recommendation**

Staff recommends that the Tree Commission:

- 1. Hear a brief presentation by staff.
- 2. Hear a presentation by the Applicant describing the DiSC 2022 project.
- 3. Review the comments the Commission made during the entitlement process for the Davis Innovation and Sustainability Campus (DISC) project.
- 4. Review how comments were addressed by the DISC project entitlements.
- 5. Determine if those same comments are applicable to the DiSC 2022 project.
- 6. Approve any additional comments and/or recommendations.

# Council Goals

The DiSC 2022 project will help implement the following City Council goals:

- 1. Ensure a Safe, Healthy, Equitable Community
- 2. Pursue Environmental Sustainability
- 3. Fund, Maintain and Improve Infrastructure

# **Background**

On June 11, 2019, the applicant submitted a letter requesting that the City begin processing the DISC project. The application was processed and reviewed by several commissions over the course of the year, thereby informing the proposal that was ultimately presented to City Council. On July 7, 2020, the City Council approved a request for annexation, pre-general plan land use designation, pre-zoning and a development agreement, as well as, certified a Final Environmental Impact Report (FEIR or EIR) for the 228.5-acre DISC project.

The requested applications granted land-use entitlements to allow the unincorporated Mace 25, Davis Innovation & Sustainability Campus, and Mace Triangle properties to be annexed to the City of Davis and developed as an innovation center for research and development, advanced manufacturing, office, hotel, residential and agricultural uses. In November 2020, the project was subject to a Measure J/R/D vote and was rejected by the electorate. Therefore, the project did not proceed to the Local Agency Formation

Commission (LAFCo) for annexation to the City. For more detailed information on the former project, please see the DISC webpage link below:

# https://www.cityofdavis.org/city-hall/community-development-andsustainability/development-projects/davis-innovaton-sustainability-campus

On July 7, 2021, the applicant (consisting of one of the original DISC property owners) submitted a revised application for part of the original project site called DiSC 2022. DiSC 2022 continues to meet the objectives of the Innovation Park Task Force, but achieves those goals with a smaller sized project. The revised proposal reduces the DiSC 2022 portion of the project footprint from 194 to 102 acres, reduces the office, laboratory and advanced manufacturing space from 2.6 to 1.1 million square feet, and reduces the number of housing units from 850 to 460. The applicants believe that the modified project will serve the economic development and innovation needs of UC Davis and the City for the next decade, will do so in a manner that is responsive to community feedback, and reflects the realities of a post-COVID work environment. Please see Attachment 1 for a vicinity map, Attachment 2 for a more detailed project description and Attachment 3 for the proposed DiSC 2022 Land Use Exhibit.

For more information on the DiSC 2022 project, please see the following webpage link:

https://www.cityofdavis.org/city-hall/community-development-and-sustainability/disc-2022

# Commission Input

On April 16, 2020 and May 7, 2020, the Tree Commission met to discuss and formulate its comments pertaining to the proposed DISC project. Those comments are reflected in Attachments 4 and 5. Attachment 4 gives the comments in narrative format and Attachment 5 lists them in a Table.

Comments from the Tree Commission on the DiSC 2022 are desired by staff and the City Council. The Commission is encouraged to finalize comments at their October 21, 2021 meeting. If the Commission is not able to finalize comments at their designated meeting, a special meeting of the Commission will need to be scheduled to continue the discussion and ensure comments are finalized no later than November 4, 2021, consistent with the direction provided under City Council Resolution 21-131 (see Attachment 7)

# <u>Analysis</u>

Given that the location of the DiSC 2022 project is on the southern half of the original DISC project site, the proposed land uses are very similar to the original proposal. The tree/landscaping features included in the project are as follows:

- The Project site, including a proposed offsite 2-acre agricultural buffer easement area, is 102 acres. 23.2 acres of the Project site, or roughly 23 percent, is dedicated to public gathering spaces and open areas which include parks, plazas, greenways, courtyards and the agricultural buffer. The calculation does not include a landscaped setback area that will encircle the Project site or the open-air stormwater bioswales that will be located within and adjacent to all paved areas.
- An assessment of the Project site has determined that DiSC 2022 can accommodate the planting of approximately 600-1,200 trees depending on the ultimate building design, drainage needs and the amount of photovoltaics installed. However, rather than committing to a specific and arbitrary number, DiSC 2022 will instead focus on planting the right trees in the correct conditions to achieve the desired shade coverage and canopy performance.
- The parking areas will primarily be shaded by a mix of photovoltaic arrays and trees and will meet the City's 50% shade requirement. Project roadways will also achieve 50% shade coverage. Walkways and bike paths will achieve 80% shade coverage.
- A proposed plant palette will be submitted with the application for Final Planned Development and will indicate the specific tree species for use onsite. Native and drought tolerant plants shall predominate the plant palette, and there will be consideration given to climate-ready landscapes. A diversity of native habitats shall be disbursed and managed throughout the site, primarily within the agricultural buffer and along the Mace Drainage Channel, including but not limited to riparian and California oak savanna.
- Turf will be strongly discouraged and utilized only in areas programmed for recreational activities such as the main recreational park and other programmed spaces.

Excerpts from the approved development agreement for the DISC project related to the Tree Commission's purview are included as Attachment 6. The development agreement for DiSC 2022 will be revised to reflect the reduced project with language no longer relevant to the current proposal being removed.

The agricultural buffer which includes the Mace Drainage Channel is one of the features of the project that the Commission would likely be most interested in how it is executed. The baseline project features from the previously approved development agreement notes the following as it relates to landscaping within the agricultural buffer:

- The portion of the Mace Drainage Channel on the DISC site will be restored and enhanced utilizing native riparian vegetation while maintaining its drainage conveyance function
- And
- A diversity of native habitats shall be disbursed and managed throughout the site, primarily within the agricultural buffer and along the channel, including but not limited to riparian, California oak savanna, and native prairie grasslands. The agricultural buffer shall include areas densely vegetated and sparsely vegetated to accommodate nesting and foraging opportunities for a variety of species.

The existing development agreement language related to the agricultural buffer provides for native riparian plantings in the Mace Drainage Channel and predominantly native species in the overall agricultural buffer. In the 50' area of the Urban Agricultural Transition Area that allows for pedestrian and cycling trails, the Class I trail/path area is intended to have significant shading provided by tree canopy over the path area. In fact, the Tree Commission made the following recommendation that is included in the previously approved development agreement for DISC (See Attachment 6) – Urban Forest and Landscape:

• Landscaping shall provide 80% shading of pedestrian walkways and off-street Class I bike paths that are not otherwise shaded by photovoltaics or other renewable energy generation.

Furthermore, the Tree Commission also recommended the following condition that was included in Development Agreement Exhibit J – Urban Forest and Landscape:

• Attainment of shading requirements shall be demonstrated within 15 years of planting. Failure to meet shading requirements shall be considered a code violation and subject to penalty until remedied through additional plantings.

The applicant remains committed to planting predominantly native species in the agricultural buffer, including native oaks over the bike path. However, the applicant feels there may be a need to also plant other ornamental trees over the Class I bike path in the agricultural buffer in order to comply with the timing of the shading requirement recommended by the Tree Commission that was included in the prior development agreement. Should the DiSC 2022 project ultimately be approved by the City Council and electorate, staff would work with the City's Urban Forest Manager and Wildlife Resource Specialist to ensure any ornamental trees selected would contribute positively to wildlife.

The Open Space and Habitat Commission met on October 4 to review its prior recommendations. Although the Open Space and Habitat Commission has a strong viewpoint as it relates to allowance of any nonnative trees in the agricultural buffer, irrespective of habitat value, the Open Space and Habitat Commission did recognize the dilemma between the requirement for planting native trees (which tend to be slower growing) and the 15-year 80% shading requirement over the Class I bike path in the agricultural buffer area. Oaks and other native trees could be planted in a manner to ultimately achieve the 80% shading requirement but may take longer than 15 years to get there given slower growth rates than some ornamental trees. Therefore, the OSH Commission recommended the following:

The 50-foot-wide portion of the agricultural buffer can temporarily use fast growing non-native tree species (not invasive species) to achieve 80% shade cover within 15 years over the multi-use path but, at the end of their lives, they should be replaced with native trees with the goal of eventually having 100% native species;

It has been about one year since the Tree Commission's last review of the DiSC project. Staff recommends that the Tree Commission review the comments made in 2020 and determine, as a body, if the comment is still applicable and if so, whether the Commission wants to make that comment again or conversely, remove comments that are no longer applicable. All of the previous Tree Commission comments are shown in Attachments 4 and 5.

Following the review of the previous Commission comments, the Tree Commission should consider if it has any new comments it would like to make relative to the new proposal. All recommendations will be forwarded to the Planning Commission and City Council when they consider the proposed project.

# Next Steps

After considering the advisory recommendations of city commissions, if the City Council decides to approve the entitlements for the proposed DiSC 2022 project, the next step in the approval process would be to work with the Yolo County staff to ensure that this measure would appear on the June 2022 ballot. Assuming a positive vote by the electorate, the annexation application would then be forwarded to the Yolo County Local Agency Formation Commission (or LAFCo), whose responsibility is to decide requests for approval of Sphere of Influence amendments or Annexation Requests. If LAFCo decides favorably, the property will then be formally annexed into the City of Davis.

Following annexation, the developer would begin to process various entitlements to begin actual construction of the proposed project. The first application would likely be a Large Lot Tentative Subdivision Map. This map would divide the DiSC 2022 property into smaller parcels, include grading and utility designs, set aside backbone or additional street right-of-way, and provide for easements and other necessary features to carry out the project. There would also be Final Planned Developments and Design Review applications to evaluate the proposed site designs, parking lot layouts, landscaping, and building architecture. It is expected that the City of Davis would review a number of different entitlement applications that implement the underlying approvals over the course of the buildout designed to be consistent with baseline project features and development agreement requirements.

# **Environmental Determination**

Several Commissions have asked if the commissions will be reviewing the environmental documents for the project. As noted above, the City Council certified the EIR for the DISC project. It was not challenged in court, and therefore is an approved document. The DiSC 2022 project, is being evaluated against the findings of the previously certified EIR with the expectation that an Addendum will be prepared to satisfy the requirements of the California Environmental Quality Act. An Addendum is a document with an explanation of the decision to not prepare a subsequent Environmental Impact Report. The Addendum must be supported by substantial evidence justifying the decision of the lead agency.

An Addendum does not have a formal comment period, and that has already occurred as part of the EIR process. If commissioners wish to comment on the Addendum, they may make their comments as part of the public comment process associated with the Planning Commission and City Council public hearings. The Addendum is expected to be ready for public review in late November or early December.

# ATTACHMENTS

- 1. Project Vicinity Map
- 2. DiSC 2022 Project Description
- 3. Proposed DiSC 2022 Land Use Exhibit
- 4. Comments from Tree Commission (Narrative Format)
- 5. Comments from Tree Commission (Table Format)
- 6. Excerpts and Exhibits from the previously approved DISC Development Agreement related to the purview of the Tree Commission
- 7. City Council Resolution 21-131

P:\Planning\Projects-Special\DiSC 2022\Staff Reports\Trees\Trees Oct 21 2021 staff report.docx
### **DiSC 2022 - Tree Commitments**

#### **Overview of the DiSC 2022's landscaped areas:**

- The Project site, including a proposed offsite 2-acre agricultural buffer easement area, is 102 acres. 23.2 acres of the Project site, or roughly 23 percent, is dedicated to public gathering spaces and open areas which include parks, plazas, greenways, courtyards and the agricultural buffer. The calculation does not include a landscaped setback area that will encircle the Project site or the open-air stormwater bioswales that will be located within and adjacent to all paved areas.
- An assessment of the Project site has determined that DiSC 2022 can accommodate the planting of approximately 600-1,200 trees depending on the ultimate building design, drainage needs and the amount of photovoltaics installed. However, rather than committing to a specific and arbitrary number, DiSC 2022 will instead focus on planting the right trees in the correct conditions to achieve the desired shade coverage and canopy performance.
- The parking areas will primarily be shaded by a mix of photovoltaic arrays and trees and will meet the City's 50% shade requirement. Project roadways will also achieve 50% shade coverage. Walkways and bike paths will achieve 80% shade coverage.
- A proposed plant palette will be submitted with the application for Final Planned Development and will indicate the specific tree species for use onsite. Native and drought tolerant plants shall predominate the plant palette, and there will be consideration given to climate-ready landscapes. A diversity of native habitats shall be disbursed and managed throughout the site, primarily within the agricultural buffer and along the Mace Drainage Channel, including but not limited to riparian and California oak savanna.
- Turf will be strongly discouraged and utilized only in areas programmed for recreational activities such as the main recreational park and other programmed spaces.

#### **Tree Commitments:**

- The Project site will provide a healthy tree canopy to achieve the following shade coverage:
  - Landscaping shall provide 80% shading of pedestrian walkways and off-street Class I bike paths.
  - Trees shall provide 50% shading of internal streets.
  - Trees shall be used to achieve 50% shading of at-grade parking not otherwise shaded by photovoltaics or other renewable energy generation.
- Developer shall engage with Tree Davis, the Center for Land Based Learning, the UC Davis Arboretum, or other local expert to assist with design, selection of species, and management of trees and all landscaped areas of the Project site.
- Prior to construction, Developer will submit formal landscape plans for City review and approval. Landscape plans will be subject to review by City staff and will be heard by the Open Space and Habitat Commission and the Tree Commission.

- Developer will utilize best practices for tree planting and root establishment. Specifically, Developer commits to the use of structured soils or suspended substrate to allow successful tree root development, to the satisfaction of the City's Urban Forest Manager.
- When planting in parking areas or along paved walkways, Developer will size pavement treatment area to adequately accommodate the tree varietal's intended size.
- Planting practice and tree health shall be subject to 3<sup>rd</sup> party verification by the City's Urban Forest Manager. If, five years from the original date of planting, a tree is not growing at its anticipated rate or is otherwise showing signs of failure, that tree will be identified by the Urban Forest Manger who, at his or her discretion, may require tree replacement. Inspection, maintenance and replacement costs shall be borne by the Developeror services district. Compliance with arborist recommendations is mandatory and failure to comply shall be considered a violation of project entitlements and subject to penalty.
- Attainment of shading requirements shall be demonstrated within 15 years of planting. Failure to meet shading requirements shall be considered a code violation and subject to penalty unless said failure was the result of an act of God or unforeseeable event which is no fault of Developer. Any violation shall be remedied through additional plantings of PV.
- Any removal of an established tree will be authorized in accordance with the then current Tree Planting, Preservation and Protection Ordinance. Any proposed tree removal whereinthe desired removal is to accommodate the installation of photovoltaic solar array or othercomparable renewable energy technology shall not be subject to a tree mitigation fee or other payment to the tree preservation fund.



DiSC 2022

Vicinity Map



# **Davis Innovation and Sustainability Campus 2022**

# **Project Description**

# The Modified DiSC 2022 Project

Applicants Ramco Enterprises, Inc and The Buzz Oates Group of Companies are, *in this revised project*, again proposing to meet the continued economic development needs of the City of Davis with a modified Davis Innovation and Sustainability Campus project (hereinafter "DiSC 2022" or "Project").

The Mace Ranch Innovation Center originated in response to request for expressions of interest that was released by the City of Davis in 2014 ("2014 RFEI"). The 2014 RFEI was the outgrowth of a City-led process, through an Innovation Park Task Force, to identify "appropriate opportunities to create a place for primarily Davis-based research and technology companies to grow" and to create a "world-class next-generation university-related business park" in Davis that will both support and leverage the research occurring at UC Davis. In response to this request, the Applicants proposed a cutting-edge innovation campus that came to be known as Davis Innovation and Sustainability Campus ("DISC"). The original 194-acre project received unanimous support from the Davis City Council in June 2020. However, that November, the DISC project fell just shy of obtaining a majority of support from the Davis electorate, as required under Measure J/R/D.

Nevertheless, the Applicants' belief in Davis and what an innovation park with solid ties to the research occurring at UC Davis could achieve remains strong. UC Davis is conducting research in several fields that truly can improve the human condition globally; and an innovation park in Davis can become the portal through which that research and innovation is put into productive use. Based on that conviction, the Applicants are proposing DiSC 2022.

DiSC 2022 continues to meet the objectives of the Innovation Park Task Force but achieves those goals with a more "Davis-scaled" project. The current proposal reduces the Project footprint from 194 to 102 acres, reduces the office, laboratory and advanced manufacturing space from 2.6 to 1.1 million square feet, and reduces the number of housing units from 850 to 460. The Applicants believe that the modified Project will serve the economic development and innovation needs of UC Davis and the City for the next

decade, will do so in a manner that is responsive to community feedback, and reflects the realities of a post-COVID work environment.



**Prior Annexation Request** 

**DiSC 2022 Annexation Request** 

# **Project Overview**

The modified Davis Innovation and Sustainability Campus 2022 will offer an economic development opportunity within a live/work campus environment, planned with a sustainable site design and broad array of complementary land uses. The reduced Project retains the high-demand uses of office, research & development (R&D), laboratory, prototyping, advanced manufacturing, proximate housing with an array of affordability, recreation and open space, all within a Project site that is approximately half of the size previously proposed. Despite its reduced footprint, the Project's mix of uses will serve to attract new economy incubators, entice UCD-spawned businesses seeking a growth location, and provide large-scale locational opportunities for well established companies, particularly those with research ties to UC Davis. The objective remains unchanged: to fulfill a clear City need for economic development space and allow existing and new companies to remain and grow *in Davis*.

As mentioned, DiSC 2022 is located on a Project Site that has been reduced to 102 acres, immediately north and east of the City of Davis' city limits, near the Ikeda's Market and park-n-ride lot in unincorporated Yolo County (APN 033-630-009). The Project is easily accessible from existing roadway infrastructure, adjacent to the developed community on two sides (the south and west), and is bounded by land protected by agricultural

conservation easements on the east and the Mace Drainage Channel to the north. The Project site is adjacent to Interstate 80, robust public transportation and rail, along a regional-serving bike route, is proximate to the University of California, Davis, and on a macro-scale sits strategically between the Bay Area and the Capital of California.

The 16.5-acre area southwest of the Project site, south of Road 32A, that includes Ikeda's Market and the park-n-ride would be annexed into the City of Davis along with the Project to avoid the creation of an island of County land. This area, known as the Mace Triangle, remains unchanged with DiSC 2022 from the General Plan designation and Prezoning previously assigned to it by the City in prior iterations of the project (see General Plan Designation)<sup>1</sup>.



PROPOSED CITY OF DAVIS GENERAL PLAN DESIGNATION

<sup>&</sup>lt;sup>1</sup> All figures displayed in the Project Description have also been submitted to the City of Davis individually. In most cases, individual figures include more detail and/or additional information. These figures will be made available on the City's project website.

At build-out, DiSC 2022 would include up to 1,100,000 square feet of innovation center/commercial uses and 460 residential units of varied sizes and affordability. More specifically, the Project would include space for office, R&D, laboratory, advance manufacturing, prototyping, limited supportive retail, a hotel and a conference center, and include medium and high-density residential units to provide a jobs/housing linkage. DiSC 2022 is comprised of land uses within an urban framework that are designed to:

- Deliver office and corporate spaces that are highly flexible and technologically advanced. The buildings would include collaborative spaces, flex spaces, as well as dry and wet labs.
- Develop space for research-related incubator start-ups that may be small, independent entrepreneurs or subsidiaries of larger, more established companies in Davis, Sacramento, and/or the Bay Area.
- Include programs that are scientific, technical and research-focused. The programs are anticipated to be University of California, Davis (UC Davis) spin-off research labs and internships.
- Be suitable for private research in the fields of ag tech, med/bio tech, and clean tech.
- Integrate spaces for prototyping and manufacturing with research facilities to allow for greater ease of advanced product development.
- Offer advanced manufacturing facilities on-site to allow for the establishment of "research-to-market" companies. Providing a full array of commercial uses that includes advanced manufacturing will allow products to be conceived, refined, tested, fabricated and brought to market in Davis.
- Include a variety of workforce housing units, diverse in both size and affordability, designed to meet the needs of the innovation center employees, further spur collaboration and technology start-ups, create a hive of activity with people living and working on-site, and thereby reduce project-related vehiculartrips.
- Accommodate corporate travelers and educational conferences.

In furtherance of this vision, the DiSC 2022 applicants are now seeking the following entitlements from the City of Davis:

- 1. General Plan Amendment converting the 100-acre Project Site from Agriculture to Innovation Center
- 2. Prezoning to Preliminary Planned Development (PPD)
- 3. Annexation into the City of Davis
- 4. Development Agreement
- 5. Municipal Service Review

6. Detachment from the East Davis County Fire Protection District

The Project Applicants are also seeking to have the Council place the Project and its Baseline Project Features on the June 7, 2022 ballot consistent with Davis Municipal Code, Article 41.01 Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands.

# **Project Objectives**

The Applicants propose the Davis Innovation and Sustainability Campus 2022 to achieve the following objectives:

- 1. Provide a suitable space in which to retain existing local businesses and attract and grow innovative, high-value, technology-oriented companies.
- 2. Deliver an integrated campus-like environment offering a variety of commercial lot sizes that will respond to the current and future needs of technology start-ups, industry leaders, research and development, and products manufacturing firms, allowing for a full range of research to market uses.
- 3. Develop a strategic mix of residential unit types and sizes on-site, including affordable housing, introduced in phases to coincide with the creation of jobs.
- 4. Provide sufficient land to meet the demand in Davis for innovation centers over a 10-year time horizon.
- 5. Utilize land immediately adjacent to the City boundary with adequate and easilyextended infrastructure, including but not limited to fiber optics and the roll-out of 5G thus providing high-speed internet capable of serving technology-sector needs.
- 6. Develop a critical mass of users and residents at a given location sufficient to render economically feasible the delivery of infrastructure necessary for development to occur.
- 7. Contribute to job creation, housing supply and tax base enhancement while supporting the University of California, Davis as a premier research institution.
- 8. Utilize a site with existing proximate access to I-80 for the convenience and benefit of employees, collaborators, suppliers, and goods movement.
- 9. Support and build upon the City of Davis's existing successes by offering a logical extension to the 2<sup>nd</sup> Street technology corridor and the Mace Technology Park/Nugget Headquarters.
- 10. Develop an aesthetically pleasing site plan and architectural building design that incorporates energy and water efficiency, provides for multimodal transit accessibility, and is situated to receive and utilize recycled water when available.

- 11. Create a right-sized viable retail component, including hotel and conference center, which will primarily serve the needs of the innovation center, increase retail-related employment opportunities and contribute to tax revenue generation.
- 12. Encourage recreation and non-automotive modes of transportation by creating trail connections and safety improvements that enhance and encourage pedestrian/bicycle circulation and connectivity between the project site and surrounding areas.
- 13. Preserve and protect agriculture through the planning and development of property which will result in a distinct permanent easterly urban edge.
- 14. Provide a business-oriented site design with a complementary mix of land uses that will encourage user interaction, collaboration, and the exchange of ideas, thereby serving as a catalyst to achieve economic growth.
- 15. Reflect the feedback captured through the Innovation Park Task Force's planning, research and outreach, as well as the feedback received from the commissions and community over several years, and incorporate as many of the consensus concepts as feasible.

### **Proposed Land Uses**

The proposed mix of uses at DiSC 2022 would create a unique campus-like environment where new products can be invented, prototyped, and manufactured, and where the innovation center workforce can live, work, and play. The broad array of commercial uses allowed in one setting offers a desirable "research-to-market" opportunity. It is rare to find locations at which corporate boardrooms, research and development, prototyping, and advanced product manufacturing can all occur adjacent to each other. The geographic proximity between what are often distant corporate divisions allows for a compressed feedback loop that expedites product development and ultimate release to market. But more than just the creation of things, DiSC 2022 is designed for creative people. The campus model would result in daily interaction between individuals such as IT professionals, research analysts, mechanical engineers and entrepreneurs, and provide opportunities and synergies for collaboration and innovation both during and after normal business hours.

# DiSC 2022 Land Plan

![](_page_81_Figure_1.jpeg)

The table below identifies the diversity of land uses that would be present at DiSC 2022, the proposed amount of each use-type, and a comparison between DiSC 2022 and the prior project which reflects the more "Davis-scale" Project:

Land Uses by Type				
Land Use	Original DISC	DiSC 2022		
Office; Research & Development; Laboratory	1,510,000 sf	550,000 sf (63.6% reduction)		
Advanced Manufacturing; Prototyping; Product Testing	884,000 sf	550,000 sf (37.8% reduction)		
Residential (average density 30 du/ac)	850 units	460 units (45.9% reduction)		
Ancillary Retail	100,000 sf	80,000 sf (20% reduction)		
Hotel/Conference	160,000 sf (150 rooms)	160,000 sf (150 rooms)		
Green Space	49.1 acres	23.2 acres*		
Transit Plaza	0.6 acres	0.6 acres		
Total Acres	194 acres	<b>102 acres</b> (47.4% reduction)		
Total square footage of commercial	2,654,000 sf	<b>1,340,000 sf</b> (49.6% reduction)		
* A 2-acre offsite easement located north of the Mace Channel which will be utilized for				

agricultural buffer area is included in this total (the prior project included 6.8 acre easement).

As the table indicates, DiSC 2022 would include an even split between the square footage allotted to office/R&D/laboratory use types (550,000 SF) and advanced manufacturing (550,000 SF). This is a change from the prior DISC project which was roughly two-thirds office/R&D/laboratory space and one third advance manufacturing. As we emerge from the pandemic and resume business in a manner more reflective of the pre-pandemic condition, the generally accepted assumption is that demand for traditional office will decrease by roughly twenty-percent as employers allow for greater flexibility to continue working remotely part-time. As part of the new "hybrid-model" the industry is increasing efficiencies with shared work stations and complementary schedules. These consolidations, however, are not being mirrored in laboratory or advanced manufacturing sectors, which are, for the most part, engaged in activities that cannot be

conducted from home. Therefore, the revised ratios reflect shifting demand for commercial space in a post-COVID market.

DiSC 2020 continues to include support retail uses, up to 80,000 SF, to primarily serve the needs of those living and working within the Project site. DiSC 2022 also retains the approximately 160,000 sf of hotel/conference center use. The hotel/conference center would be located in the southwestern corner, near the intersection of Mace Boulevard and 2<sup>nd</sup> Street. Most of the supportive retail would be on the ground floor of the proposed research/office/R&D or multi-family residential buildings adjacent to the main park and the transit plaza, resulting in vertically integrated mixed-use buildings. The ancillary retail space within DiSC 2022 is intended to provide employees, residents, and visitors with basic conveniences such as: lodging/accommodations, health and fitness facilities, convenient coffee and dining opportunities all located within walking distance of the Project's primary businesses and housing.

#### Permitted and Conditional Uses

The Project is seeking site-specific zoning through a Preliminary Planned Development (PD). The purpose of the PD zoning district is to provide a campus setting in which leading-edge institutions and local, regional, and international companies can cluster and connect with start-ups, businesses incubators, and accelerators, as well as UC Davis, to create a productive research and development center at which Davisites from all walks of life can live, work and play. The proposed PPD identifies and allows for the following uses:

### Permitted uses.

The principal permitted uses of land in the DiSC 2022 PD zoning district are as follows:

- (a) Offices: including but not limited to administrative, executive, headquarters, medical, financial, co-working and incubator space.
- (b) Laboratories: including but not limited to research, design, analysis, development and/or testing of a product
- (c) Light manufacturing, assembly or packaging of products, including but not limited to electrical, pharmaceutical, biomed and food products and devices, and associated warehousing and distribution.
- (d) Any other technical, research, development or light manufacturing use determined by the Planning Director to be of the same general character as the permitted uses.

- (e) Residential: workforce housing with an average density at or above 30 dwelling units per acre. The anticipated density range is between 15 and 50 dwelling units per acre, or higher, depending on product type.
- (f) Renewable energy generation and storage facilities.
- (g) Support Retail, single users at or less than 25,000 square feet, including but not limited to food and beverage, restaurant, dry cleaners, fitness center or gym.
- (h) Lodging or Hotel.
- (i) Conference Space.
- (j) Agriculture, including open air or greenhouse cultivation of crop and the tasting and/or sale of any products cultivated or produced on the premises, but excepting the raising of fowls or animals for commercial purposes.
- (k) Higher Education: extensions or graduate programs; public, semipublic or private.
- Any use which handles, stores or treats in any fashion hazardous materials as defined in Section 40.01.010 of this chapter in a manner consistent with adopted DISC 2022 performance standards.

#### Accessory uses.

The following accessory uses are permitted in DiSC 2022 PD zoning district:

- (a) Home occupations subject to the provisions of Sections 40.01.010 and 40.26.150.
- (b) Antenna and telecommunications, including 5G infrastructure.
- (c) Child care/day care facility.
- (d) Parking garage.
- (e) Stand-alone corporate signage.

#### Conditional uses.

The following conditional uses may be permitted in the DiSC 2022 PD zoning district:

- (a) Support Retail, single users larger than 25,000 square feet.
- (b) Public and semipublic, including public utility uses necessary and appropriate to the DiSC 2022 district.

(c) Any use which handles, stores or treats in any fashion hazardous materials as defined in Section 40.01.010 of this chapter in a manner deemed to exceed or inconsistent with the adopted DiSC 2022 performance standards.

The proposed language of the Planned Development and General Plan are attached for review.

#### Conceptual Site Layout by Use Type

The Planned Development submitted for DiSC 2022 includes an exhibit identifying site access, infrastructure, conceptual building locations and Project amenities by use type. As indicated on the Land Plan, the Project site is accessed from Mace Blvd. on the west with an extension of Alhambra Dr. and with a new north/south connection from County Rd. 32A. These primary roadways connect to create the site's circulation loop. The Project site is ringed by a bicycle and pedestrian pathway with Class I bike trails along its northern and eastern boundary to connect the site to Downtown Davis and to regional trails. Advanced manufacturing uses are proposed along both sides of the primary north-south access road from County Road 32A in the eastern half of the Project site. The office/R&D/laboratory uses are located in the western half, proximate to Mace Boulevard and the proposed Transit Plaza. And workforce housing would be primarily situated within the northly one-third of the Project site between the extension of Alhambra Drive and the Mace Drainage Channel, with a multi-functional sports park located in the center of the residences.

#### Commercial Components

The principal commercial land uses are proposed in a logical manner that would create a cohesive site with distinctive districts. Placing advanced manufacturing in the eastern half of the Project site allows the commercial vehicles that may be servicing these uses to largely avoid Mace Blvd. It also places more intensive uses away from existing development and closer to I-80 and agriculture operations. Conversely, the office/R&D/laboratory uses, which will have a greater employee population, would be located on the west closer to existing residential communities and transit routes. DiSC 2022 also proposed office/R&D/laboratory in the northwest corner of the site, north of the extension of Alhambra Dr. and across from the Nugget Headquarters. This area could develop first in what is anticipated as a phase 1A. Oriented toward the intersection of Alhambra Dr. and Mace Blvd., these office/R&D/laboratory employment generators would flank the entryway to DiSC 2022 and immediately set the tone for the innovation campus.

#### **Residential Component**

The residential component of the Project is located along the northern property boundary adjacent to the agricultural buffer and Mace Drainage Channel, with the main, 5-acre park feature located between two residential subareas. Placing residential on both sides of the primary park feature would provide easy access to recreation for all residences. Locating the homes north of Alhambra Dr. would provide a logical separation from commercial uses, but within a convenient walking distance to all jobs. Situated between Alhambra Blvd., a primary east-west roadway with ties to 5<sup>th</sup> Street and into Downtown Davis, and a greenbelt with a regional Class I bicycle trail to the north, the residential component is equally accessible for all modes of travel.

#### Supportive Hotel and Retail

The proposed hotel/conference center would continue to be located at the southwestern corner of the Project site, northeast of the intersection of Mace Boulevard and 2<sup>nd</sup> Street. Ancillary retail uses would be primarily concentrated within the office/R&D and multifamily residential buildings located proximate to the central park and the transit plaza. Limited commercial may be in stand-alone structures, such as a restaurant in the park serving snacks or accommodating team celebrations after a big game.

![](_page_86_Figure_4.jpeg)

## Further Review of Precise Buildings and Site Layout

It should be noted that, although an anticipated site configuration has been proposed for purposes of environmental review, public review and comment, and City approval, the precise building locations and other Project features represent a logical layout which may be subject to change during the final planned development process, per Municipal Code Section 40.22.090. The requested entitlements establish the General Plan land use designation and the uses permitted pursuant to the PD zoning; the precise size, location and configuration of a building or residential structure may fluctuate as long as it is determined that the use proposed would be at a logical location within the Project site, is permitted in the zoning, is substantially consistent with the Land Use Plan and the description of the Project, and would not result in an exceedance of the maximum square footage or number of units permitted for a given use type.

If the currently requested entitlements are approved, in accordance with the City's PD zoning requirements, the Project applicant would need to return for a variety of subsequent entitlements, including filing for one or more final planned developments for DiSC 2022, which will be subject to discretionary review and approval by the City of Davis. The final planned development and accompanying tentative map(s) and design review will need to identify a greater degree of specificity, such as precise locations and configurations of lots and buildings, including all dimensions necessary to indicate size of structure, setbacks and yard areas, etc. Subsequent entitlements would also establish design standards and ensure consistency therewith. Proposed buildings would need to submit elevations and design details sufficient to determine consistency with Design Guidelines, such as landscaping, fencing, and screening, etc. In sum, there would be a series of subsequent entitlements at which time more definitive detail will be proposed. It is anticipated that much of the building design and structural configuration proposals will be user driven.

Notwithstanding the potential for building locations or other features to shift during the final planned development process, the DiSC 2022 PPD includes sufficient use descriptions and placement detail such that a meaningful analysis of the Project can be conducted at this stage of entitlements, particularly allowing for the comparison of how the revised Project, DiSC 2022, compares to the original DISC project which was approved by the City Council in June 2020. Despite the flexible approach, land uses are limited to maximum square footages and/or number of residential units, green/open space acreages are established, and the general geographic area in which a particular use type is permitted has been identified through the Land Use Plan and accompanying description.

# **Building Heights**

The tallest buildings proposed for DiSC 2022 – the multi-family housing and hotel – are up to 85 feet. The office/R&D/laboratory buildings would be up to 65 feet tall and a maximum height of 45 feet generally applies to the proposed advanced manufacturing uses, though features that extend up to 65 feet are permitted. These height limitations remain unchanged from the prior project.

### Density and Floor Area Ratio

The DiSC 2022 would make efficient use of the land, providing residential densities ranging from fifteen to fifty units per acre, with an average net density of thirty units per acre. The residential densities are identical to those previously proposed. The Project site will have an overall net floor area ratio ("FAR") of 0.71. This is a slight reduction in overall FAR from the prior project (0.93) which primarily corresponds with the loss of residential units. However, 0.71 FAR is an urban-level of density and continues to exceed the 0.5 FAR threshold established by the City in its RFEI.

## Parks and Green Space

Like its predecessor, DiSC 2022 would incorporate several privately maintained parks and open space areas throughout the site. The total greenspace would be approximately 23.2 acres (see Open Space Plan). This represents a 53% reduction in green space acreage from DISC, a reduction proportionate with the reduction is overall project size and is largely attributable to reduced agricultural buffer acreages. Parks and open space areas would be conveniently accessible from all structures and would include programmed parks, greenways, plazas, natural open spaces, and courtyards.

The Project would be anchored by a 5-acre sports-focused park, which would be programmed with a number of sports fields and include lights for evening games. The Applicants remain committed to including a softball field, and are proposing a multipurpose field for sports such as soccer, lacrosse, rugby and cricket. The park facility would be privately maintained but open to the public and made available for use by several Davis sports organizations. In addition to athletics, the park is envisioned with a commercial corner or defining feature to solidify the park as a community attraction and provide a place to gather before or after a big game or simply on your lunch break. A second, approximately 1-acre park would be located just south of the easterly residential area. This space is envisioned to serve the more localized needs of residents and as a non-automotive connection to the peripheral trail.

The Project would include a peripheral greenbelt with walking and bicycle trails within the agricultural buffer area along its northern and eastern border. The Class I bike trails and walking path features within the agricultural buffer area would connect to pathways within landscaped areas along the south and west to form an approximately 1.5-mile ring around the Project intended to promote recreation and heart health for both residents and employees. Consistent with the prior project, the Class I bike trails would also connect to the adjacent regional trail system, thereby serving as both an onsite amenity and nonautomotive access to downtown Davis and the region. The northerly greenway parallels the Mace Drainage Channel which is currently an unimproved agricultural ditch. With the Project the Mace Drainage Channel would, consistent with what was previously proposed, be enhanced as it flows through DiSC 2022, thereby providing aesthetic and habitat value to the Project adjacent to community trails.

The agricultural buffer for the DiSC 2022 Project would include planned and natural spaces, utilized in part for drainage swales, on-site detention, bio swales, visual and noise attenuation, energy generation, owl habitat, as well as cycling and pedestrian trails. These uses are consistent with what was previously proposed, analyzed and approved. The agricultural buffer, which would abut active agricultural operations located along the north and east sides of the DiSC 2022 site, would total approximately 14 acres. Consistent with the City's agricultural buffer requirements, the minimum 150-foot agricultural buffer/agricultural transition area would be comprised of two components: an inner 50-foot-wide agricultural transition area located contiguous to a 100-foot-wide agricultural buffer located contiguous to the agricultural area. The following uses would occur with the publicly accessible 50-foot agricultural transition area at DiSC 2022: Class I bike paths that encircle the Project and connect to offsite facilities, pedestrian walking trails, community gardens, emphasis on native plants and pollinators, benches, and pedestrian scale lighting. As mentioned, the 100-foot-wide portion would be primarily designed to provide drainage and habitat amenities.

Finally, the Project would include private courtyards, plazas, and commons comprising approximately 2.6 acres. These passive recreational spaces would connect people and places and create quasi-secluded places for employees and residents to gather. Where possible, courtyards would be designed to connect with and be open to the commons, establishing walking links throughout the site, and thereby minimizing the pedestrian interface with vehicular roadways.

![](_page_90_Picture_0.jpeg)

### Circulation Network

The circulation framework for DiSC 2022 is built upon a primary circulation loop extending easterly from the intersection of Mace Blvd. and Alhambra Dr. to a new north/south roadway alignment that connects to County Rd. 32A at the south end of the Project. These roadways and circulation pattern remain unchanged from the prior project but no longer extend north over the Mace Channel. A primary access point would intersect with Mace Boulevard at Alhambra Drive, extending the existing east-west roadway into the center of the site, linking the Project site to downtown Davis and to existing residential neighborhoods located to the west. The primary southern access point, located at the approximate center of DiSC 2022 site boundary, would connect to CR 32A and would be the principal point of entry for transport vehicles and goods movement traffic. One secondary access point would be located along County Road (CR) 32A, where CR 32A intersects with the existing park-and-ride lot access road. This roadway is proposed as a private drive rather than a public right-of-way. The road would provide light-duty vehicular access to the office/R&D/laboratory uses and the hotel in the southwestern section of the Project site. The proposed roadway alignments remain unchanged from those previously analyzed. There are no new or different intersections associated with DiSC 2022.

#### Transit

DiSC 2022 is proximate to the existing park-and-ride lot, located north of I-8 adjacent to the City's water tank which also serves as an existing Yolobus stop and the "Mace" stop along the Causeway Connection. The Causeway Connection is a multi-agency venture that provides continuous service from UC Davis, through downtown Sacramento, to the UC Davis Med Center and Aggie Square. From this regional transit stop, a landscaped pedestrian connection would be improved to the Project site along a north-south pedestrian promenade leading to the densest area of DiSC 2022. In addition, an existing transit stop is located on Mace Boulevard, south of Alhambra Dr., adjacent to the proposed Project. DiSC 2022 would expand and enhance this bus stop into a Transit Plaza. The prior project proposed a centralized Transit Plaza which led to considerable discussion as to when busses would be routed through the project site. DiSC 2022 moves that concept to Mace Blvd. so that Unitrans and Yolo Bus will not need to deviate from their existing routes but will have an improved facility capable of stacking up to three buses at a time. Given the reduced Project site size, at its proposed location on Mace Blvd., the Transit Plaza would be within a half-mile distance of nearly all components of the Project site, including all of the residential units. All of the office/R&D/laboratory uses would be within one-quarter mile of the transit stop which increases likely ridership and makes the Project transit-oriented.

In addition to local bus service, the Transit Plaza would accommodate all users and residents with a variety of transit modes by also serving as a terminal for electric bikeshare and scooter programs. Additional transportation demand management strategies which may occur at the Transit Plaza include a primary drop- off/pick-up area for local shuttles to downtown Davis and the Amtrak, and other more direct destination shuttles (UC Davis, Sacramento Airport). To the extent feasible, proximate car-share parking spots and dedicated carpool/vanpool drop-offs would be located at the site to facilitate the use of alternative modes of transportation by both employees and residents at the innovation center.

#### Bicycle and Pedestrian Paths

As mentioned, DiSC 2022 includes significant onsite bicycle and pedestrian features, implements offsite safety improvements, and creates regional trails connections. Foremost, the Project site would be linked to the existing Davis pedestrian trails system and regional bike paths to facilitate convenient nonautomotive connections to and from the Project site, thereby encouraging nonautomotive commutes. Direct access will be obtained through redesigned and enhanced intersections at Mace Blvd. and 2<sup>nd</sup> Street and Mace Blvd and Alhambra Dr. The intersection redesign will be principally focused on

serving all mode shares, a stark contrast to the existing auto-focused intersections. For improved safety on the Mace Curve, DiSC 2022 would extend the existing bike lane around the inside of the Mace Curve, filling a long-derided gap and completing the connection, thereby bringing more employees safely to work and children safely to school. DiSC 2022 would acquire and dedicate land to accommodate a future gradeseparated bike/ped crossing of Mace Blvd to be located north of the Mace Drainage Channel. The land dedication would align to the existing City easement located at the south end of Frances Harper Junior High School and connecting to the greenbelt system in Kaufman and Broad and Lake Alhambra Estates.

Onsite, DiSC 2022 would include an approximately 1.5-mile bike path and adjacent pedestrian trail encircling the Project site within the 50-foot transition zone of the agricultural buffer and on landscaped buffer areas. At the Project's northeast corner, an easement will be granted to the City to provide future access to an existing easement along the Mace Channel which leads to County Road 105. The ring bike path would immediately connect to the existing Class II bike lane on CR 32A at the Project's southeastern corner. The Class II bike lane on CR 32A provides connectivity to the following: 1) Old Lincoln Highway Class I (separated) bike path along Interstate 80 (I-80) via the Union Pacific Railroad (UPRR) train tracks at-grade crossing; 2) Class II (striped) bicycle lanes on CR 32A east of CR 105 and the UPRR crossing; and 3) Class I bicycle path on the Yolo Causeway.

Additional on-site amenities that promote cycling would include: abundant racks designed to accommodate a bicycles of many styles, storage lockers at all buildings, showers available in all building complexes, and a repair kiosk provided within the park along the Class I path to enable any bike repairs that may be needed by employees, residents, or simply users of the regional trail that pass through DiSC 2022. Unlike the automotive parking, bicycle parking would meet or exceed City standard ratios.

# <u>Parking</u>

The parking ratios utilized for the commercial components of DiSC 2022 are consistent with the considerable reduction from those required by the City's Municipal Code that were utilized in the prior project. Similarly, at a ratio of 1:1, DiSC 2022 is consistent with the prior project wherein residential units are proposed to be parked at a standard less than the City average and in a manner that reflects the walkability of the site and trending shifts in personal transit preferences. In a post-COVID workplace we believe that the reduced ratios are even more appropriate as many employers are shifting to a hybrid model and allowing employees to work remotely varying days of the week. Under the reduced proposal, the overall parking ratios for DiSC 2022 and total number of spaces would be as follows:

Use	Square Footage	Ratio	Parking Spaces
Office/R&D/ancillary retail	630,000	1/600	1,050 (Reduction of 1,633)
Adv. Manufacturing	550,000	1/1250	440 (Reduction of 267)
Hotel	150 rooms	1/1.5 units	100 (Unchanged)
Commercial Total			<b>1,590</b> (1,900 less than DISC)
Housing	460 units	1/1	460 (Reduction of 390)
DiSC 2022 TOTAL			<b>2,050</b> (2,290 less than DISC)

The Project would not exceed 1,590 parking spaces for commercial uses. However, the applicant proposes creation of a parking reservoir to allow the allotted 1,590 commercial parking stalls to be distributed throughout the Project site as needed, rather than strict parking ratios being applied at the issuance of each building permit based upon use type. For example, if an advanced manufacturing use is more employee dense than typical manufacturing and, as such, requires parking for its employees at a number that exceeds the 1/1250 ratio, DiSC 2022 may accommodate that particular user's need. However, the 1,590-stall capacity within the Project's envelope does not increase, therefore future users may be parked at a level below the allotted ratio. Effectively, the parking envelop allows DiSC 2022 to collectively park the site as is determined necessary during build-out based upon an evaluation of user needs and transit patterns. There is an assumption that Phase 1 users may desire to park at, or slightly above, the reduced parking ratios identified in the Table, but that the demand for parking will be reduced in the future as the following occur: critical mass of employees is achieved on-site; the on-site jobs/housing balance is realized; transit and shuttles are fully utilized at the proposed transit center; car share and carpooling spaces are dedicated on-site; bike path connections are developed and further improved to Downtown Davis and the region; tenant companies retain a Transportation Manager to coordinate all modes of transportation to and from the site; and transit reimbursements and bike credits are offered by tenants to their employees.

Residential parking will be provided in private parking garages. Multi-family units would have shared parking facilities identified for the exclusive use of residents with

assigned stalls. Single-family units and townhomes would have private garages. Similar to the commercial component, the 460 parking spaces allotted for residential units may be distributed as deemed appropriate by the developer. It is foreseeable that some single-family units may include two-car garages and that multi-family, particularly micro-units or studios, may be parked at a ratio of 0.5 stalls/1 unit. Shared parking arrangements will be permitted onsite between commercial and residential uses at appropriate locations. The shared corporate and multi-family residential parking areas result in more efficient use of land since the demand for business parking is greatest 8:00am to 5:00pm five days per week and residential parking demand peaks between 5:00pm and 8:00am on weekdays and on weekends.

All off-street parking areas would be designed to incorporate shade orchards and to maximize the installation of solar arrays. Where possible, permeable surfaces would be utilized to assist in drainage and groundwater recharge. As a result of user demanddriven build out, parking fields may be converted to parking structures over time to accommodate development at greater densities. Parking lots will be constructed with infrastructure included, i.e. conduit, to easily accommodate the expansion of charging stations as demand increases. Diagonal on-street parking is proposed adjacent to the park and may be utilized elsewhere on the Project site based upon locational considerations. On-street parking stalls will not be withdrawn from the parking envelopes available to residential or nonresidential uses as they are primarily intended to accommodate visitors to DiSC 2022, such as those using the sports facilities, rather than employees or residents.

### **Infrastructure**

Infrastructure would be extended from nearby utilities to serve the site with public water, wastewater collection, and storm water detention. The following discussion pertains to the proposed water, wastewater, drainage, and other infrastructure-related improvements which are intended to be supplied to the site in a manner substantially consistent with the proposals submitted and reviewed for the southern half of the prior project as part of Chapter 8 of the Environmental Impact Report ("EIR") for the Mace Ranch Innovation Center and reaffirmed in the Subsequent EIR for DISC.

#### Water

Domestic water would be supplied by extending the existing 12-inch diameter City water main located along Mace Boulevard in a manner consistent with Figure 8-5 from the Mace Ranch Innovation Center EIR. The main would be looped throughout the reduced site to supply potable water to internal businesses and workforce housing. The loop would provide the site's interior-use service connections for the planned office/R&D/industrial, residential, and fire-fighting uses. The improvements required to tie the proposed site loop to the City's existing water infrastructure are anticipated to be at two or three locations on Mace Boulevard and would be relatively minor. The water improvements could likely be coordinated with proposed surface improvements along the site's western frontage. Alternatively, the Project may consider the option of making one of the loop connections to the existing 20-inch main that connects to the booster pumping station at the four-million-gallon City water tank.

The Project applicant proposes to install a new irrigation well in the northeast portion of the site near the Mace Drainage Channel, which may also include a holding tank and a booster pump, in order to meet approximately 80 percent of the Project's non-potable, irrigation water needs. The irrigation well would serve the proposed parks and recreation field areas, as well as other open space areas on-site, using a dedicated irrigation distribution piping system. The well may also be used for irrigating street landscaping within the proposed street corridors on-site, as well as other public common areas. As an alternative to installing a new irrigation well, the project may utilize an existing agricultural well, provided the well proves adequate for the intended use.

The existing water supply infrastructure available to the site does not include a recycled water distribution system nor is a source for this water needed to service the demands of the Project. However, in order to conserve water resources, the future landowners and users at the site may desire to utilize recycled water if and when it is made available from the City's Wastewater Treatment Plant (WWTP). In order for recycled water to be provided to the Campus site, off-site distribution infrastructure would need to be installed from the WWTP to the Project site. While this off-site distribution infrastructure is not proposed by the applicant, the applicant has proposed to install recycled water/purple pipe infrastructure within the Project, with pipe stubs at the property boundaries, in the event that the City, or another entity, constructs this infrastructure at some future date. Should the necessary off-site infrastructure be installed, recycled water from the City's WWTP can be supplied to the site at a future date.

### Wastewater

DiSC 2022 includes installation of a gravity sewer pipe within the internal road rights-ofway. The gravity sewer line would collect wastewater generated on-site and route the wastewater to the northeastern corner of the site. From the northeastern corner, an offsite wastewater delivery pipe would be installed, the alignment of which would run north of the Project site, approximately 1.05-miles. Here, the pipe would connect to an existing manhole along CR 30, near an existing rural residence. Wastewater from the project site would then flow east through an existing 42-inch gravity sewer line, along CR 30, to the intersection of CR 30/CR 105, where the pipe extends north along CR 105 to the WWTP.

An alternative off-site sewer alignment has also been identified for DiSC 2022 and is evaluated in chapter 8 of the MRIC EIR for potential resultant environmental impacts. As shown in Figure 8-7, the alternative sewer alignment would extend east from the site, along the Mace Drainage Channel, and would connect to the existing 21-inch sewer pipe in CR 105, from which point the project's wastewater would flow north to the City's WWTP.

Prior to installing the new off-site sewer alignment, during a portion of the first phase of development, the Project includes the ability to tie into the existing sewer main located in Mace Boulevard. The temporary connection to and use of existing sewer infrastructure would require the use of a lift station and a force main to be replaced with the off-site gravity fed sewer line with the implementation of Phase 2 (see MRIC EIR, Figure 8-8).

![](_page_96_Figure_3.jpeg)

## Drainage

The existing Mace Drainage Channel, which transverses the center of the Project site, would predominantly remain in place and continue to serve drainage flows from the Project as well as much of East Davis. Due to its importance in the City's drainage conveyance, ensuring sustained and improved capacity of the Channel is paramount. However, the Project also intends to enhance the Channel through the site, adding aesthetic and habitat value. The detention basin located at the eastern Project boundary would be modified in shape and slope to ensure safety and functionality. Both the channel and detention basin are anticipated to be reconfigured to be more attractive and compatible with the innovation center.

Internal drainage corridors, and perimeter drainage retention areas, swales, and corridors, providing distributed detention storage and water quality treatment, would be constructed at the Project site for purposes of collecting surface drainage, maximizing groundwater recharge, and systematically routing the drainage to the existing, centrally-located Mace Drainage Channel (see MRIC EIR, Figure 8-9). Treated storm water would then flow off-site through the existing Mace Drainage Channel to the east, where the runoff would eventually, again, be retained as necessary, before entering the Yolo Bypass.

The previous project thoroughly analyzed DISC drainage to ensure capacity. The area below the Mace Channel functioned independently of the project area located north of the Mace Drainage Channel. Furthermore, the amount of impervious surface associated with DiSC 2022 is consistent with or partially reduced from that associated with the prior project. As such, DiSC 2022 would continue to address stormwater in the manner previously identified.

### Fiberoptic Internet

High speed internet capability with bandwidth sufficient to service the technology sector is available for immediate extension to the Project site. Existing fiber optics infrastructure within the UPRR right-of-way would be extended to DISC 2022 and would proceed in a manner consistent with overall Project buildout.

### **Phasing**

It is anticipated that DISC 2022 would build-out gradually over the course of approximately ten to fifteen years. The initial development would likely occur along the western edge at Mace Blvd., from which infrastructure can be easily extended into the DiSC 2022. It is also anticipated that demand for advanced manufacturing space will result in early development of the connection to County Rd 32A which would serve development within the southeastern quadrant. As soon as demand is realized for both

office/R&D/laboratory and advanced manufacturing, infrastructure would be pulled through the site and the primary circulation loop completed. Thus, in recognition of where infrastructure is currently available, development would start at the periphery near primary intersections and then would gradually fill-in the Project's central core. The proposed development pattern represents a logical sequencing with structures gradually extending from the current urbanized area, although the exact pattern of build-out would be driven by user demand and infrastructure costs. For purposes of assigning some upfront mitigation measures, the MRIC EIR discusses site build-out in the context of four phases and that framework was continued with the DISC Subsequent EIR. For purposes of DiSC 2022 and continuing to utilize the same framework for identifying impacts and assigning mitigation measures, the Project should be viewed as two phases with a likely phase 1A.

Phase 1 of the proposed Project is anticipated to consist of approximately 50-acres and would include 550,000 sf of innovation building space, 80,000 sf of support retail, and up to 275 residential units comprised of single- and multi-family housing types. Construction of the residential units would be timed to slightly trail the commercial development so that jobs are created onsite prior to offering housing. Consistent with the prior project, housing would be permitted at the DiSC 2022 site at a ratio of one unit for every 2,000 square feet of nonresidential development (support retail excluded). The objective continues to be to time the availability of the homes to be concurrent with the creation of the jobs, thereby maximizing the likelihood that employees at DiSC 2022 would occupy the units. This approach would achieve the greatest environmental benefit of including housing within the Project. The housing is planned to include a variety of mixed-use, rental, and for-sale residential options, including many affordable units, catering to the needs and demands of the full-array of innovation center employees. However, the housing at DiSC 2022 would not be restricted to employees only but would be available to the community at large.

Two vehicular access points would be provided for Phase 1: 1) an enlarged and enhanced intersection at Mace Boulevard and Alhambra Boulevard, and 2) a new southern access point, which would connect to CR 32A at the existing park-and-ride lot driveway. The two roadways would connect within the site thereby creating through-site circulation for vehicles and pedestrians alike. In addition, Phase 1 would include the Transit Plaza along Mace Boulevard and the sports park.

A sub-area of Phase 1 (Phase 1A), located at the northeast corner of the intersection of Mace Blvd. and Alhambra Dr., would likely develop first. This area is approximately 3.25 acres and would include approximately 60,000 to 100,000 square feet of office/R&D/laboratory. Development at this location is feasible given its adjacency to

existing roadways and the easy extension of infrastructure. Additionally, the recent success of the commercial tech center across Mace Blvd has demonstrated a high demand for this location. Phase 1A would serve as a catalyst for the Project and set the stage for the remainder of DiSC 2022.

Phase 2 is projected to be 550,000 sf of commercial and 160,000 sf proposed for the hotel/conference center. Phase 2 also includes the remaining 185 workforce housing units, continuing the direct linkage between the creation of jobs prior to the construction of homes. The central feature of Phase 2 would be the connection of the primary north-south roadway to the extension of Alhambra Dr. thereby completing the circulation loop.

#### Sustainability Features

- Develop a strategic mix of employment and residential uses on-site, introduced in phases to maximize utility, to ensure that the Project does not detrimentally impact the jobs/housing balance in Davis. The mix of uses will allow employees at the innovation center to live within walking distance of work, thereby minimizing vehicular trips, reducing commutes and reducing project-related greenhouse gas (GHG) emissions.
- Buildings shall be designed to incorporate passive heating and cooling so as to reduce overall energy demands.
- To achieve a Project that is fueled by 100% clean energy, Developer commits all structures, residential and non-residential, to purchase power from solely renewable sources such as Valley Clean Energy's "UltraGreen" 100% renewable program or its equivalent, to offset any electric deficit.
- In furtherance of the commitment to utilize 100% renewable energy, the installation of photovoltaics or future renewable energy technology will be required on every conducive structure.
- Project will enter into a power purchase agreement with Valley Clean Energy (or another electric utility company under reasonable economic terms) to which it will sell and distribute all electricity generated onsite. This arrangement will ensure that all power generated onsite which is not used onsite is utilized locally.
- Make use of parking lots, rooftops, drainage features, and other areas deemed appropriate for dual-purposes, for the installation of solar panels to generate energy for on-site uses.
- In anticipation of improved solar connected energy storage, the Project shall be designed and pre-wired for future microgrid capacity and energy storage.
- All onsite residential units will be all-electric, will not include natural gas, and will utilize the Residential Energy Reach Code.

- Commercial buildings shall be all-electric for the building envelope, i.e. those functions servicing the common areas such as HVAC systems and water heaters.
- To provide an opportunity for a car-free lifestyle, parking associated with multifamily rental housing will be unbundled. Multifamily rental units will be charged for parking separate from rent.
- Utilize drought-tolerant plantings and incorporate native species adapted to the local climate. Include stormwater management features such as dispersed detention basins and bio swales. Use the agricultural buffer areas to help enhance the efficacy of these measures, particularly as they relate to protecting and enhancing natural and ecological systems.
- Maximize the use of permeable surfaces to reduce storm water runoff and assist in groundwater recharge.
- Utilize the latest building technology mechanical/electrical systems for energy efficiency, including remote monitoring and setting modification systems, and energy reductions on plug-loads and ventilation systems.
- Use natural ventilation for buildings when feasible.
- Promote water conservation and reductions, where feasible, including the utilization of smart and/or high-efficiency fixtures and appliances.
- Incorporate a multitude of Transportation Demand Management (TDM) strategies such as carpooling, bus transit, shuttles, car share, and other smart phone technologies to assist in providing transportation options for employees.
- Dedicate drop-off and pick-up zones for buses, dedicated shuttles, and have carpool uses integrated into the proposed project. This includes a specific "Transit Plaza" to help facilitate alternative modes of transportation to and from the Site for employees and residents.
- Support a Transportation Manager who will coordinate transportation options for the site and help to facilitate the use of alternative modes for all workers and residents.
- Install bicycle supportive facilities such as abundant racks to accommodate a diversity of bicycles, storage lockers, a repair station and showers in all building complexes to encourage and help establish the use of bicycles as a predominant mode of transportation to the site.

![](_page_101_Picture_0.jpeg)

7/06/2021

# **Tree Commission**

The City of Davis Tree Commission met on April 16, 2020, to receive a presentation and solicit community input related to trees and landscaping proposed for the Aggie Research Campus (ARC) Project. At the Commission meeting on April 15, 2020, the Commission voted to create a sub-committee of the Commission to make recommendations to the City Council concerning specific "Baseline Project Features" to be included in the project exhibits and plans submitted for voter approval pursuant to Measure R. The sub-committee met and completed its task. On May 7, 2020, the Tree Commission voted to recommend approval of the following:

# Tree Commission Recommendations for Aggie Research Center (ARC) Business Park

# <u>Overview</u>

- I. Measure R Baseline Project Features
- II. Other Tree Commitments for Inclusion in Development Agreement
- III. Burrowing Owls Statement

# I. Measure R Baseline Project Features

- **a.** Tree Quantity The Aggie Research Center (ARC) Business Park development will have a minimum of 4,000 trees, as defined in the City of Davis Tree Ordinance, provided by the developer with the following goals
  - i. Bike paths: 80% canopy coverage after 15 years
  - ii. Parking lots: 50% canopy coverage after 15 years or solar arrays at the time of lot construction
  - iii. Manufacturing area: 15% minimum canopy coverage after 15 years
  - **iv.** Housing, mixed-use, office R&D and commercial areas, including hotels: 30% canopy coverage after 15 years
  - v. Parks: 30% minimum canopy coverage after 15 years
  - vi. Bike paths to the west of the project, if built as part of ARC proposal, will have 80% canopy coverage after 15 years and will be in addition to the 4,000 tree requirement for the development.
- b. Best Practices The project will have a Tree Management Plan. The Tree Management Plan will allow for each tree to have an assigned number to easily locate and identify specified trees.
  - There shall be habitat and species diversity in the AG buffer.
    Species should be a mix of valley oak woodland, grassland/burrowing owl habitat, and seasonal wetlands swales.

- ii. Tree plantings must include drought tolerant and climate-ready trees. There will be a minimum of 200 locally native *Quercus sp.,* Oak trees.
- iii. In the open space area along the east/west ditch, through the middle of the proposed project shall include at minimum 50% California central valley native riparian tree species.
- iv. There will be hedgerows planted with native species including *Heteromeles arbutifolia,* Toyon, *Ceanothus sp.,* Ceanothus, *Arctostaphylos sp.,* Manzanita, *Fremontodendron californicum,* Fremontondendron, *Cercis sp.,* Redbud, and *Rhamnus californica,* Coffeeberry, especially on the edge of the 50-foot portion of the AG buffer.
- v. A preference for permeable paving throughout the project.
- b. Tree Planting Specifications and Irrigation
  - i. Structural soil and/or suspended substrate pavement shall be used in parking lots.
  - ii. A preference for permeable paving is highly recommended around trees.
  - iii. When planting in parking areas or along paved walkways, developer will size pavement treatment area to adequately accommodate the tree varietal's intended size.
  - iv. All tree plantings must comply with ANSI A300 Standards and be inspected before backfilling.
  - v. Irrigation is required and must be indicated on the landscape plans.
- c. Phasing of Tree Planting
  - i. Inner 50 feet of Ag buffer (public access and bike path area) to have all tree planting in early part of Phase 1, including those trees that will provide 80% shade for bike path
  - ii. Riparian area on drainage channel to be completed in Phase 1
  - iii. Trees for the large park on central west side of development to be in Phase 1 with park completion
  - iv. Outer 100 feet of ag buffer to be planted in Phase 2.
- d. Follow-up Tree Care Guarantees for Success
  - i. Developer or successor to pay the City for arborist services to annually monitor all trees in the project. (indefinitely)
  - ii. Financial penalties to be specified in development agreement and determined at the start of each phase.

- iii. The tree maintenance in the Ag buffer shall be funded by a special assessment district as is described under 40A.01.050e "The city reserves its right to form a special benefit assessment district, or other applicable district as is permitted under state law, and to maintain the agricultural buffer and transition area once the land is improved, dedicated, and annexed." The district will include the entirety of the ARC business park.
- e. Inspection Protocol
  - i. Robust annual inspection and documentation protocol to ensure the City of Davis Tree Ordinance is followed. This inspection includes tree canopy, irrigation needs, and any need to adjust, fix, prune, and/or replant any trees.
  - ii. Every stage of the development will be reviewed by the Tree Commission.

# II. Other Tree Commitments for Inclusion in Development Agreement

- A. Consequences Immediate financial consequences, shall be determined if the trees are not planted or trees are not being maintained per the tree management plan for the property. Consequences should incentivize initial compliance.
- B. Reimbursement Protocol to City from Developer
  - 1. Developer will reimburse the city for the full cost of both initial plantings and the annual follow-up care.
  - 2. City shall inspect the plantings prior to accepting the project.
  - The Full Cost of Care includes the City Arborist's time to undertake the review of the trees and/or the cost to supervise an outside Arborist hired by the City (possibly subcontracted by Tree Davis) to undertake the review of the trees.
  - 4. Cost of any new trees and their proper follow-up for the next phase of tree life.
- C. Extra Costs Incurred when the Developer/Contractor/Etc. allow for improper plantings that have not been signed-off as having any of the following:
  - 1. The proper tree planted
  - 2. The proper sod and groundcover installed

- 3. The proper standards for width and depth of dirt hole size for specified tree
- 4. The proper follow-up tags assigned for next Phase of Tree Life
- D. Phase of Tree Life
  - 1. Each tree is assigned a unique identifier number that provides the following tree information:
    - a. Name
    - b. Unique specifications determined by planting-to-spec details (Parking lot vs. suspended pavement vs. structural soil)
    - C. Location within the development
    - d. Phases
    - e. Progression
    - f. Replacement, if needed
    - g. Photo documentation
  - 2. Allowed under approval by City Arborist and/or City hired Arborist Photos must include:
    - 1. Tree Unique Identifier Number shown large enough to read.
    - Hole depth and width shown along with a measuring stick from two angles with root ball in place but not covered showing proper hole width and depth
    - 3. Root ball Cleared shown from different angles that circling roots are cleared
    - 4. Root crown showing after dirt is filled in hole
    - 5. New Stakes
    - 6. Root ball right depth
    - 7. Nursery stakes removed
    - 8. Tree Canopy
- III. Burrowing Owls Statement The City of Davis Tree Commission is sympathetic to burrowing owls but find it to be the Open Space and Habitat Commission and Natural Resource Commission purview to oversee burrowing owl protection and our tree recommendations and requirements should be understood and implemented to fit with those other commission recommendations for burrowing owl protections.

# Tree Commission Comparison Chart for DiSC 2022

Tree Commission Comments	Project Proposal Response	DiSC 2022 Response
<b>TC1</b> Tree Quantity - The Davis Innovation and Sustainability Campus development will have a minimum of 4,000 trees, as defined in the City of Davis Tree Ordinance, provided by the developer with the following goals.	<u>Included in the Baseline Project Features:</u> The site shall accommodate a minimum of 1,000 trees for shading and carbon benefits. The maintenance and growth of all onsite trees will be monitored by a third-party arborist and failure to meet tree obligations (i.e. number and shading requirements) will be subject to penalty.	Developer, in consultation with the landscape architect, has determined that the site will likely accommodate 600-1,200 trees. However, after consulting with Tree Davis, rather than committing to a specific and arbitrary number, DiSC 2022 will instead focus on planting the right trees in the correct conditions to achieve the desired shade coverage and canopy performance. Developer remains committed to monitoring by a third-party arborist.
<b>TC2</b> Bike paths: 80% canopy coverage after 15 years.	Development Agreement Ex. G: Landscaping shall provide 80% shading of pedestrian walkways and off-street Class I bike paths. 50% of parking lot shading shall be achieved through either shade trees or photovoltaic arrays. These requirements shall be demonstrated at building permit for PV or shall be achieved within 15 years of planting for areas shaded by trees. Failure to meet shading requirements shall be considered a code violation and subject to penalty until remedied.	Landscaping shall provide 80% shading of pedestrian walkways and off-street Class I bike paths that are not otherwise shaded by photovoltaics or other renewable energy generation.

<b>TC3</b> Parking lots: 50% canopy coverage after 15 years or solar arrays at the time of lot construction.	<u>See above.</u>	50% of parking lot shading shall be achieved through either shade trees or photovoltaic arrays. These requirements shall be demonstrated at building permit for PV or shall be achieved within 15 years of planting for areas shaded by trees. Failure to meet shading requirements shall be considered a code violation and subject to penalty until remedied.
<b>TC4</b> Manufacturing area: 15% minimum canopy coverage after 15 years.	Project does not identify shade canopy based upon use type. Project shall comply with City standards for shading unless otherwise specified.	Same response as previously identified; Project will comply with City standards.
<b>TC5</b> Housing, mixed-use, office R&D and commercial areas, including hotels: 30% canopy coverage after 15 years.	<u>See above.</u>	See above.
<b>TC6</b> Parks: 30% minimum canopy coverage after 15 years.	<u>See above.</u>	See above.
TC7 Bike paths to the west of the project, if built as part of DISC proposal, will have 80% canopy coverage after 15 years and will be in addition to the 4,000 tree requirement for the development.	The City has design standards for bike paths that will dictate shading requirements offsite.	Same response as previously identified; Project will comply with City standards for bike paths.
<b>TC8</b> The project will have a Tree Management Plan. The Tree Management Plan will allow for each tree to have an assigned number to	<u>Included in the Baseline Project Features:</u> The site shall accommodate a minimum of 1,000 trees for shading and carbon benefits.	The maintenance and growth of all onsite trees will be monitored by a third-party arborist, in the manner determined
easily locate and identify specified	trees will be monitored by a third-party	Failure to meet tree obligations will be
--	---	--
trees.	arborist and failure to meet tree obligations	subject to penalty.
	(i.e. number and shading requirements) will	
	be subject to penalty.	
	Included in the Baseline Project Features	
<b>TC9</b> There shall be habitat and species diversity in the AG buffer. Species should be a mix of valley oak woodland, grassland/burrowing owl habitat, and seasonal wetlands swales.	A diversity of native habitats shall be disbursed and managed throughout the site, primarily within the agricultural buffer and along the channel, including but not limited to riparian and California oak savanna. The agricultural buffer shall include areas densely vegetated and sparsely vegetated to accommodate nesting and foraging opportunities for a variety of species.	The Project remains committed to the previously identified response.
	Install artificial burrowing owl dens in the agricultural buffer in consultation with a qualified biologist.	
<b>TC10</b> Tree plantings must include drought tolerant and climate-ready trees. There will be a minimum of 200 locally native <i>Quercus sp.,</i> Oak trees.	<u>Included in the Baseline Project Features:</u> Native and drought tolerant plants shall predominate the plant palette. Valley Oaks or other local native oak species will be significantly incorporated into the agricultural buffer area.	The Project remains committed to the previously identified response. While native is important, there will also be an emphasis on climate-ready landscapes, in anticipation that climate change may impact the continued viability of historically native species.
<b>TC11</b> In the open space area along the east/west ditch, through the middle of the proposed project shall include at	<u>Included in the Baseline Project Features:</u> Restore and enhance the portion of the Mace Drainage Channel onsite utilizing native	Given the updated DiSC 2022 project, the Mace Drainage Channel is no longer in the middle of the proposed project but is along the northern boundary. However, the

minimum 50% California central valley native riparian tree species.	riparian vegetation while maintaining its drainage conveyance function.	Developer remains committed to restoring and enhancing the Mace Drainage channel by utilizing native riparian vegetation while maintaining its drainage conveyance function.
TC12 There will be hedgerows planted with native species including <i>Heteromeles arbutifolia,</i> Toyon, <i>Ceanothus sp.,</i> Ceanothus, <i>DISCtostaphylos sp.,</i> Manzanita, <i>Fremontodendron, californicum,</i> Fremontondendron, <i>Cercis sp.,</i> Redbud, and <i>Rhamnus californica,</i> Coffeeberry, especially on the edge of the 50-foot portion of the AG buffer.	The planting of hedgerows is identified within the agricultural buffer. The landscape plans will be a part of Final Planned Development and subject to City review at that time.	The Project remains committed to the previously identified response.
<b>TC13</b> A preference for permeable paving throughout the project.	Development Agreement Ex. G: All streets and surface-level parking shall utilize low- impact development (LID) features, such as bioswales, to capture and filter runoff and to maximize groundwater recharge. Piping of runoff will be discouraged and only utilized when necessary.	The Project remains committed to the previously identified response.
TC14 Tree Planting Specifications and Irrigation Structural soil and/or suspended substrate pavement shall be used in parking lots.	<u>Included in the Baseline Project Features:</u> Trees planted in parking areas or street- adjacent shall use structured soil or suspended substrate to allow successful tree root development. Developer shall size pavement treatment areas to accommodate	Developer will utilize best practices for tree planting and root establishment. Specifically, Developer commits to the use of structured soils or suspended substrate to allow successful tree root development, to the satisfaction of the City's Urban Forest Manager.

A preference for permeable paving is highly recommended around trees. When planting in parking areas or along paved walkways, developer will size pavement treatment area to	the anticipated size(s) of the various tree varietals.	When planting in parking areas or along paved walkways, Developer will size pavement treatment area to adequately accommodate the tree varietal's intended
varietal's intended size.		size.
All tree plantings must comply with ANSI A300 Standards and be inspected before backfilling.		Planting practice and ongoing tree health shall be subject to third-party verification by the City's Urban Forest Manager or a mutually agreed upon certified arborist.
Irrigation is required and must be indicated on the landscape plans.		
TC15 Phasing of Tree Planting	Included in the Baseline Project Features	The agricultural buffer and associated nervinheral hicycle and nedestrian trail shall
Inner 50 feet of Ag buffer (public	The agricultural buffer and associated	be constructed in segments concurrent with
access and bike path area) to have all	peripheral bicycle and pedestrian trail shall	adjacent development. The peripheral trail
tree planting in early part of Phase 1,	be constructed in segments concurrent with	and bike path will be completed in Phase 2.
including those trees that will provide	adjacent development. The peripheral trail	
80% shade for bike path.	and bike path will be completed in Phase 3.	Improvements to the Mace Drainage
Riparian area on drainage channel to	Improvements to the Mace Drainage	Channel, the accompanying east/west class
be completed in Phase 1.	Channel the accompanying east/west class	1 bike truit und the purks south of the channel will be commenced in Phase 1 A
Trees for the large park on central west	1 bike trail and the parks south of the	chunnet witt de commenceu în 1 nuse 171.
side of development to be in Phase 1	channel will be commenced in Phase 2.	The central park, which is no longer on
with park completion		Mace Boulevard will commence
1 1	The central park located on Mace Boulevard	construction prior to the $231^{st}$ residential
Outer 100 feet of ag buffer to be	and the off-grade crossing of Mace	unit, which would have been Phase 1 in the
planted in Phase 2.	Boulevard shall be constructed in Phase 2.	prior version of this Project.

		<i>Developer will establish a Master Owners</i> <i>Association which reports to the City</i> <i>biennially and is responsible for</i>
TC16 Follow-up Tree Care Guarantees		measurement, verification and assuring
for Success		compliance with Project baseline features,
		sustainability obligations and mitigation
Developer or successor to pay the City	Included in the Baseline Project Features	measures.
for arborist services to annually		
monitor all trees in the project.	Developer will establish a Master Owners	The maintenance and growth of all onsite
(indefinitely) Financial penalties to be	Association which reports to the City	trees will be biennially monitored by a
specified in development agreement	biennially and is responsible for	third-party arborist who will provide
and determined at the start of each	measurement, verification and assuring	recommendations to improve tree health
phase.	compliance with Project baseline features,	such as pruning, mulch, and irrigation
	sustainability obligations and mitigation	practices. Inspection, maintenance and
The tree maintenance in the Ag buffer	measures.	replacement costs shall be borne by the
shall be funded by a special assessment		Developer services district. Compliance
district as is described under	The site shall accommodate a minimum of	with arborist recommendations is
40A.01.050e "The city reserves its right	1,000 trees for shading and carbon benefits.	mandatory and failure to comply shall be
to form a special benefit assessment	The maintenance and growth of all onsite	considered a violation of project
district, or other applicable district as is	trees will be monitored by a third- part	entitlements and subject to penalty. If, five
permitted under state law, and to	arborist and failure to meet tree obligations	years from the original date of planting, a
maintain the agricultural buffer and	(i.e. number and shading requirements) will	tree is not growing at its anticipated rate or
transition area once the land is	be subject to penalty.	is otherwise showing signs of failure, that
improved, dedicated, and annexed."		tree will be identified by the Urban Forest
The district will include the entirety of		Manager or certified arborist who, at his or
the DISC business park.		her discretion, may require tree replacement
		at Developer's expense. Attainment of
		shading requirements shall be demonstrated
		within 15 years of planting. Failure to meet

		shading requirements shall be considered a code violation and subject to penalty.
TC17 Inspection Protocol Robust annual inspection and documentation protocol to ensure the City of Davis Tree Ordinance is followed. This inspection includes tree canopy, irrigation needs, and any need to adjust, fix, prune, and/or replant any trees. Every stage of the development will be reviewed by the Tree Commission.	Included in the Development Agreement Planting practice and <i>ongoing</i> tree health shall be subject to 3rd party verification by the City's Urban Forest Manager <i>or a</i> <i>mutually agreed upon arborist</i> . <i>The maintenance</i> <i>and growth of all onsite trees will be biennially</i> <i>monitored by a third-party arborist who will</i> <i>provide recommendations to improve tree health</i> <i>such as pruning, mulch and irrigation practices</i> . <i>Inspection, maintenance and replacement costs</i> <i>shall be borne by the Developer or services</i> <i>district. Compliance with arborist</i> <i>recommendations is mandatory and failure to</i> <i>comply shall be considered a violation of project</i> <i>entitlements and subject to penalty.</i> If, five years from the original date of planting, a tree is not growing at its anticipated rate or is otherwise showing signs of failure, that tree will be identified by the Urban Forest <i>Manager or arborist</i> who, at his or her discretion, may require tree replacement.	See above.
<b>TC18</b> Immediate financial consequences, shall be determined if the trees are not planted or trees are not being maintained per the tree management plan for the property.	<u>See above.</u>	See above.

Consequences should incentivize		
initial compliance.		
TC19 Reimbursement Protocol to City		
from Developer		
Developer will reimburse the city for the full cost of both initial plantings and the annual follow-up care. City shall inspect the plantings prior to accepting the project.		
The Full Cost of Care includes the City Arborist's time to undertake the review of the trees and/or the cost to supervise an outside Arborist hired by the City (possibly subcontracted by Tree Davis) to undertake the review of the trees. Cost of any new trees and their proper follow-up for the next phase of tree life	<u>See above.</u>	See above.
TC20 Extra Costs - Incurred when the Developer/Contractor/Etc. allow for improper plantings that have not been signed-off as having any of the following: 5. The proper tree planted	<u>See above.</u>	Planting practice and ongoing tree health shall be subject to 3 <sup>rd</sup> party verification by the City's Urban Forest Manager or a mutually agreed upon certified arborist.

<ul> <li>6. The proper sod and groundcover installed</li> <li>7. The proper standards for width and depth of dirt hole size for specified tree</li> <li>8. The proper follow-up tags assigned for next Phase of Tree Life</li> </ul>		
<ul> <li>TC21 Phase of Tree Life</li> <li>3. Each tree is assigned a unique identifier number that provides the following tree information: <ul> <li>8. Name</li> <li>9. Unique specifications determined by planting-to-spec details (Parking lot vs. suspended pavement vs. structural soil)</li> <li>10.Location within the development</li> <li>11.Phases</li> <li>12.Progression</li> <li>13.Replacement, if needed</li> <li>14.Photo documentation</li> </ul> </li> </ul>	This type of programmatic detail is not typically included in a land use based application.	This type of programmatic detail is not typically included in a land use based application. How best to identify and track the trees onsite falls within the purview, and will be the responsibility of, a certified arborist.

4. Allowed under approval by		
City Arborist and/or City hired		
Arborist Photos must include:		
8. Tree Unique Identifier		
Number -shown large		
enough to read.		
9. Hole depth and width		
shown along with a		
measuring stick - from		
two angles with root ball		
in place but not covered		
showing proper hole		
width and depth		
10. Root ball Cleared -		
shown from different		
angles that circling roots		
are cleared		
11. Root crown showing		
after dirt is filled in hole		
12. New Stakes		
13. Root ball right depth		
14. Nursery stakes removed		
15. Tree Canopy		
TC22 Burrowing Owls Statement -		
The City of Davis Tree Commission is	Included in the Baseline Project Features:	The Developer has committed to installing
sympathetic to burrowing owls but	Install artificial hurrowing owl dens in the	an artificial burrowing owl den in the
find it to be the Open Space and	agricultural buffer in consultation with a	agricultural buffer in consultation with a
Habitat Commission and Natural	qualified biologist	qualified biologist. This continues to be the
Resource Commission purview to	quantee 51010gist	recommendation of OSHC.
oversee burrowing owl protection and		

our tree recommendations and	
requirements should be understood	
and implemented to fit with those	
other commission recommendations	
for burrowing owl protections.	

#### DEVELOPMENT AGREEMENT EXHIBIT J URBAN FOREST AND LANDSCAPE

#### Landscaping, Water Conservation

To reduce Project demand on groundwater and potable water the Developer commits to the following measures:

- Native and drought tolerant plants shall predominate the plant palette. A diversity of native habitats shall be disbursed and managed throughout the site, primarily within the agricultural buffer and along the channel, including but not limited to riparian, California oak savanna, and native prairie grasslands.
- Turf will be strongly discouraged and utilized only in areas programmed for activities such as the main Oval park.
- Developer shall engage with Tree Davis, the Center for Land Based Learning, the Davis Arboretum, or other local expert(s) to design and manage its open and landscaped buffer areas. The adoption of design guidelines and landscape plans for buffer areas will be subject to City review and approval.
- Developer will install recycled "purple pipe" infrastructure which will convey nonpotable water for use in all landscaping. Developer will convert this system to reclaimed water if and when such service is made available.
- Developer shall permit and allow for the reuse of residential greywater.
- All runoff will be captured, conveyed and detained onsite in a series of bioswales intended to filtrate and clean the run-off and maximize groundwater recharge.

•

#### Tree Commitments:

- The Project site will include a minimum of 1,800 trees.
- Developer shall engage with Tree Davis, the Center for Land Based Learning, the UC Davis Arboretum, or other local expert to assist with design, selection of species, and management of trees and all landscaped areas of the Project site.
- Prior to construction of landscape areas, Developer will submit formal landscape plans for City review and approval.
- Landscaping shall provide 80% shading of pedestrian walkways and off-street Class I bike paths that are not otherwise shaded by photovoltaics or other renewable energy generation.
- Developer will utilize best practices for tree planting and root establishment. Specifically, Developer commits to the use of structured soils or suspended substrate to allow successful tree root development, to the satisfaction of the City's Urban Forest Manager.

- When planting in parking areas or along paved walkways, Developer will size pavement treatment area to adequately accommodate the tree varietal's intended size.
- Planting practice and ongoing tree health shall be subject to 3<sup>rd</sup> party verification by the City's Urban Forest Manager or a mutually agreed upon arborist. The maintenance and growth of all onsite trees will be biennially monitored by a thirdparty arborist who will provide recommendations to improve tree health such as pruning, mulch and irrigation practices. Inspection, maintenance and replacement costs shall be borne by the Developer or services district. Compliance with arborist recommendations is mandatory and failure to comply shall be considered a violation of project entitlements and subject to penalty. If, five years from the original date of planting, a tree is not growing at its anticipated rate or is otherwise showing signs of failure, that tree will be identified by the Urban Forest Manger or arborist who, at his or her discretion, may require tree replacement at Developer's expense.
- Attainment of shading requirements shall be demonstrated within 15 years of planting. Failure to meet shading requirements shall be considered a code violation and subject to penalty until remedied through additional plantings.
- Any removal of an established tree will be authorized in accordance with the then current Tree Planting, Preservation and Protection Ordinance. Any proposed tree removal wherein the desired removal is to accommodate the installation of photovoltaic solar array or other comparable renewable energy technology shall not be subject to a tree mitigation fee or other payment to the tree preservation fund.

## **BASELINE PROJECT FEATURES**

- No less than 1,800 trees will be planted on the site for shading and carbon benefits. The maintenance and growth of all onsite trees will be monitored by a third-part arborist and failure to meet tree obligations (i.e. number and shading requirements) will be subject to penalty.
- Trees planted in parking areas or street-adjacent shall use structured soil or suspended substrate to allow successful tree root development. Developer shall size pavement treatment areas to accommodate the anticipated sizes of the various tree varietals that will be planted.
- The agricultural buffer and associated peripheral bicycle and pedestrian trail shall be constructed in segments concurrent with adjacent development. The peripheral trail and bike path will be completed in Phase 3.
- Improvements to the Mace Drainage Channel, the accompanying east/west class
   1 bike trail and the parks south of the channel will be commenced in Phase 2.
- The central park located on Mace Boulevard and the off-grade crossing of Mace Boulevard shall be constructed in Phase 2.

- Developer will establish a Master Owners Association which reports to the City biennially and is responsible for measurement, verification and assuring compliance with Project baseline features, sustainability obligations and mitigation measures.
- Artificial burrowing owl dens will be installed in the agricultural buffer in consultation with a qualified biologist.

## **RESOLUTION NO. 21-131, SERIES 2021**

#### RESOLUTION OUTLINING THE PURPOSE & SCOPE, AND REVIEW OF THE DISC 2022 PROJECT BY THE COMMISSIONS OF THE CITY OF DAVIS

WHEREAS, the City of Davis City Council accepted a renewed application for the Davis Innovation and Sustainability Campus (DISC) project in June 2020; and

WHEREAS, the proposed DISC project was considered and recommendations were made by the Open Space and Habitat Commission, the Natural Resources Commission, the Bicycling Transportation and Street Safety Commission, the Recreation and Parks Commission, the Social Services Commission, the Tree Commission, the Finance and Budget Commission, and the Planning Commission prior to a final decision by the City Council; and

WHEREAS, on July 7, 2020, the City Council, after carefully considering the recommendations of the city commissions, staff, and the general public approved the proposed DISC project and referred it to be placed on the ballot for consideration by the City of Davis electorate at the November 3, 2020 election; and

WHEREAS, on November 3, 2020, the electorate of the City of Davis voted to not approve the proposed General Plan land use map amendments that would convert the agricultural land uses to an urban land use designation; and

WHEREAS, on July 7, 2021, the applicants of the DISC project submitted a revised application for a project called DiSC 2022; and

WHEREAS, the applicants for the DiSC 2022 request that the proposed project be processed in a manner that would allow for the City Council to consider the project in a timeline that would allow for possible referral to the June 2022 ballot; and

WHEREAS, the DiSC 2022 project is similar in nature and land uses as the DISC project, but at 102 acres, is approximately half the size of the original project; and

WHEREAS, City Commissions undertook considerable review of the previously proposed project in great detail providing meaningful feedback for City Council consideration; and

WHEREAS, as part of the City Commissions process in reviewing the previously proposed project, the issues have been narrowed and are well understood in evaluating the revised DiSC 2022 proposal; and

WHEREAS, the DiSC 2022 project's most significant alteration is its proposed size; the City Council desires an efficient and timely commission review of the revised project using the prior advisory comments as a baseline for review, in recognition that the commission's time is of value and that the past comments helped in guiding the project review for the commissions.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby approve the attached statement of purpose and scope for commission reviews of the proposal.

PASSED AND ADOPTED by the City Council of the City of Davis on this 7th day of September, 2021, by the following vote:

AYES: Arnold, Carson, Chapman, Frerichs, Partida

NOES: None

Gloria J. Partida Mayor

ATTEST:

rabile erk

## **DiSC 2022 Commission Review**

## PURPOSE AND SCOPE

The DiSC 2022 project, is a revised version of the DISC project that was approved for land use entitlements through the City's legislative entitlement process but failed to be approved by the Davis voters as a Measure J project in the November 2020 election. The original DISC project was 228 total acres that was to be annexed to the City upon approval while the DiSC 2022 project is a reduced total of 118.5 acres. The DiSC 2022 proposed land uses are similar in nature to those included in the DISC project. The Reynolds and Brown property and the City property (commonly known as the Mace 25), both located north of the project site, are not included in the project proposal.

The purpose of having advisory commissions review a proposed project is to generate comments, provide feedback, and ultimately provide advisory recommendations to the City Council relative to the purview of each commission as defined in the resolution that established each commission. The DiSC 2022 project is a scaled-down version of the prior DISC proposal that was previously reviewed by city commissions. As part of the commission review process for DISC, the issues were narrowed and well understood by the time the DISC project was heard by the City Council. Considering the thorough past discussion and time expended by the commissions on project issues that resulted in a compilation of advisory comments that were forwarded to the City Council, coupled with the project being a scaled-down version of the prior proposal, the City Council is seeking for the commissions to use prior comments as a baseline and either reaffirm or modify prior comments as part of the upcoming review. Therefore, the City Council directs each Commission listed below to:

- 1) Have commissioners familiarize themselves with the DiSC 2022 project, specifically as it relates to the purview of the individual commission for which they serve.
- 2) Compare the comments generated from the Commission in 2020 to the proposed project.
- 3) Eliminate those comments that are no longer relevant.
- 4) Add and/or modify any comments as necessary.
- 5) Communicate the final recommendations back to the commission's staff liaison and direct them to forward the recommendations to the Planning staff and ultimately to the City Council.

#### SCHEDULED MEETINGS

It is anticipated that the following dates / meeting times will be set aside as the date when DiSC 2022 will be placed on the agenda for each affected commission for the purpose of the commissions to provide advisory comments to the City Council consistent with the purpose and scope of review.

October 4, 2021	Open Space and Habitat Commission
October 20, 2021	Recreation and Parks Commission
October 21, 2021	Tree Commission
October 25, 2021	Natural Resources Commission
December 9, 2021	Bicycling, Transportation, and Street Safety Commission
December 13, 2021	Finance and Budget Commission
December 20, 2021	Social Services Commission

## EXPECTATIONS

The following expectations provide the basis for meetings and collaborative communication among the various commissions being asked to provide feedback and recommendations on the DiSC 2022 project.

## 1. Anticipated Number of Meetings and Duration of Project

A total of approximately seven (7) advisory Commission meetings are anticipated to take place between October and December. Meetings will be held during the regularly scheduled meeting dates for each commission unless otherwise approved by the City Manager. The City Manager retains the authority to modify dates in "Scheduled Meetings" section of this resolution. Affected commissions would be promptly notified if there is a need to change a "Scheduled Meeting" date.

Each commission may choose to establish a subcommittee prior to its "Scheduled Meeting" for the purpose of reviewing the DiSC 2022 proposal, studying the background information on the DISC project, reviewing past commission comments and making recommendations to their commission for consideration on potential edits to prior comments. Commission advisory recommendations on the project will be transmitted to the Commission's Liaison and will be transmitted to the Community Development Department to ultimately be provided to the Planning Commission and City Council. If the commission finds that it cannot finish its assignment in one meeting, the commission must meet and complete its assignment within 14 days of its Scheduled Meeting.

Each commission's meeting dates will be published on a project website created specifically for the DiSC 2022 project. The website is already operational and a link to the project website will be provided on the Community Development page of the City's website. The project website will provide information regarding the proposed project as the public process progresses. Meeting materials will be posted on the project website and be available for public review.

The project is expected to be scheduled for final City Council consideration by February 2022.

#### 2. Information Sharing

Relevant information plays an important role in the development of informed consent. At the same time, too much information or information of limited relevance can cause confusion and slow down the process. Where individual members wish to share written or printed information with their commission as a whole, such information should be provided to the Commission liaison at least 72 hours prior to any scheduled meeting to allow for duplication and/or distribution by staff to other commissioners and posted for the general public prior to the meeting.

### 3. Communications and the Brown Act

All Commission member questions, comments, and other correspondence should be directed to City staff. Electronic communications shall be guided by the same general protocols for communication, problem solving and negotiation that are followed when the group is in general face-to-face or virtual commission meeting sessions. All email correspondence shall be directed through the City staff at least 24 hours in advance of meetings if possible. Compliance with the Brown Act also requires that members of the Commission refrain from commenting about the group's activities on social media.

## 4. Participation and Observation by Members of the Public

All Commission meetings are open to the public and all observers are welcome. Members of the public will have an opportunity to address each Commission during each meeting for a period of time established by the Chair but not to exceed three minutes for an individual or five minutes for an attending group of five or more that wish to cede their time to an individual speaker who will represent the attending group. Members of the public are encouraged to submit written materials in advance of the meetings via the City staff.

#### 5. Relationship to Staff and Consultants

Each Commission has an assigned liaison. Staff and liaisons will provide written and verbal information to the commission, and respond to questions whenever possible.

Specific legal issues shall be directed through City staff for a response from the City Attorney, as needed.

## 6. Relationship to Planning Commission and City Council

Information and recommendations from the various commissions will be documented and reported to the Planning Commission and City Council in writing and/or graphic form. Recommendations from each commission will include an explanation for all decisions. The Planning Commission and City Council will review the recommendations, and the City Council will retain ultimate decision-making authority for all project decisions leading to a decision of whether to place the proposal on a ballot for consideration of the electorate pursuant to Measure J/R/D. The Planning Commission will review, amend, and supplement the work of the Commissions to create the draft entitlements, and CEQA public review. The City Council will review and amend the draft plans before certifying the CEQA document and approving the land use applications if approval is the ultimate decision of the City Council.