



**PROPOSAL APPLICATION**

*Includes: Changes of Organization/Reorganization (Incorporation, Formation, Annexation, Detachment, Dissolution, or Consolidation), Out of Agency Service Reviews, Sphere of Influence Amendment, and Expansion of District Powers*

This application is designed to be used for all proposals received by the Commission. If a question is not applicable to your proposal, please note accordingly.

A) An application is hereby made for changes involving the following cities and special districts:

Action: (ex. annexation, detachment)		Agency:
Sphere of Influence Amendment	to/from	City of Davis
	to/from	
	to/from	

B) Proposal Detail (submit separate attachment if necessary):

See Attachment A.

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C) This proposal includes:

- |                                     |                                     |                                     |
|-------------------------------------|-------------------------------------|-------------------------------------|
|                                     | <u>YES</u>                          | <u>NO</u>                           |
| 1) 12 or more registered voters:    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2) 100% consent of property owners: | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

D) Is this proposal consistent with the adopted Sphere of Influence of all affected agencies? If no, this application must include a Sphere of Influence Amendment. **This application is for a Sphere of Influence Amendment.**

E) If the proposal includes a Change of Organization/Reorganization, the following items must be submitted with this application: **N/A. This request does not include a Change of Organization/Reorganization.**

- 1) A **resolution of application** adopted by an affected city or special district; OR a **petition** of landowners or registered voters (*the Notice of Intent to Circulate a Petition and the Petition forms are located separately under Application Materials on the LAFCo website*).

- 2) One 8.5 x 11 hard copy (plus a high-resolution digital file) of a map and the metes-and-bounds description of the perimeter of the territory subject to a jurisdictional change for review and approval by LAFCo's Surveyor. Please see the Board of Equalization Requirements posted on the LAFCo website for map requirements. If there are questions regarding the "territory subject to a jurisdictional change" for the proposal, please contact LAFCo.
- 3) Environmental Documents:
  - a) If a Negative Declaration or Environmental Impact Report (EIR) has been prepared by another agency for a project associated with this proposal, submit one copy to LAFCo with this proposal.
  - b) If no environmental document has been prepared, please complete the *Environmental Questionnaire*.
- 4) City Proposals:  
If the proposal includes annexation to a city, submit one copy of the city's resolution or ordinance pre-zoning the subject territory. LAFCo cannot consider the proposal until pre-zoning has been completed.
- 5) Existing Housing: For all city annexations that include areas that are inhabited (territory where 12 or more registered voters reside) or developed, include the number of existing housing units within the proposed city's annexation area as of the date in the resolution.

Annexing City:	
Detaching City/County:	
Total Housing Units:	

- 6) Property Tax Revenues:  
If the proposal involves an annexation to a city and/or changes in district boundaries, negotiations for any exchange of property tax revenues *must be completed by the County and any affected city prior to LAFCo action*. For those proposals, LAFCo will notify the affected agencies after receiving your application and will provide preliminary information to begin the negotiations process.
- 7) Indemnification:  
LAFCo requires that applicants indemnify LAFCo from litigation costs as a condition of submitting an application. The *Indemnification Agreement* is included in this application.
- 8) Deposit:  
Fees will be charged for all Commission proceedings and actions at the Commission's actual costs (including overhead). *All Fee Schedules are located separately under Application Materials on the LAFCo website.*

All deposit fees listed are required to be paid by the applicant upon submittal of a proposal. A proposal with multiple actions requires a deposit for each action. If a proceeding is not listed, it will be subject to an initial fee as estimated by the Executive Officer. Any additional expenses incurred by the Commission, in excess of the deposited amount, will be billed to and paid by the applicant before completion of the LAFCo proceedings, including, but not limited to, consultant costs, feasibility studies, final recordation, and filings. Billing will be based on hourly rates. If a proposal is abandoned or terminated for any reason, the deposit amount not expended prior to that termination point will be refunded to the applicant.

Fees due to the State of California, including State Board of Equalization and the Department of Fish and Wildlife CEQA filing fees, will be paid by the applicant at the appropriate time and prior to final recordation of the Certificate of Completion.

JUSTIFICATION

- F) In as much detail as possible, please explain why this proposal is necessary and/or beneficial at this time. Attach additional detail if necessary. (For example, a proposed development or existing residences might require services not currently provided or available.)

See Attachment B.

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- G) Is this application proposed to carry out a development project? If so, describe the project.

See Attachment C.

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- H) Indicate below all discretionary approvals or permits from a city, the County, or another agency that will be needed to complete the project. If already approved, please indicate the date of approval and attached the adopted conditions of approval.

	Project File Number	Date of Approval
City or County Plan Amendment	City of Davis GP AM #6-14	02-01-2022
Pre-zoning (City)/rezoning	City of Davis Prezone #4-14	02-01-2022
Tentative Subdivision Map	x	Anticipated 2023
Minor Land Division		
Other	x	Anticipated

SITE DESCRIPTION

- I) Describe the general location and physical features of the territory included in this proposal. Refer to major roads, watercourses, and topographical features.

See Attachment D.

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J) How many acres (or square miles) of territory are included in the proposal?

**This proposal seeks to incorporate 118.5 acres into the City of Davis' Sphere of Influence.**

K) How many people live in the subject territory?

**None.**

L) How many registered voters live in the subject territory?

**None.**

LAND USE INFORMATION

M) General Plan and Zoning:

What is the current General Plan designation? **See Attachment E.**

What is the current zoning? **See Attachment E.**

N) Proposed Land Use:

Will the territory be developed with proposed approvals? YES  NO

If no development is planned at this time, is development of the area anticipated? If so, when?

This proposal is associated with planned development, i.e., the DiSC 2022 project on the upper 102 acres.

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PLAN FOR PROVIDING SERVICES

O) List the agencies providing existing and proposed services to the territory. If not applicable or no change, please indicate accordingly.

SERVICE TYPE	Existing	Proposed
Agricultural Water	Yolo County Flood Control & Water Conservation District	City of Davis
Cemetery Service	Davis Cemetery District	No change.
Fire Protection/ Emergency Response	East Davis Fire Protection District	City of Davis Fire Dept.
Flood Protection	Yolo County Flood Control & Water Conservatio District	City of Davis
Municipal Water Service	Yolo Co. Environ. Health/Well Water	City of Davis
Parks and Recreation	Yolo County Parks	City of Davis, Parks Dept.
Police Protection	Yolo County Sheriff	City of Davis Police Dept.
Sewer Service	Yolo Co. Environ. Health/Septic	City of Davis
Solid Waste and Recycling	Waste Management / Recology	No change.

Storm Drainage	Yolo County	City of Davis
Street Lighting	Yolo County	City of Davis
Street Maintenance	N/A	Privately maintained.
Other		

P) Water/Wastewater Service:

If water/wastewater services will be provided to the territory, please answer the following:

- 1) What is the distance for connection to the agency's system? **1.05 miles (See Project Description, Page 21)**
- 2) Does the agency have capacity for the anticipated service? YES  NO
- 3) Will the agency be prepared to furnish service immediately? YES  NO

Q) Service Plan: Describe any services to be extended to the affected territory, including the level and range of services and any improvements (on and off site) that will be necessary to connect and serve the anticipated development. Indicate an indication of when those services can feasibly be extended and the method of financing. (For example, assessment district, property owner, or developer fees etc.) Attach supplemental information if necessary. *Please provide will serve letter or other agency approvals.*

See Attachment F.

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SPECIAL REVENUES

R) Does the city or special district have plans to establish any new assessment districts, service charges, or other means to pay for new or extended services to this area?

See Attachment G.

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S) Will the area assume liability for any existing bonded debt upon annexation? YES  NO



If so, please indicate taxpayer cost:

N/A

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T) Will the territory be subject to any new or additional taxes, benefit charges, or fees?

YES  NO

If so, please explain:

See Attachment G.

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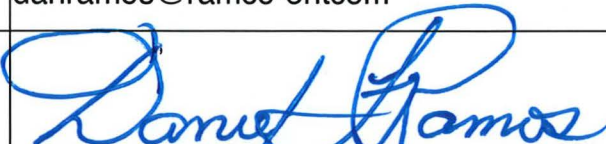
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PROPONENT INFORMATION

LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notices and other communications regarding this application will be directed to the proponent at:

Name:	Daniel Ramos		
Address:	555 Capitol Mall, Suite #900		
City:	Sacramento, CA	Zip:	95814
Phones:	Work: N/A	Fax:	N/A
	Cell: 916-919-1824; 916-379-3842	Home:	N/A
email:	danramos@ramco-entcom		
Signature:			

List any other person or agent who should be contacted concerning questions and any notifications for this proposal (attach additional if needed):

Name:	Matthew Keasling		
Address:	500 Capitol Mall, Suite #1150		
City:	Sacramento, CA	Zip:	95814
Phones:	Work: 916-929-5545	Fax:	N/A
	Cell: 916-601-2507	Home:	N/A
email:	mkeasling@taylor-wiley.com		
Signature:			

DISCLOSURES FOR POLITICAL CONTRIBUTIONS

Pursuant to Government Code Sections 56100.1, 56700.1 and 57009, contributions and expenditures for political purposes related to a proposal or proceeding before LAFCo, including for a change of organization or reorganization or any proposal at the conducting authority stage of the LAFCo process (Reportable LAFCo Proceeding), are subject to the reporting and disclosure to the same extent as required for local initiative measures under the Political Reform Act (PRA), Government Code Section 81000 et seq., and the regulations of the Fair Political Practices Commission (FPPC) implementing that law.

Any applicant, opponent, or participant to a Reportable LAFCo Proceedings shall submit to the LAFCo Executive Officer all disclosures required by the PRA of contributions or expenditures for political purposes related to that LAFCo Proceeding. The disclosures may be submitted to LAFCo up to 7 calendar days after filing with the FPPC, but in no event later than 9:00 a.m. of the hearing of the Reportable LAFCo Proceeding.

All parties and participants on a matter to be heard by the Commission that have made campaign contributions totaling \$250 or more to any Commissioner in the past 12 months must disclose this fact, either orally or in writing, for the official record as required by Government Code Section 84308.

Contributions and expenditures for political purposes related to any proposal or proceedings before LAFCo are subject to the reporting requirements of the Political Reform Act and the Fair Political Practices Commission, and must be disclosed to the Commission prior to the hearing on the matter.

For further assistance, contact the Fair Political Practices Commission at 428 J Street, Suite 450, Sacramento, CA 95814, (866) 275-3772 or at <http://www.fppc.ca.gov>.

YOLO  
LOCAL  
AGENCY  
FORMATION  
COMMISSION

625 Court Street, Suite 107  
Woodland CA 95695  
(530) 666-8048  
lafco@yolocounty.org  
www.yololafco.org



## INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release the Yolo Local Agency Formation Commission, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of the Yolo Local Agency Formation Commission, its agents, officers, attorneys, or employees.

Executed at sacramento, California on, MARCH 23, 2022  
City Date

APPLICANT:

Signature: \_\_\_\_\_

Title: Applicant

Mailing Address: 555 capital Mall, suite #900  
sacramento, CA 95814

REAL PARTY INTEREST:

(If different from Applicant)

Signature: \_\_\_\_\_

Title:

Mailing Address:



# **Sphere of Influence Amendment Proposal**

## **Attachment A**

### **(B) Proposal Detail**

This proposal is a request to amend the City of Davis' Sphere of Influence ("SOI") to include APNs 033-630-006, -009, -011, -012 (the Property). The Property is located to the east of the City of Davis and borders the incorporated City on two sides - its west and south. It is north of I-80 and is directly served by two existing roadways – Mace Boulevard and County Road 32A. The Property is approximately 118.5 acres in size. The northern 102 acres represent the project site for the proposed DiSC 2022 project ("Project"), while the southern 16.5 acres encompasses the "Mace Triangle," which is included in this request in order to avoid the creation of an island of unincorporated land. The "Mace Triangle" includes Ikeda's Market, the City's water tank and the park-and-ride. This proposal is solely for a Sphere of Influence ("SOI") Amendment.

# Sphere of Influence Amendment Proposal

## Attachment B

### Justification

**(F) In as much detail as possible, please explain why this proposal is necessary and/or beneficial at this time. Attach additional detail if necessary. (For example, a proposed development or existing residences might require services not currently provided or available.)**

### Project Background

The northern portion of the Property represents the project site for the Davis Innovation & Sustainability Campus (DiSC 2022) Project. The perceived need for an innovation center in Davis stretches back more than two decades. In 2014, after years of analysis culminating in the Studio 30 Report (Exhibit 1) and the adoption of the recommendations of the Innovation Park Task Force, the City resolved to pursue the development of an innovation park to leverage the research occurring at UC Davis. As a result, the City Council determined that an innovation center was desirable to ensure economic vitality in Davis and subsequently issued a "Request for Expressions of Interest (RFEI)." The RFEI sought applications from willing landowners/private partners.

In response to this city request, four property owners submitted preliminary plans. In 2014 the Applicant originally proposed a cutting-edge innovation center with office, R&D, laboratory, advanced manufacturing space, supportive retail, and a hotel and conference center on approximately 200 acres. That proposal has since been modified to include, in addition to the original uses, a diverse array of residential units and has been reduced in size to 102 acres. The Project site can be easily connected to the City's fiber optic networks, a vital component for anticipated R &D users. The Project is also transit-rich with a multi-modal transit plaza at its core; it also includes recreational opportunities and open space amenities for the entire community to enjoy.

The Project site is located on one of four locations identified by the City and UC Davis in the Studio 30 Report as being appropriate for an innovation center. Importantly, the other three sites identified are no longer feasible for development – the western site has since been approved for a senior community ("Bretton Woods"), the Gateway site was approved for student housing ("Nishi Gateway"), and the 5<sup>th</sup> Street Corridor site (PG&E Corp Yard) does not have a willing property owner. As such, this Property is the only feasible location for the desired innovation center.

The Project has been under review and consideration for nearly eight years. It was twice unanimously supported by the city's Planning Commission and City Council and will be subject to a citizen-vote on June 7, 2022, consistent with Davis Municipal Code, Article 41.01 Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands.

### Justification

The proposed Sphere of Influence amendment is justified because it will allow DiSC 2022 to move forward in furtherance of a well-established goal of the City of Davis. Additionally, the request is consistent with, and furthers the goals established in Yolo LAFCo's Project Policies<sup>1</sup>. This consistency is outlined in detail below.

#### *1. Constitutes Logical and Controlled Growth*

Future development on the Property constitutes logical growth because of the site's immediate adjacency to existing and established communities and infrastructure.<sup>2</sup> Specifically, the Property is accessible from Mace Blvd. and County Road 32A. Mace Blvd/Covell Blvd is a significant piece of roadway infrastructure which services development on two sides at nearly all locations within Davis except for a limited stretch at and near the Project site (2<sup>nd</sup> Street to Wildhorse). Using this roadway as a growth boundary results in the underutilization of costly infrastructure. Further, utilities located within the adjacent right-of-way can easily be extended to service the site with public water, wastewater collection, and stormwater detention.<sup>3</sup> Studies already conducted have concluded that the existing infrastructure has capacity to service the site.<sup>4</sup>

The proposal not only represents logical growth, but also controlled growth.<sup>5</sup> Growth is controlled because the physical location of the Property substantially limits additional development around the site. To elaborate, the property is bordered by UPRR and I-80 to the south which precludes southerly expansion. An almond orchard subject to a conservation easement is located to the east, meaning that the land to the east of the site cannot be developed.<sup>6</sup> In addition, the Mace Drainage Channel runs along the northern property line, creating a physical barrier to expansion and a logical stopping point.

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<sup>1</sup> These policy numbers conform to the latest version of Yolo LAFCo's Project Policies, updated October 28, 2021.

<sup>2</sup> Yolo LAFCo Project Policies, Policy 4.4(c); 6.3(a); 6.3(c)

<sup>3</sup> Yolo LAFCo Project Policies, Policy 6.5(b).

<sup>4</sup> Yolo LAFCo Project Policies, Policy 6.5(c); 6.5(i); See MRIC EIR, Appendices F (Drainage Study), K (Water Supply Assessment), L (Hydraulic Model Analysis of Existing System Impacts) and M (Sewer Infrastructure Technical Memoranda), [http://documents.cityofdavis.org/Media/Default/Documents/PDF/CDD/ED/projects/Innovation-Centers/Mace-Ranch/Draft-EIR/0\\_TOC.pdf](http://documents.cityofdavis.org/Media/Default/Documents/PDF/CDD/ED/projects/Innovation-Centers/Mace-Ranch/Draft-EIR/0_TOC.pdf).

<sup>5</sup> Yolo LAFCo Project Policies, Policy 6.3(d); 6.5(e); 6.5(f);

<sup>6</sup> Yolo LAFCo Project Policies, Policy 4.8(f).

## 2. Ensures Protection of Agricultural Lands

### a. *Justified Development of Prime Agricultural Lands*

Approval of the request would bring new prime agricultural lands within the City of Davis's Sphere of Influence to accommodate development. While this may, on its face, seem contrary to Yolo LAFCo's policy to ensure protection of agricultural lands, the increase in SOI is necessary due to the inadequacies of the sites currently within the SOI to meet the City's identified need. Therefore, the request ensures the continued protection of agricultural land by only seeking to bring within the SOI land which is absolutely necessary to accommodate a use that has been studied by the City for more than twenty years and specifically sought through the RFEI process. Furthermore, to offset the impact to agriculture, the Applicant is committed to mitigating impacts in a manner that is consistent with the City's Right to Farm and Farmland Preservation Ordinance (Davis Municipal Code, Chapter 40A) and the County of Yolo's Agricultural Mitigation and Conservation Program (Yolo County Code section 8-2.404), whichever results in the greater number of agricultural lands being preserved. This commitment permanently ensures the protection of significant agricultural lands.<sup>7</sup>

### b. *Inadequacy of Other SOI Lands*

Moreover, the City's current SOI includes approximately 1,102 acres of undeveloped land comprised of both prime and non-prime agricultural lands. (See Exhibit 3) Though the SOI acreage is large, these properties are insufficient for development of an innovation center for the following reasons:

#### Property Along Northwest Corner of City Boundary / Along W Covell Blvd

This property is inadequate for an innovation center for several reasons. First, some portions of the property are already developed or involve a site approval for development (i.e., Bretton Woods and Binning Ranch Estates). Moreover these sites are inadequate to satisfy the City's desire for an innovation center,<sup>8</sup> since the envisioned project requires property of a certain size and that is conveniently located to points of regional connection, existing infrastructure, transit routes, and established bike and pedestrian paths; these lands do not fit these criteria. Furthermore, these properties suffer

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<sup>7</sup> Yolo LAFCo Project Policies, Policies 4.6(b); 4.9; 4.10; 4.11; 4.12; 6.3(b).

<sup>8</sup> See Yolo LAFCo Project Policies, Policies 4.4; 4.6; 4.8(e).



from tremendous drainage issues, which would render a large-scale project infeasible. Finally, it is anticipated that many commuters to the Project will travel from the Sacramento region. While the DiSC 2022 site is conveniently located along the I-80, where travelers from the Sacramento region enter the City of Davis, this property is in the far northwest corner of the City, inconveniently located for commuters.

#### Property Located Between CR 101A and CR 102 ("Covell Village")

This property is not located adjacent to a major freeway or highway and does not have convenient access to existing high speed fiber optic. As such, utilization of the site for a jobs center would send traffic through much of the city rather than confining travel to one, freeway-adjacent location. In addition, the property owner has historically proposed other uses on this site and did not respond to the city's RFEI.

#### Property Along Northeast Corner of City Boundary / Inside Mace Curve

This property, although located across the street from the Project site, is less than 50 acres and not large enough to accommodate an innovation center as determined by the City and UC Davis in the Studio 30 Report.

The overall conclusion which accordingly emerges is that no undeveloped site currently within the SOI is suitable for an innovation center. Thus, the Property which is the subject of this proposal remains the only viable option for the City's desired innovation center.

### *3. Protecting Open Space Resources for the Public Benefit*

The proposal furthers the goal of protecting open-space resources for the public benefit. DiSC 2022 would incorporate several privately maintained parks and open space areas throughout the site. The total greenspace provided for the public benefit (i.e., programmed parks, greenways, plazas, natural open spaces, and courtyards) would be approximately 23.2 acres where currently none exist. Part of the greenspace includes an agricultural buffer that becomes the northern and eastern perimeter of the project site. This buffer is at least 150-feet wide and contains a 100-foot natural habitat area and a 50-foot recreation area with bike and pedestrian trails, benches, and a place for community members to enjoy the outdoors. The Project is also committed to enhancing the Mace Drainage Channel to create riparian habitat. All of this should be contrasted with the fact that the Project site is currently under private ownership with no public access. As such, protecting and creating open spaces that can be utilized and enjoyed by Yolo County residents serves to benefit the public.

#### *4. Provides Diverse Housing*

The DiSC 2022 project includes 460 housing units, both rental and for-sale, primarily designed to accommodate varied housing needs. Notably, along with the 460 units, the Applicant is committed to providing 85 affordable housing units, which represents 18.5% of the units to be constructed. In addition to homes for a diversity of incomes, the project will also provide homes for a diverse array of households. More specifically, the project includes 160 single-family units expected to be three-bedroom homes, and 300 multi-family units ranging from studios to two-bedroom. Thus, the SOI amendment and the Project play an important role in advancing the city's compliance with state housing laws by providing a significant number of units towards its RHNA target.<sup>9</sup> Given the time that it takes to prepare, review and approve development, it is highly unlikely that other properties within the SOI, not already entitled, will be in a position to construct homes in the near-term.

#### *5. Enhances a Diverse Array of Transit Options*

The DiSC 2022 Project has made numerous transportation related commitments; commitments made to not only reduce traffic impacts from the project, but also to enhance other modes of transit, such as increasing safety for bikers and pedestrians, as well as expanding options for public transit ridership.<sup>10</sup> Notably, the Project will fund improvements to Mace Boulevard, incorporate a centralized Transit Plaza onsite, offer a variety of transit modes by also serving as a terminal for electric bike-share and scooter programs, as well as helping establish local shuttles that run from the project site to UC Davis, Downtown Davis and the Amtrak station. In addition, the Project includes significant bicycle and pedestrian features, implements offsite safety improvements, and creates regional trail connections.

Various other transit-related projects are also occurring around the site which would further ease traffic congestion, increase safety for bikers and pedestrians, and encourage the use of public transportation. These projects include the following:

- Caltrans is in the planning stages for the I-80 improvement project which includes an additional lane for regional transit connections. The Project proposes to add an additional managed lane from I-80 to the project site to accommodate existing transit and a planned bus rapid transit (BRT) line.
- The Yolo County Transportation District ("YCTD") has expanded bus service to routes 42A and 42B, which run past the Project site. These routes circle (clockwise

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<sup>9</sup> Yolo LAFCo Project Policies, Policy 2.10; 6.5(d).

<sup>10</sup> See DiSC 2022 Development Agreement, Exhibit G – Transit, Transportation, and Circulation.

and counterclockwise) from Woodland to Davis to West Sacramento to Downtown Sacramento to the Sacramento International Airport. Headways have increased to every 30 minutes, encouraging the use of these routes. To better accommodate these popular and frequent routes, the Project will relocate and considerably enhance the bus stops within the project vicinity. Additionally, at the February 14, 2022, YCTD Board Meeting, staff expressed the agency's plans to increase express routes from Woodland and Davis to Downtown Sacramento. Such service increases will positively impact transit ridership.

- The Project will improve access to the park-n-ride which is, as of now, an underutilized stop for the Causeway Connection, thereby supporting regional connections. Project improvements at this location and increased demand will enhance operations of the Causeway Connection and increase ridership.
- The Project will improve bicycle and pedestrian trail connections throughout the region. It will connect the site to existing trails infrastructure, improve safety for cyclists within the Covell Curve by filling a gap in service, and it will build an off-grade crossing of Mace Blvd to further bike and pedestrian safety.

#### *6. Provides Jobs and Economic Growth*

The Project's mix of uses will serve to attract new economy incubators and businesses seeking a growth location, as well as provide large-scale opportunities for well established companies, particularly those with research ties to UC Davis. The project will result in internship and STEM education opportunities and provide job opportunities for UC Davis graduates. According to the EPS Economic Analysis Report for the DiSC 2022 project (Exhibit 2) almost 2,400 jobs, with an annual employee compensation total of over \$200 million, are estimated to be located on-site at buildout.<sup>11</sup> Market analysis indicates strong demand for laboratory and R&D space particularly in a post-pandemic environment. The uses also represent a logical continuation of the type of users seen along 2<sup>nd</sup> Street and at the new Nugget Headquarters.

#### *7. Promotes Sustainability*

The DiSC 2022 project will retain and strengthen the community's identity by providing a sustainable innovation center that further establishes Davis and Yolo County's leadership in the climate change and ag-tech research spheres.<sup>12</sup> The applicant has committed to various sustainability features such as incorporating designs to reduce overall energy demands, fueling the site with 100% clean energy generated on-site or

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<sup>11</sup> EPS Technical Memorandum – DiSC Economic Analysis (December 6, 2021), Page 27.

<sup>12</sup> Yolo LAFCo Project Policies, Policy 6.3(a).

purchased from VCE's ultragreen portfolio, installing photovoltaics on all structures throughout the site, pre-wiring the site for future microgrid capacity and battery storage, incorporating all-electric residential units, building all-electric commercial building shells, utilizing drought-tolerant and native species, promoting water conservation and reductions, restoring and creating new habitat, and encouraging non-single occupancy vehicle transit options. In addition, the project reduces environmental impacts by providing a jobs/housing balance onsite, while promoting the efficient use of resources as a result of its adjacency to existing and established communities and infrastructure. All indications are that there is not another example of a business center anywhere in the country that has made more robust sustainability commitments.



## **Sphere of Influence Amendment Proposal Attachment C**

**(G) Is this application proposed to carry out a development project? If so, describe the project.**

The DiSC 2022 project is proposed on the northern 102 acres of the property. The Project will offer an economic development opportunity by providing a live/work campus environment, planned with a sustainable site design and a broad array of complementary land uses. At buildout, the Project will include up to 1,300,000 square feet of innovation center/commercial uses and 460 residential units of varied sizes and affordability levels. More specifically, the Project will include space for office, R&D, laboratory, advanced 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. In addition, the Project is transit-oriented with a transit plaza at its core, and includes new recreational opportunities and amenities for the entire community to enjoy.

# **Sphere of Influence Amendment Proposal**

## **Attachment D**

### **Site Description**

**(I) Describe the general location and physical features of the territory included in this proposal. Refer to major roads, watercourses, and topographical features.**

The 102-acre site is located immediately northeast of Davis' city limits, within unincorporated Yolo County. It is located adjacent to existing roadway infrastructure to the south and west, adjacent to developed areas to 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 site is adjacent to Interstate 80 and robust public transportation and rail, and is located along a regional-serving bike route. The 16.5-acre area to the south of Road 32A includes Ikeda's Market and a park-n-ride facility.

# **Sphere of Influence Amendment Proposal Attachment E**

## **Land Use Information**

### **(M) General Plan and Zoning**

#### **What is the current General Plan designation?**

The City of Davis adopted Ordinance No. 2582 on February 1, 2022. The resolution amended the General Plan designation for the property by adding a land use category ("Innovation Center") and redesignated the Mace Triangle to General Commercial.

#### **What is the current zoning?**

The City of Davis adopted Ordinance No. 2582 on February 1, 2022. The resolution pre-zoned the property to Planned Development ("PD"). However, pursuant to the Davis Municipal Code Chapter 41, "Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands," this zoning will not be effectuated until the Project is approved by the electorate.

# **Sphere of Influence Amendment Proposal**

## **Attachment F**

**(Q) Service Plan:** Describe any services to be extended to the affected territory, including the level and range of services and any improvements (on and off site) that will be necessary to connect and serve the anticipated development. Indicate an indication of when those services can feasibly be extended and the method of financing. (For example, assessment district, property owner, or developer fees etc.) Attach supplemental information if necessary. *Please provide will serve letter or other agency approvals.*

### **Water**

Infrastructure will be extended from nearby utilities to service the site with water, wastewater collection, and storm water detention. Domestic water will be supplied by extending the existing 12-inch diameter City water main located along Mace Boulevard. The main will be looped through the project site. Such improvements will likely be coordinated with proposed surface improvements along the site's western frontage. Alternatively, the Project may consider 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. As part of the Project, the applicant will 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. 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.

### **Wastewater**

The applicant will install a gravity sewer pipe within the internal road rights-of-way. The gravity sewer line will collect wastewater generated on-site and route the wastewater to the northeastern corner of the site. From the northeastern corner, an off-site wastewater delivery pipe will be installed, the alignment of which will run north of the site, approximately 1.05 miles. Here, the pipe will connect to an existing manhole along CR 30, near the existing rural residence. Wastewater from the site will 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, which 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 wastewater would flow north to the City's WWTP.

## **Drainage**

The existing Mace Drainage Channel, which traverses the center of the Project site, will predominately remain in place and continue to serve drainage flows from the Project as well as much of East Davis. The detention basin located at the eastern Project boundary will 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, will 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. Treated storm water will then flow off-site through the existing Mace Drainage Channel to the east, where the runoff will eventually, again, be retained as necessary, before entering the Yolo Bypass.

## **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 will proceed in a manner consistent with overall Project buildout.

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## **Attachment G**

### **Special Revenues**

**(R) Does the city or special district have plans to establish any new assessment districts, service charges, or other means to pay for new or extended services to this area?**

No assessment district is currently planned, though the Exhibit K of the Development Agreement commits the City and Developer to work in good faith toward formation of appropriate public financing mechanisms, which may include an assessment district(s).

**(T) Will the territory be subject to any new or additional taxes, benefit charges, or fees? If so, please explain.**

As of this time, the property will not be subject to any new or additional taxes, benefit charges, or fees but will utilize the City's existing fee structure.