

YOLO LOCAL AGENCY FORMATION COMMISSION

Regular Meeting AGENDA

May 26, 2022 - 9:00 a.m.

COMMISSIONERS

OLIN WOODS, CHAIR (PUBLIC MEMBER)
NORMA ALCALA, VICE CHAIR (CITY MEMBER)
WADE COWAN (CITY MEMBER)
GARY SANDY (COUNTY MEMBER)
DON SAYLOR (COUNTY MEMBER)

ALTERNATE COMMISSIONERS

ANGEL BARAJAS (COUNTY MEMBER)
RICHARD DELIBERTY (PUBLIC MEMBER)
GLORIA PARTIDA (CITY MEMBER)

CHRISTINE CRAWFORD
EXECUTIVE OFFICER

ERIC MAY
COMMISSION COUNSEL

This meeting is being agendized to allow the Commission, staff, and the public, to participate in the meeting via teleconference, pursuant to Government Code section 54953(e)(1) (as amended by Assembly Bill 361), available at the following [link](#).

Teleconference Options to join Zoom meeting:

By PC: <https://yolocounty.zoom.us/j/86074085899>

or

Meeting ID: 860 7408 5899

By Phone: (408) 638-0968

Government Code section 54953(e)(1) authorizes local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Members of the public are encouraged to observe and participate in the teleconference.

Further instructions on how to electronically participate and submit your public comment can be found in the PUBLIC PARTICIPATION instructions at the end of this agenda.

In the rare event of a widespread internet disruption where Zoom is not available either at the beginning or during the meeting, the meeting will be conducted utilizing the following teleconference call dial in number (605) 475-6006 using Access Code 680-0491.

NOTICE:

This agenda has been posted at least five (5) calendar days prior to the meeting in a location freely accessible to members of the public, in accordance with the Brown Act and the Cortese Knox Hertzberg Act. The public may subscribe to receive emailed agendas, notices and other updates by contacting staff at lafco@yolocounty.org.

All persons are invited to testify and submit written comments to the Commission. If you challenge a LAFCo action in court, you may be limited to issues raised at the public hearing or submitted as written comments prior to the close of the public hearing. If you wish to submit written material at the hearing, please supply 8 copies.

FPPC - Notice to All Parties and Participants in LAFCo Proceedings

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 regulations of the Fair Political Practices Commission, and must be disclosed to the Commission prior to the hearing on the matter.

PLEASE NOTE - The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chair or Commission members.

CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Public Comment: This is an opportunity for members of the public to address the Commission on subjects relating to LAFCo purview but not relative to items on this Agenda. The Commission reserves the right to impose a reasonable time limit on any topic or on any individual speaker.

OATH OF OFFICE

4. Wade Cowan, Winters (Regular City Member)
Gloria Partida, Davis (Alternate City Member)

CONSENT AGENDA

5. Renew authorization for remote (teleconference/videoconference) meetings by finding, pursuant to Assembly Bill 361, that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) meeting in person would present imminent risks to the health or safety of attendees
6. Approve the LAFCo Meeting Minutes of April 28, 2022
7. Correspondence

PUBLIC HEARINGS

8. Consider approving **Resolution 2022-03** adopting findings as a responsible agency for the subsequent environmental Impact report addendum and statement of overriding considerations pursuant to CEQA (California Environmental Quality Act) Guidelines Section 15096 and adopting **Resolution 2022-04** to amend the City of Davis Sphere of Influence (SOI) for the Davis Innovation and Sustainability Campus (DiSC 2022) Project (LAFCo No. 22-02)
9. Consider adoption of the Final LAFCo Budget for Fiscal Year 2022/23

REGULAR AGENDA

10. Consider **Resolution 2022-05** authorizing the City of Woodland to provide out of agency water and sewer services to the Yolo Cold Storage Project, APN 027-270-046 located on the northeast corner of West Street and I-5 off of County Road 19A (LAFCo No. 22-03)

EXECUTIVE OFFICER'S REPORT

11. A report by the Executive Officer on recent events relevant to the Commission and an update of staff activity for the month. The Commission or any individual Commissioner may request that action be taken on any item listed.
 - a. 05.26.22 Long Range Planning Calendar
 - b. EO Activity Report - April 25 through May 0, 2022

COMMISSIONER REPORTS

12. Action items and reports from members of the Commission, including announcements, questions to be referred to staff, future agenda items, and reports on meetings and information which would be of interest to the Commission or the public.

ADJOURNMENT

13. Adjourn to the next LAFCo Meeting

I declare under penalty of perjury that the foregoing agenda was posted by 5:00 p.m. on Friday, May 20, 2022, at the following places:

- On the bulletin board outside the east entrance of the Erwin W. Meier County Administration Building, 625 Court Street, Woodland, CA;
- On the LAFCo website at: www.yololafco.org.

ATTEST:

Terri Tuck, Clerk
Yolo LAFCo

NOTICE

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Commission Clerk for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should contact the Commission Clerk as soon as possible and at least 24 hours prior to the meeting. The Commission Clerk may be reached at (530) 666-8048 or at the following address: Yolo LAFCo, 625 Court Street, Suite 107, Woodland, CA 95695

PUBLIC PARTICIPATION INSTRUCTIONS:

Based on guidance from the California Department of Public Health and the California Governor's Office, in order to minimize the spread of COVID-19, please consider the following:

Join the Yolo LAFCo meeting at <https://yolocounty.zoom.us/j/86074085899>, or by phone via 1-408-638-0968, Webinar ID: 860 7408 5899.

1. Submit live comment by joining the meeting and press the "raise a hand" button or if joining by phone only, press *9 to indicate a desire to make a comment. The chair will call you by name or phone number when it is your turn to comment. The Commission reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

* If you are joining by zoom and phone, still use the zoom raise a hand button as *9 will not work.

2. Submit written comment on any matter within the Commission's subject matter jurisdiction, regardless of whether it is on the agenda for Commission consideration or action. Submit your comment, limited to 250 words or less, via email to <https://www.yololafco.org>, or by U.S. mail to Yolo LAFCo at 625 Court Street, Suite 107, Woodland, CA, 95695, by 1 p.m. on the Wednesday prior to the Commission meeting. Your comment will be read at the meeting.

3. Submit verbal comment by calling (530) 666-8048; state and spell your name, mention the agenda item number you are calling about and leave your comment. Verbal comments must be received no later than 1 p.m. on the Wednesday prior to the Commission meeting. Your comment will be read at the meeting by the Commission Clerk; limited to 3 minutes per item.

LAFCO

Meeting Date: 05/26/2022

Information

SUBJECT

Renew authorization for remote (teleconference/videoconference) meetings by finding, pursuant to Assembly Bill 361, that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) meeting in person would present imminent risks to the health or safety of attendees

RECOMMENDED ACTION

Renew authorization for remote (teleconference/videoconference) meetings by finding, pursuant to Assembly Bill 361, that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) meeting in person would present imminent risks to the health or safety of attendees.

FISCAL IMPACT

None.

REASONS FOR RECOMMENDED ACTION

The recommended action is required by Assembly Bill 361 to continue meeting remotely during a declared state of emergency. The Commission has been meeting remotely pursuant to AB 361 since October 28, 2021. AB 361 amended the Brown Act to add simplified procedures that make it easier to hold remote meetings during a state of emergency proclaimed by the Governor (a local emergency is insufficient). See Gov. Code §54953(e). To meet remotely during a proclaimed emergency the legislative body must find either of the following circumstances is present; (a) state or local officials continue to impose or recommend measures to promote social distancing, or (b) as a result of the declared emergency, the legislative body finds by majority vote that meeting in person would present imminent risks to the health or safety of attendees.

To date, the Commission has relied on County staff regarding the use of the Board Chamber and the social distancing recommendations of the County Health Officer in adopting AB 361 findings. Like many other county health officers, however, the Yolo County Health Officer is no longer issuing requirements or recommendations for social distancing and the Commission must therefore consider the "imminent risks" finding to continue meeting remotely. The following facts and conclusions made by County staff seem sufficient to support such a finding for Commission meetings also, including:

- Like many other facilities throughout the County, the Board of Supervisors Chamber is not designed to ensure the Commission, staff, and attendees can remain six feet apart to reduce the possibility of infection with the virus that causes COVID-19;
- Holding in-person meetings would encourage community members to come to County facilities to participate in local government, and some of them are likely to be at high risk for serious illness from COVID-19 and/or live with someone who is at high risk.

Although Commission meetings in general do not have many attendees, staff believe the Commission can appropriately make the findings necessary to allow continued implementation of AB 361.

BACKGROUND

Because the Commission uses the Board Chamber for its meetings staff has been following the guidelines set by County staff and the Board of Supervisors regarding the use of the Board Chamber. County staff states that the risks mentioned above could be reduced significantly through the

implementation of technological improvements to allow hybrid meetings with limited in-person attendance, assuming (as CAO staff expect) that such improvements reduce in-person attendance enough to allow social distancing. CAO staff anticipate such improvements may be available in the Board of Supervisors Chamber in the near future and, at that point, the Commission could appropriately reconsider the "imminent risk" finding and commence hybrid meetings. It is possible the June 30 meeting could be held as a hybrid meeting and staff will work closely with County staff to identify and announce a date of return for the Commission.

Under the hybrid approach, most or all Commission members and essential staff would attend in-person, and other staff and members of the public would likely choose to participate remotely for the sake of convenience. A continued decline in community case rates could also support revisiting the "imminent risk" finding in the near future. Staff would also take reasonable precautions in the Board Chamber including:

- Physical distancing - in a hybrid format staff would set up the Board Chamber to have physical distancing where at least every other seat for the public is out of service to ensure distance between attendees.
- Air filtration - County staff have added HEPA filtration to the Board Chamber to ensure filtration of air to remove viral particles

The Board of Supervisors could also direct its staff to implement other precautions as appropriate such as plexiglass barriers and face coverings, as well as mandatory attendee testing (if legally viable). Staff will continue to keep the Commission updated.

Attachments

No file(s) attached.

Form Review

Inbox

Christine Crawford

Form Started By: Terri Tuck

Final Approval Date: 05/17/2022

Reviewed By

Christine Crawford

Date

05/16/2022 02:11 PM

Started On: 05/13/2022 10:20 AM

Consent 6.

LAFCO

Meeting Date: 05/26/2022

Information

SUBJECT

Approve the LAFCo Meeting Minutes of April 28, 2022

RECOMMENDED ACTION

Approve the LAFCo Meeting Minutes of April 28, 2022.

Attachments

ATT-LAFCo Minutes 04.28.22

Form Review

Form Started By: Terri Tuck
Final Approval Date: 05/13/2022

Started On: 05/13/2022 12:16 PM

YOLO LOCAL AGENCY FORMATION COMMISSION

MEETING MINUTES

April 28, 2022

The Yolo Local Agency Formation Commission met on the 28th day of April 2022, at 9:00 a.m. via teleconference. Voting members present were Chair and Public Member Olin Woods, County Member Gary Sandy, and City Members Tom Stallard and Norma Alcalá. Voting members absent were Don Saylor. Others present were Alternate Public Member Richard DeLiberty, Executive Officer Christine Crawford, Clerk Terri Tuck, and Counsel Eric May.

CALL TO ORDER

Chair Woods called the Meeting to order at 9:02 a.m.

Item No 1 Pledge

Tom Stallard led the Pledge of Allegiance.

Item No 2 Roll Call

PRESENT: Alcalá, Sandy, Stallard, Woods ABSENT: Saylor

Item No 3 Public Comments

None.

CONSENT

Item No 5 Approve the LAFCo Meeting Minutes of March 31, 2022

Item No 6 Review and file Fiscal Year 2021/22 Third Quarter Financial Update

Item No 7 Ratify Resolution 2022-02 commending Tom Stallard for his tenure with the Yolo LAFCo as a Regular City Member since May 2018

Minute Order 2022-09: Approved recommended action Items 5, 6 and 7. Item 4 was pulled from Consent for discussion.

MOTION: Alcalá SECOND: Stallard
AYES: Alcalá, Sandy, Stallard, Woods
NOES: None
ABSENT: None

Item No 4 Renew authorization for remote (teleconference/videoconference) meetings by finding, pursuant to Assembly Bill 361, that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) meeting in person would present imminent risks to the health or safety of attendees

Minute Order 2022-10: This item was pulled from Consent by Chair Woods to poll the Commission on returning to in-person meetings starting with the May 26, 2022 meeting.

Staff stated that due to ongoing technical difficulties in the Board Chamber regarding the hybrid approach to in-person meetings and the likelihood of significant public attendance with case numbers rising again, it was recommended to delay in-person meetings until after the May meeting. Therefore, the authorization was renewed.

MOTION: Sandy SECOND: Alcalá
 AYES: Alcalá, Sandy, Stallard, Woods
 NOES: None
 ABSENT: None

Due to a scheduling conflict Commissioner Stallard was excused from the meeting at 9:19a.m.

Public Hearing

Item № 8 Consider and adopt the proposed LAFCo Budget for Fiscal Year 2022/23 and set May 26, 2022, as the public hearing date to approve the final budget

After an overview report by staff, the Chair opened the Public Hearing. There were no comments and the Public Hearing was closed.

Minute Order 2022-11: The recommended action was approved and May 26, 2022, was set as the public hearing to approve the final budget.

MOTION: Sandy SECOND: Alcalá
 AYES: Alcalá, Sandy, Woods
 NOES: None
 EXCUSED: Stallard

REGULAR

Item № 9 Consider and adopt the LAFCo Annual Work Plan for Fiscal Year 2022/23

Minute Order 2022-12: The recommended action was approved.

MOTION: Sandy SECOND: Alcalá
 AYES: Alcalá, Sandy, Woods
 NOES: None
 EXCUSED: Stallard

Item № 10 Elect Chair and Vice Chair for the Commission to serve one-year terms, beginning May 1, 2022 through May 1, 2023

Minute Order 2022-13: Commissioner Woods was elected to another one-year term as Chair, ending May 1, 2023.

MOTION: Sandy SECOND: Alcalá
 AYES: Alcalá, Sandy, Woods
 NOES: None
 EXCUSED: Stallard

Minute Order 2022-14: Commissioner Alcalá was elected to a one-year term as Vice Chair, ending May 1, 2022.

MOTION: Sandy SECOND: Woods
AYES: Alcalá, Sandy, Woods
NOES: None
EXCUSED: Stallard

Item № 11 Executive Officer’s Report

The Commission was given written reports of the Executive Officer’s activities for the period of January 24 through March 25, 2022, and was verbally updated on recent events relevant to the Commission, including the Long Range Planning Calendar.

Staff stated the City of Woodland would be rotating off of LAFCo for two years, the City of Winters would move up as the Regular City Member and the City of Davis comes on as the City Member Alternate. Staff confirmed that during the City Selection Committee Meeting last week City of Winters Mayor Wade Cowan was chosen to stay on LAFCo as the Regular City Member whose term expires May 2026 and City of Davis Mayor Gloria Partida was chosen as the City Member Alternate whose term expires May 2024. Additionally, staff noted that since all of the cities have moved to November elections, LAFCo may want to consider changing its policy and move term expirations from May to January to coincide when the cities and the County approve their assignment lists. It was stated that staff would reach out to the city managers regarding their interest in this matter.

Chair Woods asked if the new CALAFCO Executive Director (ED) was still being assisted by the former Executive Director. Staff stated the new ED René LaRoche was now full time, but the former ED Pamela Miller still had some contracted hours to assist Ms. LaRoche but staff was not sure how much longer that would last.

Item № 12 Commissioner Reports

Chair Woods remarked that he had written up a few comments regarding Mr. Stallard’s time on LAFCo and asked that staff send those comments to the Commission including Mr. Stallard since he had to leave the meeting early.

Item № 13 Adjournment

Minute Order 2022-15: By order of the Chair, the meeting was adjourned at 9:38 a.m. with Chair Woods commending Tom Stallard for his many years of service on the Commission.

Olin Woods, Chair
Local Agency Formation Commission
County of Yolo, State of California

ATTEST:

Terri Tuck
Clerk to the Commission

Consent 7.

LAFCO

Meeting Date: 05/26/2022

Information

SUBJECT

Correspondence

RECOMMENDED ACTION

Receive and file the following correspondence:

A. CALAFCO Quarterly-May 2022

Attachments

ATT A-CALAFCO Quarterly-May 2022

Form Review

Form Started By: Terri Tuck
Final Approval Date: 05/19/2022

Started On: 05/19/2022 08:56 AM



NEWSLETTER

May, 2022 Edition

BOARDROOM Brief

The Board met virtually on April 22 and considered a fairly light agenda. Among the actions taken was the acceptance of the Third Quarter financial reports, which included a payment to the Hyatt hotel for the block of rooms that had been guaranteed for the cancelled staff workshop.

The new budgets for Fiscal Years 2022-2023 and 2023-2024 were also approved. Given concerns regarding the ongoing pandemic as well as escalating inflation, the budgets maintain the previously implemented austerity measures where possible. However, based on feedback received by the Executive Director from various LAFCo, the budget does anticipate a healthy attendance at the conference and 2023 workshop.

The Board also revisited the legislative proposal from San Diego LAFCo regarding Government Code §56133 that had been tabled in January. After discussion, the matter was rescheduled to the July Board meeting to allow the Legislative Committee time to gather additional information.

Reports were also received regarding the fall conference, CALAFCO U sessions, and Spring Workshop, which are currently in planning.

Members wishing to read full staff reports or minutes can download them from the CALAFCO website at www.calafco.org.



SEE YOU LATER!

SOME wise person once said that change is inevitable. Of course, the change that came to CALAFCO was the well-deserved retirement of Pamela Miller as the CALAFCO Executive Director (ED). Pamela became ED in 2012 and has made an indelible mark on CALAFCO by maintaining its professional standards and by advocating with the legislature on behalf of LAFCos everywhere. She stayed through March on a consultant basis to assist with the transition of the new ED and she intends to see SB 938 to its conclusion.

With thanks!

Unfortunately, pandemic restrictions meant that Pamela did not get the send-off that she deserved, but that only means she is owed a party. And, so, we refuse to say goodbye and, instead, leave it at "Thank you—and see you later!"

Legislative Updates

CALAFCO supported or sponsored bills continue to make positive progress in the legislative process. Most important is SB 938, the protest provisions bill, which makes updates to existing CKH statutory provisions associated with consolidations and dissolutions, as well as codifying the conditions under which a LAFCo may initiate dissolution of a district at the 25 percent protest threshold. SB 938 has been tentatively scheduled before the Assembly Local Government Committee on June 8th. LAFCos that have not yet submitted a letter of support are requested to do so before **5 PM on June 2, 2022**.

See **LEGISLATION** on Page 2

NEW Associate Member!



A huge welcome to Chase Design, our newest Associate

member. Founded in 2000 by Chris Chase, Creative Director and Principal, Chase Design is a San Diego based firm specializing in branding

consultation and design services for businesses and organizations throughout the United States. Chase Design has built an impressive reputation for producing effective designs that gets their clients results for their businesses.

With a Mission to create extraordinary value

See **ASSOCIATE MEMBERS** on Page 4



A Message from the
Executive Director

On the wall of my office is a sign. Those of you who are Tony Robbins fans will recognize the quote. It reads "All growth starts at the end of your comfort zone." If that is true (and I sincerely hope that it is) then I have been growing by leaps and bounds. ;)

Between the enormity of the change in Executive Directors, followed by an assault on Pamela on March 8th, it felt at first like being caught in the middle of a cyclone. Things have moderated now, but I have to sincerely thank all of the Board members, EOs, and staff who have reached out to welcome me, to check on me, and to offer support. You have all made the transition so much easier! I am humbled by your faith, trust, and friendship, and my vow is to make this changeover as smooth for you as possible. There is, obviously much for me to learn, but I am committed to learning everything quickly and well.

So, what's new in the CALAFCO world? Of course, the big news has to do with SB 938, which moved out of the Senate and now sits in the Assembly. Kudos to our devoted protest provisions working group, as well as thanks to Pamela Miller who is staying on in a volunteer capacity to see that through to the end.

Also, event planning is now well underway. (See the schedule on page 3.) A conference programming committee has been formed, but we could still use more people. If you would like to help, please contact José Henriquez (Sacramento) at henriquezj@saccounty.gov, or me.

Finally, CALAFCO U sessions are also shaping up thanks to the able assistance of Dawn Longoria (Napa). Our first session is scheduled for June 20th. Please join us for what promises to be an interesting session regarding the strange new world of recruiting and hiring in this post-pandemic world!

IN MEMORIAM

CARL LEVERENZ, Butte LAFCo Commissioner

Butte LAFCo mourns the loss of its Chair, Carl Leverenz. Commissioner Leverenz served with pride on the Butte LAFCo for the past 47 years where he always displayed great insight and wisdom. His calm demeanor and ability to keep politics at bay to solve problems earned him the Butte LAFCo Chair seat, which he held continuously since 1975. A local legend, Commissioner Leverenz was known for his servant's heart, having had not only a prominent legal career but a history of volunteerism on a broad assortment of boards and organizations, which earned him the Chico Rotary Club's Community Service Award in 2018.

WARREN NELSON, Napa LAFCo Commissioner

Warren Nelson, Napa LAFCo Commissioner, passed away in April, 2022. Among his many hats, Commissioner Warren served as Executive Officer for Marin LAFCo in the 1970s, and as a Yountville City Commissioner from 1980-1986. An avid proponent for LAFCos, Commissioner Warren worked with his friend and fellow Commissioner, Mike Gotch, on legislation that increased LAFCos' independence and authority. His dedication and friendly nature will be greatly missed.

CALAFCO sends its deepest condolences to the family, friends, and co-workers of these remarkable men.



Contra Costa LAFCo reports that it has been busy with a surge in new applications, including a large boundary reorganization. In Spring 2022, the Contra Costa LAFCo Commissioners unanimously approved annexation of East Contra Costa Fire Protection District (ECCFPD) comprising 249+ square miles serving 132,400 residents to Contra Costa County Fire Protection District comprising 306+ square miles serving 628,200 residents, and dissolving ECCFPD.

The boundary reorganization is consistent with two LAFCo Municipal Service Reviews and a special study, all of which noted various constraints and challenges with fire and emergency medical services in East Contra Costa County. The LAFCo process was fairly lengthy but with few obstacles. All

See **CONNECTIONS** on Page 4

LEGISLATION

Continued from Page 1

Other CALAFCO supported bills include:

AB 897 (Mullin), establishment of a regional climate network has stalled and is in its second year.

AB 1640 (Ward), seems to have replaced AB 897 with another regional climate bill. It is scheduled to go before Assembly Appropriations on May 19th.

AB 1773 (Patterson), return of Williamson Act subvention funding, is scheduled before Assembly Appropriations on May 19th.

AB 2957, the CALAFCO sponsored Omnibus bill, has passed out of the Assembly and is waiting on a Senate hearing date.

SB 1490, 1491, and 1492, annual Validation Acts, have passed out of the Senate and are waiting on Assembly hearing dates.

SAVE THE DATE FOR THE

50+1 YEARS
A GOLDEN ERA

CALAFCO
IN THE GOLDEN STATE

2022 ANNUAL CONFERENCE

OCTOBER 19-21, 2022

THIS THREE-DAY EVENT OFFERS THE OPPORTUNITY TO:

- ✓ Discuss statewide and local issues critical to LAFCo
- ✓ Participate in important conversations that will guide decision-making
- ✓ Gain new resources and fresh ideas that will have a positive community impact
- ✓ Hear important legislative updates
- ✓ Make industry connections
- ✓ Network with professionals

Hyatt Regency John Wayne Airport, Newport Beach, CA
Conference and hotel registration opening soon. Visit calafco.org and stay tuned for details!

2023 Staff Workshop

Murphys, California

SAVE THE DATE!
April 26th - 28th, 2023

Topic Suggestions

We are always on the look out for good topics for our conferences, workshops, and webinars. If you have an idea for a topic, please email to René LaRoche at rlaroch@calafco.org.

Upcoming **EVENTS**

MARK YOUR CALENDARS!

CALAFCO 2022 ANNUAL CONFERENCE
October 19 - 21, 2022

Plan on joining us at the **Hyatt Regency Newport Beach John Wayne Airport** on October 19-21, 2022 for our long-awaited, long-overdue Annual Conference! The program planning committee is forming and CALAFCO staff is working with the facility on the details. Watch for more information soon. We are looking forward to seeing everyone in-person in Newport Beach!

2023 STAFF WORKSHOP
April 26 - 28, 2023

Come learn about technical topics in a beautiful setting! Mark your calendar now because you will not want to miss next year's Staff Workshop on the beautiful grounds of Ironstone Vineyards.



We are preparing some great CALAFCO U sessions for you and are pleased to again offer webinars to our members at no cost. Watch for the registration for the June 20th session to open soon.

- June 20, 2022:** **Brave New World of HR: Hiring Headaches, Trends, and Opportunities in a Post-Pandemic World**
1:00 PM
- July 21, 2022:** **Sharing the Wealth: A Deep Dive into Tax Exchange**
1:00 PM
- Sep. 19, 2022:** **Two Agencies in Dispute: What is LAFCo's Role in Assisting to Resolve the Conflict?**
1:30 PM
- TBD** **The Dirty Dozen: Things I Wish I Knew About The Act**

BOARD MEETINGS:

- July 22, 2022** LOCATION: Virtual
- Oct. 21, 2022** LOCATION: Newport Beach (Conference)
- Dec. 2, 2022** LOCATION: Virtual

LEGISLATIVE COMMITTEE MEETINGS:

- July 29, 2022** LOCATION: Virtual
- Sept. 16, 2022** LOCATION: Virtual
- Oct. 7, 2022** LOCATION: TBD
- Nov. 4, 2022** LOCATION: TBD

CONNECTIONS

[Continued from Page 2](#)

parties were cooperative and there were no oral or written protests filed.

Contra Costa LAFCo Executive Officer Lou Ann Teixeira extends thanks and kudos to Joe Serano, Executive Officer Santa Cruz LAFCO, and to Mark Bramfitt, Executive Officer Sonoma LAFCO, for their support.

NEW Roles

ROB BARTOLI Appointed San Mateo EO

San Mateo LAFCo reports that its commission took action to appoint Rob Bartoli as Executive Officer on March 16, 2022. Rob has held the title of Interim Executive Officer since the retirement of Martha Poyatos.

TAYLOR MORRIS Welcomed as L.A. GIS Technician

Los Angeles LAFCo has welcomed new GIS

Technician, Taylor Morris, who began work at LAFCO this month. Taylor recently relocated to Los Angeles after working for six years in the right-of-way section of the Utah Department of Transportation. He holds a Bachelor of Science in Geography and Environmental and Sustainability Studies from the University of Utah.

MICHAEL HENDERSON Hired as Riverside GIS Analyst

Riverside LAFCo is pleased to welcome Michael Henderson to the newly created position of GIS Analyst.

KRYSTAL BRADFORD Takes Over as Butte Clerk

Krystal Bradford has taken over the reins as Butte LAFCo's Clerk upon the retirement of Joy Stover.

Congratulations to everyone!

ASSOCIATE Members

[Continued from Page 1](#)

CHASE DESIGNS, continued

for their clients by connecting business strategy and creative execution, Chase Designs helps businesses to make a statement with impactful branding that reinforces the values of the business. Go to ChrisChaseDesign.com to find out more, or contact Chris Chase at chris@chrischasedesign.com.

Associate Member **SPOTLIGHT**

The information below is provided by the Associate member upon joining the Association. All Associate Member information can be found in the CALAFCO Member Directory.

dta DTA

DTA is a national public finance and urban economics consulting firm specializing in infrastructure and public service finance. Their financing programs have utilized a variety of public financing mechanisms, such as Ads, CFDs, LLDs, and various types of fee programs.

To learn more about DTA, visit their website at www.FinanceDTA.com, or contact Colleen Liao at colleen@financedta.com.

SWALE, INC

Swale's consulting services focus on LAFCo critical issues including municipal service reviews, SOI's, CEQA compliance, strategic planning, workshops, and mapping with geographic information systems (GIS). Their northern California office is expanding to bring you the best of consulting services.

To learn more about SWALE, INC visit their website at www.swaleinc.com, or contact Kateri Harrison at Harrison@swaleinc.com

CALAFCO wishes to thank all of our Associate Members for your ongoing support and partnership. We look forward to highlighting you all in future Quarterly Reports.

LAFCO

Meeting Date: 05/26/2022

Information

SUBJECT

Consider approving **Resolution 2022-03** adopting findings as a responsible agency for the subsequent environmental Impact report addendum and statement of overriding considerations pursuant to CEQA (California Environmental Quality Act) Guidelines Section 15096 and adopting **Resolution 2022-04** to amend the City of Davis Sphere of Influence (SOI) for the Davis Innovation and Sustainability Campus (DiSC 2022) Project (LAFCo No. 22-02)

RECOMMENDED ACTION

1. Receive staff presentation and hold a public hearing to receive public comments on this item.
2. Consider approval of Resolution 2022-03 adopting findings as a Responsible Agency for the the Subsequent Environmental Impact Report and Addendum (EIR) for the DiSC 2022 Project and Statement of Overriding Considerations (Att. A).
3. Consider adoption of Resolution 2022-04 approving the City of Davis SOI Amendment for 118.5 acres comprised of the DiSC 2022 Project and the Mace Triangle (Att. B).

FISCAL IMPACT

No fiscal impact. The Project applicant submitted an application deposit and will reimburse LAFCo for all processing costs.

REASONS FOR RECOMMENDED ACTION

On February 1, 2022, the City of Davis approved placing the DiSC 2022 Project on the ballot for the June 7, 2022 election to allow the voters to consider the General Plan Amendment and the Baseline Project Features for the Project. LAFCo is responsible for developing the City's Sphere of Influence (SOI), which is "a plan for the probable physical boundaries and service area of a local agency, as determined by the commission." (Government Code §56076.) LAFCo requested the SOI Amendment application for consideration before the election, rather than after, because an unincorporated area cannot be annexed into a city unless that area is within its SOI and considering the SOI amendment before annexation follows good planning principles. Approval of the SOI Amendment would lay the groundwork for a potential future annexation and conversion of Prime Farmland to urban uses for the northern 102 acres of the Project. Annexation would be considered as a subsequent application to LAFCo if the City of Davis Measure H is approved by the voters at the June 7, 2022 primary election, which is required because Davis's Measure J requires voter approval for any change in the General Plan land use designation from agricultural or open space to non-agricultural/open space. But it is important to underscore that, if the SOI Amendment is approved but the voters reject the project, the area would remain in the City's SOI. Therefore, the decision before LAFCo is not necessarily weighing solely the merits of the DiSC 2022 project but a decision on how best to manage orderly development and balancing that development with potentially competing interests of discouraging urban sprawl, preserving prime agricultural lands, and efficiently extending government services.

Staff recommends the SOI Amendment request is an appropriate expansion of the City's future boundary. It would result in orderly development and an efficient extension of City services. There are competing interests regarding the protection of prime agricultural land because approval would result in the loss of 102 acres of Prime Farmland. However, with the Mace Boulevard interchange there will be

ongoing development pressure at this location and urbanization would be appropriate to take advantage of this freeway access and visibility. The City of Davis has not grown significantly in the last 20 years, and growth at the SOI Amendment area would be relatively controlled because the site is surrounded to the north and east by land in dedicated conservation easements (excepting the 85 acre parcel to the immediate north that was part of the original DISC project).

Ordinarily, a city's SOI is amended in coordination with General Plan updates as part of the city's long-term planning process, or in conjunction with LAFCo's municipal service reviews, typically conducted every five years. The City of Davis has not completed a comprehensive General Plan Update since 2001 and LAFCo last updated the City's SOI in 2008. Ideally, LAFCo would not approve SOI Amendments in reaction to developer application requests and instead work with the cities on comprehensive updates, although there is no legal prohibition for LAFCo considering an SOI amendment for a specific project. However in this case, the Project was originally solicited by the City for an innovation park use which would benefit from freeway access/transportation hubs not available in existing SOI land in other areas. The City solicited requests for locations to site an innovation park in 2014 and four were submitted. The other three sites are either not available or no longer available for consideration (Nishi, Bretton Woods Active Adult Community, and the PG&E Corporation Yard). The other undeveloped areas within the SOI are not conducive to the innovation park use and do not have the location, access, and visibility that this location does with the I-80 interchange. Therefore, staff recommends that it is appropriate to consider the SOI Amendment now rather than waiting for the General Plan update process to conclude.

BACKGROUND

Application Description

This application is a request to amend the City of Davis' Sphere of Influence ("SOI") to include the properties at APNs 033-630-006, -009, -011, -012 (the Area). This request is solely for a SOI Amendment and does not include the final annexation, which would come before LAFCo if the voters approve the project at the June 7 election.

The Area to be added to the SOI is located to the north and east of the City of Davis and borders the City on two sides. The Area 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 northern 102 acres is currently agricultural land and the southern 16.5 acre "Mace Triangle" includes Ikeda's Market, the City's water tank and a park-and-ride lot. Surrounding land uses include the Mace Drainage Channel and agricultural land beyond that to the north, I-80 to the south, agricultural land to the east and developed urban uses within the City to the west.

LAFCo Considerations

LAFCo policies indicate a strong preference for developing vacant land already within the City's existing SOI first and steering growth towards non-Prime Farmland. Protecting agricultural land and open space, and discouraging urban sprawl are among the core of LAFCo's state-mandated mission. LAFCo can consider a future annexation which will result in the conversion of prime agricultural land only if the Commission finds that the proposal will lead to planned, orderly, and efficient development. The Commission would also need to find that other existing land within the sphere of influence is not available and/or suitable to accommodate this type of innovation park use.

Written Statement Required by Government Code Section 56425(e)

In accordance with Government Code Section 56425(e), in determining the SOI of each local agency, the commission shall consider and prepare a written statement of its determinations with respect to each of the following:

1. The present and planned land uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

Yolo LAFCo's Project Policies elaborate on these state mandated factors with the following additional standards:

6.3 Determining the Sphere of Influence

In determining the SOI of each local agency, LAFCo will consider and prepare a written statement of its determinations required under Government Code §56425. LAFCo will consider the following criteria when studying and determining the SOI for the cities and special districts within the County of Yolo:

- a. Retention and strengthening of community identities, as well as increasing efficiency and conserving resources, by providing essential services within a framework of controlled growth;
- b. Identification of the county's prime agricultural land and protection of this land through all available devices, such as including controlling the provision of services, requiring infill development first, and preferring non-prime land for growth. Other open-space resources such as stream banks, flood plains, and present and future recreation areas should also be protected for public benefit;
- c. Creation of realistic and controlled, yet flexible, planning areas into which anticipated services can be expanded as growth requires and as the communities' resources provide;
- d. Provision of infrastructure systems such as streets, sewers, water, open space for parks and recreation as a product of growth, rather than growth inducing;
- e. Encouragement of city annexation or incorporation as a means of supplying the full range of urban services as required; and
- f. Evaluation of the availability and need for basic services in each community and forecast these to meet anticipated population growth, and recommend creation, expansion, consolidation and/or reorganization of districts when need for such change is indicated.

SOI Amendment Determinations

The present and planned land uses in the area, including agricultural and open space lands

The Area is surrounded to the west and south by urban land uses within City limits. Land to the north and east are zoned and currently used for agricultural production. The land to the east is under a conservation easement, and therefore will remain in agricultural use. The land to the north is also under a conservation easement, except for the 85 acre parcel that was part of the original DISC Project that was denied by the voters in 2020 and that has been removed from the Project. Considering the I-80 interchange, it is probable that development pressure will continue on the subject property but additional growth inducing impacts are limited due to the existence of surrounding conservation easements. LAFCo policies indicate a strong preference for developing vacant land already within the City's SOI first and steering growth towards non-Prime Farmland. The EIR determined the Project would not be growth inducing, but it would still result in the significant loss of 102 acres of Prime Farmland. The Mitigation and Monitoring Program requires conservation easements to be provided at a 2:1 ratio, but it would not make up for this loss and remains a significant and unavoidable impact.

The present and probable need for public facilities and services in the area

The subject property is partially developed already with Ikeda's Market, City water tank, and a Park and Ride lot. The City provides public facilities and services in this area, which would be extended to the Area by the DiSC 2022 Project.

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide

The capacity of public facilities and adequacy of public services to provide for future urbanization of this property has been thoroughly analyzed by the City's CEQA documentation for the original DISC and DiSC 2022 Project. The EIR has determined the City has capacity of its public facilities (i.e. police, fire, water and sewer, parks, roads, etc.) to serve the Project.

The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency

The subject property is vacant and does not include any communities of interest.

For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence

Analysis provided by the California Association of LAFcos indicates that UC Davis is a disadvantaged unincorporated community (DUC) as defined by statute, based on the presence of students who likely have a low income. Although the Davis Creek Mobile Home Park was not highlighted as a DUC possibly due to census block boundaries, it might be. Regardless, both of these areas within the City's SOI already receive municipal sewer, water and fire protection services and, therefore, there is no need to expand those boundaries, public facilities and services to the DUCs in the SOI.

6.5 Sphere of Influence Analysis for Cities and Municipal-Like Special Districts

Yolo LAFCo's policies provide guidance to LAFCo staff regarding the information needed to analyze and establish SOIs. The policy is intended for a comprehensive SOI update that would happen in conjunction with a municipal service review and many of the considerations are not as relevant for a project-specific SOI Amendment. Notwithstanding, the policy is listed below with staff discussion for each item.

The information needed to establish the boundaries for SOIs for cities and municipal-like districts is as follows:

- a. Land Demand for Growth - The data necessary to establish the amount of land (beyond existing boundaries) needed to accommodate the growth projected. While this will furnish the net bulk requirement, additional studies, such as histories of subdivisions, developments, and annexations, and the location and importance of existing open space and agricultural lands, will be needed to indicate the probable location and direction of growth. Subtraction of existing undeveloped land capable of development which is already within the city will furnish a net requirement for "new" land. Spot maps and density factors, when available, will assist in interpreting growth data.

Analysis: The City's existing residential, commercial, and industrial areas appear to be falling short of overall demand. The full analysis of the City's needs should be performed as part of the City's General Plan update. This SOI Amendment is in response to the City soliciting interest for an innovation park. The undeveloped areas in the City's existing SOI are not well-suited for such a use.

- b. Water and Sewer Availability - The ability of each community to provide water and sewer to its service area will be a controlling factor for sphere of influence boundaries. Any agency proposing new development must show the availability of water supplies adequate for projected needs into the future. Sphere of Influence revisions and amendments will need to review water availability before including new territory in a city or municipal special district. Services will not be required to be immediately available for any of the area. An examination of plans for future capital expenditures by the responsible agency will furnish evidence for decisions on whether the service can reasonably be expected to be extended to the area.

Analysis: The CEQA analysis indicates water and sewer capacity is available and services can be extended to the area.

- c. Willingness and Ability to Extend Community Services - The willingness and capability of the community to provide services as growth proceeds are two of the factors determining the urban area's future. The ability to provide extension of services should include sufficient revenue for the services required following the proposed boundary change. Data involving police and fire protection, educational facilities, drainage, libraries, health services, solid waste management and other urban-type services which might be needed by the different communities should be analyzed. The study should determine present and projected fire protection, the efficiency and ability for expansion; the flood control effectiveness and its extension to the service and boundary areas; provision for parks and recreation to the expansion area; elementary and high schools and community colleges, existing and planned; solid waste disposal; and any other needed services of a specialized nature to meet individual community needs.

Analysis: The City adopted resolutions approving the Project subject to the Measure H election. The CEQA documentation analyzed fire protection, flood issues, parks and recreation, solid waste, school issues and any other needed services.

- d. Regional Housing Needs - The sphere study should also consider the agency's policies and approaches to meet its fair share of regional housing needs, if applicable. The agency under review should provide information supporting and explaining how it intends to accommodate and provide necessary governmental services for persons and families of all incomes in the most efficient and effective manner. This information is especially important if the agency proposes or is anticipated to have additional growth through the expansion of its present boundaries.

Analysis: A May 5, 2022 technical memorandum was submitted by the applicant, providing additional information regarding the SOI Amendment's effect on the City of Davis meeting its regional housing needs. The DiSC 2022 Project includes 460 for sale and rental housing units, including 85 affordable housing units. 300 multi-family units will range from studios to 2 bedroom units and 160 single family residential units are expected to be 3-bedroom homes at an overall density of 15-20 units per acre. Therefore, the Project intends to accommodate housing for persons and families of all incomes. The City is working with state Housing and Community Development (HCD) to certify the City's Housing Element which does not rely on the subject Project to provide zoned land to accommodate the RHNA allocation. The Project may help the City will its allocation targets and also exceeds the City's affordable housing requirements, but may also generate additional housing demand in the future.

- e. Growth Incentives and Obstructions - Positive or negative factors regarding growth must be cataloged. Agency policies, expectations, and commitments, involving such factors as existing or planned freeway, road, or public transportation systems, shopping centers, educational facilities, industrial locations, and state and regional park acquisition and development plans that normally affect the amount and direction of growth should be included in the study.

Analysis: Positive economic factors have been quantified by the DiSC 2022 Project economic analysis provided by EPS dated December 6, 2021. Negative factors regarding development of this Project have been cataloged by the City's CEQA documentation. Long-term planning of the amount and direction of growth will be conducted as part of the City's General Plan Update.

- f. Natural obstacles to growth, including flood plains, unsuitable soils, waterways, etc. restrict expansion into certain areas - "Man-made" obstructions such as roads and highways, Williamson Act preserves, present and planned open-space areas for recreation and parks or buffer zones, need to be analyzed and mapped. If surface supply or ground water safe yield appear not adequate, the service cannot reasonably be expected to be extended. Further, it may be local policy not to extend such services or otherwise to control or deter growth. This and other possible "development [line]" or growth control policies must be examined as limiting factors.

Analysis: There are no natural obstacles to growth in the Project area.

- g. Information from Planning Departments - Land use designations and maps, special district maps, and school locations must be collected and organized and related to the study areas. The history of annexations to cities and special districts demonstrate when and where growth has already occurred and should be referred to as available.

Analysis: This SOI Amendment would not change the land use designations, special district boundaries, or school locations. The City has pre-zoned the property contingent on voter approval and annexation.

- h. Agricultural Land and Open Space - All spheres will be written with full review and consideration of the adopted Agricultural Conservation Policy and the LESA Model as appropriate.

Analysis: Approval of the SOI Amendment would lay the groundwork for a potential future annexation and conversion of Prime Farmland to urban uses for the northern 102 acres of the Area. LAFCo policies at the state and local level have a strong preference for first developing vacant land already within the City's SOI and steering growth towards non-Prime Farmland. Protecting agricultural land and open space, and discouraging urban sprawl is among the core state-mandated mission of LAFCos statewide and should be considered seriously. LAFCo can consider a future annexation which will result in the conversion of Prime Farmland only if the Commission finds that the proposal will lead to planned, orderly, and efficient development. It would also need to find that other existing land within the sphere of influence is not available and/or suitable to accommodate this type of innovation park use. The City solicited requests for locations to cite an innovation park in 2014 and four were submitted. The other three sites are either not or no longer available for consideration (Nishi, Bretton Woods Active Adult Community, and the PG&E Corporation Yard). The other undeveloped areas within the SOI do not have the location, access, and visibility that this location does with the I-80 interchange. The Area also represents a sensible place for growth that does not extend beyond the eastern-most and northern-most portions of the City (i.e. the El Macero Estates neighborhood is further east, and the Wildhorse and North Davis neighborhoods are further north). Nonetheless, the potential loss of 102 acres of Prime Farmland from the Project are a significant consideration.

- i. Availability of Services - An assessment must be made of the willingness and feasibility of present and future agencies to extend services by agency, for example water capacity and availability, sewers and wastewater treatment facilities, as well as fire, police, drainage, recreation, landscaping maintenance, public utilities, and any other identified requirements within the projected boundary.

Analysis: See item b and c above.

- j. Compatibility of Present Legal Boundaries - Existing legal boundaries in and around each community are to be mapped and analyzed as an aid to drawing lines. Special district boundaries, assessor parcels, city boundaries, and any other appropriate legal boundaries should be reviewed. Any planned extension of these areas, including planned capital expansions, should be noted.

Analysis: This SOI Amendment is compatible with existing legal boundaries.

- k. Boundaries - The current agency limits should be included in the sphere; however, if circumstance exist that make development of, or provision of services to certain areas unlikely, analysis of removing that area from the agency should be prepared. *[Not applicable.]*
- l. Census Districts - Census information is important for all these analyses. Agency boundaries can

often be used in conjunction with the census lines in order to provide a firm statistical base for each community. *[Not applicable.]*

- m. Socioeconomic Interdependency - When information is available from field trips, county planning department, other county agencies and local leaders, the extent of economic, social and political influence of the community upon its surrounding area should be evaluated.

Analysis: The City exercises a certain amount of influence on the Area being considered for the SOI. The Area is within the City's General Plan planning area and is part of the Pass-Through Agreement with the County, which affords the City input on certain land-use decisions.

Public and Agency Outreach

Staff routed the project application materials to all affected agencies on April 4, 2022 for comment and no comments were received. A public hearing notice was published in the Davis Enterprise on May 4, 2022 and notices were mailed to all landowners and registered voters within a 300' radius and no comments have been received.

CEQA

The SOI Amendment is a discretionary action subject to CEQA. The City of Davis certified the Environmental Impact Report for an earlier version of the Project, on September 19, 2017. After the project was put on hold, the applicant modified the Project and the City adopted a Subsequent EIR for the Project that was eventually rejected by the voters in 2020. The City then adopted an Addendum to tailor the Subsequent EIR for the DiSC 2022 Project. These environmental documents are each relevant to the environmental analysis of the Project and are collectively referred to as "the EIR," for ease of use.

The City's EIR identified significant and unavoidable Project impacts in the following areas: visual character; conversion of Prime Farmland and agricultural land; air quality; greenhouse gas emissions and global climate change; circulation; vehicle miles traveled; pedestrian and bicycle facilities; and transit services. Significant and unavoidable cumulative impacts include: visual character; agricultural land; pollutants; greenhouse gas emissions and global climate change; fire protection services; circulation; vehicle miles traveled; and pedestrian, bicycle and transit facilities. The City's CEQA documents have not been attached due to size considerations, but can be found here:

<https://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/disc-2022>. Staff provided comments to the Notice of Preparation to ensure the EIR was consistent with LAFCo policy.

LAFCo is considered a "responsible agency" under CEQA, i.e., a public agency, other than the "lead agency" (i.e. the City) that has responsibility for carrying out or approving a project. In this case, LAFCo is a responsible agency because its approval of the SOI Amendment and annexation is required for the development of the Project. Pursuant to Government Code Section 15096, LAFCo as a responsible agency complies with CEQA by considering the EIR prepared by the City and reaching its own conclusions on whether and how to approve the SOI Amendment. LAFCo is required to make findings for each significant environmental effect of the Project. CEQA requires LAFCo to balance the economic, legal, social, technological, or other benefits of the Project against its unavoidable environmental effects when determining whether to approve the Project. If the benefits outweigh the adverse effects, they may be considered "acceptable". These findings are reflected in Attachment A.

Attachments

ATT A-Reso 2022-03 CEQA City of Davis SOI Amendment DiSC 2022

ATT B-Reso 2022-04 Davis SOI Amendment DiSC 2022

ATT C-Correspondence

ATT D-City of Davis Innovation Center Study July 2012

Form Review

Inbox

Reviewed By

Date

Eric May
Christine Crawford (Originator)
Christine Crawford (Originator)
Eric May

Eric May
Christine Crawford
Christine Crawford
Eric May

05/06/2022 10:20 AM
05/16/2022 02:11 PM
05/16/2022 03:52 PM
05/17/2022 01:17 PM

Form Started By: Christine Crawford
Final Approval Date: 05/17/2022

Started On: 05/02/2022 03:20 PM

YOLO LOCAL AGENCY FORMATION COMMISSION

Resolution № 2022-03

Adopting Findings as a Responsible Agency for the Subsequent Environmental Impact Report and Statement of Overriding Considerations for the Davis Innovation and Sustainability Campus (DiSC 2022) (SCH# 2014112012)

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, set forth in Government Code Sections 56000 et seq., governs the organization and reorganization of cities and special districts by local agency formation commissions (LAFCo) established in each county, as defined and specified in Government Code Sections 56000 et seq. (unless otherwise indicated all statutory references are to the Government Code); and,

WHEREAS, Government Code Section 56425 provides LAFCo with the power to develop and determine the sphere of influence (SOI) of each city and special district and enact policies designed to promote the logical and orderly development of areas within the sphere; and,

WHEREAS, on February 1, 2022, the City of Davis approved the DiSC 2022 Project (Project) and on June 7, 2022, the voters of the City of Davis will decide whether to ratify the General Plan Amendment and the Baseline Project Features for the Project; and,

WHEREAS, Government Code Section 56428 authorizes any person or local agency to file a written request to amend an SOI. On March 28, 2022 Daniel Ramos submitted an application to amend the City of Davis' SOI for a 118.5-acre area which includes the DiSC 2022 Project and the "Mace Triangle" (APNs 033-630-006, -009, -011, -012); and,

WHEREAS, LAFCo staff has reviewed the SOI Amendment pursuant to the California Environmental Quality Act (CEQA) as a "project" per CEQA Guidelines Section 21065 because it is an activity which may cause a direct or indirect physical change to the environment; and

WHEREAS, the City of Davis certified the Environmental Impact Report for an earlier version of the Project, on September 19, 2017. After the project was put on hold, the applicant modified the Project and the City adopted a Subsequent EIR for the Project that was eventually rejected by the voters in 2020. The City then adopted an Addendum to tailor the Subsequent EIR for the DiSC 2022 Project. These environmental documents are each relevant to the environmental analysis of the Project and are collectively referred to as "the EIR," for ease of use; and

WHEREAS, the environmental effects of the SOI Amendment request are included and considered in the DiSC 2022 EIR certified by the City of Davis as the Lead Agency; and

WHEREAS, on February 1, 2022, the Davis City Council adopted Resolution No. 22-009, adopting an Addendum, which included: the SEIR and responses to comments; and adopting CEQA Findings of Fact, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations, a copy of which is attached hereto; and

WHEREAS, Yolo LAFCo has limited approval and implementing authority over the DiSC 2022 Project and thus served as a responsible agency for the project pursuant to the requirements of CEQA; and

WHEREAS, Yolo LAFCo complied with CEQA as a Responsible Agency by responding to the Notice of Preparation from the Lead Agency and reviewed the Draft Environmental Impact Report for the original Project, the Subsequent EIR, and Addendum for the DiSC 2022 Project regarding issues germane to LAFCo's statutory responsibilities; and

WHEREAS, CEQA requires a Responsible Agency to accept an EIR as prepared by the Lead Agency and to treat the document as being legally adequate absent specified circumstances not present herein.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED that the Yolo Local Agency Formation Commission hereby adopts Resolution 2022-03 as follows:

1. Yolo LAFCo adopts and incorporates herein as true and accurate all of the statements and recitals set forth in the preceding portions of this resolution and the entirety of the Findings of Fact and Statement of Overriding Considerations attached hereto as **Exhibit A**.
2. Yolo LAFCo makes the following additional findings, conclusions, and determinations:
 - a. **CEQA Findings--Responsible Agency.** Yolo LAFCo is considered a Responsible Agency under CEQA for the EIR. Yolo LAFCo's CEQA review as a Responsible Agency is more limited than a Lead Agency and Yolo LAFCo has responsibility for mitigating or avoiding only the direct or indirect environmental effects of those parts of the project which it carries out, finances, or approves. Yolo LAFCo's use of the EIR is limited to the SOI Amendment and potential future annexation of the subject parcel by the City of Davis. Pursuant to CEQA Guidelines section 15096, Yolo LAFCo has considered the EIR prepared by the City of Davis and has determined that it is acceptable and legally adequate for use by Yolo LAFCo.
 - b. **Findings for Less Than Significant Environmental Impacts.** Various significant and potentially significant environmental impacts have been mitigated to less than significant levels, as set forth in the EIR's Findings of Fact and Statement of Overriding Considerations. With respect to those significant impacts identified in the EIR that require mitigation to be reduced to a less than significant level, LAFCo hereby finds that the measures at issue are within the responsibility and jurisdiction of another public agency and not LAFCo. Such changes either have been adopted by the City or can and should be adopted by other agencies. (Pub. Resources Code, § 21081, subd. (a)(2).)
 - c. **Findings for Significant and Unavoidable Impacts.** Certain significant and potentially significant environmental impacts are unavoidable as set forth in the EIR's Findings of Fact and Statement of Overriding Considerations. The impacts discussed were determined by the City of Davis to be significant and unavoidable. Upon review of the impacts identified by the City as being significant and unavoidable, Yolo LAFCo has determined these impacts will remain significant and unavoidable after approval of the SOI Amendment and that there are no additional feasible mitigation measures that can be legally imposed by Yolo LAFCo. Yolo LAFCo specifically acknowledges these impacts and Yolo LAFCo adopts, to the extent applicable, the discussion of the significant and unavoidable impacts as set

forth in the EIR's Findings of Fact and Statement of Overriding Considerations attached hereto as **Exhibit A** and incorporated herein by reference. With respect to those significant impacts that were subject to mitigation but could still not be reduced to less than significant levels, Yolo LAFCo hereby finds that the measures at issue are within the responsibility and jurisdiction of another public agency and not LAFCo. Such changes either have been adopted by the City or can and should be adopted by other agencies. (Pub. Resources Code, § 21081, subd. (a)(2).)

- d. **Findings for Project Alternatives.** Project alternatives are discussed at length within the EIR. The alternatives set forth in the EIR were directed at the City, in that the different options presented different permutations of a development proposal. Since the Davis City Council has already rejected these alternatives as infeasible in detailed findings, Yolo LAFCo, given its lack of direct authority over land use under Cortese-Knox, is not in a position to impose a different version of the development on the City. LAFCo's role is to determine the plan for future development and, if appropriate, amend the City's SOI in compliance with LAFCo's policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Gov. Code, § 56000 et seq.). Although LAFCo has reviewed the City findings for the project alternatives, LAFCo declines to make separate findings regarding alternatives rejected by the City or to otherwise entertain alternatives over which it has no jurisdiction. For reasons set forth in the CEQA Findings of Fact and Statement of Overriding Considerations, the Davis City Council rejected the alternatives set forth in the EIR as being infeasible or unacceptable for various reasons. The Commission finds these reasons acceptable and adopts them as its own to the extent that its statutory authority allows it to consider concerns such as those weighed by the Davis City Council in approving the Project and rejecting alternatives. With respect to the alternatives rejected as infeasible by the City, LAFCo hereby finds that specific economic, legal, social, technological, or other considerations make infeasible the alternatives identified in the EIR. (Pub. Resources Code, § 21081, subd. (a)(3).)
- e. **Statement of Overriding Considerations.** As set forth in the preceding sections, Yolo LAFCo's approval of the SOI Amendment will result in impacts that remain significant and unavoidable. The City balanced the benefits of the Project against its significant and unavoidable environmental impacts and determined that the benefits of the Project outweigh its unavoidable adverse environmental impacts. Similarly, Yolo LAFCo also approves the SOI Amendment because the substantial economic, social, legal, technological, and other benefits that the Project will produce render the significant effects acceptable. This determination is based on the EIR and other information in the record. In light of the foregoing economic, social, recreational and planning benefits provided by the Project, pursuant to CEQA Guidelines section 15093, the Commission finds and determines that these considerable benefits of the SOI Amendment outweigh the unavoidable adverse effects and the adverse environmental effects that cannot be mitigated to a level of environmental insignificance, are deemed acceptable.
- f. **Mitigation Monitoring Plan.** Yolo LAFCo is aware of the Mitigation Monitoring Plan adopted by the City to ensure implementation of the above-mentioned mitigation measures, as well as all others within the City's control. The Mitigation Monitoring Plan is incorporated by reference herein. Since the EIR did not

recommend or identify any mitigation measures that should be implemented by Yolo LAFCo, the Commission has no need to formally adopt any of its own mitigation measures or any separate mitigation monitoring plan or program.

3. The Executive Officer is directed to file a Notice of Determination with the County Clerk for Yolo County within five (5) days of the adoption of this resolution.

PASSED AND ADOPTED by the Yolo Local Agency Formation Commission, State of California, this 26th day of May 2022, by the following vote:

Ayes:
Noes:
Abstentions:
Absent:

Olin Woods, Chair
Yolo Local Agency Formation Commission

Attest:



Christine Crawford, Executive Officer
Yolo Local Agency Formation Commission

Approved as to form:



Eric May, Commission Counsel

X. STATEMENT OF OVERRIDING CONSIDERATIONS RELATED TO THE DISC 2022 PROJECT FINDINGS

As described in Section III of these Findings, the following significant and unavoidable impacts could occur with implementation of the project:

- Project implementation may substantially degrade the existing visual character or quality of the project site and its surroundings (SEIR Impact 3-2; Addendum, Section I, Question 'd').
- Project implementation may result in a significant impact related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Important Farmlands) to non-agricultural use, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency (SEIR Impact 3-5; Addendum, Section II, Question 'a').
- Project implementation may result in a significant impact related to the loss of forest or agricultural land or conversion of forest or agricultural land to non-forest or non-agricultural use (SEIR Impact 3-7; Addendum, Section II, Question 'd').
- Project implementation may violate an air quality standard or contribute substantially to an existing or projected air quality violation during operations, and a conflict with or obstruction of implementation of applicable air quality plans (SEIR Impact 3-11; Addendum, Section III, Question 'a').
- Project implementation may generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment (SEIR Impact 3-37; Addendum, Section VIII, Question 'a').
- Project implementation may conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs (SEIR Impact 3-38; Addendum, Section VIII, Question 'b').
- Project implementation may conflict with a program, plan ordinance, or policy addressing the circulation system under Existing Plus Project conditions (SEIR Impact 3-70; Addendum, Section XVII, Question 'a').
- Project implementation may result in a significant increase in Vehicle Miles Traveled (SEIR Impact 3-72; Addendum, Section XVII, Question 'b').
- Project implementation may result in significant impacts to Pedestrian and Bicycle Facilities (SEIR Impact 3-75; Addendum, Section XVII, Question "a").
- Project implementation may result in significant impacts to Transit Services (SEIR Impact 3-76; Addendum, Section XVII, Question 'a').
- Project implementation may result in significant cumulative impacts related to long-term changes in visual character of the region (SEIR Impact 3-85; Addendum, Section XXI, Question 'b').

- Project implementation may result in significant impacts related to cumulative loss of agricultural land (SEIR Impact 3-87; Addendum, Section XXI, Question 'b').
- Project implementation may result in a cumulatively considerable net increase of any criteria pollutant (SEIR Impact 3-88; Addendum, Section XXI, Question 'b').
- Project implementation may result in significant cumulative impacts related to greenhouse gas (GHG) emissions and global climate change (SEIR Impact 3-93; Addendum, Section XXI, Question 'b').
- Project implementation may result in significant cumulative impacts to fire protection services from the proposed project in combination with future developments in the City of Davis (SEIR Impact 3-102; Addendum, Section XXI, Question 'b').
- Project implementation may conflict with a program, plan, ordinance or policy addressing the circulation system under Cumulative Plus Project conditions (SEIR Impact 3-104; Addendum, Section XXI, Question 'b').
- Project implementation may result in a significant cumulative Increase in Vehicle Miles Traveled (SEIR Impact 3-105; Addendum, Section XXI, Question 'b').
- Project implementation may result in significant cumulative impacts to pedestrian, bicycle, and transit facilities (SEIR Impact 3-106; Addendum, Section XXI, Question 'b').

The following reasons demonstrate that the benefits of the project outweigh its unavoidable adverse environmental effect, thereby justifying approval of the proposed project. There is substantial evidence that these public benefits outweigh the significant impacts of the project, and therefore, the above-identified impacts are acceptable to the City of Davis. The project will provide for the following benefits:

1. Economic benefits through tax revenues and project fees;
2. Create jobs through construction of the proposed project;
3. Provide additional housing in the City of Davis;
4. Increase the economic potential of the University of California and create long-term jobs;
5. Fulfill a vision that has been identified and studied by the City for over two decades, and that has been embraced by the City Council for at least 10 years;
6. Create a space to retain and grow Davis-based businesses and start-ups;
7. Position the City of Davis for post-COVID economic recovery, stressing the importance of providing shovel-ready sites;
8. Assist the City of Davis in its goal of reaching fiscal sustainability;
9. Provide a revenue source that will be used to maintain and enhance community amenities; and
10. Exceed the City of Davis's affordable housing requirements and sustainability requirements, and set a precedent regionally with respect to sustainability.

With respect to Item 1, the DiSC 2022 Economic Analysis compared the estimated tax revenue to be generated by the proposed project to the estimated cost of providing public services to the project. The

proposed project would generate tax revenues through property tax, transfer tax, sales and use tax, transient occupancy tax, and public safety tax. Other revenue sources would be generated through City permitting, construction tax, and development impact fees, as well as the School Impact Fee and County Facilities and Services Authorization Fee. According to the DiSC 2022 Economic Analysis, the proposed project would have a net fiscal surplus to the City's General Fund at buildout of approximately \$3.88 million annually.

It is noted that while several of the above-identified significant and unavoidable impacts are related to traffic, due primarily to the fact that they are extraterritorial impacts (i.e., outside of the City's jurisdiction), the Addendum requires the applicant to provide fair share contributions to the prospective improvements (e.g., see Mitigation Measure 3-70(a)), which would result in a substantial infusion of monies towards the needed improvements. In addition, the project includes construction of transportation improvements, such as a transit plaza on Mace Boulevard, south of Alhambra Drive, to service local and regional bus and shuttle service to and from the project site. The project will also fund and build new and improved bus stops with lighting, passenger shelters, and real time transit information signage on both sides of Mace Boulevard. Regarding bicycle facilities, the project would build the connection of the existing bike trail on Mace Boulevard to East Covell Boulevard, along the inside of the "Covell Curve" connecting the two roadways, thereby improving bicycle safety to schools and the project site.

With regard to Item 2, the proposed project would create construction jobs. Considering the nature and size of the proposed project, a significant amount of construction workers would be needed in construction of the proposed project. Annual average direct construction-related employment during development of the proposed project is estimated to be approximately 195 jobs. Similar to the economic benefits discussed above, the annual average total direct, indirect, and induced employment due to construction of the project is estimated at more than 250 jobs. Total one-time earnings from direct, indirect, and induced effects of construction employment as a result of DiSC 2022 is approximately \$200 million at full buildout. Additionally, if building materials are purchased in the area, additional stimulation of the local economy and businesses would occur.

Regarding Item 3, the demand for housing in Davis is well documented. Buildout of the residences would be tied to completion of the commercial space, assumed to be 2,000 sf of commercial space per residential unit. The proposed residences would have a strong impact on the overall feasibility of the proposed project. The proposed project would contribute an additional 460 residential units to increase the supply and variety of housing options available for students, employees, and university-related personnel.

With respect to Item 4, the overall development of the project would increase the economic potential of the University of California. A technical memorandum that analyzed the economic benefits of the proposed project was prepared by Economic & Planning Solutions, Inc.¹ The DiSC 2022 Economic Analysis measured the overall effect that an initial activity, such as spending in one industry, has on a region as the

¹ Economic & Planning Solutions, Inc. *Subject: Davis Innovation and Sustainability Campus (DiSC) Economic Analysis – Pro Forma (Feasibility), Fiscal Impacts, and Economic Impacts; EPS #212099.* December 6, 2021.

spending recirculates through other sectors of the local economy through additional business and household spending. Economic impacts can be measured in terms of overall output, employment, or the earning from employment. According to the DiSC 2022 Economic Analysis, the proposed project would generate nearly 2,400 jobs, with employee compensation of over \$200 million. The City would experience some economic spinoff of that direct employment, but a much greater spinoff and associated economic benefits would occur in other parts of Yolo County. Total County employment, including on-site employment and indirect and induced employment, would be approximately 4,000 jobs annually at buildout, with compensation of approximately \$300 million.

With respect to Items 5 and 6, the City began studying and looking for an opportunity to create a research and innovation park beginning as early as 2001, with the adoption of the current General Plan. In 2008, the City prepared the Business Park Land Strategy to determine whether the long-term supply of business park land was sufficient. Upon finding it was not, in 2010 the City Council established the Innovation Park Task Force to explore, with the help of UC Davis's Studio 30, how, where, and whether to pursue construction of a future business/innovation park within or peripheral to City boundaries, for the purpose of retaining growing businesses and attracting emerging entrepreneurs to the City. The City Council unanimously accepted the Studio 30 Final Report and adopted its recommendations in November 2012. In 2014, the Council Innovation Center subcommittee developed a set of eight "Guiding Principles" to evaluate and guide refinement of proposed innovation centers, which were subsequently adopted by the City Council.

As illustrated by the above actions, an innovation park has long been envisioned by the City as a way to build off a unique and valuable community asset, the University of California at Davis, to facilitate a diversified local economy and enable collaboration between the university and private industry. The proposed project would be consistent with these established City policies, including the Guiding Principles for Davis Innovation Centers. The project would provide readily available, zoned lands that would allow for businesses to move quickly and with certainty, thereby enabling for retention and growth of existing local businesses and attracting new businesses.

With regard to Item 7, the COVID-19 pandemic has had a significant financial impact on the City of Davis, the extent of which is still unclear. The City has experienced a loss of projected revenue and an increase in public health-related costs, which in turn necessitated budget reductions for Fiscal Year 2020-21. As noted for Items 1, 2, and 4 above, the DiSC 2022 project would generate revenue for the City and County through the collection of impact fees and taxes. It is also estimated to create nearly 2,400 jobs at build out, which in turn would help generate business, employee, and household spending elsewhere in the City and County. The revenue and jobs generated by project construction and at build out will assist in the City's economic recovery from COVID-19.

Regarding Items 8 and 9, the City Council adopted eight Council Goals in 2018, including to "Ensure Fiscal Resilience." As described in the technical memorandum prepared by Economic & Planning Solutions, Inc., the proposed DiSC 2022 project would be expected to produce \$3.88 million in net positive fiscal benefits to the City of Davis on annual basis at buildout. These revenues would be available to help support community services and amenities for existing and future residents. In addition to the projected \$3.88

million in net positive fiscal benefits, a land-secured assessment on market rate, ownership housing would provide a minimum of \$150,000 annually at buildout of the market rate residential to fund services that are directly supportive of transit services, roadway repair and maintenance, roadway, bicycle and pedestrian safety and other community amenities. Additionally, the project would construct turnkey parks and maintaining all onsite parks and open space areas, relieving the City of a considerable maintenance burden.

Finally, with regard to item 10, the proposed project would be required to provide 69 affordable units under the City's affordable housing ordinance. The developer has committed to exceeding the requirements by providing 85 affordable housing units, which equates to 18.5% of the overall housing units in the project. Both rental and for sale units will be provided, and 74 of the 85 affordable units will be constructed on-site.

The proposed project would also be one of the most sustainable projects in the City of Davis. The sustainability features include energy procurement and energy efficiency measures; housing near commercial development to minimize transportation emissions; transit, transportation, and circulation improvements to promote nonvehicular means of transportation; and habitat and agricultural conservation measures. More specifically, with respect to the project's energy footprint, electricity demand would be met by 100% clean energy that is generated onsite or purchased from a 100% renewable program. All project buildings would meet and exceed Title 24, Cal Green Tier 1 and utilize the City's Residential Energy REACH Code standards, and all commercial buildings would be all-electric for the building envelope. Utilizing these measures and more, the project will achieve carbon neutrality. These project features would set a precedent in the greater Sacramento region for sustainability.

Substantial evidence supporting the benefits described in this Statement of Overriding Considerations can be found above and in the documents found in the record of proceedings. Any one of the reasons provided above is sufficient to demonstrate that the benefits of the project outweigh its unavoidable adverse environmental impacts, thereby each separately and individually justifying approval of the project. Based on the above, in consideration of the above-noted project benefits, despite the significant environmental effects, the City Council, in accordance with Public Resources Code Sections 21001, 21002.1(c), 21081(b) and CEQA Guidelines Section 15093, chooses to approve the project because, in its judgment, the economic, social, and other benefits that the project will produce will render the significant effects acceptable.

XI. CONCLUSION

After balancing the specific economic, legal, social, technological, and other benefits of the proposed project, the Council finds that the unavoidable adverse environmental impacts identified may be considered "acceptable" due to the specific considerations listed above, which outweigh the unavoidable, adverse impacts of the proposed project.

The Davis City Council has considered information contained in the Addendum prepared for the proposed DiSC 2022 Project, as well as the public testimony and record of proceedings in which the project was considered. Recognizing that significant and unavoidable impacts may result from implementation of the proposed project, the Council finds that the benefits of the project and overriding considerations

outweigh the adverse effects of the project. Having included all feasible mitigation measures in the Mitigation Monitoring and Reporting Program, and recognized all unavoidable significant impacts, the Council hereby finds that each of the separate benefits of the proposed DiSC 2022 Project, as stated herein, is determined to be unto itself an overriding consideration, independent of other benefits, that warrants adoption of the proposed project and outweighs and overrides its unavoidable significant effects, and thereby justifies the adoption of the proposed DiSC 2022 Project.

Based on the foregoing findings and the information contained in the record, the Council hereby determines that:

1. All significant effects on the environment due to implementation of the proposed DiSC 2022 Project have been eliminated or substantially lessened where feasible;
2. There are no feasible alternatives to the proposed DiSC 2022 Project which would mitigate or substantially lessen the impacts; and
3. Any remaining significant effects on the environment found to be unavoidable are acceptable due to the factors described in the Statement of Overriding Considerations above.

YOLO LOCAL AGENCY FORMATION COMMISSION

RESOLUTION № 2022-04

Approving the City of Davis Sphere of Influence (SOI) Amendment for the Davis Innovation and Sustainability Campus (DiSC 2022) Project (LAFCo № 22-02)

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, set forth in Government Code Sections 56000 et seq., governs the organization and reorganization of cities and special districts by local agency formation commissions (LAFCo) established in each county, as defined and specified in Government Code Sections 56000 et seq. (unless otherwise indicated all statutory references are to the Government Code); and

WHEREAS, Government Code Section 56425 provides LAFCo with the power to develop and determine the sphere of influence (SOI) of each city and special district and enact policies designed to promote the logical and orderly development of areas within the sphere; and

WHEREAS, Government Code Section 56076 defines the SOI as “a plan for the probable physical boundaries and service area of a local agency, as determined by the commission,” and only areas within a city or district’s SOI can be annexed into the city or district; and

WHEREAS, Government Code Section 56428 authorizes any person or local agency to file a written request requesting amendments to a sphere of influence adopted by the commission; and

WHEREAS, on February 1, 2022, the City of Davis (City) approved the DiSC 2022 Project and approved placing the DiSC 2022 Project on the ballot for the June 7, 2022 election to allow the voters to consider the General Plan Amendment and the Baseline Project Features for the Project; and

WHEREAS, the DiSC 2022 Project is proposed for an area that is outside the City’s SOI;

WHEREAS, on March 28, 2022, the landowner for the DiSC 2022 project, Daniel Ramos, submitted an application for a City of Davis SOI Amendment for 118.5 acres to include APNs 033-630-006, -009, -011, -012; and

WHEREAS, the project was routed to all subject, affected, and interested agencies and no concerns or objections were received; and

WHEREAS, a public notice was published in the Davis Enterprise on May 4, 2022 and mailed to all landowners and registered voters of the subject area including a 300’ radius; and

WHEREAS, the project was analyzed in accordance with all applicable sections of the Cortese-Knox-Hertzberg Act, LAFCo Standards of Evaluation and Agricultural Policy, and all other matters presented as prescribed by law; and

WHEREAS, the Executive Officer reviewed the proposal and prepared and filed a report with recommendations with this Commission at least five (5) days prior to the date of the May 26, 2022 meeting during which the project was set to be considered; and

WHEREAS, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony, protests, objections, and any other information concerning the Proposal and all related matters; and

WHEREAS, at said meeting, the Commission reviewed and considered the CEQA documentation and the Executive Officer's Report including all the information, recommendations, findings and conditions contained therein.

NOW, THEREFORE, BE IT RESOLVED that the Yolo Local Agency Formation Commission approves the City of Davis SOI Amendment for the 118.5 acres comprised of the DiSC 2022 Project and the area known as the "Mace Triangle", APNs 033-630-006, -009, -011, -012 (LAFCo Project No 22-02) as illustrated in Exhibit A subject to the following findings:

Findings

1. Finding: In accordance with Government Code Section 56425(e), in determining the SOI for the City of Davis, Yolo LAFCo considered and prepared a written statement of its determinations listed below. LAFCo also considered the additional criteria identified in Yolo LAFCo Project Policy 6.3.

Evidence: The following written statements were provided in the May 26, 2022 staff report:

1. ***The present and planned land uses in the area, including agricultural and open space lands***
The Area is surrounded to the west and south by urban land uses within City limits. Land to the north and east are zoned and currently used for agricultural production. The land to the east is under a conservation easement, and therefore will remain in agricultural use. The land to the north is also under a conservation easement, except for the 85-acre parcel that was part of the original DISC Project that was denied by the voters in 2020 and that has been removed from the Project. Considering the I-80 interchange, it is probable that development pressure will continue on the subject property but additional growth inducing impacts are limited due to the existence of surrounding conservation easements. LAFCo policies indicate a strong preference for developing vacant land already within the City's SOI first and steering growth towards non-Prime Farmland. The EIR determined the Project would not be growth inducing, but it would still result in the significant loss of 102 acres of Prime Farmland. The Mitigation and Monitoring Program requires conservation easements to be provided at a 2:1 ratio, but it would not make up for this loss and remains a significant and unavoidable impact.
2. ***The present and probable need for public facilities and services in the area***
The subject property is partially developed already with Ikeda's Market, City water tank, and a Park and Ride lot. The City provides public facilities and services in this area, which would be extended to the Area by the DiSC 2022 Project.
3. ***The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide***
The capacity of public facilities and adequacy of public services to provide for future urbanization of this property has been thoroughly analyzed by the City's CEQA documentation for the original DISC and DiSC 2022 Project. The EIR has determined the City has capacity of its public facilities (i.e. police, fire, water and sewer, parks, roads, etc.) to serve the Project.
4. ***The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency***
The subject property is vacant and does not include any communities of interest.
5. ***For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public***

facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence

Analysis provided by the California Association of LAFCoS indicates that UC Davis is a disadvantaged unincorporated community (DUC) as defined by statute, based on the presence of students who likely have a low income. Although the Davis Creek Mobile Home Park was not highlighted as a DUC possibly due to census block boundaries, it might be. Regardless, both of these areas within the City's SOI already receive municipal sewer, water and fire protection services and, therefore, there is no need to expand those boundaries, public facilities and services to the DUCs in the SOI.

2. Finding: The May 26, 2022 staff report provided the information needed to analyze and establish the City of Davis SOI per Yolo LAFCo Project Policy 6.5.

Evidence: This policy provides guidance to staff regarding the information gathered for an SOI Update, is intended for a comprehensive SOI update that would happen in conjunction with a municipal service review, and many of the considerations are not as relevant for a project specific SOI Amendment. Notwithstanding, the May 26, 2022 staff report includes an analysis for each of the items listed (items a. through m.). The SOI Amendment is an appropriate expansion of the City's future boundary. It would result in orderly development and an efficient extension of City services. There are competing interests regarding the protection of prime agricultural land because approval would result in the loss of 102 acres of Prime Farmland. However, with the Mace Boulevard interchange there will be ongoing development pressure at this location and urbanization would be appropriate to take advantage of this freeway access and visibility. Growth would be relatively controlled because the SOI Amendment area is surrounded to the north and east by land in dedicated conservation easements (excepting the 85-acre parcel to the immediate north that was part of the original DISC project).

PASSED AND ADOPTED by the Yolo Local Agency Formation Commission, State of California, this 26thth day of May 2022, by the following vote:

Ayes:
Noes:
Abstentions:
Absent:

Olin Woods, Chair
Yolo Local Agency Formation Commission

Attest:



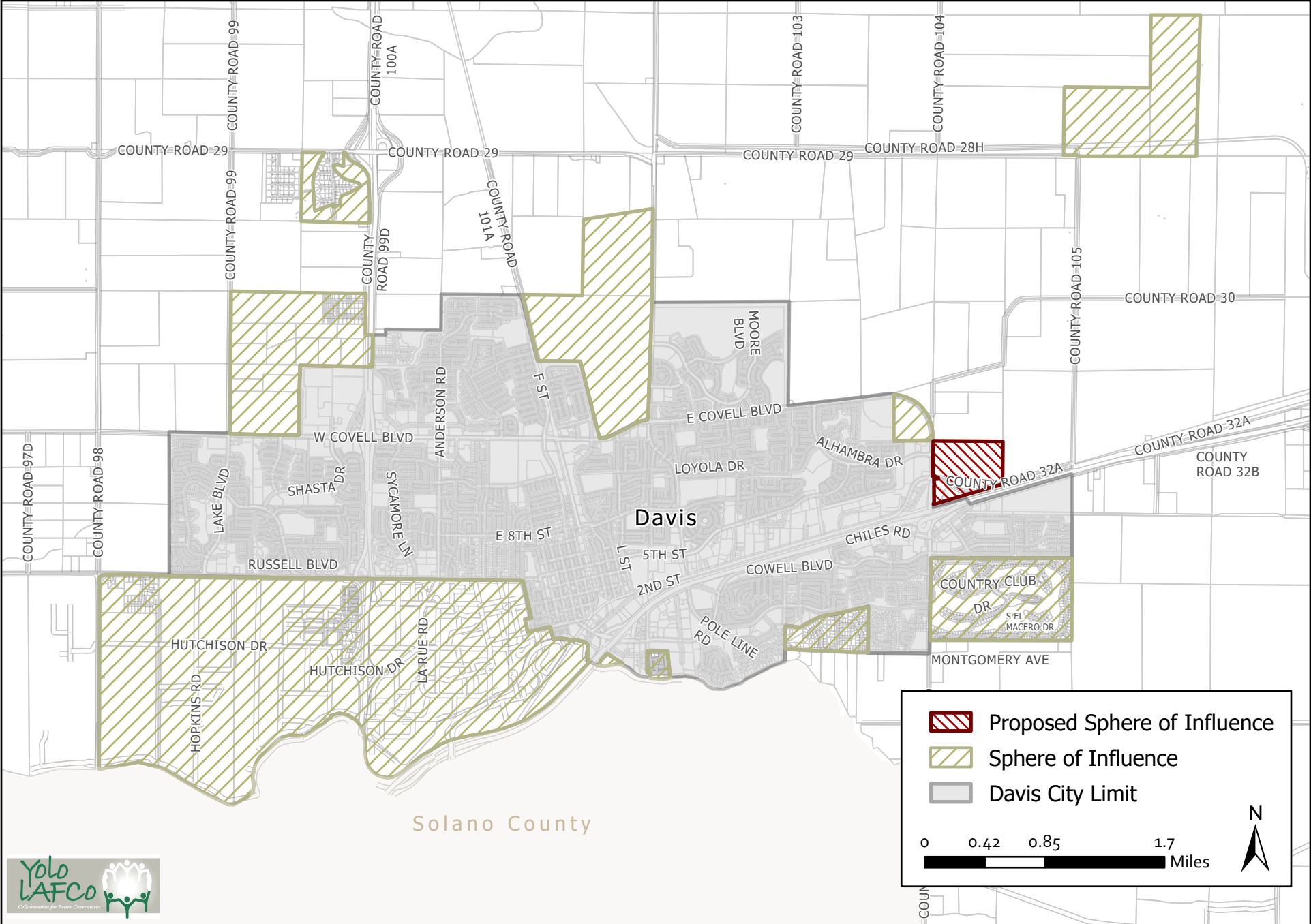
Christine Crawford, Executive Officer
Yolo Local Agency Formation Commission

Approved as to form:



Eric May, Commission Counsel

City of Davis Proposed Sphere of Influence





May 18, 2022



Christine Crawford
Executive Officer, Yolo LAFCo
625 Court Street
Woodland, CA 95695

Dear Ms. Crawford:

The City of Davis is writing in support of the Sphere of Influence (“SOI”) Amendment submitted by the Davis Innovation and Sustainability Campus (“DiSC 2022”) applicant. The application proposes to incorporate the DiSC 2022 project site and the “Mace Triangle” into the City’s Sphere of Influence. This property is located to the east of the City’s current boundaries and is bordered by incorporated City land on two sides.

The desire and need for an innovation center in the City of Davis stretches back more than two decades. In 2010, the City formed 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 2014, after years of analysis culminating in the UC Davis Studio 30 Report and the adoption of the recommendations of the City’s Innovation Park Task Force, 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.

Four locations were identified by the City and Studio 30 Report as being appropriate for such an innovation center, including the proposed DiSC 2022 project site. To date, and importantly, the other three identified sites are no longer feasible for development – the western site was approved for a senior community (“Bretton Woods”), the Gateway site was approved for student housing (“Nishi Gateway”), and the 5th Street Corridor site (PG&E Corp Yard) does not have a willing property owner. As such, the proposed DiSC 2022 site remains the only feasible location for the City’s long-desired innovation center. The DiSC 2022 project has gone through different iterations over the years, aiming to satisfy the City’s greatest needs and desires. The project was originally introduced in 2014 as the “Mace Ranch Innovation Center (MRIC),” originating from the City’s RFEI. The DiSC 2022 project proposes a live/work campus environment, offering office, research and development, laboratory, prototyping, advanced manufacturing, housing,

530-757-5602 | @CityofDavis  
City Manager’s Office
23 Russell Boulevard, Davis, CA 95616

and recreational and open space uses. DiSC 2022 continues to meet the objectives of the Innovation Park Task Force, achieving those goals with a more “Davis-scaled” project and adjusted to meet the City’s present-day needs.

Among those needs is, as is apparent through the statewide housing shortage, is more housing to accommodate a diverse array of households. Under Housing Element law, the City of Davis is required to adopt a Housing Element that demonstrates, among other things, how the City can accommodate its assigned Regional Housing Needs Allocation (“RHNA”) for that cycle. The City’s Regional Housing Needs Allocation (“RHNA”) for the 2021-2029 cycle is as follows: 2,075 total housing units (580 very low-income units, 350 low-income units, 340 moderate-income units, and 805 above moderate-income units).

The DiSC 2022 project includes 460 housing units, both rental and for-sale, including 160 single-family units expected to be three-bedroom homes, and 300 multi-family units ranging from studios to two-bedroom. Notably, the project will include 85 affordable housing units, deed-restricted for very-low, low, and moderate-income households. As such, the DiSC 2022 project is consistent with the City’s need for additional housing opportunities and provides for a diverse array of housing types and does so at various affordability levels. Overall, the project presents a significant opportunity for the City to meet its state housing target.

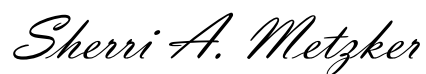
On February 15, 2022 the Davis City Council voted unanimously to approve the DiSC 2022 proposal, subject to voter ratification and is currently presented to the voters on the June 7th ballot as Measure H. On May 10, 2022 both the Yolo County Board of Supervisors and the Davis City Council each also unanimously approved a transportation/traffic implementation MOU between the County, the City, and the developer. Should the voters approve Measure H the City would follow suit with submitting an annexation proposal to LAFCo for consideration.

Again, given the City Council actions and the City’s long-held desire to pursue an innovation center the City of Davis is happy to support the Sphere of Influence Amendment before the Yolo County Local Agency Formation Commission (“Yolo LAFCo”). Please reach out if you have any questions or would like to discuss things further.

Sincerely,



Michael A. Webb
City Manager



Sherri A. Metzker
Interim Community Development Director

530-757-5602 | @CityofDavis  

City Manager’s Office

23 Russell Boulevard, Davis, CA 95616

CITYOFDAVIS.ORG

**CITY of DAVIS
INNOVATION CENTER STUDY**

**Prepared by
STUDIO 30
UC Davis Extension**

**for the
City of Davis Innovation Task Force
July 2012**

City of Davis Innovation Park Task Force

Established by the City Council in October 2010, the Innovation Park task force is charged with exploring sites for future business park development to accommodate medium-scale businesses. Two City Council members were appointed to form a Task Force with two representatives each selected by the Planning Commission and the Business and Economic Development Commission (BEDC). The Task Force is charged to with examining the following questions:

- Conducting business outreach and public discussion regarding community benefits and impacts of a peripheral business park;
- Evaluate peripheral opportunity sites, focusing on Mace Ranch/I-80 and the Northwest quadrant as initial site options;
- Identify attributes of world-class next-generation university-related business parks and how they would apply to a future business park in Davis;
- Return to City Council with summary of findings and recommendation on future peripheral business park.

Based on information from the process the Task Force reframed and simplified its objective to:

Prepare recommendation on how, where and whether to pursue construction of a future business/innovation park able to primarily accommodate space needs of growing companies in an innovation plan within or peripheral to existing City boundaries.

Task Force Members

Council: Joe Krovoza Mayor and Rochelle Swanson, Mayor Pro Tem

Planning Commission: Ananya Choudhuri and Lucas Frerichs

BEDC: Jim Smith and Tracy Harris, succeeded by Steve Golemme and George Hague

City Staff

Steve Pinkerton, City Manager

Ken Hiatt, Community Development and Sustainability Department Director

Sarah Worley, Economic Development Coordinator

Studio 30

Instructors

Jeff Loux: Ph.D., UC Davis, Adjunct Faculty, Landscape Architecture; UC Davis Extension Chair, Science Agriculture and Natural Resources

Julia Lave Johnston: UC Davis Extension, Director, Land Use and Natural Resources

Robert Sherry: Professional Instructor

Fall Quarter

Students

Cynthia Felix: Community & Regional Development

Catherine Garoupa White: Ph.D. Student, Geography

Richard Perez: Landscape Architecture & Environmental Design Department

Suzanna Rush: Community & Regional Development

Deborah Schrimmer: Community & Regional Development

Vanessa Alyse Thompson: Landscape Architecture & Environmental Design Department

Joshua Ryan Watkins: Ph.D. Student, Geography

Sahoko Yui: Graduate student: Transportation Technology & Policy Department

Professionals-Studio 30 Fellows

Randy Dawson: MFDB Architects, Inc.

Brian Foster: Cunningham Engineering

Heidi Gen Kuong: Planner

Christopher Grimes: Roseville Joint Union HS District

Jeff Henderson: AECOM

Vance E Jones: Sacramento Valley Section APA Board

Claraine Anne Rizalado: UC Davis Extension Land Use and Natural Resources program

Peter M Saucerman: Dreyfuss and Blackford Architects

David Shpak: City of West Sacramento

Lectures/Consultation

Christopher Cabaldon: Mayor, City of West Sacramento

Ken Hiatt: City of Davis

Renner Johnston: Mogavero Notestine Associates

Tim Youmans: EPS

Sarah Worley: City of Davis

Winter Quarter

Students

Emily F. Chen: Environmental Policies, Analysis, Planning

Brigitte Driller: Transportation

Cynthia Felix: Community & Regional Development

Joseph Marcelo: Community & Regional Development

Gregory McDaniel: Community & Regional Development

Richard Perez: Landscape Architecture & Environmental Design Department

Nick Quaglia: Environmental Policy

Harriet Saawo: Humphrey Fellow

Daniel Sheeter: Environmental Policies, Analysis, Planning

Vanessa Alyse Thompson: Landscape Architecture & Environmental Design Department

Brendan Heisler: Civil Engineer-In-Training

Kyle Shipley: ULTRANS

Laurel Torney: ULTRANS

Claraine Anne Rizalado: UC Davis Extension Land Use and Natural Resources program

Professionals – Studio 30 Fellows

Tim Denham: Wood Rodgers

Jeff Henderson: AECOM

Peter M Saucerman: Dreyfuss and Blackford Architects

David Shpak: City of West Sacramento

Lectures/Consultation

Julia Burrows: Greenwise, Valley Vision

Brian Foster: Cunningham Engineering

Ken Hiatt: City of Davis

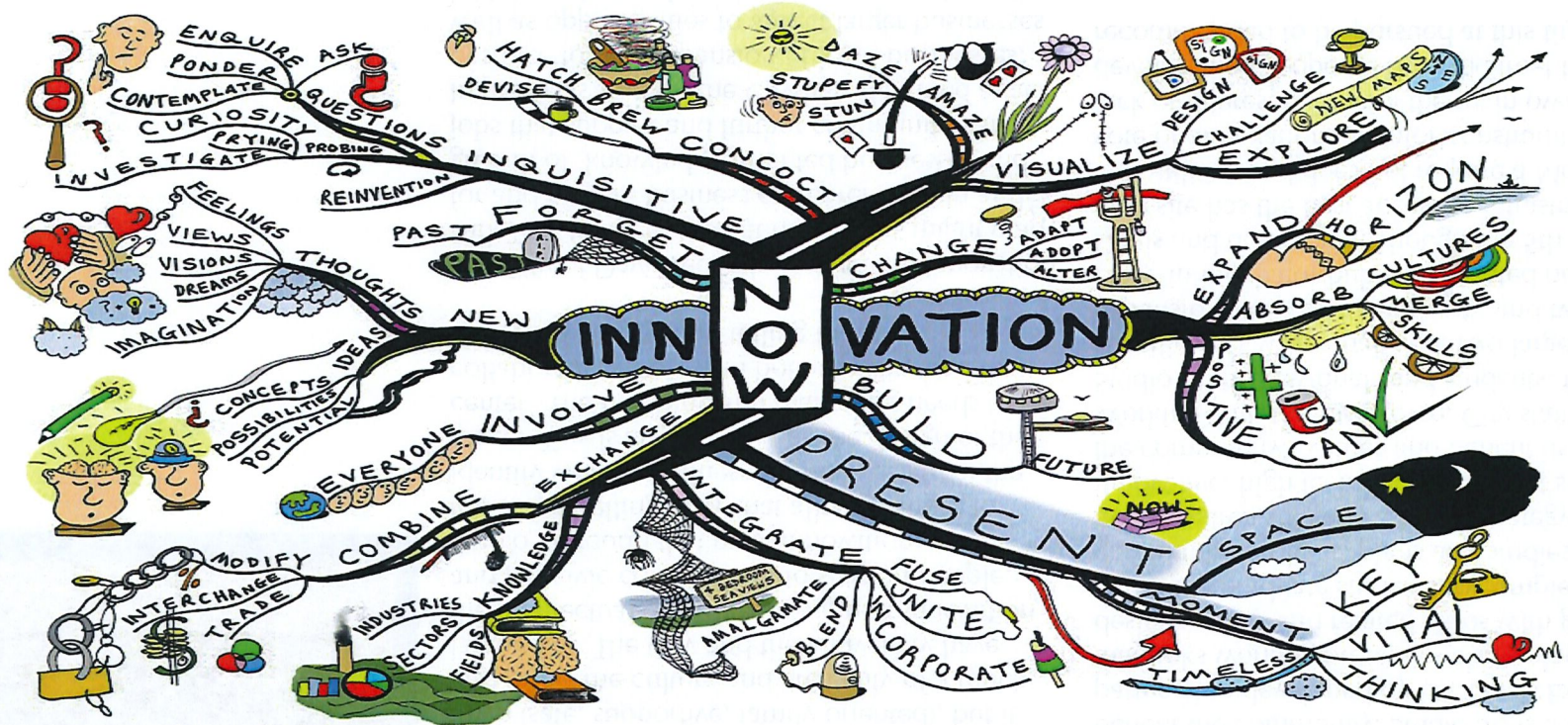
Tim Youmans: EPS

Sarah Worley: City of Davis

This is a UC Davis student project supervised by UC Davis and UC Davis Extension instructors. The report's conclusions are based on the students' research between October 2011- June 2012.

Cover Image provided by Mogavero Notestine Associates

Report Design by Vanessa Alyse Thompson





Executive Summary

Davis is a unique place. Its residents are committed to creating a sustainable community that is innovative, energy efficient, and healthy. It is a small town with all the benefits of a small town (safe, supportive, family oriented), but it also offers the culture and creativity of a much larger city. The City and the University have the intellectual resources to support innovation and the civic commitment to support people. Studio 30 found that most innovation centers tell a compelling story that allows people to identify with the values and the lifestyle of the place. This is as important as the design of the center. The branding and marketing needs to be collaborative effort with both the City and the University engaged in telling the story.

The City of Davis recently formed the Innovation Park Task Force to look at how Davis might plan for and nurture business entrepreneurship and growth of knowledge-oriented businesses and jobs that support and further community values. In previous studies, the City has identified a lack of space for the expansion of local businesses, as well as opportunities to attract larger businesses with jobs that fit the City's University orientation and high skill/education levels. The Task Force was asked by the Davis City Council to look at whether or not the City should pursue an innovation center as a way to retain growing local medium sized businesses; and attract emerging entrepreneurs and businesses to the City.

The Innovation Park Task Force commissioned UC Davis' Studio 30 to provide research on what an innovation center might look like, where it could be located, and how it might benefit the community. Studio 30 is a unique partnership developed by UC Davis Extension that links working professionals in planning, design, policy and related fields with graduate and undergraduate students to complete community projects, plans and studies. Studio 30's research suggests a broad strategy to attract innovative, high tech businesses that support the community's values and benefit its residents. Working with the Task Force, City staff, and Studio 30 professionals and students, four specific sites were analyzed: two larger edge, expansion sites (East and West); and two smaller, close-in incubator/hub sites located near UC Davis and downtown. Though the 5th Street Hub site has the best access to infrastructure and utilities and does not require a Measure R vote or annexation, a major constraint is the lack of interest by one of the main owners to develop their property. The 5th Street Hub is not recommended to be pursued at this time.

Studio 30 also provided research and case studies of innovation centers throughout the United States and internationally to identify best practices, determine common characteristics and examine trends in successful communities. Studio 30 also surveyed cities along the

I-80 corridor and throughout the region to understand regional opportunities, competition and challenges for Davis, and to provide insights into what the optimal role for Davis might be.

This report documents Studio 30's research findings including characteristics of successful innovation centers; specific strategies for the City of Davis; and site analysis, sample site plans and land use options for four potential innovation center sites in Davis. This report is not an exhaustive analysis, nor does it provide full design details about specific sites or the financial benefits and costs of any given project. It does offer a detailed summary of the key components of such a project; a glimpse at successful projects at all scales and types across the country; a detailed comparison of the most likely Davis sites; and a land-based strategy for pursuing an innovation park opportunity.

What are the Characteristics of a Successful Innovation Center?

Based on Studio 30 research, the City of Davis has the amenities and characteristics of other cities that have successfully pursued innovation centers. These key attributes are:

- A strong University partnership;
- An excellent location, close to downtown, housing and recreation;

- Accessibility to various transportation modes and major transportation hubs, well connected at global and local levels;
- Lifestyle amenities including a walkable, viable downtown, excellent public schools, and extensive recreation opportunities;
- Community support for innovative, knowledge-based businesses and activities of various types;
- An emphasis on green/sustainable design;
- opportunities for highly skilled innovators to connect, interact and share ideas; and,
- A strong emphasis on branding and marketing focused on the University research strengths, quality of life, innovative ideas and lifestyles.

What Specific Strategies Make Sense for Davis to Develop an Innovation Center?

Based on the research of successful innovation centers and host cities, Studio 30 identified key innovation center strategies that emphasize the unique strengths of Davis and would benefit the community and support its values:

- **Dispersed Innovation Strategy** Many case studies show that successful innovation centers are part of a larger strategy that provides a variety of opportunities for all types of businesses in various states of growth. A multi-site or dispersed strategy may be the best approach for the City.

- **Scalability** Most innovation centers averaged around 200 acres in size, had a variety of different-sized parcels, and provided ownership opportunities allowing for successful companies to stay in the community as they grow. Many also provided a variety of flexible space size, types, and lease terms and physical and virtual business support services. The City should include an incubator space, as well as larger spaces for expanding companies in its innovation center strategy.

- **University Partnership** Studio 30 found that a strong geographic, institutional, and social/cultural connection with a university or research institution was a key component. The City of Davis should pursue a mutually

beneficial partnership with the University, as well as develop policies that strengthen the connection to the University. This could include transportation infrastructure, work or research spaces that meet the needs of University researchers, and space close to campus.

- **Regional Collaboration Opportunities** The benefits to high-tech businesses in Davis are both local and regional. While Studio 30 found that other communities have more available land and more flexible development policies, Davis has a quality of life not found in other adjacent communities. The high demand for downtown and recreational amenities and University presence make Davis desirable for high-tech entrepreneurs and businesses. The City could serve as an incubator for businesses that could move on to surrounding communities with larger available sites. Davis's excellent central location on the I-80 corridor and multiple transit modes support connections to other innovation centers.

- **Creative Green and "Lifestyle" Design** Many innovation centers strive to be cutting-edge in their design and branding and much of this seems to center around green technologies and sustainability. While actual business products or services may or may not support sustainability, the businesses tend toward emerging technologies and innovation. In marketing to this segment of businesses, highlighting green lifestyles for employees is important. The culture of innovation centers

also places a high value on space for formal and informal social, recreational, and cultural interactions that nurture creativity. Centrally located shared spaces, meeting and conference rooms, cafes, recreation and entertainment venues are an important draw for creative people and innovative businesses and fit well with the community values of Davis.

• **Branding & Marketing: Telling the Davis Story** Davis residents are committed to creating a sustainable community that is innovative, energy efficient, and healthy. Studio 30 found that most innovation centers tell a compelling story that allows people to identify with the values and the lifestyle of the place. This is as important as the design of the center. The branding and marketing needs to be collaborative effort with both the City and the University engaged in telling the story.

• **Land Use Strategies** Studio 30's research suggests that the City pursue a broad strategy to attract innovative businesses that offers a number of sites that are scalable and range in size so the community can accommodate an incubator, startups and expanding businesses. Some should be directly in contact with the University. This mix of small and large sites allows the city the flexibility to successfully attract, grow and retain innovation businesses. External sites have the potential to support the most jobs because of their size and ability to accommodate a wider variety of both size and type of businesses.

What Community Benefits Would An Innovation Center Offer Davis?

An Innovation Center creates jobs that serve current Davis residents, as well as sustain existing community investments and support community values.

The greatest community benefits of an Innovation Center derive from job creation. An Innovation Center can provide high paying jobs for Davis residents, allow young people to stay in the community, maintain a base population of families with children to support the current infrastructure investments (like parks and schools), and bring additional funding into the City to sustain the high quality of life that the community values.

An Innovation Center in partnership with the University supports the community's commitment to leadership in the areas of sustainability and knowledge-based jobs.

Because of its proximity to the University and the education level of its residents, Davis is in the position of providing infrastructure that will allow for the development of UC Davis's intellectual property and tech transfer programs, as well as community entrepreneurship. By nurturing start-ups and business growth in the community, the City of Davis could support advances in sustainable food, agricultural,

energy, environment, and health and help bring new technologies and products to market. By increasing job opportunities that fit with the skills of its residents Davis may be able to reduce the amount of residents commuting to jobs outside Davis. This would help the community meet its goal of reducing greenhouse gas (GHG) emissions and meet its General Plan and Climate Action Plan goals.

What Type of Land Use Strategy Should the City Pursue?

The current isolated and dispersed sites that are available and appropriately zoned are not adequate in terms of size, location, or configuration (and related constraints) to address the emerging market need of an Innovation Center. With available reasonably priced land and effective marketing to innovative high tech companies, Studio 30 estimates Davis could absorb up to 10 percent or around 100,000 square feet of the 1-1.5 million industrial/office square footage absorbed annually in the Sacramento region. Because of this Studio 30 estimates Davis needs at least 200 acres for business development and expansion over a 20 +/- year time horizon.

A combination of one “close in” hub or incubator with one (or in some future time, two) larger, less constrained (and presumably less costly) edge site offers the right mix of University proximity and identity with the expansion capability to address job growth and rapid business expansion.

The Gateway or Nishi site offers the best opportunity for the close-in/incubator. The site will require University partnership and cooperation. Close proximity to UC Davis, downtown, regional transit and City amenities make this site best for implementing the desired attributes for start-ups, small firms, and University research-oriented businesses. Though not sufficient to meet needs of mid-sized businesses it could serve as a catalyst for establishment of early phase companies and promote downtown business development.

The East and West sites both offer larger scale “move-up” opportunities with excellent acreage, infrastructure, location, and car, bike and transit accessibility. The East site seems preferred at this time because it offers a readily available agricultural mitigation strategy, and may have less neighborhood development concern. However, the West site has recently gone through additional land planning studies, and may also offer successful agricultural mitigation. The West site is slightly favorable in terms of University and downtown/ proximity. Both sites offer interesting opportunities for innovative agricultural related research, urban farming elements, and sustainable/green site and building design opportunities; both sites should be pursued for now.

Development on any of these sites will entail substantial entitlement challenges (such as agricultural mitigation); in particular, a community Measure R vote will present a major challenge for future development.

What are the Recommended Next Steps?

Work closely with the University's economic development staff counterparts to coordinate strategies.

Begin community outreach activities related to the benefits and opportunities for a University-related innovation center in Davis and its role in a multi-faceted economic development strategy for the City. Maintain communication with key community stakeholders such as property owners, developers and advocacy groups.

Form regional partnerships that define the role and recognize the potential contributions of the City in any regional economic development plans and strategies.

Continue to work with the land owner and development team for the Gateway site, as well as the University, to pursue a mixed use project that incorporates a close in, incubator/hub and mixed-use innovation district directly linked to UC Davis.

Continue to work with the land owner and development team for the East site and West site as important large edge "job generators," paying particular attention to innovative design ideas for the site, agricultural mitigation and buffers, the entitlement process (including Measure R requirements) and the potential community costs and benefits.



Table of Contents

1.0 Introduction and Background.....	1
1.1 Background	
1.2 Studio 30: A UC Davis Sustainability Symposium	
1.3 Scope of Work	
1.4 Methodology	
2.0 What is an Innovation Park?.....	3
2.1 Definition	
2.2 Characteristics of Successful Innovation Centers	
2.3 Community Benefits of an Innovation Center	
2.4 Davis Specific Benefits	
2.5 Regional Context: Trends and Findings	
3.0 Davis Strategies to Develop an Innovation Center.....	15
3.1 Municipal Strategies: Best Practices	
3.2 Davis Specific Strategies	
3.3 Land Use Strategies	
4.0 Comparing Davis Sites.....	21
4.1 Small, Close-In Incubator/Hub Sites	
4.2 Larger Edge Expansion Sites	
4.3 Site Comparison Summary	
5.0 Summary and Recommendations.....	45
5.1 Conclusions	
5.2 Recommended Next Steps	
6.0 Appendices.....	50
Appendix A: Studio 30 Innovation Park Comparison Matrix	
Appendix B: In-depth Case Studies	



Project Deliverables

- Innovation Center Case Study Analysis
- Regional Comparison Matrix
- Community Case Studies
- Site Comparison Matrix
- In-depth Community Case Studies
- Site Plans
- Site Development Assumptions
- Development Assumptions Matrix for City's Fiscal Model
- Innovation Center Design Prototypes
- Final comparison of sites and broad alternatives

1.0 Introduction and Background

1.1 Background

The City of Davis is exploring ways to implement its vision of the City as a dynamic center for innovation. Building on existing assets that can attract and maintain intellectual and economic capital, including quality of life and proximity to the University of California, Davis and the Sacramento Region, the City of Davis seeks to create a physical space that would nurture entrepreneurship and attract economic investment. The city's focus is primarily on emerging sustainability related businesses and industry sectors affiliated with UC Davis research strengths including: bio-, green, medical, sustainable food & agriculture, and engineering technologies.

To further explore the idea of creating an Innovation Park, the City of Davis formed an Innovation Park Task Force. The City Council charged the Task Force with preparing recommendations on how, where, and whether to pursue a future business/innovation park to accommodate the space needs of medium-sized companies. The creation of the Task Force was among the actions recommended in the Business Park Land Use Strategy completed and approved

by the City in October of 2010 to develop a multi-step strategy to assure adequate land supply for business growth in the community. The strategy included maximizing use of existing vacant business park land and buildings; pursuing (re)development of Downtown/Nishi/Gateway as a dynamic mixed use innovation district and exploring peripheral sites for future business park development to accommodate medium sized businesses.

1.2 Studio 30: A UC Davis Sustainability Symposium

Studio 30 is an initiative of UC Davis Extension designed to engage a wide range of professional and academic expertise from the community and the university to collaborate with motivated UC Davis graduates and upper division undergraduates to address issues of community sustainability. Supported by UCDE's Land Use and Natural Resources and Sustainability Studies Programs, Studio 30 works with clients to address policy, planning, and design in the built environment. Lectures on relevant topics, facilitated discussions, and hands-on project work foster creative idea sharing between experts, students, and communities.

1.3 Scope of Work

The City of Davis Innovation Task Force asked Studio 30 to define what an innovation center might look like in the City of Davis and to assess the economic, environmental, and social impacts of that innovation center based on different sites. The outcome of this work is documented in two reports. The first, the Progress Report, was delivered at the end of the Studio 30's First Quarter. This Final Report incorporates the previous report and all additional findings made to date.

1.4 Methodology

Studio 30's methodology sought to leverage the expertise of its participants, UC Davis, and planning and design professionals in the region to develop comprehensive processes and insightful outcomes. The goal of the methodology was both to expand the knowledge base and skill levels of Studio 30 participants and to fulfill the scope of work for the Innovation Task Force. To accomplish this Studio 30 used the following methods:

- Literature review of innovation business park concepts and ideas;
- Review of existing Davis market studies and reports;

First Quarter Activities	Completion Date	Product
Conduct interviews with experts, decision-makers and key stakeholders	Ongoing	
Compile, review and analyze existing materials and reports from the City	October 2011	
Review of comparable cities and economic development strategies	November 2011	Comparison Matrix
Review of market analyses	November 2011	
Study of Innovation Center models	December 2011	Comparison Matrix
Presentation to Task Force	December 2011	Slide Show; Case Study Analysis; Regional Survey Matrix
Task Force Workshop	February 2012	Progress Report

Second Quarter Activities	Completion Date	Product
Conduct interviews with experts, decision-makers and key stakeholders	Ongoing	
In-depth Case Studies of Innovation Center models	February 2012	Case Study Sheets
Analyze site alternatives including planning policy, site characteristics, marketability and real estate potential, energy efficiency, mobility issues, and environmental performance.	January-February 2012	Site Comparison Matrix
Build out assumptions for each site	March 2012	Development Assumptions Matrix; Site Plans
Development Prototypes	March 2012	Innovation Center Design Prototypes
Fiscal Analysis using City model & staff for information and data	July 2012	
Present Findings to Task Force	March 2012	Presentation
Report to Task Force	July 2012	Final Report

Table 1-Deliverables and Timeline

- Phone survey of I-80 communities;
- Survey of innovation and research parks throughout the US and internationally;
- Seminars on relevant project skills including: market analysis, fiscal analysis and modeling, regional policy and politics, collaborative regional economic development, sustainable and green architecture, and site design;
- Meetings with the Innovation Park Task Force;
- Interviews with economic development agencies, cities and innovation park representatives on identified case studies;
- Information meetings with land owners and City staff;
- Site design and development assumptions for each site;
- Preliminary fiscal estimates based on land prototypes provided to the City of Davis; and,
- Preliminary analysis of community benefits.

2.0 What Is An Innovation Park?

2.1 Definition

The first question facing Studio 30 was to define a 21st Century Innovation park. The business park concept has been rapidly changing as the market demands new places to do innovative work. Studio 30 did an extensive literature review to understand the characteristics of a contemporary business park. The Association of University Research Parks (AURP), October 2007 report, *A Study of Characteristics and Trends of Research Parks in North America*, analyzed basic information, revealed trends and determined the economic impact of 134 research parks in the US and Canada. Although Studio 30 focused on Innovation Parks, there are many similarities between the research park concept and an innovation park located in Davis. Studio 30 found ARUP's definition of a university research park clear and comprehensive and adopted it.

It defines a university research park as a property-based venture, which has the following components:

- Master-planned property and buildings designed primarily for private-public R&D facilities, high-technology and science-based companies, and support services;
- A contractual, formal, or operational relationship with one or more science-research institutions;
- A role in promoting the university's R&D through industry partnerships, assisting in the growth of new ventures, and promoting economic development; and,
- A role in aiding the transfer of technology and business skills between university and industry teams.

2.2 Characteristics of Successful Innovation Centers

Studio 30 conducted a broad survey of Innovation/Business Parks across the United States and Western Europe to identify best practices in the categories of physical characteristics, siting, site uses, financing, and design. The goal of this task was to define and analyze the physical characteristics of the Innovation/Business Park concept.

Studio 30 focused on examples that were either comparable to Davis or presented components of the Innovation/Business Park concept that were most relevant to Davis. Several communities with similar attributes to Davis were also selected for a broader look at the interaction between the community and the innovation center. A total of 18 parks were identified and surveyed. A comparison matrix can be found in Appendix A.

Studio 30 used its literature review, including the Association of University Research Parks (AURP) report to make sure that its findings were consistent with other research. Based on this survey and the vision of the Task Force, Studio 30 changed its terminology from Innovation/Business Park to Innovation Center. This more accurately reflects the variety of strategies that the most innovative communities are using to leverage their assets in order to attract economic opportunities for their residents. The following key findings from the Innovation Park Comparison and Case Study Analysis helped define the final sites for analysis.

Innovation Park Survey Comparison

- Boulder, CO
- BRE Innovation Park, Watford, United Kingdom
- Florida Innovation Park, Tallahassee, FL
- Fraunhofer Institute for Solar Energy Systems, Freiberg, Germany
- Innovation Park at Penn State, Centre, PA
- Innovation Village, Pomona, CA
- Innovista, University of South Carolina, Columbia, SC
- Iowa State University Research Park, Coralville, IA
- Madison University Research Park, Madison, WI
- McMaster Innovation Park, Hamilton, Ontario, Canada
- Notre Dame Innovation Park, South Bend, IN
- Portland Green Innovation Park, Portland, OR
- Research Triangle Park (AKA Smartsville, USA) NC
- River Front Research Park, Eugene, OR
- Sacramento Center for Innovation (SCI), Sacramento, CA
- Santa Fe Innovation Park, Santa Fe, NM
- Stanford Research Park, Palo Alto, CA
- UC San Diego Science Research Park, La Jolla, CA

United with the University

- Innovation Centers are usually within three miles of a major university or research facility.
- University proximity is complemented by close political, administrative, or financial relationships with the university. These relationships are characterized as mutually beneficial: the center provides a site for employment, particularly in the realms of research and development, while the university provides a steady stream of qualified staff, collaborators, and consumers. The university can also provide access to campus amenities and resources for innovation center employees. Often the community, innovation centers, and universities work together to apply for research and development funding.

Location, Location, Location!

- Innovation centers have good connectivity with, and proximity to, major transportation hubs like airports and major freeways, and often bus, rail, and bike routes; they are well connected on the global, national, regional and local levels.
- Centers are near housing and a major downtown area. Research suggests that quality of life as it relates to community livability and access to cultural, entertainment and recreational amenities play an important role in a center's success in attracting businesses.
- The City of Boulder and Innovista Park, South Carolina, use a variety of vacant and infill sites through their cities as well as larger parcels of land. A review of these projects showed some similarities to the City of Davis in terms of site opportunities, suggesting that a dispersed strategy could be a model for Davis.

Theme: Anything Innovative

- Innovation centers do not focus on recruiting a particular business or industry but instead try to attract a wide range of businesses whose only similarity maybe that they are innovative or cutting edge. Many centers include incubators for new and emerging companies to nurture cutting edge new technology.

Green/Sustainable Design

- Center design consistently shows an emphasis on “green” practices, generally featuring the latest in trends toward eco-friendly and sustainable design. This is used as a marketing tool and for branding. However, while the physical design of centers is often green, the products or technology being produced by the businesses located at the centers provide a mix of green and conventional technologies.

Connectivity for Creativity

- Centers have shared spaces of varying sizes and types in order to nurture creativity and innovation. Shared spaces that bring together center occupants, such meeting and conference rooms, shared recreation areas or cafes, are key components of the built environment. This is also why proximity to downtowns is valued. Innovation centers and mixed use innovation districts provide amenities and support flexible creative live-work and desired sustainability focused lifestyle choices.

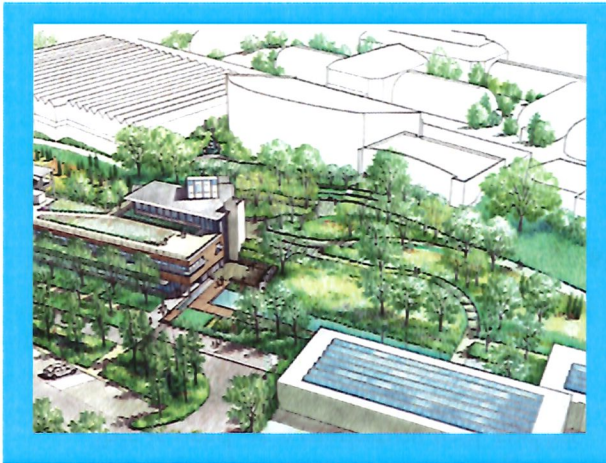
Branding & Marketing

- Centers use marketing and branding to create a distinct identity and market to target clientele. These brands are often based on high tech or sustainable practices, opportunities for creative interaction and collaborations, access to a university, and proximity to high amenity communities that offer a desirable lifestyle.



Characteristics of a Successful Innovation Park:

- United with the University
- Location, Location, Location!
- Theme: Anything Innovative
- Green/Sustainable Design
- Connectivity for Creativity



2.3 Community Benefits of an Innovation Center

Based on Studio 30 research, the following benefits were identified for typical research parks/innovation centers that were collaborative efforts between a university and a community.

University Benefits

- 75 percent of the centers rated as 'high' or 'very high' importance the ability of centers to attract research anchors, such as major national laboratories, major corporate tenants, or centers of excellence.
- Center facilities help to attract research faculty.
- Sponsored research agreements often increase as a result of the interactions of faculty and companies in the center.
- Students obtain employment.
- The university is given opportunities to commercialize its intellectual property.
- Research parks offer a place for faculty and students to work with industry, which was rated by three-quarters of the respondents as a 'high' or 'very high' priority for their center.

- Research parks foster the type of interaction between industry and universities that is critical for translating research knowledge into new technological inventions.
- Research parks can bring these varied professionals to a single location and, through shared laboratory space, meeting room, and break facilities, can provide a forum for efficient communication.

Community Benefits

- The relatively high caliber of firms attracted to the center
- Enhanced growth in the total number of existing and new companies
- The higher salaries of center employees relative to the average wage in the region
- Enhanced employment growth in the community and region
- Positive effect that the center has on the local tax base by providing high paying jobs and attracting other businesses
- Businesses that provide services to center customers and employers generate additional revenue for the community

Business Benefits

Together the University and the City of Davis will have strong market appeal to companies and businesses. Tenants are attracted to innovation centers because of the following:

- Collaboration with university's research facilities, academics, and students
- Shared buildings and resources
- Branding and marketing
- Access to university and amenities and infrastructure associated with both the university and university towns.
- Ability to access research grants and funding

2.4 Davis Specific Benefits

While the above community benefits would accrue to the City of Davis, Studio 30 identified additional specific benefits for the city if it were to pursue an innovation center. These benefits support the community's commitment to sustainability and quality of life.

Reduction in Commuting and Green House Gas Emissions

There has been an increase in the number of Davis residents who leave the city for work in the last five years, according to the US Census Bureau. Not only do more people leave the city for work—an increase from 58 percent in 2002 to 62 percent in 2009—but they are also driving farther. The greatest change is those who drive more than 50 miles, increasing from approximately 13 percent in 2002 to 16 percent in 2009.

This could result in a reduction of community investment both fiscally and emotionally, and volunteer hours could decline as residents spend less time in the city. It also impacts air quality and greenhouse gas emission levels. Increasing job opportunities in town could reduce commutes and improve the environment. Local jobs help maintain the high level of civic involvement for which Davis is known and greatly values. Local businesses who share the values of the community invest in the quality of a community. (Source: U.S. Census Bureau, OnTheMap Application; Beginning of Quarter Employment, 2nd Quarter of 2002-2010.)



Investing in Social Capital and the Next Generation

The other notable demographic trend in Davis is an aging population. Davis has invested heavily in infrastructure that supports families, children and active lifestyles including parks, bike paths, schools and recreation facilities. In order to maintain and enhance this investment, the city needs to create economic opportunities for young people so they can stay in the community, raise families, and pursue business endeavors that increase investments and wages making positive contributions to the local economy. A well designed innovation center would build on the city's commitment to maintaining a sustainable community with a high quality of life for its residents that offers excellent civic space, education and recreational opportunities, and family support systems. In turn, these community values and amenities are key marketing components of successful innovation centers.

By attracting and supporting community-based, green and other "sustainable innovation" businesses that employ Davis residents, the community strengthens and implements its civic and environmental values.

Economic Vitality

To assess community benefits, Studio 30 provided development assumptions for each of the sites to the City of Davis for its fiscal model. These assumptions were also used to develop the site plans for each site. The development assumptions and site plans are discussed later in this report under Section Four: Comparing Davis Sites. The City of Davis's fiscal model was created to look at the short-term economic impacts of development projects. Because the expected build-out for the Innovation Center Strategy is projected to extend over 20 years, the City of Davis has used its fiscal model to take a snapshot of the fiscal impacts of the alternate development scenarios at 50 percent build-out and 100 percent build-out. This information is provided in a separate report.

Some of the fiscal benefits to the community could include:

- Property tax from land and buildings in the center
- Transient Occupancy Tax
- Limited Point of Sale (Sales Tax)

- Planning, Building and Construction Fees from new development projects
- Business License Fees
- Municipal Service Tax
- Expenditure of wages from high-paying jobs
- Company Community Support and Investment

Fiscal impacts to the community could include:

- Infrastructure construction, improvements and maintenance
- Municipal service costs such as police, fire, emergency medical, and waste collection and disposal





2.5 Regional Context: Trends and Findings

Studio 30 surveyed 10 cities along the I-80 corridor to understand the regional context in which a City of Davis Innovation Park would be developed and marketed. The research focused on the municipal strategies being pursued within the I-80 region to accommodate or attract a business innovation park. Studio 30 conducted surveys with city planners and economic development agency personnel. The surveys targeted the cities of: Sacramento; West Sacramento; Fairfield; Rohnert Park; Vacaville; Elk Grove; Santa Rosa; Rancho Cordova; Folsom; and Woodland. The results of these surveys are reported in the Regional Context Matrix (Appendix B).

Of the 10 cities surveyed only Sacramento and West Sacramento are directly pursuing a feasibility analysis for the creation of a business innovation park.

Sacramento

Sacramento is in the process of preparing a specific plan for a clean-tech innovation center just south of Sacramento State University and the UC Davis Medical Center. The Specific Plan will include land use regulation, identification of infrastructure needs and an infrastructure and development financing strategy, a project development schedule, and environmental review.

The project has private/public partners collaborating on its development, including Sacramento State University, the Power Inn Alliance, Sacramento Housing and Redevelopment Agency, and Sacramento Municipal Utility District (SMUD), all of whom are in close proximity to the specific plan area. The plan is considering the use of 240 total acres, including 25 acres owned by Sacramento State as a key catalyst site. Potential uses will include industrial and research facilities, offices, an incubator, and a mixed-use village.

Based on its research, the city has determined to focus upon green, clean tech, which is in keeping with the city's Greenwise Regional Action Plan. Greenwise, launched by Mayor Kevin Johnson in 2010, has three key goals:

- Create a self-sustaining clean tech sector;
- The Sacramento Region will become the greenest region in the country; and,
- Brand the Sacramento Region as the Emerald Valley

The schedule for furthering the project includes an environmental review beginning in the spring of 2012, followed by a community outreach program. A public hearings and adoption phase were planned for the spring and summer of 2012.

Comparable Cities in the Region

City	Population, Size of City in square miles	Economic development strategies or policies from General Plan or other adopted plans	Special City Features	Acres available for industrial or business park development	Number of sites available for industrial or business park development	Vacant square footage or number of buildings available to accommodate business park or industrial uses
Fairfield	Population: 103,568; Size: 37.39 square miles	City is applying for grant through Strategic Growth Council for more "green" buildings	Approximately 30 miles from both Sacramento and San Francisco	10 mil sq. ft already developed industrial, some still undeveloped in Sarano Business Park		
West Sacramento	Population: 48,744; Size: 22.846 Square Miles	Considering building a Business Resource and Innovation Center	Close to UCD and Sacramento, near airport	approximately 500	At least 3: Port of West Sac, Southport Business Park, Riverside Commerce Center	approximately 1,500,000
Rohnert Park	Population: 40,97; Size: 11.2772 square miles	Two plans- South East Specific Plan and Mountain Village Development Plan. In 2006 the University District Plan was adopted. Both can be found at: http://www.ci.rohnert-park.ca.us/index.aspx?page=92	Near Sonoma State University	Unknown, but does point to availability in Mountain Village Community that does accommodate such use.	Several within Mountain Village that can accommodate growing businesses	
Vacaville	Population: 92,428; Size: 28.585 square miles	Yes. General plan accommodates for 'green' and 'innovative' recruitment, but not necessarily under the context of a green innovation park.		1400 acres of total light industrial and 700 acres of office or business park, each with different permit uses already assigned	Numerous	over 1,000,000 sq ft.
Elk Grove	Population: 153,015; Size: 42.2 square miles			approx 1,000 acres industrial	236 total parcels	147,609 vacant industrial acres, 48.8 vacant with proposed project
Santa Rosa	Population: 167,815; Size: 41.50 square miles		Near Sacramento State University	59 acres of vacant land designated light industry; 150 acres of vacant land designated general industry; and 75 acres of vacant land designated for business park.		
Rancho Cordova	Population: 64,776; Size: 33.9 square miles	Trying to increase amounts of industrial land, but no focus on "green" or "industrial"		1241 existing industrial; 240 vacant existing industrial acres		
Sacramento	Population: 486,488; Size: 100 square miles	Working on getting Sacramento Center for Innovation approved	Near Capitol; Sac State University, International Airport		only spoke about 1 site (Sac Center for Innovation)	Does not keep an inventory of vacant parcels
Folsom	Population: 72,203; Size: 24 square miles	No particular strategies	Intel is based here	90 acres undeveloped industrial office space; 20.5 acres undeveloped industrial-ENTITLED	7 sites	approximatey 70 acres
Woodland	Population: 55,468; Size: 15 square miles	No particular strategies, city not really focused on this right now	Near UCD	"sites are larger than what Davis has available"... very reluctant to give information		

Table 2-Comparable Cities in the Region.



The City suggests consideration of a number of potential incentives to further the project. These potential incentives are divided into business incentives and development incentives.

Business Incentives

- Enterprise zone tax credit
- Development incentives
- Tax rebates or reductions
- SMUD energy cost saving program

Development Incentives

- Streamline review and approval
- Staff level planning, build and design review
- Reduced fees
- Fee financing program

West Sacramento

West Sacramento has undertaken a feasibility study for the creation of a Business Resource and Innovation Center (BRIC). This study was funded by a Community Block Grant from the California Department of Housing and Community Development (HCD). There is currently no identified location, land-use designation, or proposed acreage associated with the proposed project.

The study will answer these key questions:

- How should the City organize and deliver multiple business assistance providers to better serve local businesses and innovative companies?
- What programs are most important to businesses today that will help companies to expand and grow key industries in the City?
- Would businesses and service providers be willing to use a designated center in the City to receive and provide training, workshops, one-on-one business counseling and networking opportunities?
- Should a center be an actual location or virtual?

The study is currently more focused upon the possible assistance functions such a center could provide, as opposed to it serving as an innovation center. This does not eliminate a further focus upon the innovation side. West

Sacramento has hired a consultant to assist in the feasibility study. The consultant conducted surveys and interviews with local businesses within West Sacramento to try to better understand the needs of the local businesses, again more in line with the center functioning as a resource and assistance center for existing businesses than an innovation center. The final report is on the City of West Sacramento's website.

List of possible center functions:

- Business planning
- Financial and cash flow management
- Marketing, sales, and business development
- Export / Import Development / Training
- Hiring and Training Assistance
- Energy efficiency and energy cost reduction
- Tax Credits and Incentives
- Business Networking
- Access to Capital

Summary of Comparable Cities

When surveyed whether their city had developed any "economic development strategies or policies that incorporated the creation of an innovation business park or green innovation business park" representatives from Vacaville and Rohnert Park did not indicate that they were pursuing such a strategy, but did provide somewhat informative responses.

Vacaville

The representative from Vacaville indicated that the City's General Plan includes provisions for the recruitment of green and innovative businesses, but stressed that the City did not see the creation of an innovation business park as the best means. The representative stressed that the City engages in an ad hoc recruitment strategy that seeks to identify and then lure businesses to the City. This is done in accordance with understandings of the City's comparative advantages and existing strengths.

Rohnert Park

The representative from Rohnert Park indicated that the City is not pursuing a strategy to create a business innovation park, but that the Sonoma Mountain Village Community development did incorporate business park space, designed to accommodate innovative industries into its plan in an effort to attract and house

such businesses. The Village does have a community benefits agreement that requires site wide sustainability standards from the development which include biking and walking infrastructure, zero carbon standards, and the use of sustainable water systems, food, and building materials.

The Regional Picture

While the majority of communities are not pursuing innovation parks per se, they do have considerable acres zoned for industrial/office park uses with a regional total of over 5,240 acres. There is over 3 million square footage of vacant industrial park space total in West Sacramento, Vacaville and Elk Grove. All of these cities are looking for ways to recruit business and with the current focus on high tech and green, it is assumed they will be looking at opportunities in those areas.

The City of Woodland representative's comments revealed the potential for competition in this area. When asked about available sites for business parks the response was "our sites are larger than what Davis has available."

Because of the City's unique characteristics, it could partner with other cities in the region and develop a strong regional context for starting, nurturing and growing high tech, innovative businesses that would benefit the entire region. This is discussed in more detail under **Regional Collaboration Opportunities** in the next section.

3.0 Davis Strategies to Develop an Innovation Center

What would an innovation center look like in Davis?

The research on innovation centers around the United States and Europe helped Studio 30 identify important characteristics of successful innovation centers. Studio 30 then studied other communities that were similar to Davis to see how they had implemented innovation centers. From this, Studio 30 developed not only what organizational and marketing strategies would work best in Davis given its unique attributes, but also an idea of what the land use strategies could be the most beneficial. These are discussed below.

3.1 Municipal Strategies: Best Practices

Studio 30 identified communities similar to Davis in other parts of the United States and California. The communities with the greatest similarity to Davis were researched to see if there were any policies or practices that could be identified as models for a Davis innovation center. The Innovation Task Force selected several communities that they thought would provide valuable information to them in their process.

In-depth case studies were conducted on the following communities:

- City of Boulder Dispersed Business Park Model, Boulder, CO
- i-Gate, City of Livermore/Sandia & Lawrence Livermore Labs, Livermore, CA
- Iowa State University Research Park, Coralville, IA
- Sonoma Mountain Village, Rohnert Park, CA
- University of Illinois, Champaign-Urbana Research & Innovation Park, Champaign-Urbana, IL

Studio 30 conducted phone interviews with staff involved in these projects or knowledgeable about them. The Innovation Task Force identified the following as areas of interest to be considered when conducting the surveys.

- Regional & Local Context
- The Catalyst & Key Partners
- Role of the University
- Tenant Attraction
- Community Benefits

Studio 30 used the results of these surveys to identify the Davis specific strategies which are listed below. Summaries of the individual projects can be found in Appendix B.

3.2 Davis Specific Strategies

Dispersed Innovation Strategy

The City of Boulder has developed a comprehensive plan to support innovative businesses throughout the city that leverages the University of Colorado and the community assets, including high quality of life, brain power, and access to recreation opportunities and proximity to the City of Denver. This model could work well for the City of Davis because it has similar assets to Boulder: a university, high quality of life, access to recreation, a mixture of infill sites as well as opportunities for larger innovation centers that are close to downtown, and proximity to urban areas (both the City of Sacramento and the Bay Area).

Scalability

The majority of innovation centers Studio 30 researched included incubators as well as larger spaces. Incubators provide space for new businesses to start. Often this space is shared with a number of groups and includes shared conference or work space. This space can also be shared with larger companies and allows for creative synergy. Most innovation centers had a variety of different-sized spaces, allowing for successful companies to stay in the community as they grow. The City should include an incubator space, as well as larger spaces for expanding companies in its innovation center strategy.



In-depth Case Studies:

- City of Boulder Dispersed Business Park Model, Boulder, CO
- I-Gate, City of Livermore/Sandia & Lawrence Livermore Labs, Livermore, CA
- Iowa State University Research Park, Coralville, IA
- Sonoma Mountain Village, Rohnert Park, CA
- University of Illinois, Champaign-Urbana Research & Innovation Park,

University Partnership

Studio 30 found that a strong geographic, institutional and social/cultural connection with a university or research institution was a key component in the majority of innovation centers. While a collaborative partnership with the University is the most preferable strategy; a connection with the University should be seen on a continuum. A strong physical connection may balance out a less robust institutional connection. For example, by locating an innovation center near the University, businesses that locate there can take advantage of the brain power attracted to the University. Their owners and employees can still reap the cultural and intellectual benefits of a university community making the innovation center a desirable place to locate a business. Professors may opt for off campus space to launch businesses if the space is convenient. Benefits accrue to businesses that locate in the center and to the community merely through proximity to the University. The City of Davis should pursue a mutually beneficial partnership with the University as well as develop policies that strengthen the connection to the University that are not necessarily dependent on the University's participation. This can include transportation infrastructure, spaces that meet the needs of University researchers, and space close to campus.

Regional Collaboration Opportunities

The benefits to high-tech businesses in Davis are both local and regional. The City of Davis, due to its location and quality of life, is uniquely situated to nurture and grow high-tech businesses. While Studio 30 found that other communities have more available land and more flexible development policies, **Davis has a quality of life not found in other adjacent communities. The high demand for downtown and recreational amenities makes Davis desirable for high-tech entrepreneurs and businesses.** The City of Davis may have a niche because of this ability to attract businesses to this region. The City could serve as an incubator for businesses that could move on to surrounding communities with larger available sites.

The City may want to consider a sub-regional approach that recognizes the strengths of Davis and adjacent communities through some sort of benefit-sharing arrangement. Possible partners include West Sacramento or Woodland. Broader regional collaboration through Valley Vision, the Sacramento Region Innovation Hub or i-Gate in Livermore are also possibilities

Creative Green Design

Studio 30 found that most innovation centers strive to be as cutting-edge and “hip” as possible with respect to various green technologies and sustainability. While actual products or services may not be green, they are innovative. In marketing to this segment of businesses, highlighting green lifestyles for employees is important.

This can be accomplished through design and development policies that require green demonstration projects at the center, amenities such as outdoor spaces, bike lockers, bike trails, car charging stations, electric cars, daycare for children and dogs, and LEED buildings and other sustainable design features. **The culture of innovation centers places a high value on space for social, recreational, and cultural interactions. This is seen as an important draw-for creative people and innovative businesses.**

Branding & Marketing: Telling the Davis Story

Davis is a unique place. Its residents are committed to creating a sustainable community that is innovative, energy efficient, and healthy. It is a small town with all the benefits of a small town (safe, supportive, family oriented), but it also offers the culture and creativity of a much larger city. The City and the University have the intellectual resources to support innovation

and the civic commitment to support people. Studio 30 found that most innovation centers tell a compelling story that allows people to identify with the values and the lifestyle of the place. This is as important as the design of the center. The branding and marketing needs to be collaborative effort with both the City and the University engaged in telling the story. Branding is important but it must also be backed up by pro-business city officials who market the community aggressively and provide a consistent, positive, responsive and timely development review process

3.3 Land Use Strategies

The innovation centers analyzed by Studio 30 were located near universities or research centers. Employees had access to services and amenities such as restaurants, cafes, civic space and recreational opportunities. Businesses and employees were attracted by the quality of life and the values of a community, including the desire to support new technologies. **Based on Studio 30 research, the City of Davis has the amenities and characteristics of other cities that have successfully pursued innovation centers.**

This leads to further questions, including: What would be in the innovation center? How much land would the innovation center need? Where would an innovation center in Davis be located to ensure marketability based on the criteria identified by Studio 30?

Studio 30 found through its research that innovation centers ranged from 20-200 acres in size. They usually include a physical incubator or hub space that allows for offices or work areas and shared facilities such as conference rooms, computers and other office equipment. The goal of this type of space is to provide greater flexibility in size and duration for leased space and provision of a flexible and virtual array of necessary business services ranging from supporting new start-ups and sole proprietors and larger established businesses to to promote formal and informal cross-pollination of ideas and creativity sharing.

In February 2010, the Center for Strategic Economic Research (CSER) prepared an analysis of economic development and potential employment in the City of Davis for the City of Davis Community Development Department as part of the City's Business Park Land Strategy (BPLS) approved by the City Council in October of 2010 (available online at <http://cityofdavis.org/ed/Business%20Park%20Land%20Strategy/>). The CSER report focused on employment sectors that reflected the values of the community and could offer economic benefit, and improvements in welfare and quality of life for Davis residents. It also focused on employment within the local economy to maximize benefits to the immediate community. The employment growth projected

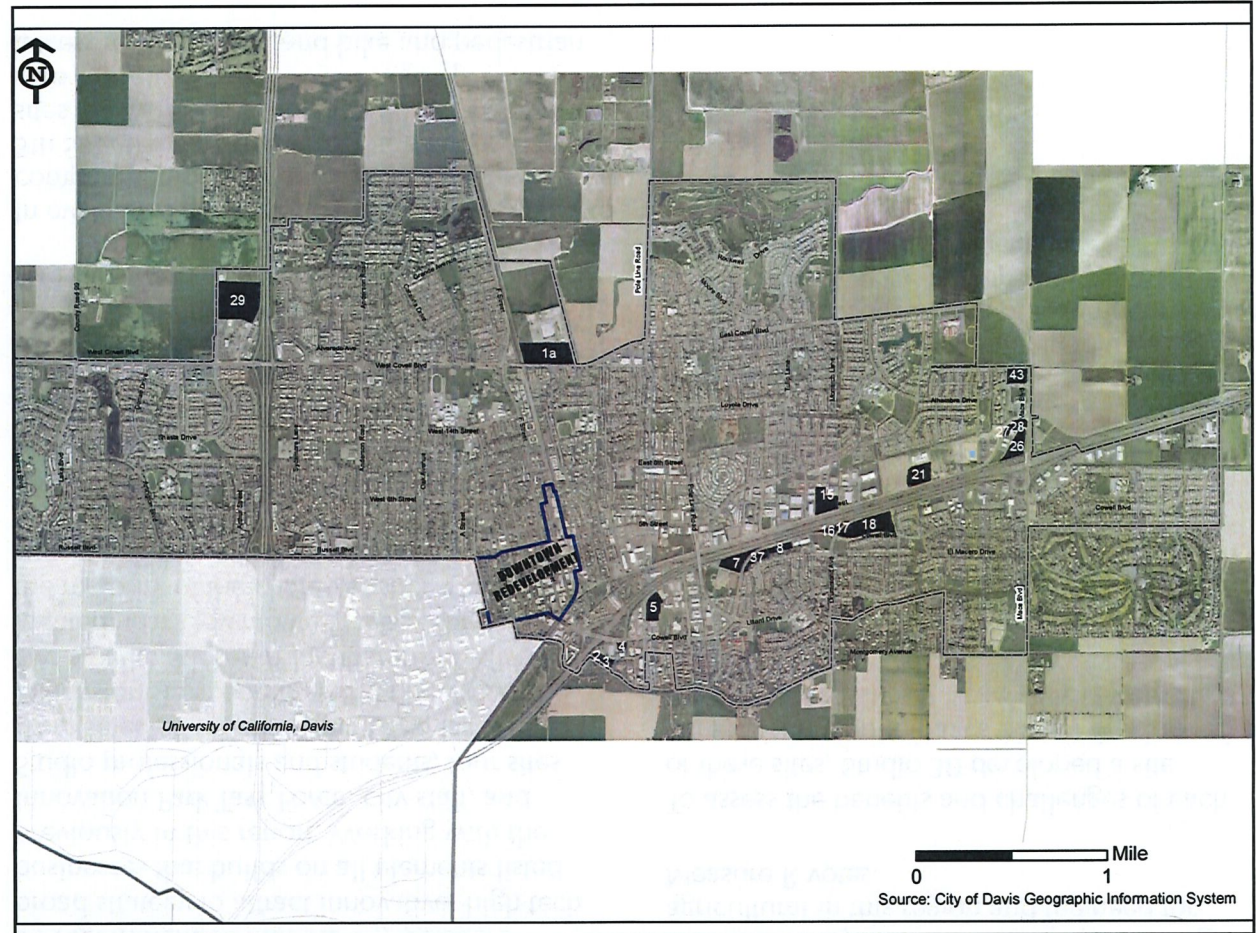
to 2035 under different BPLS study scenarios ranged between an additional 136 and 187 jobs annually in all employment sectors, and a demand for up to 87 to 160 acres of land. CSER estimated that a new business park (100 gross acres/66 net acres) could generate \$445 million dollars of output, \$138 million in employee compensation, \$19 million in state and local tax revenue, and generate 2,600 new jobs. Although the economy has slowed since this study was conducted, Studio 30 found no basis to challenge these figures. Though just a projection, this information shows what could result from a land use strategy to pursue establishment of a new similar sized innovation park in Davis.

In the Sacramento region, industrial land absorption is approximately 1.5 million square feet a year, with an additional 250,000 square feet a year in office space absorption. Davis has a shortage of land available for business expansion. If land were to become available at reasonable costs, Studio 30 believes that Davis could reasonably capture 10 percent of this regional development with aggressive marketing geared towards innovative, high tech businesses-a 100,000 square feet absorption rate per year. Because of this, Studio 30 estimates that Davis needs at least 200 acres of land for

business development and expansion over a 20 +/- year time horizon. (Absorption rate data from CBRE, an international commercial real estate services firm with offices in Sacramento.)

Absorption rates are cyclical and not consistent. The best strategy is to have a number of sites that are scalable and range in size so the community can accommodate an incubator, startups and expanding businesses as well as larger businesses. This mixture of small and large sites allows the city the flexibility to successfully attract, grow and retain innovation businesses.

Studio 30 analyzed the existing sites in Davis for their potential to accommodate high tech businesses. If enough sites could be identified in the city, Studio 30 thought a dispersed site strategy with an internal site serving as a hub might be a good option for the city. After examining the possible sites, Studio 30 concluded that the existing sites had a number of constraints that made this strategy unworkable. The sites are too small, have poor access to infrastructure or transit, were already in the process of being developed, or the owners of the land were not interested in developing or redeveloping their land. The map below shows the sites that are currently vacant.



Vacant Sites

4.0 Comparing Davis Sites

Studio 30's research suggests that different kinds of sites offer different types of innovation center opportunities. Because of this, Studio 30 recommended that the city pursue a broad strategy to attract innovative, high tech businesses that builds on all elements listed previously in this report. Working with the Innovation Park Task Force, city staff, and Studio professionals and students, four sites were selected for assessment two large edge expansion sites: one East and one West, and two smaller, closer-in incubator/hub sites located near Downtown Davis. These sites fit the majority of the characteristics identified for successful innovation centers.

To further meet the general success criteria and success indicators for Davis, Studio 30 looked at several alternative strategies involving these sites. This included pursuing development in downtown when possible along with a more central innovation hub, and a large external site to allow for business expansion and attraction.

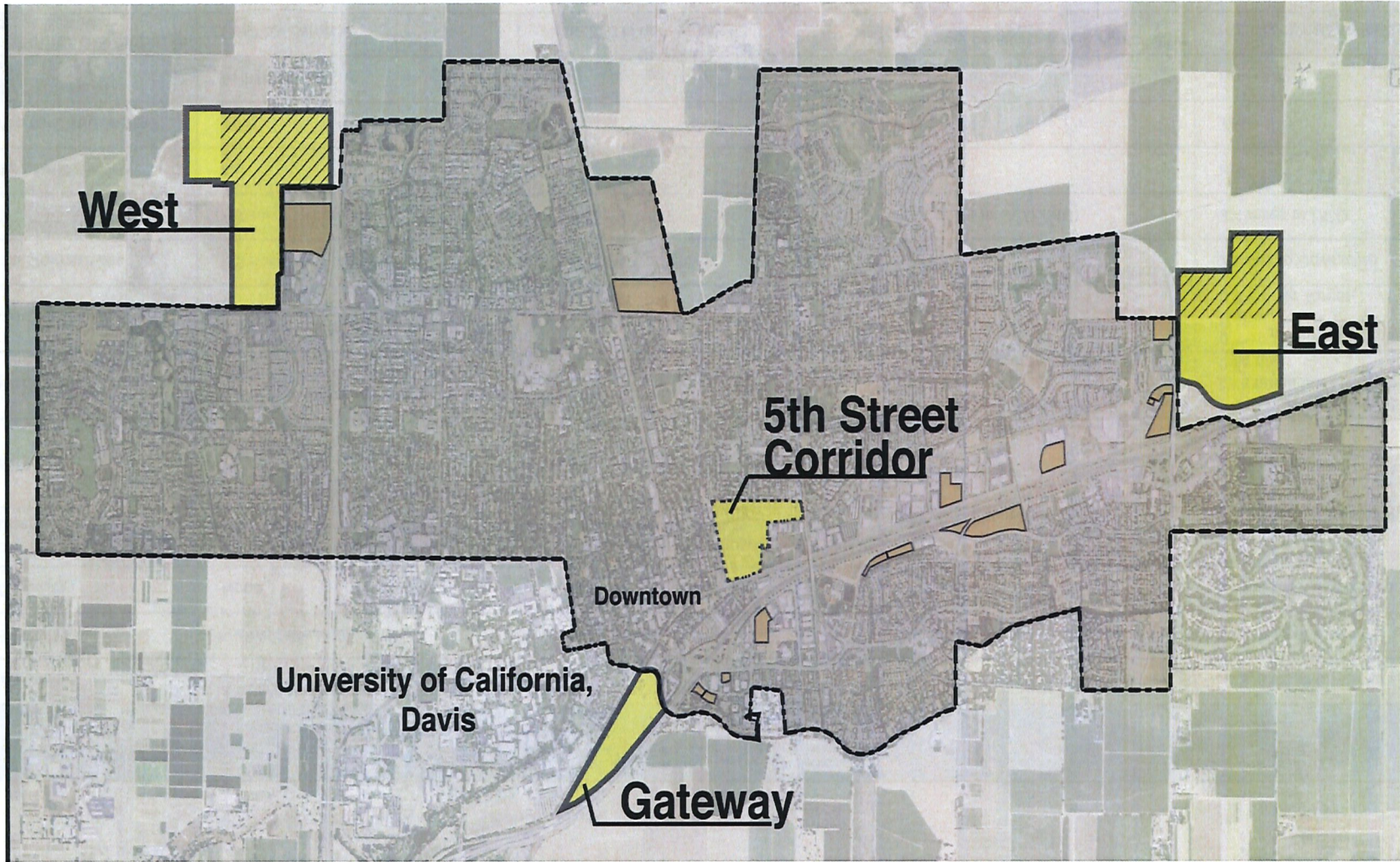
In evaluating the various sites, it makes sense to compare the smaller interior sites (Gateway and 5th Street) to each other and the larger exterior sites (East and West) to each other. The interior sites are much smaller but boast premium access to trains, bus, and bike and pedestrian

infrastructure, and are close to both UC Davis and the Downtown Core. The exterior sites have large acreage of agricultural land, which would provide flexibility for development, but this could also be a challenge because of the community's commitment to preserving agricultural in this region and the need for Measure R votes.

To assess the benefits and challenges of each of these sites, Studio 30 developed a site comparison matrix (pages 23-26) that looked at the following issues for each of the four sites.

- Location and Access
- Environmental & Site Constraints and Opportunities
- Ownership
- Infrastructure

Land use concepts, including land use prototypes and development assumptions were created for each site to help analyze fiscal impacts and community benefits.



Potential Development Sites

LOCATION AND ACCESS	Gateway	5th Street Corridor	West	East
Freeway Access	1 mile from Richards off-ramp 1.3 miles from UC Davis off-ramp	0.8 miles from Richards off-ramp 2.4 miles from Mace off-ramp	0.3 miles to on-ramp	0.3 miles to on-ramp
Freeway Visibility	Visible from I-80	None	Visible from Hwy 113	Visible from Hwy 80
Arterial Visibility	None	Visible from 5th street	Hospital blocks some visibility from West Covell	Visible from Mace Blvd
Distance to Transit Stops (Unitrans Lines)	W, 242 routes adjacent to site 0.5 miles from train station	P/Q, A, and M routes adjacent to the site 0.4 miles from train station	P/Q, 42A&B, 242 routes adjacent to site. 2.5 miles from train station	A, P/Q, 42A&B routes adjacent to site 3.2 miles to train station
Walking Access	No direct access from campus due to railroad tracks. Only access is Olive Drive to Downtown.	Walking distance to downtown core	Internal only	Internal Only
Bicycling Access	Links to campus and city facilities via class 1 path along East boundary	5th street has bike lane and path. Connections to bike facilities beyond site.	Bike facilities on West Covell and Co Rd 990. No existing internal access	Co RD 32A and Mace Blvd have bike lanes but are not pleasant to bike on.
Distance to Shopping Centers	0.9 miles to shopping center (Oakshade)	1.1 miles to shopping center (Oakshade)	0.5 miles to shopping center (Marketplace)	0.6 miles to shopping center (El Macero) 0.5 mile to Target.
Distance to Downtown	.25 miles to Downtown	Adjacent to Downtown	2.4 miles to Downtown Core (3rd & E)	3 miles to Downtown
Distance to UCD (main campus)	Adjacent to campus	0.8 miles to UCD	2.1 miles to UCD (MU)	3.4 miles to UCD
Within City Limits?	No	Yes	No	No
Contiguous to City Limits?	Yes	N/A	Yes	Yes
Within City Sphere of Influence?	In 10-year SOI	Yes	In 20-year SOI	No
Adjacent to other developable property?	Possibly campus	None that is undeveloped.	Unlikely because next to agricultural land.	No: city owned agricultural land.

Table 3.1-Site Comparison Matrix: Location and Access

ENVIRONMENTAL AND SITE CONSTRAINTS, OPPORTUNITIES	Gateway	5th Street Corridor	West	East
Size	44 acres	37 acres	207.8 acres	186 acres
Configuration (Shape)	Carrot shaped/long ellipsoid	PG&E site is square Rectangle along 5th street	T-shaped	Irregular/Rectangular shape.
Drainage	Depression from the former bed of Putah Creek, could serve as natural drainage.	Drainage connects to Core Pond, in storm drains to Core Pond.	Existing Covell Drain on South edge of property.	Potential detention pond with existing basin.
Wetlands/Creeks	The former bed of Putah Creek may have restoration potential.	None	None	None
Vegetation	Mature oaks Natural vegetation along creek.	Mostly street trees. Developed land (minimal vegetation)	Field crops Some scattered trees.	Field crops Some scattered trees Scrubby vegetation in the basin.
Contaminants	Possible ESA necessary.	Possible ESA necessary. Adjacent site contamination from past spill. All wells on PG&E site are closed and contaminant plume is stable/shrinking.	Possible ESA necessary.	Possible ESA necessary.
Agricultural land	Prime ag land but difficult to farm.	No	Prime agricultural land	Prime agricultural land
Noise	Adjacent to RR/I-80/Highway noise.	Noise from highway and 5th Street	Noise from highway + I-80. Relatively isolated	Adjacent to I-80/Highway noise & Union Pacific RR Tracks
Aesthetics	On-site trees are the best feature. Good views in and out of site.	Minimal vegetation. Industrial	Pleasing views of the coast ranges, agricultural fields.	Pleasant field views.

Table 3.2-Site Comparison Matrix: Environmental and Site Constraints, Opportunities

OWNERSHIP	Gateway	5th Street Corridor	West	East
Site Owner	Gateway LLC.	PG&E, City of Davis, School District	Parlin	Ramos/Oates own Southern Parcel (101.86). Bruner owns Northern Parcel (85).
Owner Interest	Yes	No	Yes	Yes
Owner Characteristics (developer, investor, business owner, etc)	Owner, land developer and investor	All owners actively use site for corp yard uses.	Parlin: land developer and owner	Ramos/Oates: land owner, farmer, developer Guidaro: land developer. Bruner: land owner.
Owner Activity on-site	Vacant, Undeveloped	Active industrial use.	Vacant. Farming-leased.	Vacant. Farming-leased
Ownership of Adjacent Properties	UC Regents	Various	Binning Tract (North).	Agricultural tract (North), 85 acre parcel

Table 3.3-Site Comparison Matrix: Ownership

INFRASTRUCTURE (SHOVEL READINESS)	Gateway	5th Street Corridor	West	East
Street Improvements	Complex, impacted connection with Olive Drive/Richards. Large infrastructure projects to connect under RR tracks to UCD.	No known road connectivity issues. Importance of driveway placements along 5th street.	Potential need for improvements at CA-113 and Covell Road freeway overpass. Covell Rd shoulder improvements. Site partially faces arterial(Covell).	Site partially faces arterial(Mace). No known road connectivity issues.
Water	Nearby access (Olive Dr), capacity unknown. Possible link to UCD.	City of Davis water main in 5th Street.	Access to Davis 14" water main, adjacent to Northwest tank. Access to Risling Ct 12" water main.	Access to Southeast Water tank. Access to Davis 12" water main.
Sewerage	Nearby access (Olive Dr), capacity unknown. Possible link to UCD.	City of Davis sewer main in 5th Street.	Access to Davis 10" sewer main in Risling Ct and 18" main in Covell Rd. Improvements needed to handle new development.	Access to Davis 8" main - insufficient capacity. Various trunk mains available.
Electricity	Nearby access (Olive Dr), capacity unknown. Possible link to UCD.	PG&E. Access, capacity unknown.	PG&E. Nearby Access, capacity unknown.	PG&E. 3-phase 600a 25kV and 12 kV lines in Mace Rd. Capacity improvements possible.
Gas	Nearby access (Olive Dr), capacity unknown.	PG&E. Access, capacity unknown	PG&E. Nearby Access, capacity unknown.	PG&E. Access to 6" gas main in Mace Rd. Capacity improvements possible.
Drainage Facilities	Nearby access (Olive Dr). Putah Creek channel and on-site channel.	City storm drain system, Core Pond available.	Existing open channel onsite. Needs capacity improvements.	Drainage channel + detention basin constructed. Needs capacity improvements.
Flood Protection	Portion of Parcel is Zone A, special flood hazard for 100 year annual flood to Olive Dr and campus.	Southeast portion of parcel is Zone A, special flood hazard for 100 year annual flood.	South parcel + portion of North parcel in Zone A, special flood hazard for 100 year annual flood.	Zone X: outside of 500 year annual flood plain. No development considerations for floods needed.
Broadband	Nearby access.	Nearby access, capacity unknown.	AT&T. Nearby Access, capacity unknown.	Surewest. Existing 4" conduits in Mace Rd.

Table 3.4-Site Comparison Matrix: Infrastructure




Land Use Prototype Matrix

Land use prototypes were developed to evaluate community benefits and fiscal impacts. The Land Use Prototype Matrix identified the below land uses as appropriate for innovation centers. For each land use, the matrix gives a description, development density or Floor Area Ratio (FAR), employment density and examples of what that land use would look like.

Land Use Prototypes

- Office, research lab space
- Innovation hub- centers
- Mixed service businesses
- Recreational opportunities
- Public space
- Transit and transportation
- Hotel/small conference center
- Light industrial

LAND USE PROTOTYPE TABLE

Land Use	Description	Density FAR	Employee Density per SF	Photographic Examples
Office, Research Lab Space	Studio space, wet and dry research labs, incubator space, and offices where a large amount of work can be done	0.3 - 1.0	250	
Innovation Hub-Centers	Research and Development/Flex Space where more innovation occurs	0.3 - 0.5	250	
Mixed Service Business	Cafes/restaurants, day care centers, or copy/shipping services that support the larger businesses in the area	0.3 - 1.0	200	

STUDIO 30

Concept Drawing Example



The Gap Headquarters in San Bruno



SACOG Blue Print Plan

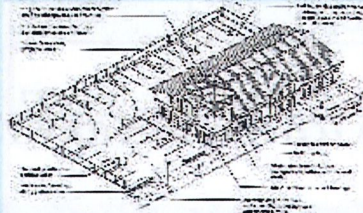
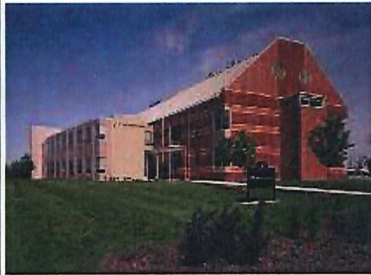





Table 4.1-Land Use Prototype Table

LAND USE PROTOTYPE TABLE

Land Use	Description	Density FAR	Employee Density/SF	Photographic Examples
Recreational Opportunities	Indoor/Outdoor recreation space such as gymnasium, outdoor activity space, walking paths			
Public Space	Plazas, courtyards, bike trails, playgrounds where people can go to interact and relax			
Transit and Transportation	Bike paths/parking, bus stop or drop-off facility for commuters or visitors to get to the site.			

STUDIO 30

Concept Drawing Example



Sonoma State Rec Center



The UC Davis Arboretum



Indiana State University Recreational Center.





4.2-Land Use Prototype Table

Development Assumptions Matrix

To prepare the site plans for each site and to provide information for the City's fiscal analysis, Studio 30 developed reasonable build-out assumptions for each land use based on assumed intensities and available land area (pages 33-34). The matrix includes the following assumptions for each site and its potential land uses:

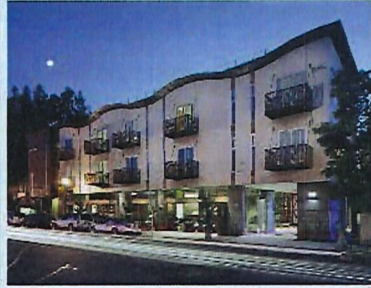
- Allocated areas per land use
- Density Floor Area Ratio (FAR)
- Total Potential yield
- Building description
- Employees per square foot (SF)
- Potential jobs accommodated by this use

LAND USE PROTOTYPE TABLE

Land Use	Description	Density FAR	Employee Density/SF	Photographic Examples
Hotel/Small Conference Center	A short-term place for visitors to stay for business or vacation.	0.35	400	
Light Industrial	Light Industrial and warehouse space for small scale manufacturing and other lower intensity uses	0.25-0.4	250-400	

STUDIO 30

Concept Drawing Example



Hotel Healdsburg, CA



Table 4.3-Land Use Prototype Table

Potential Development Scenarios

5th Street Hub Site

Land Use	Allocated Acres	Density FAR or DU/AC	Potential Yield	Building Type	Employees per SF (Pkg. Ratio)	Potential Jobs
Park/Plaza Space	3.0					
Office/R&D Start-ups	17.0	1.20	888,624 SF	3-4 story urban office	225	3,949
HDR	6.0	35	210 DU	3-4 story apartments		
Restaurant/Café	1.0	0.25	10,890 SF	ground floor	100	109
Support Comm. (Kinkos, FedEx, etc.)	1.0	0.25	10,890 SF	ground floor	100	109
Roads	5.0			(3,650 LF x 61)		
TOTAL	33.0		910,404 SF			4,167

Timing: No interest by Owners. Not likely to happen in the next 10 - 20 years.

Gateway (Nishi) Site

Land Use	Allocated Acres	Density FAR or DU/AC	Potential Yield	Building Type	Employees per SF (Pkg. Ratio)	Potential Jobs
Ag Mitigation/Open Space	12.0			at south tip, balance off-site		
Office/R&D/Labs	17.0	0.60	444,312 SF	2-4 story buildings	275	1,616
HDR	10.0	35	350 DU	3-4 story apartments		
Restaurant/Café	0.5	0.20	4,356 SF	ground floor	100	44
Support Comm (Kinkos, FedEx, etc.)	0.5	0.20	4,356 SF	ground floor	100	44
Roads	4.0			(surface parking or 1 level deck)		
TOTAL	44.0		453,024 SF			1,703

Timing: Very costly site access issues. Could start in 5 years with UCD support. Small number of buildings. 10 year build-out.

Table 5.1-Potential Development Scenarios

West Davis Site

Land Use	Allocated Acres	Density FAR or DU/AC	Potential Yield	Building Type	Employees per SF (Pkg. Ratio)	Potential Jobs
Ag Mitigation	70.0			(pay fee for balance off-site)		
Ag Buffer	15.4			(assume green space)		
Open Space/Park	2.0			(central green space)		
Office/Bio-Health-Ag.	53.0	0.40	923,472 SF	1-3 story office	250	3,694
R&D/Flex Space/Ag-Bio-Health	53.0	0.40	923,472 SF	1-2 story flex bldg.	350	2,638
Lodging	4.0	0.35	60,984 SF	120 rm hotel	400	152
Support Comm.(Kinkos, Drug, etc.)	2.0	0.25	21,780 SF	ground or stand alone	200	109
Restaurant/Café	1.0	0.20	8,712 SF	2 restaurants	200	44
Roads	6.6			(4,700 LF x 61' ROW)		
TOTAL	207.0		1,938,420 SF			6,637

Timing: If Measure R approval is granted, could start in 5 years. 20 year build-out =

96,921 sf/yr

East Davis Site

Land Use	Allocated Acres	Density FAR or DU/AC	Potential Yield	Building Type	Employees per SF (Pkg. Ratio)	Potential Jobs
Ag Mitigation				(pay fee for off-site)		
Ag Buffer	21.0			(assume green space)		
Open Space/Det. Basin/Park	14.0			(basin + green space)		
Office/Ag-Food-Tech	65.0	0.40	1,132,560 SF	1-3 story office	250	4,530
R&D/Flex Space/Ag-Food-Tech	65.0	0.40	1,132,560 SF	1-2 story flex bldg.	350	3,236
Lodging	5.0	0.35	76,230 SF	160 rm hotel	400	191
Support Comm. (Kinkos, FedEx, etc.)	2.0	0.25	21,780 SF	ground or stand alone	200	109
Restaurant/Café	2.0	0.20	17,424 SF	4 restaurants	100	174
Roads	11.0			(7,000 LF x 61'+ ROW)		
TOTAL	185.0		2,380,554 SF			8,240

Timing: If Measure R approval is granted, start in 5 years. 25 year build-out =

95,222 sf/yr

Table 5.2-Potential Development Scenarios

4.1 Smaller, Closer-in Incubator/HUB



Gateway

The Gateway Site is an approximately 44 acre parcel of agricultural land that sits between UC Davis and Highway I-80. The site is currently zoned as agriculture. The City has long recognized the potential of this site. The area was included in the City's General Plan as mixed-use during the 1990's; but removed from the General Plan ten years ago in 2001.

Site Assessment

Gateway's greatest asset is its location. The site is adjacent to the UC Davis campus and the internationally known wine and beer education facilities: the Mondavi Institute for Wine and Food Science, and the August A. Busch III Brewing and Food Science Laboratory and Teaching and Research Winery. It is also close to transit hubs, a hotel and conference center, and is within walking distance to downtown Davis. This walkable and bike-friendly environment lends itself to a dense, mixed-use, multi-modal development that would be consistent with the City of Davis's climate action goals.

Neighborhood issues are most likely not be a major concern since the site is not located near many existing residential areas. The site also has great freeway visibility and exposure, attractive natural amenities, and opportunities to be incorporated into an expanded

Gateway

Land Use	Allocated Acres	Density FAR or DU/AC	Potential Yield	Building Type	Employees per SF (Pkg. Ratio)	Potential Jobs
Ag Mitigation/Open Space	12.0			at south tip, balance off-site		
Office/R&D/Labs	17.0	0.60	444,312 SF	2-4 story buildings	275	1,616
HDR	10.0	35	350 DU	3-4 story apartments		
Restaurant/Café	0.5	0.20	4,356 SF	ground floor	200	22
Support Comm (Kinkos, FedEx, etc.)	0.5	0.20	4,356 SF	ground floor	400	11
Roads	4.0			(surface parking or 1 level deck)		
TOTAL	44.0		448,668 SF			1,648

redevelopment plan that includes nearby properties in effect improving the gateway into the City of Davis.

Because of the sites proximity to the University and to hotels, the site has strong potential for an incubator along with small businesses, housing and some retail. By itself it does not have the acreage to meet the city's need for growing or attracting mid-sized businesses, but it could serve as a catalyst for the incubation and establishment of early phase companies. The site could serve as a hub for businesses that are dispersed throughout the city or are located in more external sites by locating the shared meeting rooms or other facilities there. This would allow for stronger linkages with the University and for idea sharing.

There are major constraints with Gateway, however, that cannot be overlooked. The site is relatively small with 44 acres of which 29 are developable after agricultural land mitigation requirements are met. There is limited infrastructure readiness at the site, although there are utilities adjacent to the site. The shape of the site is somewhat awkward and "carrot-like." It is bordered by both train tracks and a highway, creating major access constraints. Significant infrastructure improvements would be needed, including a possible grade separated connection to the University across the train tracks. If the City were to develop the site, it would need a community Measure R Vote.



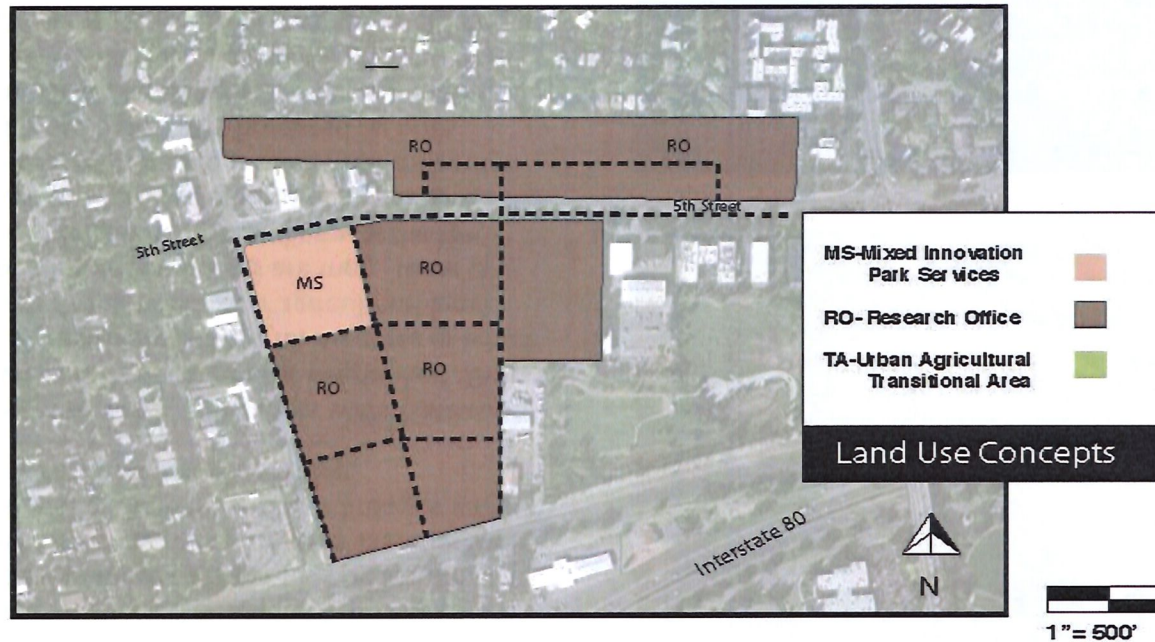
Measure R approved in 2010 is a City of Davis Ordinance requiring voter approval of: any General Plan Land Use Map Amendment that changes a land use designation from an agricultural or urban reserve designation to an urban designation; and for any proposal for development on the last large properties designated for urban use. Measure R extended the effective period of a previous similarly structured Measure J approved in 2000, for another ten years to 2020).

5th Street Corridor

The 5th Street Corridor is located in Downtown Davis, and is made up of multiple sites with different owners, including private owners like PG&E (zoned Industrial) and the City of Davis, District and School Corporation Yard parcels (zoned Commercial Service). In total, the multiple parcels add up to approximately 33 acres of potential infill development. The area is currently mixed-use: commercial, and light industrial.

Site Assessment

The 5th Street Corridor has many positive attributes for a City of Davis innovation hub. It is the only site of the four that does not require annexation or a Measure R vote and the sites are already zoned for industrial uses or commercial service. It fits the criteria for location: in downtown and less than a mile from the University. Because the site is already developed, utilities are largely available. Existing transit infrastructure is also very good. The area is highly walkable and bike-able, and it is close to the train station. As an infill site, it has good access to transit and its location supports biking and walking instead of driving. Because of this, this site may have the highest potential to be carbon neutral, which supports the city's climate action plan goals.



Carbon neutral development works to reduce the amount of green house gases it produces through daily operations such as energy and water usage, as well as the carbon that is generate by how people access the site with cars, transit, walking or biking. The carbon that is produced can be mitigated through generating renewable energy or other sustainable technologies on the site.

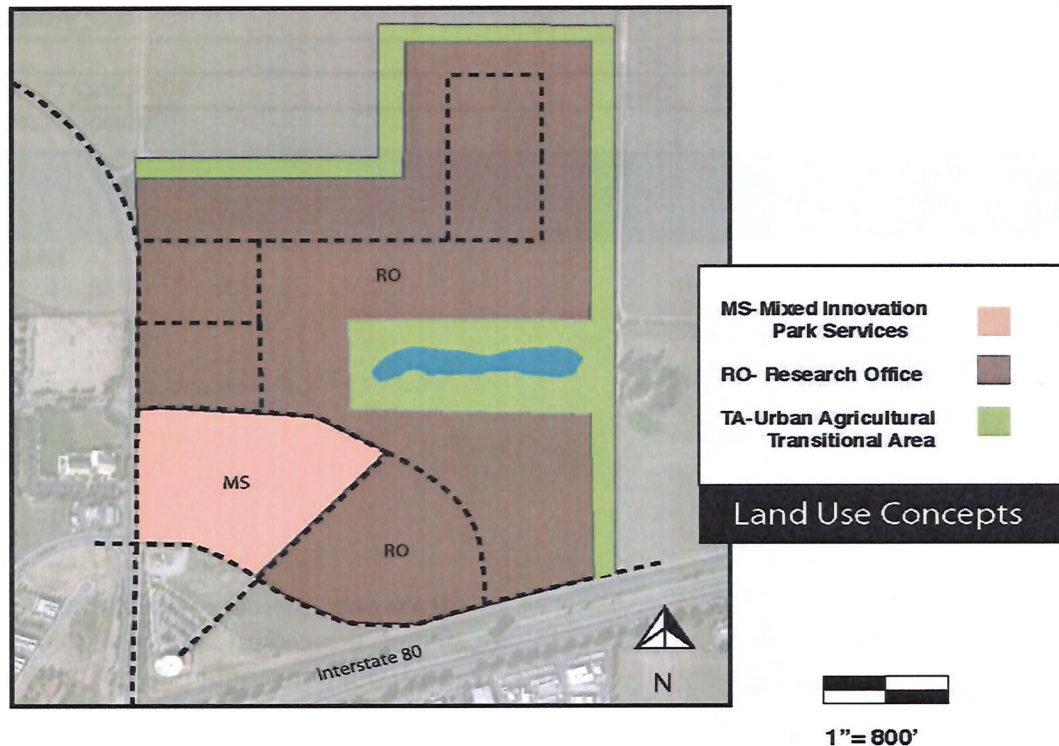
The biggest challenge with 5th Street is that the property owners have not shown an interest in developing their sites. The City has identified its site as a potential future infill residential parcel, pending evaluation of relocation opportunities. Even with owner interest, the nature of the multiple parcels would likely prove problematic. Similar to Gateway, the site is small and the potential to expand is slim. The 5th Street Corridor is also the only site that does not have good highway visibility or access. Like Gateway, 5th Street as an internal innovation hub would need to be part of a larger innovation strategy to meet the economic development needs of the city.



5th Street

Land Use	Allocated Acres	Density FAR or DU/AC	Potential Yield	Building Type	Employees per SF (Pkg. Ratio)	Potential Jobs
Park/Plaza Space	3.0					
Office/R&D Start-ups	17.0	1.20	888,624 SF	3-4 story urban office	225	3,949
HDR	6.0	35	210 DU	3-4 story apartments		
Restaurant/Café	1.0	0.25	10,890 SF	ground floor	200	54
Support Comm. (Kinkos, FedEx, etc.)	1.0	0.25	10,890 SF	ground floor	200	54
Roads	5.0			(3,650 LF x 61)		
TOTAL	33.0		899,514 SF			4,058

4.2 Larger, Edge Expansion Sites



East Site

The East site, also known as Mace I-80, consists of 185 acres of agricultural land near the intersection of Mace Boulevard and County Road 32. The space is significantly larger than both Gateway and 5th Street. There are two owners of the site, both of whom are highly motivated and have been in communication with the City about developing the site.

Site Assessment

The size of the East site is a benefit. It has ample land for medium-scale businesses and to support space-intensive sustainable projects such as rainwater harvesting and solar panels. This could increase its ability to be a research site for certain types of green tech and sustainable agriculture. The site is very accessible from West Sacramento and Sacramento, which could encourage collaboration with those jurisdictions. The site is adjacent to a carpool/park-and-ride lot, which could foster eco-friendly commute

East Davis Site

Land Use	Allocated Acres	Density FAR or DU/AC	Potential Yield	Building Type	Employees per SF (Pkg. Ratio)	Potential Jobs
Ag Mitigation				(pay fee for off-site)		
Ag Buffer	21.0			(assume green space)		
Open Space/Det. Basin/Park	14.0			(basin + green space)		
Office/Ag-Food-Tech	65.0	0.40	1,132,560 SF	1-3 story office	250	4,530
R&D/Flex Space/Ag-Food-Tech	65.0	0.40	1,132,560 SF	1-2 story flex bldg.	350	3,236
Lodging	5.0	0.35	76,230 SF	160 rm hotel	400	191
Support Comm. (Kinkos, FedEx, etc.)	2.0	0.25	21,780 SF	ground or stand alone	200	109
Restaurant/Café	2.0	0.20	17,424 SF	4 restaurants	100	174
Roads	11.0			(7,000 LF x 61'+ ROW)		
TOTAL	185.0		2,380,554 SF			8,240

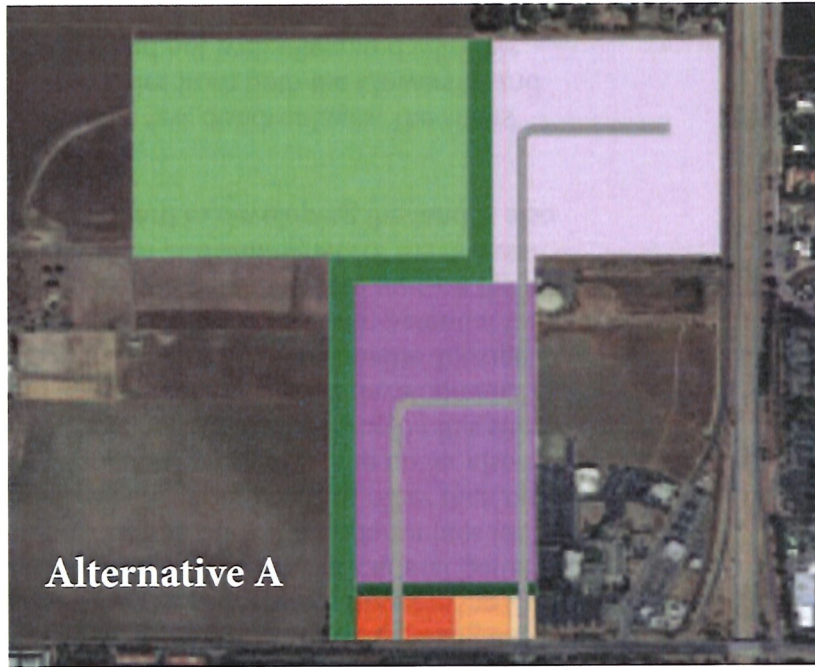
Timing: If Measure R approval is granted, start in 5 years. 25 year build-out =

95,222 sf/yr

behavior. It has good freeway visibility and access. While the East site does not have the bike, pedestrian and train access of the two interior sites, it does have the distinct advantage of good access to the bike path network, which could serve as a link between this site and a Gateway Innovation HUB. Development of the site would require agricultural mitigation. The City of Davis has an ordinance (40A.03.025) requiring a minimum of two acres of protected agricultural land a minimum of one quarter acre in width be provided adjacent to the non-urbanized parcel perimeter as mitigation for each acre converted from agricultural land to nonagricultural land. Alternative mitigation proposals can be considered. Because the City has already established an agricultural buffer bordering the site there are opportunities for alternative mitigation strategies other than onsite or on contiguous properties. The buffer also reduces the concern that developing this site would lead to more East edge development. This could increase the developable acreage of the site. This also reduces the potential for conflict between neighbors and uses on the site. The motivation and willingness of the owners to move forward in developing the land is also beneficial.

The site has a few disadvantages. The site is over three miles from both the University and downtown and not well integrated with the existing city fabric. The property would have to be annexed and rezoned, requiring a Measure R vote. This could be contentious due to the loss of agricultural land and community concerns over growth.





- Office/ Bio-Health-Ag 53 acres
 - R&D Flex Space 53 acres
 - Ag Buffer 15.4 acres
 - Ag Mitigation 70 acres
 - Open Space/ Park 2 acres
 - Lodging 4 acres
 - Support Commercial 2 acre
 - Restaurant/ Cafe 1 acre
- *Roads 6.6 acres

Land Use Concepts

West Site

The West site, also known as Parlin, consists of 207 acres of agricultural land, with 132 acres entitled for six 20 acre and one 12.75 acre residential lots. It is several miles from both Downtown and UCD, although slightly closer than the East site. It is located adjacent to the Davis Sutter Hospital and bordered by West Covell Boulevard. The two-to-one agricultural land mitigation requirement also applies to the West site. The mitigation must either be done on-site or be contiguous to the property. During Studio 30, the West site was in the process of assessing its options for agricultural land mitigation. Because of this, Studio 30 developed two site plans and development scenarios for the West site: one with all the mitigation on-site and one with half the mitigation on-site. The property

West Davis Site - Alternative A (140 acres On-site Ag. Mitigation)

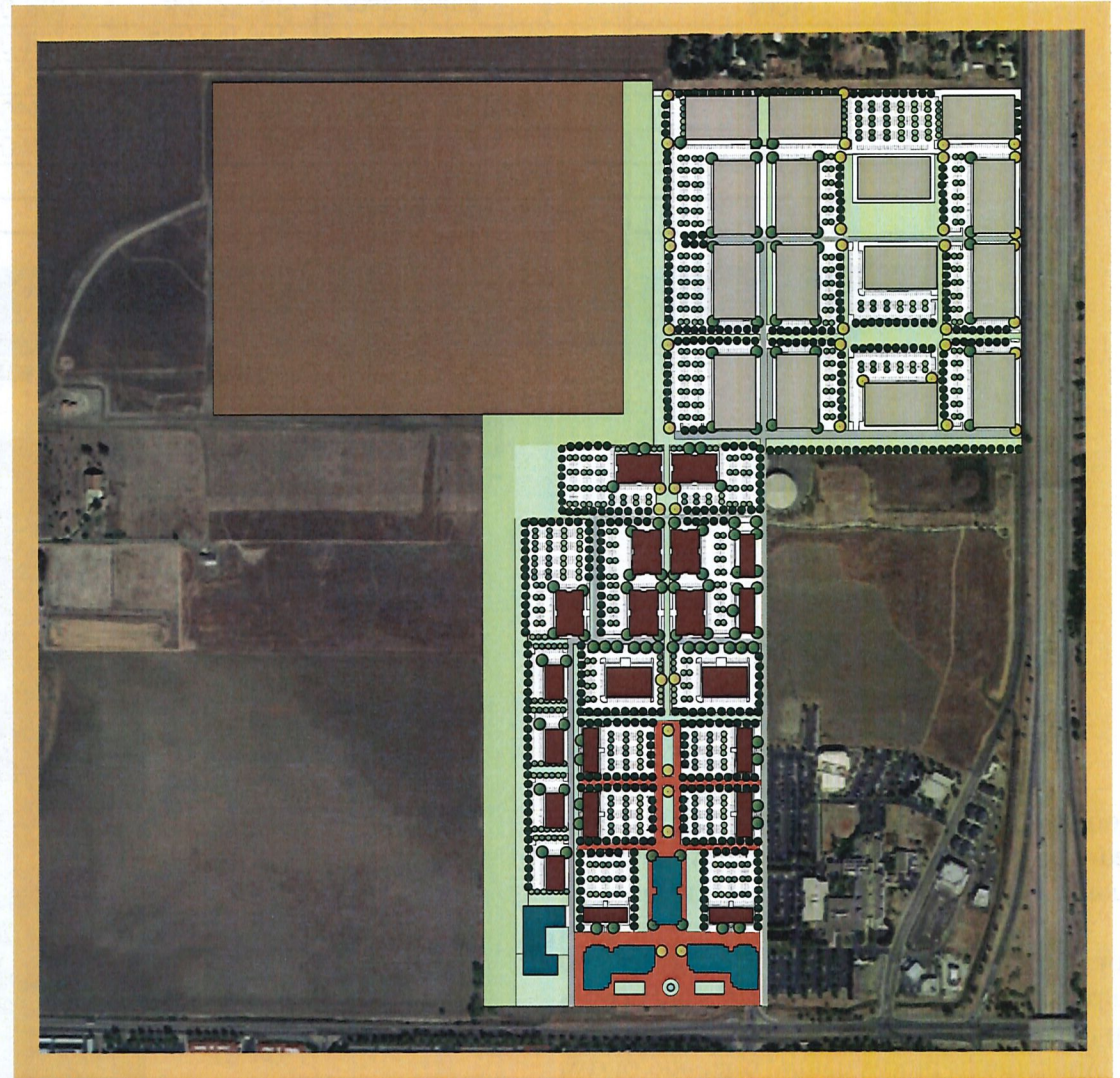
Land Use	Allocated Acres	Density FAR or DU/AC	Potential Yield	Building Type	Employees per SF (Pkg. Ratio)	Potential Jobs
Ag Mitigation	140.0			(pay fee for balance off-site)		
Ag Buffer	11.4			(assume open space)		
Open Space/Park	2.0			(central green space)		
Office/Ag-Bio-Health	21.0	0.40	365,904 SF	1-3 story office	250	1,464
R&D/Flex Space/Ag-Bio-Health	21.0	0.40	365,904 SF	1-2 story flex bldg.	350	1,045
Lodging	4.0	0.35	60,984 SF	120 rm hotel	800	76
Support Comm.(Kinkos, Drug, etc.)	1.0	0.25	10,890 SF	ground or stand alone	500	22
Restaurant/Café	1.0	0.20	8,712 SF	2 restaurants	200	44
Roads	5.6			(4,700 LF x 61' ROW)		
TOTAL	207.0		812,394 SF			2,651

owners have recently submitted a plan to the City that reflects the partial onsite mitigation with the remainder of mitigation on land contiguous to the property. This is similar to West Site Alternative B.

Site Assessment

Like the East site, the West site also has the advantage of size. It has ample land for medium-scale businesses and to support green innovation and urban research farm concepts. There is potential for partnerships with Sutter Hospital and the nearby medical office complex. The West site could build off of the Energy “U Hub” at West Village, which is accessible by Highway 113. Compared to the East site, the West site probably has more existing conveniences. It is walking distance to Safeway, restaurants, banks, and coffee. The owners have shown considerable interest in developing.

There are also some barriers to development. Similar to the East site, the West site is farther from Downtown and UCD than the closer-in incubator/hub sites. There is the potential that a development on this site would bear substantial costs for Covell Road and Highway 113 Interchange improvements. The site will also require a Measure R vote. The agricultural mitigation requirement may be challenging if adjacent land owners do not want to sell their land. If that is the case, the land would





- Office/ Bio-Health-Ag** 53 acres
- R&D Flex Space** 53 acres
- Ag Buffer** 15.4 acres
- Ag Mitigation** 70 acres
- Open Space/ Park** 2 acres
- Lodging** 4 acres
- Support Commercial** 2 acre
- Restaurant/ Café** 1 acre

*Roads 6.6 acres

Land Use Concepts

likely need to be mitigated internally at a two to one ratio, which would significantly reduce the amount of developable acres. If the landowner's negotiations with the surrounding owners are successful and the mitigation can be done off-site as they are proposing, the feasibility of the site for an innovation center improves. Of the four sites, the West site may have the greatest potential for neighborhood concerns due to its close proximity to residential developments.

West Davis Site - Alternative B (70 acres On-site Ag. Mitigation)

Land Use	Allocated Acres	Density FAR or DU/AC	Potential Yield	Building Type	Employees per SF (Pkg. Ratio)	Potential Jobs
Ag Mitigation	70.0			(pay fee for balance off-site)		
Ag Buffer	15.4			(assume open space)		
Open Space/Park	2.0			(central green space)		
Office/Bio-Health-Ag.	53.0	0.40	923,472 SF	1-3 story office	250	3,694
R&D/Flex Space/Ag-Bio-Health	53.0	0.40	923,472 SF	1-2 story flex bldg.	350	2,638
Lodging	4.0	0.35	60,984 SF	120 rm hotel	800	76
Support Comm.(Kinkos, Drug, etc.)	2.0	0.25	21,780 SF	ground or stand alone	500	44
Restaurant/Café	1.0	0.20	8,712 SF	2 restaurants	200	44
Roads	6.6			(4,700 LF x 61' ROW)		
TOTAL	207.0		1,938,420 SF			6,496

4.3 Key Site Comparison Findings

The four sites all have distinguishing features that are worth noting. **Gateway** should have the greatest advantage in passing a Measure R vote since it adjoins urbanized land, is bordered by a freeway and rail line, and has a history of being planned for urban uses. There are also already plans for the University and the city to collaborate on its development, which would strengthen the projects potential to be a successful innovation catalyst. That said, Gateway is probably the most challenging site to develop, given its infrastructure demands and constrained connectivity to the roadway network.

The 5th Street Hub is not recommended to be pursued at this time. Though the 5th Street Hub has the best access to infrastructure and utilities and does not require a Measure R vote or annexation, a major constraint is the lack of interest by one of the main owners to redevelop their property. High tech infrastructure on the PG & E site also could pose a problem for development. 5th Street is the only site that lacks good highway visibility.

The West site would be an ideal candidate to foster partnerships with either Sutter Hospital or the Energy Innovation Hub in West Village. We believe the West site has the largest potential for neighborhood concerns. While both the East and West sites will need to do agricultural mitigation, the West site may have more challenges. The site is surrounded by land owners who may not want to sell and, if this is the case, two-thirds of the available land will need to be set aside for internal mitigation. The owners of West site are in negotiations with its neighbors in order to address this issue and it may prove that this is not a constraint in the future.

The developers of **the East site** will be able to take advantage of the existing agricultural border around their land, which provides opportunities for alternative mitigation strategies other than onsite or on contiguous properties. It may be important to consider location within the region. The East site is more accessible to West Sacramento and Sacramento, while the West site is more accessible to the City of Woodland.





Based on our research, Studio 30's analysis suggests that the external sites have the potential to support the most jobs because of their size and ability to accommodate a wider variety of businesses. However, this does not rule out the importance of an internal site. Another major community benefit that Studio 30 identified as an outcome of an innovation center strategy was the potential to create revenue in the Downtown Core. Both of the internal sites could promote downtown business development. Regardless of location, employees would spend money in Davis, which will have a positive impact on Davis businesses. This emphasizes the need to connect an innovation center to downtown, benefitting both downtown and the innovation center, as connectivity is highly valued by employees and business tenants.

Many of Studio 30's case studies show that successful innovation centers are part of a larger strategy that provides a variety of opportunities for all types of businesses in various states of growth. For this reason, a multi-site or dispersed strategy may be the best approach for the city, **Section Five: Summary and Recommendations** will discuss the merits of developing more than one of the four sites.

5.0 Summary and Recommendations

This report is not an exhaustive analysis of the concept of an innovation business park, nor does it provide full design details about specific Davis sites or the financial benefits and costs of any given project. What it does provide is detailed summary of the key components of such a project; a glimpse at successful projects at all scales and types across the country; a detailed comparison of the most likely sites in the Davis sphere; and a land-based strategy for pursuing an innovation park opportunity.

While these may seem self-evident, a few conclusions emerge from the research:

5.1 Community Benefits for Davis

An Innovation Center creates jobs that serve current Davis residents as well as sustain existing community investments and support community values. An Innovation Center could provide high paying jobs for Davis residents, allow young people to stay in the community, maintain a base population of families with children to support the current infrastructure investments that have been made by the city, and bring additional funding into the city to sustain the high quality of life that the community values. According to US Census data from 2000 and 2010, the community of Davis is aging.

This especially noticeable with a drop in population of residents under 10 years of age, and an increase of those between 50-60 years of age.

Davis has heavily invested in community amenities that support a quality of life attractive to families, like the greenbelt networks, bike paths, recreational facilities, parks, and schools. Studio 30 recognizes the value of maintaining Davis as a family friendly town. Retaining and attracting high-tech, innovative companies and higher wage jobs could help retain and attract new young families in Davis and allow young people from Davis to find jobs in the community they grew up in.

An Innovation Center in partnership with the University supports the community's commitment to leadership in the areas of sustainability and innovation.

Because of its proximity to the University and the education level of its residents, Davis is in the position of providing infrastructure that will allow for the development of UC Davis's intellectual property and tech transfer programs, as well as community entrepreneurship. By nurturing start-ups and business growth in the community, the City of Davis could support advances in sustainable food, agricultural, energy, and health and help bring new technologies and products to market. This would put Davis in

the center of a local and regional renaissance with far reaching impacts on peoples and economies around the world.

An Innovation Center Land Use Strategy for Davis

Davis is an excellent position to support an Innovation Center. Various regional partnerships are either in place or emerging, and the university is poised to be a major partner in developing this concept.

- The current small, dispersed and constrained sites that are available to support an Innovation Center are not adequate to address the emerging market need to provide for these opportunities.
- A combination of a close in/hub or incubator with a larger, less constrained (and presumably less costly to develop) edge site offers the right mix of University proximity and identity with the expansion capability to address job growth and rapid business expansion, that can often occur with technology and knowledge companies.
- The Gateway or Nishi site offers the best opportunity for a close-in innovation hub, despite its challenging development constraints such as access barriers, narrow



site configuration, and a required Measure R vote. The site will likely need University partnership and cooperation, and lends itself to a mix of uses that integrate university uses including housing, and private research and development space. Close proximity to UC Davis, Downtown and transit make this site best for implementing the desired attributes of a mixed-use innovation district.

- The East site offers a viable option for an edge expansion site because of access, land development envelope, relative ease of agricultural mitigation, available infrastructure with capacity (particularly high speed fiber and drainage systems), a well-developed land development strategy and few surrounding conflicting uses. It also builds off of and extends the existing business park area along Second Street. However, any development of this scale requiring a Measure R vote will present a major challenge to entitle.
- The West site also offers a viable land area, and should continue to be studied and considered for an innovation center. In many ways, it is in a better location than the East site relative to downtown, the University and bike connections, but does not

have as many advantages from the perspective of agricultural mitigation opportunities, drainage infrastructure, and access. The West site may have greater potential neighbor concerns, but that is not known at this time. Like the East site, any development of this scale requiring a Measure R vote will face major hurdles. If the West site can address its mitigation requirements off site, then it provides the same land area (and job growth opportunity) as the East site.

- Both sites offer interesting opportunities for innovative agricultural related research, urban farming elements, and sustainable site, access and building design practices.
- Though the 5th Street Hub site has the best access to infrastructure and utilities and does not require a Measure R vote or annexation, a major constraint is the lack of interest by one of the main owners to develop their property. The 5th Street Hub is not recommended to be pursued at this time.

5.2 Recommended Next Steps

Following review and consideration of this report, the Task Force and City staff should consider the following next steps:

(1) Work closely with the University's economic development staff counterparts to make sure that their strategies and those of the City are integrated and synergistic as opposed to directly competitive.

2) Begin community outreach activities related to the benefits and opportunities for a University-related innovation center in Davis and its role in a multi-faceted economic development strategy for the City. This might include publishing a short, graphic "briefing" brochure based on this report and other studies, working with the local advocacy group on event tabling, community forums and similar efforts, further refining the web site to emphasize current thinking and findings, and related activities to get the word out.

(3) Continue to work with the land owner and development team for the Gateway site, as well as the University to pursue a mixed-use project that incorporates a "close in" innovation center/incubator and mixed-use innovation district directly linked to UC Davis.

(4) Continue to work with the land owner and development team for the East site as the most likely larger innovation center expansion site, paying particular attention to innovative design ideas for the site, agricultural buffer, the entitlement process and the potential community costs and benefits.

(5) Continue to work with the land owner and development team for the West site as a viable alternative option for a larger innovation center, paying close attention to innovative design ideas for the site, agricultural buffer, the entitlement process and potential community costs and benefits.

6) Continue to coordinate with and keep key stakeholders, such as property owners, major developers, and regional technology advocacy groups, (UC Davis Innovation Access, Sacramento and i-GATE Innovation Hubs etc.) informed of progress on economic development strategies and opportunities most advantageous for the City to attract university-related businesses.

(7) Continue to form partnerships with the University Innovation Hubs, the surrounding cities (Woodland, and West Sacramento in particular) and Sacramento Region to maximize the University's position within the region, identify the key role for each entity, and maximize leverage for attracting university-related job growth.



6.0 Appendices

Appendix A: Studio 30 Innovation Park Comparison Matrix

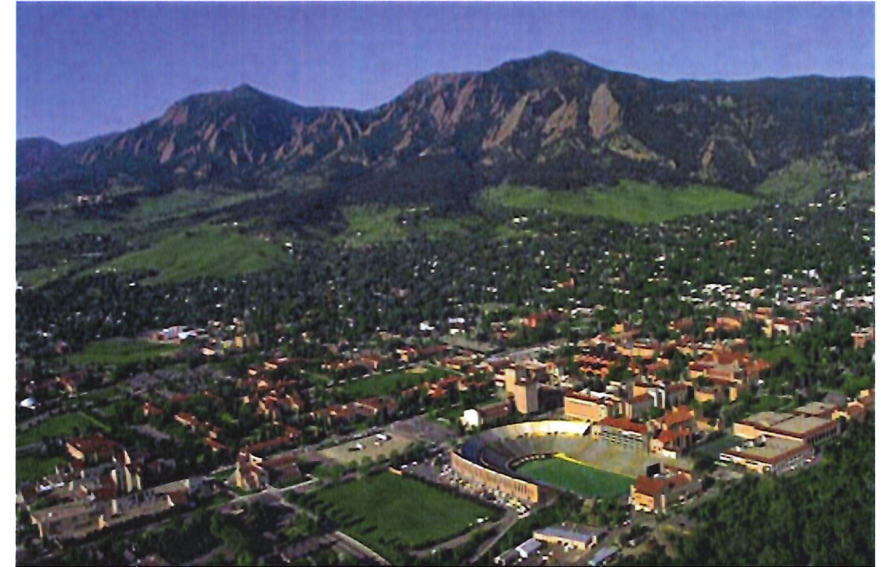
- Boulder, CO
- BRE Innovation Park, Watford, United Kingdom
- Florida Innovation Park, Tallahassee, FL
- Fraunhofer Institute for Solar Energy Systems, Freiberg, Germany
- Innovation Park at Penn State, Centre, PA
- Innovation Village, Pomona, CA
- Innovista, University of South Carolina, Columbia, SC
- Iowa State University Research Park, Coralville, IA
- Madison University Research Park, Madison, WI
- McMaster Innovation Park, Hamilton, Ontario, Canada
- Notre Dame Innovation Park, South Bend, IN
- Portland Green Innovation Park, Portland, OR
- Research Triangle Park (AKA Smartsville, USA) NC
- River Front Research Park, Eugene, OR
- Sacramento Center for Innovation (SCI), Sacramento, CA
- Santa Fe Innovation Park, Santa Fe, NM
- Stanford Research Park, Palo Alto, CA
- UC San Diego Science Research Park, La Jolla, CA

Appendix B: In-depth Case Studies

- City of Boulder Dispersed Business Park Model, Boulder, CO
- I-Gate, City of Livermore/Sandia & Lawrence Livermore Labs, Livermore, CA
- Iowa State University Research Park, Coralville, IA
- Sonoma Mountain Village, Rohnert Park, CA
- University of Illinois, Champaign-Urbana Research & Innovation Park, Champaign-Urbana, IL

Boulder Dispersed Model

SITE NAME	Boulder Dispersed Business Park Model
Acreage	16,256 acres
Total Enclosed Area (GSF)	Na
Number of Buildings	Na
CONTACT INFO	City of Boulder
owner	City of Boulder
address	1777 Broadway, Boulder CO 80302
phone	(303) 441-3388
email	online
website	http://www.bouldercolorado.gov/
LOCATION	Description
city	Boulder
state	Colorado
country	USA
population	97,385
proximity to university	less than 5 miles
prox. to downtown	30 min to Denver
prox. complementary industries	mixed with other businesses downtown
transit service to site	bus system
prox. interstate highway	I76, I70, I25
prox. airport w/common carrier	45 min
prox. general aviation airport	na



Financing:
Public-private collaboration between the City of Boulder, Boulder Economic Council, Boulder Chamber and other local groups supports the healthy and sustainable business environment that fosters the creation and growth of businesses in Boulder. A number of programs, including a Business Incentive Program for qualified businesses, are available to help businesses relocate or expand here.
Uses:
With a well-deserved reputation as a scientific hub, Boulder sits in one of the country's most productive advanced technology corridors. Home to a world-class research university, major government research facilities, visionary entrepreneurs, and the nation's most highly educated population, Boulder is the center of innovation for Colorado
Site Design:
Boulder's location in the Mountain Time Zone, midway between Frankfurt and Tokyo, allows for easier access to international markets. In a single business day, real-time connections can be made with six continents using "one-bounce" satellite network uplinks that provide higher quality communications at lower prices. Attracting and retaining top talent is made easier by the award-winning quality of life here. The city is surrounded by scenic beauty and the recreational opportunities afforded by over 45,000 acres of open space and 200 miles of hiking and biking trails. Residents enjoy a comfortable climate, excellent schools, high-quality healthcare, earth-friendly policies and a full range of shopping, dining, cultural and entertainment options.
References:
http://www.bouldercolorado.gov/index.php?option=com_content&view=article&id=13503&Itemid=4513,

BRE Innovation Park

SITE NAME	BRE Innovation Park
Acreage	under 10 acres
Total Enclosed Area (GSF)	na
Number of Buildings	na
CONTACT INFO	BRE Trust
owner	BRE Trust
address	Bucknalls Lane, Watford WD25 9XX
phone	(+44 (0) 1923 664 743)
email	watsonc@bretrust.org.uk
website	http://www.bre.co.uk/
LOCATION	Description
city	Watford
state	na
country	UK
population	79600
proximity to university	less than 30 miles
prox. to downtown	20 miles (London)
prox. complementary industries	na
transit service to site	Train (20 minute walk)
prox. interstate highway	Near 2 main motorways
prox. airport w/common carrier	60 miles
prox. general aviation airport	na



Financing:

over 400 different construction innovations and emerging technologies as well as a state of the art community landscape design. BREEAM holistic building assessment and certification program

Uses:

This park is primarily an exhibition space for sustainable innovations. Site includes 9 sustainable homes, a centralized open space, visitor center, health center, river dam and enterprise hub with education, incentives and support services. Launched in June 2005 by the then Deputy Prime Minister, Rt. Hon. John Prescott, the BRE Innovation Park demonstrates the latest and most innovative developments in sustainable construction. Its primary aim has been to catalyse change within construction and move the industry forward. This has been achieved by embracing recognised best practice and innovating in response to new challenges.

Site Design:

By working in partnership with some of the UK's principal developers, house builders, architects, designers and manufacturers, the park provides an evidence-based body of knowledge about sustainable buildings and communities.

References:

<http://www.bre.co.uk/>

Florida Innovation Park

SITE NAME	Florida Innovation Park
Acreage	208 acres
Total Enclosed Area (GSF)	Total Enclosed Area (GSF)
Number of Buildings	16 with 18 available lots
CONTACT INFO	LCRDA
owner	Leon County Research and Development Authority
address	1736 West Paul Dirac Drive Tallahassee, Florida 32310
phone	(850) 575-0343
email	LCRDA@inn-park.com
website	http://www.innovation-park.com
LOCATION	Description
city	Tallahassee
state	Florida
country	USA
population	180,000 (2010)
proximity to university	3 miles
prox. to downtown	6 miles
prox. complementary industries	1/2 mile
transit service to site	Yes, StarMetro bus
prox. interstate highway	10 miles
prox. airport w/common carrier	3 miles
prox. general aviation airport	3 miles



Financing:

Appears to be a County owned facility with a \$1.8M annual expense budget, unknown income from rental properties.

Uses:

Innovation Park is located just minutes from the state capital, Florida State University, Florida A&M University, Tallahassee Community College and the Tallahassee Regional Airport. Sixteen buildings, totaling one million square feet, provide the 2,000 employees of Innovation Park with the space to develop the most advanced technology in our area. Fifty organizations call Innovation Park home. The mission of the Leon County Research and Development Authority is to work in affiliation with Florida A&M University and Florida State University to develop the research park to: Promote scientific research and development activities and foster economic development and broaden the economic base of Leon County.

Site Design:

PUD permit required. Leon County Research and Development Authority Development Review Committee approval required. on site but limited trip generation allowed by LCRDA No mention of sustainability. Probably NOT a Green tech park.

References:

<http://www.innovation-park.com>

Fraunhofer Institute for Solar Energy Systems

SITE NAME	Fraunhofer Institute for Solar Energy Systems
Acreage	60,800 acres
Total Enclosed Area (GSF)	na
Number of Buildings	60 institutions worldwide
CONTACT INFO	Fraunhofer-Gesellschaft
owner	Fraunhofer-Gesellschaft
address	Hansastraße 27c 80686 Munich,Germany
phone	49 89 1205-4700
email	online
website	http://www.ise.fraunhofer.de/about-us/data-and-facts
LOCATION	Description
city	Freiburg
state	na
country	Germany
population	215,966
proximity to university	Fraunhofer Institute
prox. to downtown	15 mins
prox. complementary industries	less than 10 mins
transit service to site	bus or train
prox. interstate highway	less than 5 miles
prox. airport w/common carrier	less than 20 miles
prox. general aviation airport	na



Financing:

Employs around 18,000, mainly scientists and engineers, with an annual research budget of about €1.65 billion Some basic funding for the Fraunhofer Society is provided by the state (the German public, through federal government together with the German Länder, "owns" the Fraunhofer Society), but more than 70% of the funding is earned through contract work, either for government sponsored projects or from industry The so-called "Fraunhofer Model" has been in existence since 1973 and has led to the Society's continuing growth. Under the model, the Fraunhofer Society earns ca. 70% of its income through contracts with industry or specific government projects. The other 30% of the budget is sourced in the proportion 9:1 from federal and state (Land) government grants and is used to support preparatory research.

Uses:

Work in the research and development of solar energy technology. Develops systems, components, materials and processes for: buildings and technical building services, applied optics and functional surfaces, solar cells, off-grid power supplies, grid-connected renewable power generation and hydrogen technology.

Site Design:

na

References:

<http://www.ise.fraunhofer.de/about-us/data-and-facts>

Innovation Park at Penn State

SITE NAME	Innovation Park at Penn State
Acreage	118 acres
Total Enclosed Area (GSF)	na
Number of Buildings	11+
CONTACT INFO	Penn State
owner	Penn State
address	200 Innovation Boulevard, State College, PA 16803
phone	814-865-5925
email	online
website	http://www.innovationpark.psu.edu/
LOCATION	Description
city	Centre
state	Pennsylvania
country	USA
population	38420
proximity to university	AT Penn State
prox. to downtown	137 miles to Pittsburgh
prox. complementary industries	opportunities within business park
transit service to site	bus system
prox. interstate highway	on the corner of 99 & 80
prox. airport w/common carrier	less than 10 miles
prox. general aviation airport	na



Financing:
na
Uses:
Presently over 50 different tenants, covering an array of fields including: local government, engineering, law, computer technology, financial and engineering. 23000 sq ft housing, 108,000 agriculture, 516,000 open space
Site Design:
All facilities in Innovation Park including hotel, child care, office and lab space, restaurants, conference rooms, and exercise facilities.
References:
http://www.innovationpark.psu.edu/about/parking/parking-walking-map-pdf

Innovation Village, Pomona

SITE NAME	Innovation Village, Pomona
Acreage	28Ac. Developed/150 total
Total Enclosed Area (GSF)	376,000 GSF
Number of Buildings	5, in final phase
CONTACT INFO	Cal Poly Pomona
owner	Cal Poly Pomona
address	3801 W. Temple Ave
phone	909-869-3154
email	vaughanacton@csupomona.edu
website	http://www.innovationvillage.org/
LOCATION	Description
city	Pomona
state	CA
country	USA
population	163000
proximity to university	on University grounds
prox. to downtown	approx. 5 miles
prox. complementary industries	Org. compliment University academics
transit service to site	campus shuttle
prox. interstate highway	57,10,210,71,60
prox. airport w/common carrier	LAX approx. 35 miles
prox. general aviation airport	Ontario Int. Airport approx. 13miles



Financing:

It was initially proposed by the University President, but eventually became incorporated into the Campus' Master Plan in 2000.

Uses:

Organizations active in areas complimentary to Cal Poly Pomona academic programs in sciences and engineering and research activities in aerospace, agricultural, biomedical and biotechnology, circuitry, communications electronics, energy, nutrition, optics, sensors, space. Has a CC&R (Covenants, Conditions, and Restrictions) that encourage research and development and allow certain uses. Want tenants who are willing to partner with the University.

Site Design:

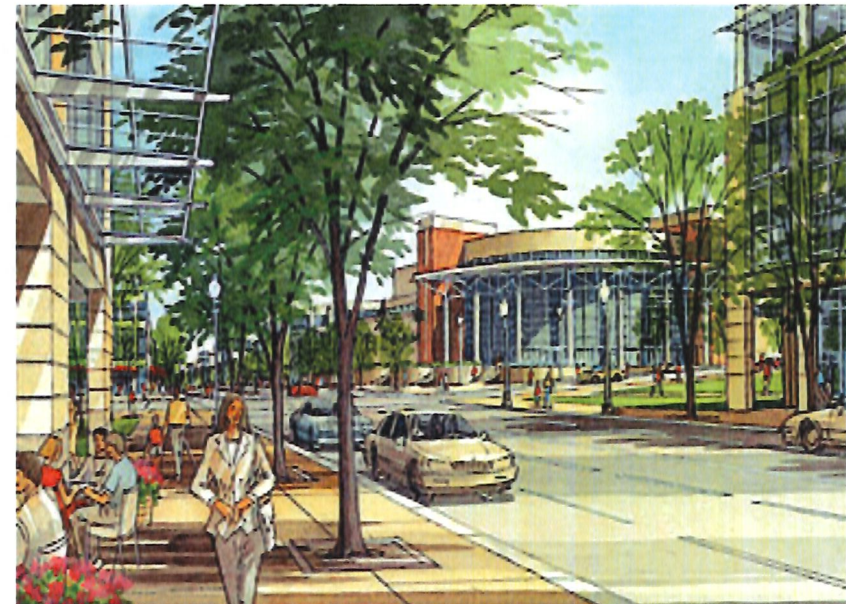
Employees have access to many of the same benefits afforded to Faculty and staff. They receive an Innovation Village Affiliate card which gives them access to (some subject to a fee): Day care, fitness center, University library and data bases, grant writers through the Office of Research, relocation housing assistance, campus shuttle system, etc. Also have access to Fair Oaks Walk, which is housing for Cal Poly Pomona Faculty and Staff. Zoning allows uses for limited prototype manufacturing, medical devices, pharmaceutical, research and development, corporate headquarters, and other uses that either support the above categories or otherwise meet the needs and mission of the university with following general design guides:

References:

<http://www.innovationvillage.org/>

Innovista, University of South Carolina

SITE NAME	Innovista University of South Carolina
Acreage	500 acres, 1/4th of city center
Total Enclosed Area (GSF)	na
Number of Buildings	decentralized throughout downtown
CONTACT INFO	Lauren Edwards
owner	Guignard Family 18%, University of South Carolina 25% Other 27% (city, state, 250 small landowners)
address	Downtown Columbia
phone	(803)777-9796
email	innovista@sc.edu
website	http://innovista.sc.edu/
LOCATION	Description
city	Columbia
state	South Carolina
country	USA
population	129272
proximity to university	less than 1 miles
prox. to downtown	located within downtown
prox. complementary industries	mixed together throughout downtown
transit service to site	bus, walk
prox. interstate highway	near highways 378, 48
prox. airport w/common carrier	approx. 7 miles
prox. general aviation airport	approx. 3 miles



Financing:	Total cost for development around \$27,000,000 plus \$93,000,000 for waterfront enhancements, altogether 120,000,000. Funding comes from the Water Resources Development Act Money, obtained through Army Corp of Engineers through regional sponsor. Also, Tax Increment Financing (TIF) Property tax revenue obtained through bond issuance, backed by increase in property tax. Research University Infrastructure Act and other University revenue streams as well as Federal and Private grants.
Uses:	Decentralized spaces integrated into downtown "live-work-play" environment, united through specific design guidelines and mixed-use urban zoning.
Site Design:	Current uses are Light Industrial Warehouses, small suburban office buildings, some commuter parking lots and a large amount of vacant property. Cohesiveness through District Design guidelines which are highly specific. Zoning changes, from M-1 and M-2 (light and heavy industrial) to MX2 (Mixed-use Urban with a design overlay district).
References:	University of South Carolina Innovista Fact sheet

Iowa State University Research Park

SITE NAME	Iowa State University Research Park
Acreage	230 acres, 50% built
Total Enclosed Area (GSF)	270,000 sq ft
Number of Buildings	162
CONTACT INFO	Jeff Benson
owner	Iowa State University Research Park Corporation
address	2500 Crosspark Rd
phone	(515)239-5400
email	jbenson@city.ames.ia.us
website	http://researchpark.uiowa.edu/index.php
LOCATION	Description
city	Coralville
state	Iowa
country	United States
population	59,000
proximity to university	Next to Iowa University's Science and Technology Institute
prox. to downtown	30 miles from Des Moines
prox. complementary industries	university research
transit service to site	bus
prox. interstate highway	next to major highway
prox. airport w/common carrier	approx. 6 miles
prox. general aviation airport	approx. 10 miles



Financing:

Built in 1993; Proposals for such a facility began in the early 1980's. It has an interesting development strategy based off of covenants. The whole site acts a bit like a research park subdivision, with business owners developing the buildings the firm will use themselves and, in the event that the company moves on or goes bankrupt, the land and buildings reverting to the Research Park Corporation.

Uses:

There are currently 57 tenants. This park acts like a business incubator, primarily. Health, technology, veterinary sciences, employs Graduate students, supports company research. Surrounded by mixed-use zoned district and farmland.: According to Mr. Benson, a constant supply of Grad students from the university providing free labor is the major reason for its location in Ames. Its location next to campus facilitates this by attracting them with valuable internships in real life firms. There is a strong university connection: the group who owns the research park receives monies independent of the university and uses this to help businesses starting up. It will also use their university connections and their partnerships with different federal research programs to try to give guidance to their start-up companies. A bit of a business incubator paradigm.

Site Design:

In the heart of Iowa, 30 miles from Des Moines, and has the Iowa University of Science and Technology, a major publif research institution within its borders. The city zoned a special zoning district for it called Planned Industrial. This zone was specially made to fit the uses of the research park district. As the firms they wished to attract and the other uses around (commercial and high density housing) require sites with less noise, they made special prohibitions regarding the size of storage space and yards, and on freight traffic. This is the main factor that differentiates it from other industrial zone types.

References:

<http://researchpark.uiowa.edu/index.php>

Madison University Research Park

SITE NAME	Madison University Research Park
Acreage	54,208 acres
Total Enclosed Area (GSF)	1.8 mill sq ft
Number of Buildings	37
CONTACT INFO	University of Wisconsin
owner	University of Wisconsin
address	510 Charmany Drive, Suite 250
phone	(608)441-8000
email	proméo@wisc.edu
website	http://www.universityresearchpark.org/
LOCATION	Description
city	Madison
state	Wisconsin
country	USA
population	233,209
proximity to university	3 miles
prox. to downtown	approx. 5 miles
prox. complementary industries	126 companies at park
transit service to site	bus less than 1/2 mile
prox. interstate highway	near 12/14
prox. airport w/common carrier	approx. 3 miles
prox. general aviation airport	approx. 9 miles



Financing:
URP receives no city or state funds to run. URP pays property taxes and returns all profits to UW-Madison research programs. Was organized in 1984 by then UW-Madison Chancellor Irving Shain and the UW Board of Regents. University land no longer conducive to agricultural research was sold to University Research Park Inc., a separate non-profit entity that developed the land and leased it to companies interested in maintaining close contact with the university community. Today, the park provides an atmosphere custom-designed to nurture a productive combination of economic and technological development.
Uses:
126 companies that employ over 3,500 people, primarily biotechnology firms. Encourage the development and commercialization of new, cutting-edge ideas. To enhance the state and local economies, while benefiting research and educational programs at the UW-Madison. To partner with UW Madison to generate great jobs in the community while affording tremendous access and support for URP companies at the university.
Site Design:
The hub is known as the Park's technology incubator, the Madison Gas & Electric (MGE) Innovation Center. This incubator provides unique opportunities and incentives for start-up companies through specialized growth environments. Areas outside of the incubator are for companies that have outgrown it. They also allow companies to construct their own facilities on leased parcels. There is a University Research Park Design Review Board. They are appointed by the Board of Regents of the University of Wisconsin System, and have the complete authority to approve, reject, or require modification to any plan or design proposal for development or construction. They establish the conditions upon which design proposals will be evaluated and allow variations to standards and design criteria.
References:
http://www.universityresearchpark.org/

McMaster Innovation Park

SITE NAME	McMaster Innovation Park
Acreage	37 acres
Total Enclosed Area (GSF)	na
Number of Buildings	1 main, 2 heritage sites
CONTACT INFO	Mc Master University
owner	Mc Master University
address	175 Longwood Road South, Suite 105 Hamilton, ON, L8P 0A1
phone	Tel: 905-667-5500 Fax: 905-667-5501
email	info@mcmasterinnovationpark.ca
website	http://www.mcmasterinnovationpark.ca
LOCATION	Description
city	Hamilton
state	Ontario
country	Canada
population	504,559 people as of 2006
proximity to university	less than 1 mile
prox. to downtown	~1.8 miles
prox. complementary industries	industrial zone
transit service to site	1 route public transit + shuttles between university and park
prox. interstate highway	next to highway 403
prox. airport w/common carrier	10 miles to international airport
prox. general aviation airport	na

Financing:
"trust structure" governed by Board of Directors: "The essence of the structure is to give McMaster Innovation Park a fair degree of independence to function as the custodian and developer of the assets while allowing the university as the "owner" of the assets to have an appropriate level of oversight and governance.:
Uses:
Majority emphasis on cluster development of advanced manufacturing, ag/food and beverage processing, port-related industry, aerotropolis, biotechnology and biomedical, film, tourism and arts, and the Downtown. There is also a workout facility & lunchtime service on-site for employees, public/open space, event, meeting and conference space.
Site Design:
Local public transit reached through one route, bike and walking trails, vehicle and bike parking for over 500. Re-use of former Westinghouse industrial complex, which incorporates a mix of uses in the main building, as well as additional buildings which are heritage sites and future development opportunities. "Multidisciplinary focus on research & innovation" in an urban setting, mobility, open space, sustainability, partnership of "academic, government, and industry," notably Hamilton is part of the "Golden Horseshoe" an area known for industry and dense population (location, location, location)." current: 4 storey building, 150,000 square feet + boiler and power house, warehouse (plans for 1.6 million sq ft of building space in 8 phases - as of Sept. 2008)
References:
http://www.mcmasterinnovationpark.ca/pdfs/sustainable.pdf



Notre Dame Innovation Park

SITE NAME	Notre Dame Innovation Park
Acreage	12 acres
Total Enclosed Area (GSF)	55,000 sq ft, up to 160,000
Number of Buildings	na
CONTACT INFO	University of Notre Dame
owner	University of Notre Dame
address	1400 E. Angela Blvd
phone	(574)631-8825
email	via website
website	http://www.innovationparknd.com/contact-us/
LOCATION	Description
city	South Bend
state	Indiana
country	USA
population	107789
proximity to university	across the street Notre Dame
prox. to downtown	near Eddy Street Commons (restaurants, etc)
prox. complementary industries	access to student job posting, library, equipment in Uni labs
transit service to site	staff shuttle around campus
prox. interstate highway	near highway 933
prox. airport w/common carrier	approx. 15 miles
prox. general aviation airport	approx. 3 miles



Financing:
Subsidized by the University of Notre Dame, entrepreneurial resources of various angel investors and venture capital firms.
Uses:
Primarily Research and Business incubation yes, network on campus this project is very well integrated with the university, faculty and students. There is a clear partnership here where renters are able to access many of the resources on campus, and the center also provides internship opportunities for the students.
Site Design:
Features a mix of uses in single buildings as well as a discrete use of buildings. Staff and faculty shuttle minimizes driving. Many sustainable BMP's contribute to energy and water efficiency, stormwater management, recycling materials, etc.
References:
http://www.innovationparknd.com/contact-us/

Portland Green Innovation Park

SITE NAME	Portland Green Innovation Park
Acreage	Small, under 5 acres
Total Enclosed Area (GSF)	na
Number of Buildings	maybe 2-5
CONTACT INFO	Daniel Spero
owner	Portland Development Commission
address	222 NW Fifth Avenue Portland, Oregon 97209
phone	(503) 823-3291
email	SperoD@pdc.us
website	http://www.pdc.us/
LOCATION	Description
city	Portland
state	Oregon
country	USA
population	529121
proximity to university	na
prox. to downtown	na
prox. complementary industries	na
transit service to site	na
prox. interstate highway	na
prox. airport w/common carrier	na
prox. general aviation airport	na



Financing:
Na-In planning process.
Uses:
The purpose of the Work and associated Work Products is to provide a clear roadmap for executing the design, development, and implementation of the Portland Green Innovation Park with the key objectives of economic development and job creation in the City of Portland, Oregon (see Section 2.4 of this RFP). A successful business plan will outline a concrete plan for the City and PDC, including public and private financial support to create an economically-viable and sustainable project.
Site Design:
Two small sites are being considered (see Referenced PDF page 22 of 24 for images). "Renowned as one of America's greenest cities, Portland is in the early planning stages for the development of a Green Innovation Park that will showcase innovative residential buildings, namely net zero energy and low carbon homes, built by local, regional and international firms. The Green Innovation Park is envisioned to become a test-bed for cutting edge residential green building techniques and technologies and to be the first demonstration project of its kind in the United States. Idea is modeled after BRE Innovation park and may include a partnership with BRE. Business plan by RFP currently in progress."
References:
http://pdc.us/pdf/rfps/2011/RFP-11-04-Business-Plan-Green-Innovation-Park.pdf

Research Triangle Park, AKA Smartsville, USA

SITE NAME	Research Triangle Park (AKA Smartsville, USA)
Acreage	7,000 acre
Total Enclosed Area (GSF)	na
Number of Buildings	multiple/ plusdevelopable acres
CONTACT INFO	RTP Headquarters
owner	RTP Headquarters
address	12 Davis Drive, Research Triangle Park NC 27709
phone	919.549.8181
email	parkinfo@rtp.org
website	www.rtp.org
LOCATION	Description
city	Durham, Raleigh, Chapel Hill
state	North Carolina
country	USA
population	1.6 million (within 60 mi)
proximity to university	in between Duke, NC State, UNC (~30 min)
prox. to downtown	NA
prox. complementary industries	170 global companies
transit service to site	Train available
prox. interstate highway	Fwy 147, 40
prox. airport w/common carrier	6 miles (Raleigh Durham Int'l Airport)
prox. general aviation airport	na



Financing:

\$2bill/yr in Research

Uses:

Industry clusters located in RTP reflect the research strengths at the region's renowned learning institutions—UNC-Chapel Hill, Duke University and N.C. State University. Established clusters such as biotechnology (including agriculture-related biotechnology and pharmaceuticals) and information technology as well as emerging ones such as advanced gaming, green and nanotechnology have strong roots in and are competitive because of the research at these universities and the confluence of academic disciplines that each provides. Many RTP-based companies have spun out of the universities.

Site Design:

built in 1960's - in process of adding on to facility.

References:

http://www.rtp.org/sites/default/files/map_Buildings-v1-030111-960w.png

River Front Research Park

SITE NAME	RiverFront Research Park
Acreage	25,920 acres
Total Enclosed Area (GSF)	111,000 sq ft 26% built
Number of Buildings	3
CONTACT INFO	Michelle Wygle
owner	University of Oregon
address	1600, 1800 and 1900 Millrace Dr
phone	(541)346-5164
email	na
website	http://researchpark.uoregon.edu/index.html
LOCATION	Description
city	Eugene
state	Oregon
country	USA
population	156,000
proximity to university	Adjacent to University of Oregon
prox. to downtown	approx. 2.4 miles
prox. complementary industries	emphasis connection with university
transit service to site	bus
prox. interstate highway	near I 105
prox. airport w/common carrier	over 15 miles
prox. general aviation airport	around 15 miles or less

Financing:
na
Uses:
Knowledge based research and organizations, specifically neuroscience and neuroinformatics, biotechnology, behavioral science, optimization technology and policy and program development for people with disabilities works closely with University, employing faculty and students.
Site Design:
A Future \$17-million, 79800 sp ft environmentally sustainable building will be LEED Silver/Gold certified. The project design includes widening the South Bank Bike Path to 14 feet, bike and pedestrian lighting and safety railings, removal of invasive blackberries, natural riparian landscaping, improved bike path connections to the UO and downtown, and a sustainable green street, among other features.
References:
http://researchpark.uoregon.edu/index.html



Sacramento Center for Innovation (SCI)

SITE NAME	Sacramento Center for Innovation (SCI)
Acreage	240 Ac. total in SP; 50 Ac. near term 25 Ac. Catalyst site
Total Enclosed Area (GSF)	na
Number of Buildings	na
CONTACT INFO	Desmond Parrington
owner	CSU Sacramento
address	6000 J Street
phone	(916) 808-5044
email	dparrington@cityofsacramento.org
website	http://www.cityofsacramento.org/dsd/projects/innovation-technology-village-sp.cfm
LOCATION	Description
city	Sacramento
state	California
country	USA
population	1394154
proximity to university	Immediately adjacent (<1 mile)
prox. to downtown	4 miles
prox. complementary industries	immediately adjacent - SARTA New Venture Lab; Power Inn Alliance
transit service to site	<1/4 mile
prox. interstate highway	<1/4 mile
prox. airport w/common carrier	8 miles
prox. general aviation airport	4 miles
Financing:	
TBD	
Uses:	
	The Specific Plan is anticipated to be completed by the summer of 2012. It will provide a clear focus for the land use, development standards, urban design, public facilities, utility capacity and circulation that are proposed in the Specific Plan area.
Site Design:	
	Currently, the area south of the existing Regional Transit light rail tracks, the Ramona Avenue area, is primarily heavy commercial, light industrial and industrial uses. The 2030 General Plan identified the area as an Opportunity Area, changed the land use designation from Industrial to Employment Center, and recommended further land use refinement.
References:	
	http://www.cityofsacramento.org/dsd/projects/innovation-technology-village-sp.cfm



Santa Fe Innovation Park

SITE NAME	Santa Fe Innovation Park
Acreage	The whole city is the park.
Total Enclosed Area (GSF)	na
Number of Buildings	na
CONTACT INFO	David Breecker
owner	City of Santa Fe
address	na
phone	505-685-4891
email	david@breeckerassociates.com
website	http://santafeinnovate.org/ , http://sfip.files.wordpress.com/2011/11/sfip-brochure-11-1-11.pdf
LOCATION	Description
city	Santa Fe
state	NM
country	USA
population	143937
proximity to university	minor institutues throughout city, no clear connection with any one in particular
prox. to downtown	located within downtown
prox. complementary industries	neighboring
transit service to site	bus
prox. interstate highway	highway 285
prox. airport w/common carrier	10 miles
prox. general aviation airport	over 20 miles

Financing:

Appears to be a County owned facility with a \$1.8M annual expense budget, unknown income from rental properties. SFIP is a self-sustaining social enterprise initiative. Participants, support staff, and facilities are assembled for each project, with minimum operating expenses for SFIP. Costs will depend on the project. The Microgrid Lab project will eventually cost millions or tens of millions of dollars, which will be raised from the private sector as investment capital. Earlier stages in the tens or hundreds of thousands will be from a mix of local, federal government, and private participants. The water workshop project will seek conventional grant funding from agencies and philanthropies in its initial stage; if it matures into an ongoing program, they will assess funding then, but a mix of public, private, and social sectors is likely. The community networking platform, We the People, is on a micro-philanthropy ("crowd funding") website, United States Artists. If that one matures, they will seek private investment capital for social enterprise development.

Uses:

Santa Fe Innovation Park is the only "whole-city concept" innovation park. Breecker states they are in the very early/start-up stage, so a lot that has been done so far is hypothetical or proposed, rather than actual. No companies have been recruited yet, and they have a primary focus on projects. In terms of strategies on how they will locate wanted companies throughout the city will depend on the project. Breecker notes that not all projects are designed to attract companies for long-term occupancy. The primary mission is social, not economic development. The Microgrid Lab is the best case study for this; that one is a partnership with the Santa Fe Community College, which as a lot of space, and is surrounded by mixed-use developments with lots of commercial space available, and is designed to attract (and grow new) companies. There's a fair amount of available space of all kinds around the city, some academic, very limited research, some exhibition, plenty of retail, some conventional business parks, and lots of housing in this current market. But again, physical facilities are not core to their value proposition: the SFIP innovation method is the key, coupled with regional intellectual and creative capital. Space is secondary. This is the real point.



Stanford Research Park

SITE NAME	Stanford Research Park
Acreage	700
Total Enclosed Area (GSF)	10 million sq. ft. developed buildings/facilities
Number of Buildings	162
CONTACT INFO	Holly Lee
owner	Stanford Management Company
address	2755 Sand Hill Road, Suite 100 Menlo Park, CA 94025
phone	(650) 926-0300
email	hollylee@stanford.edu
website	http://lbre.stanford.edu/realestate/research_park
LOCATION	Description
city	Palo Alto
state	California
country	USA
population	64,000
proximity to university	Close
prox. to downtown	within Palo Alto
prox. complementary industries	Located in Silicon Valley
transit service to site	rail, bus, shuttle
prox. interstate highway	highway 280 and 101
prox. airport w/common carrier	13 miles to SFO
prox. general aviation airport	20 miles to San Jose

Financing:
na
Uses:
Primarily industries with scientific, technical and research oriented focus. Major representation of electronics, space, biotechnology computer hardware and software.
Site Design:
What Makes this Business Park Successful: strong university connection: sponsor joint research projects with Stanford faculty and students, conduct seminars and workshops, offer internships to students, recruit Stanford graduates, invite faculty to join corporate boards, retain faculty as consultants, etc.
References:
http://lbre.stanford.edu/realestate/research_park



UC San Diego Science Research Park

SITE NAME	UC San Diego Science Research Park
Acreage	30 acres
Total Enclosed Area (GSF)	up to 550,000 sq ft
Number of Buildings	5
CONTACT INFO	Nancy Kossan
owner	University of California, San Diego
address	9500 Gilman Drive #0982 La Jolla, CA 92093-0982
phone	(858)534-1488
email	nkossan@ucsd.edu
website	http://www-srp.ucsd.edu
LOCATION	Description
city	La Jolla
state	California
country	USA
population	32,000
proximity to university	Adjacent to UCSD.
prox. to downtown	approx. 5 miles
prox. complementary industries	hubb of biotechnology
transit service to site	
prox. interstate highway	near highway 5
prox. airport w/common carrier	approx. 10 miles to San Diego International
prox. general aviation airport	less than 10 miles



Financing:

With 8 Nobel Laureates, an interdisciplinary culture & risk-taking tradition, UCSD annually attracts close to \$730 million in research funding & has spun off a third of the region's biotech industry.

Uses:

Huge area for Biotechnology Companies. near Salk Institute, Scripps Institution of Oceanography, Thorton Hospital, Moores' Cancer Center and Health Sciences Campus. Include: Health sciences, engineering, biology, physical sciences and oceanography offices, laboratories, testing facilities, product development, consulting, production and prototype creation, La Jolla Institute for Allergy and Immunology and Kyowa Hakkō Kirin California Inc currently share 145,000 sq ft.

Site Design:

This new building houses LIAI's 230 employees and 16 laboratories, plus Kyowa Hakkō Kirin California, Inc.'s 50-member research team. Located on 3.42 acres, the four-story facility features a multi-level atrium with overhanging balconies and a 157-seat auditorium. The "open laboratory" floor plan is designed for a highly collaborative research environment and includes specialized rooms for all aspects of molecular and cellular biology.

References:

<http://www-srp.ucsd.edu>

Appendix B: In-depth Case Studies

Boulder, Colorado Dispersed Park Model

Regional Context

Located in one of seven counties in the Denver Metropolitan Area, the City of Boulder is home to a population of 103,650 people and covers approximately 25.4 square miles. Sitting in one of the nation's most productive advanced technology corridors, the City of Boulder is home to the University of Colorado, Boulder and the Colorado School of Mines, making it highly attractive to research-driven business efforts. While the City of Boulder provides many programs to assist businesses looking to locate or expand within its boundaries, it is the Boulder Innovation Center (BIC), which acts as the primary incubator and the connection with Universities Offices of Technology Transfer (OTT).

The Catalyst

The Boulder Innovation Center grew out of the understanding of several local business leaders that the city needed to actively support new and growing local companies. The center was formed in 2005 under the leadership of Doug Collier, who helped to secure funding from public and private sources, appoint a Board of Directors, admit the first clients and recruit the initial advisors. The advisors who came on to the project in its early stages came from companies such as White Wave, Celestial Seasonings, Horizon Organic, Level 3, and Ball Aerospace. Many of Boulder's other

entrepreneurs volunteered their time as advisors in this early stage, establishing lasting relationships with venture capitalists, angel investors, attorneys, accountants and consultants. Under Time Bour's leadership in 2007, the BIC grew to accommodate a larger number of clients in more industry areas and was able to secure new sources of funding by expanding the number of commercialization partners.

University Involvement

The Boulder Innovation Center is a commercialization partner of the University of Colorado's Technology Transfer Office (CU TTO) and the Colorado School of Mines Technology Transfer Office (CSM TTO). When CU and CSM faculty have created Intellectual Property, the commercial feasibility is analyzed, a patent implementation strategy is created and commercialization options are evaluated through the Technology Transfer Offices. The project is then handed over to the Boulder Innovation Center, who develops an opportunity summary, matches the project with market expertise, facilitates commercialization discussions, follows up for interest and feedback and then helps form the company to license technology and launch the product. The BIC may even enter the commercialization discussion while it is still being held under the Office of Technology Transfer.

Amenities and Incentives

The Boulder Innovation Center also offers an early-stage business incubator called the Boulder Area Business Program. Designed to help start-ups overcome early roadblocks and barriers, it acts through a subsidized consulting

model with the expertise of highly experienced advisor teams to solve client's needs. Clients are matched with a Boulder Innovation Center Program Manager to act as their primary contact, provide resources, recruit advisors and manage the interaction between clients and advisors. The benefits to the clients include; a proven process to address the challenges faced by early stage companies, access to relevant, experienced professional business leaders who have faced similar issues, customized engagements and targeted, timely resources to grow your business and meet personal and professional goals as well as opportunities to develop relationships with local industry leaders. These services come at a fee to the business. The City of Boulder provides many fiscal incentives to help support the goals of their Economic Vitality Program, and the Boulder Innovation Center. The new Flexible Rebate Program allows for rebates of certain taxes and fees to primary employers in the city who meet certain eligibility and sustainability requirements. Also, a new program, the Boulder Microloan Fund is a consortium of private and public parties to provide general working capital for small businesses who cannot secure funding through traditional means. The Boulder Small Business Development Center acts as an incubator, providing workshops, one-on-one consulting and connections with other businesses.

The City of Boulder's Economic Vitality Program is an additional organization, which acts to strengthen the economic health and social fabric of the city by supporting business growth. They offer services to retain businesses, help them expand, provide outreach opportunities, help

evaluate properties and project opportunities, as well as provide assistance for companies looking to relocate. They also provide assistance analyzing development plans, feasibility of a project, and match the businesses interests with similar areas throughout Boulder. Their main industry cluster initiatives include Natural Products, Active Living and Clean Technology. The high quality of life in Boulder also helps to bring new companies to this area with its excellent schools, high-quality health care, earth-friendly policies, extensive shopping, dining, entertainment and cultural opportunities. The City of Boulder is a great place to enjoy outdoor recreation offering a comfortable climate, 45,000 acres of open space, 200 miles of hiking and biking trails and a resident discount for many of its recreational facilities through the Parks and Recreation Employee Discount Program.

Major Anchors and Industry Focus

While the Boulder Innovation Center will accept all types of businesses, the primary industries represented in the city fall into the following categories; Natural and Organic, Software, Renewable and Sustainable Energy, Bioscience, Nanotechnology, Optical and Engineered Products, Space and Aerospace Technology. These industry focuses align well with the interests of the University of Colorado, Boulder, who outlined five research initiatives in their 2030 strategic plan, which are Aerospace Initiative, Biotechnology Initiative, Computational Sciences and Engineering Initiative, Energy Initiative and the Geosciences Initiative. Some of the largest companies to locate in Boulder are; IBM Boulder, Oracle,

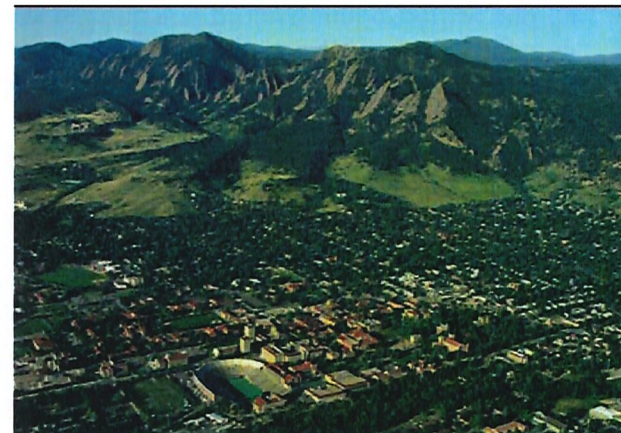
Ball Corporation, Boulder Community Hospital, Level 3, Seagate, NCAR, Covidien and Amgen, all of which align with the University's Initiatives and the BIC's focus groups. Additionally, the University is engaged in several federal and industry research partnerships. NSF funded partnerships include; Extreme Ultraviolet Engineering Research Center, Liquid Crystals Materials Research Center and the Center for Membrane Applied Science & Technology. Federal laboratory partners include; National Oceanic and Atmospheric Administration, National Institute of Standards and Technology, National Center for Atmospheric Research, University Corporation for Atmospheric Research and the National Renewable Energy Laboratory and United States Geological Survey.

Community Benefits

In 2010, the Boulder Innovation Center created 93 new jobs, expended \$21.6 million on wages and salaries, raised \$21.9 million in new capital and \$51.7 million in revenues. During the five years prior, 342 jobs were created, \$52.8 million in wages were expended, \$52.6 million new capital was raised, \$111.1 million in revenues was earned, and 6 new companies were created.

Retrospective

The BIC's website hosts numerous testimonials from business owners, whose success is due to the help that the City of Boulder provided. This commitment to fostering economic health and vitality keeps Boulder's unemployment rate well below state and national averages. The population is young, highly educated, and over half are able to hold down managerial and professional



positions. Jobs are expected to grow from the current 97,750 to 117,400 by 2030. There are currently 6,640 employers, most of which have less than 50 employees. The high concentration of advanced technology industries has fueled venture capital investments in Boulder, with \$204 million in 2008, 25% of the total for the state. The business support systems provided by the City of Boulder and the atmosphere of advanced science and technology development couple with the good quality of life and recreational opportunities to make Boulder one of the fastest growing innovation hubs in the country.

Livermore, California i-GATE

Regional Context

The City of Livermore is located in the eastern part of the larger San Francisco Bay Area, approximately 40 miles from downtown San Francisco. The city is less than 40 miles from two renowned universities, the University of California, Berkeley and Stanford University. A third, the University of California, Davis, is just over 80 miles away. Silicon Valley, the international high tech hub, is also about 30 miles from Livermore. In addition, the community benefits from proximity to coastal and mountain recreation areas.

According to 2010 Census data, Livermore has a population of almost 81,000 people, and is considered a mid-sized city; in comparison, the City of Davis has approximately 65,000 people, a figure that does not include the nearly 32,000 UC Davis students in the city. Originally a farming and ranching community, Livermore maintains its small town, agricultural feel while providing many urban cultural activities. There is an active downtown and a growing winery business within the community.

Catalyst

The city has two federally-funded Department of Energy research laboratories, the Lawrence Livermore National Laboratory and the Sandia National Laboratories, both of which were

created in the 1950s. Together the two labs have 8,500 acres of land, the majority of which is high security. Lawrence Livermore is the largest employer in the City of Livermore.

The laboratories' initial interest was to enlist the city of Livermore's help to develop 110 acres of federally owned land that would be moved outside their gates. The project is called the Livermore Valley Open Campus (LVOC), and its goal is to encourage more businesses and research groups to co-locate and collaborate with the labs, as well as help the labs collaborate with international partners. Both labs had had a difficult time accomplishing this before due to the high level of security inside the gates. Additionally, the labs benefit from their partnership with businesses and researchers because these partners can lobby the federal government while the labs, as federal entities, cannot.

The nonprofit i-GATE (innovation for green advanced transportation excellence) was initiated by the City of Livermore, with the support of the National laboratories, to facilitate the creation of partnerships between the labs and their industry and academic collaborators. i-GATE also assists small businesses by allowing them to network and use the resources of other companies, academic partners and the two national labs. i-GATE is funded by the city of Livermore, the California Small Business Development Center and corporate donations. It receives no state funding but is designated as one of ten State of California innovation hubs. i-GATE's mission is to create more companies

and jobs focused on green transportation and clean energy technologies. The strategies it uses to accomplish these initiatives include:

- Expedited technology transfer
- Entrepreneurial assistance
- Creating collaborative opportunities
- Technology incubator
- Supporting high-growth green businesses

University Involvement

UC Berkeley helps run the laboratories. i-GATE has three components, including the Academic Alliance, which includes seven universities. Some are located in the region (UC Berkeley and Davis) and others are from different parts of the United States (the Universities of Michigan and Oklahoma, for example). These universities play an important supporting role in i-GATE, which is administered by the City of Livermore.

Amenities and Incentives

The most attractive amenity is the high quality of life that Livermore and the surrounding region affords to high tech businesses, their owners and employees. The so-called Creative Class – mainly young, well-educated entrepreneurs – are attracted to high-amenity communities. The City of Livermore itself is a large part of i-GATE's marketing strategy to attract innovative businesses. Potential collaborators also have easy access to capital, as well as to regional academic and professional expertise and the targeted marketing and business support services available through i-GATE. These services make the Livermore incubator attractive to start-up companies, while existing companies are attracted to opportunities available with the labs'

LVOC. i-GATE has also been advising cities on how to make their policies more attractive to innovative businesses. Their consulting activities include:

- Making regional and local policies consistent
- Streamlining permitting processes and land use regulations for high tech companies
- Implementing non-rigid zoning
- Developing Innovation Center zoning overlays

The community of Livermore benefits from the revenue and investments of new businesses and the job creation they provide. The availability of high tech jobs and entrepreneurial support serve to increase the city's appeal.

Major Anchor or Theme

"We think we can be the Silicon Valley of green transportation and clean technology," i-GATE president Bruce Balfour. i-GATE focuses on clean energy and green advanced transportation innovation, both of which are major market sectors for climate change and important areas for the labs. While emphasizing the importance of a strong theme and a compelling story, i-GATE encourages cross sector (business, academic, and federal, state, and local government) collaboration. There are three distinct components to i-GATE's efforts. NEST (National Energy Systems Technology) is the incubator that provides collaborative space for new businesses and helps them network with experts from the labs, universities and other i-GATE partners. Academic Alliance consists of seven universities;

they provide knowledge, student interns, and tech transfer opportunities to the consortium members. i-GATE is also working to establish satellite campuses near the labs. Development Corporation supports NEST by helping the start-up businesses there relocate to new facilities as they expand. The Development Corporation and NEST are separate entities due to conflict of interest issues arising from NEST's academic and municipal membership.

Community Benefits

The i-GATE consortium consists of four federal labs, seven universities, and ten cities and counties in an expanded region. These include:

- Livermore
- Dublin
- Pleasanton
- Danville
- Lathrop
- Davis
- Tracy
- Fremont
- Brentwood
- Alameda County

i-GATE's goal is to create 5,000 jobs in five years and bring a billion dollars in noneconomic impact to its 10 partnering cities. In order to attract members to the consortium when i-GATE was forming, the City of Livermore, which administers the program, focused on branding and outreach. They aimed to tell a compelling story that would help potential partners understand how they could benefit from belonging to the consortium. Once they join, i-GATE then assists its member cities with self-



branding and marketing strategies by focusing on their unique strengths and how their role in the consortium increases what they offer. i-GATE also helps communities collaborate with businesses, academic institutions and each other, providing both resources and economic development opportunities. i-GATE believes its greatest assets are the political and economic development networks offered to members, because they provide such broad and diverse connections and opportunities. Based on interviews with Rob White, i-Gate NEST and Development Corporation CEO, and Brandon Cardwell, i-GATE NEST Vice President of Programs.

Coralville, Iowa University of Iowa Research Park

Regional Context

Coralville is located in Johnson County, 75 miles from the Mississippi River, in the Eastern portion of the state of Iowa. It has a population of 18,907 and holds a close relationship with nearby Iowa City due to the presence of the University of Iowa.

The Catalyst

The UI Research Park, the University of Iowa, and local departments of Coralville and the state of Iowa share a vision of long-term economic development. The University of Iowa Research Park was part of a regional economic strategy by the public sector of regional councils within Iowa. In a regional context, UI Research Park and the city of Coralville serve as the southern anchor of a two-node, seven county economic region known as the Technology Corridor (FIG. 1).

The counties of Linn, Johnson, Benton, Jones, Iowa, Cedar, and Washington formed an alliance dedicated to economic progress, workforce development, and fostering a culture of innovation. The Technology Corridor combines the culture and the commuting patterns of the Cedar Rapids/Iowa City metropolitan areas and its neighbors. Because of the alliance, local economic and development departments worked together to help increase already exist-

ing major anchors in manufacturing, health, renewable energy, and technology services. Teams from organizations and departments within the following were involved in the development of the Technology Corridor: Iowa City Area Development Group, The University of Iowa, Kirkwood Community College, Alliant Energy, MidAmerican Energy and the Cedar Rapids Area, Priority One Developers, and Iowa City Area Chambers of Commerce.

In a community context, a public-private partnership with developer Ryan Companies US, and Coralville, along with essential State support, made the research park possible. The UI Research Park has representatives from the John Pappajohn Entrepreneurial Center, Office of Corporate Partnerships, the UI Research Foundation, the UI Small Business Development Center, Associate Vice President for Economic Development, and professional consultants in medicine, engineering, and more.

University Involvement

The UI Research Park is located on the campus of University of Iowa in the city of Coralville. There are close ties to the university since before the development of the research park. Before it was a research park, it was a research hospital where local health professionals, professors and students worked together for university and public research for the city of Iowa. During the development of the UI Research Park, many community and regional players had an interest in converting the research hospital into a research park. Major players include; John Pappajohn Entrepreneurial Center, Office of Corporate Partnerships, the UI Research Foundation, the UI

Small Business Development Center, Associate Vice President for Economic Development, and professional consultants in medicine, engineering, and more.

Amenities and Incentives

The UI Research Park has 27 lots (ranged from 4 to 7 acres) that they rent out to businesses. These contracts vary but are usually long-term such as for 40 or more years. They also implement business incubator (FIG. 2) programs - BioVentures Center and Technology Innovation Center - as part of the Iowa Centers for Enterprise (ICE) to assist the new businesses.

These programs share technical support, dry/wet laboratories, conference rooms, offices, and laboratory equipment within the park. Businesses and industries that rent land from the University will have access to all the research databases the university has to offer and, additionally, receive aid in writing federal research and development grants through Small Business Innovation Research (SBIR) and Small Business Technology Transfer (STTR) programs. On a micro-scale, there is free WIFI and parking.

Joe Raso, President of the Iowa City Area Development Group, claims that one major incentive that UI Research Park has is their independent, third-party certification program designed to reduce risk for local communities and property owners as well as companies called "Shovel Ready Iowa." Shovel Ready Iowa is a program provides consistent standards regarding the availability and development potential of commercial and industrial sites. Raso states that this program categorizes sites on varying degrees of economic trends, its type, local and major hubs

and resources for industries. Simply, the program recruits businesses by showing them a list of SHOVEL READY sites that match their resource demands before the development or planning stages. The program is run by a private-nonprofit between a private real-estate consulting firm and the Iowa Area Economic Development Group.

A private nonprofit is an organization that is incorporated under State law and whose purpose is not to make a profit, but rather to further a charitable, civic, religious, scientific, or other lawful purpose. They still obtain the 501(c)(3) status of nonprofits.

Major Anchors and Industry Focus

Major anchors was the Technology Corridor which offered many health and engineering services, location near the metropolitan area of the city of Iowa, Iowa Shovel Ready program, strong private, public and nonprofit connection. The first tenants to locate in the park were recruited by the Iowa Area Development Group and the Foote Consulting Group (both of which are a part of the Shovel Ready Iowa program).

Community Benefits

The UI Research Park benefits from strong University, State, City of Coralville and private, public, and nonprofit sector support (FIG. 3). Mr. Coberly, Parks and Building Maintenance Superintendent, claims that the success of the park



comes from the public support by the city and the university. He says it blends well within the community Coralville and there is few to none public opposition to projects that have been implemented within the park. The UI Research Park has programs that teach topics of health and technology and offer stem programs to the local school districts K – 12th grade. The park also hires local professionals in natural sciences, engineering, and health. By providing jobs and



Sonoma, California Sonoma Mountain Village (SOMO)

Regional Context

Sonoma Mountain Village is a 200-acre award-winning, deeply sustainable, solar-powered, zero-waste, mixed-use community making it an ideal model for the innovation park the city of Davis is currently planning. The village supports a “five-minute lifestyle,” with parks, shopping, services and a town square all within a short walk of homes and businesses. Community programs, such as a car and bike sharing, walking school buses, neighborhood electric vehicle shuttles, car charging stations, community gardening and a daily farmers’ market, create a culture that supports quality lifestyles.

The Catalyst

The Sonoma Mountain Business Cluster that is operated by the North Bay iHub. The North Bay iHub is a regional economic development collaborative formed under the State’s innovative new program to modernize California’s approach to fostering innovation and entrepreneurship. According to Kari Dunskin, Office Manager for North Bay iHub, North Bay iHub is the first business incubator in the North Bay who is strictly non-profit. Started in April 2007, there are currently 38 office buildings available for rent, as well as 10 to 12 cubicles that are available to individuals who would like to work in a professional atmosphere.

Rohnert Park was a former high tech campus that was originally built and created by Hewlett-Packard back in 1984. They were then bought out by Agiland, and then eventually obtained by Codding, who are now the primary developers of the park. Codding is an investment holding company with interests in commercial real estate, commercial construction, green building products, clean energy, and sustainable mixed-use development. Located 40 miles north of San Francisco in Rohnert Park, California, Sonoma Mountain Village is in the heart of Sonoma Wine County, with easy access to recreation, Sonoma State University and the world-class Green Music Center.

University Involvement

The University was not significantly involved with the development of SOMO; the primary drivers instead were the city, the strong public support and the developer. According to Kirstie Moore, Development Manager at Codding, the city held workshops for public awareness. The outcome was very well received, and there were no real oppositions from the public. After unanimous approval by the Rohnert Park Planning Commission, the City Council approved the requested discretionary entitlements including the Environmental Impact Report, General Plan Amendment, and certified the Development Agreement for Sonoma Mountain Village. The Development Agreement ensures the developer pays its own way and does not cause the City or residents any financial harm. It also provides Codding the development rights throughout the life of the project. Codding is now defining

plans for the homes, amenities, luxurious lifestyle, and world-class environmental attributes at Sonoma Mountain Village. Build out of the entire community is expected to continue through 2025. Sonoma Mountain Village continues to breathe new life into a vacated commercial business campus. Plans include 839,000 square feet of commercial, office and retail space, and the creation of 4,400 jobs. In fact, the community has already generated more than 700 jobs.

Major Anchors and Industry Focus

According to Dunskin, the Sonoma Mountain Business Cluster offers 30,000 square feet of conference rooms and already furnished “plug and play” office space. Start-up companies have access to capital and all the resources they need to grow to become successful, including mentoring services and an already set telecomm infrastructure. Sonoma Mountain Village strives to attract companies with a strong focus on technology or those relevant to the “green” atmosphere. West Coast Solar Energy is their classic success story. They were a company who started out in the Sonoma Mountain Business Cluster for about a year and grew successfully. Although they have moved out, they still remain in Rohnert Park. One of their major tenants today is Pix 20, a company that develops LED screens for concerts that are considered green. Dunskin notes that the Business Cluster is still in the beginning stages waiting for companies like West Coast Solar Energy to scale up.

Community Benefits

With Sonoma State University only a mile away, Dunskin mentions that the North Bay iHub partners with local colleges to spur innovation and economic development. She also notes they work with the Dominican University of California's Green MBA Program. The North Bay iHub seeks to mitigate political barriers and promote a regional approach to stimulating job creation and technology commercialization in Napa, Marin and Sonoma counties. The iHub achieves this by stimulating partnerships between non-profit economic development organizations, government entities, universities, businesses, and investment networks to accelerate investment and economic development. The structural goal of these partnerships is to provide a continuum of support for young, innovative technology companies. As the iHub program matures and additional State funding becomes available, local companies and research institutions will also benefit from enhanced national and global exposure, marketing and partnership opportunities.

Retrospective

As mentioned, things are still in its infancy stage and growth is expected to continue. Moore concludes they are just waiting for the right time in the economy to build more to include the residential space and indulge in more opportunities with the plan. SOMO is definitely expected to be a great success. SOMO's achievements so far are already impressive. In 2011, the community plan earned the highest rating, Platinum, from the prestigious US Green Building Council's



Leadership in Energy and Environmental Design for Neighborhood Developments (LEED-ND) for the neighborhood design. In 2008, Sonoma Mountain Village was awarded California's highest, most-prestigious environmental honor—the Governor's Environmental and Economic Leadership Award (GEELA) as a model for comprehensive land use planning.

Champaign-Urbana, Illinois University of Illinois Research and Innovation Park

Regional Context

The University of Illinois Research and Innovation Park is located 140 miles southwest of Chicago, in the semi-rural metropolitan region of Champaign-Urbana. With a population of less than 250,000, Champaign Urbana considers themselves a leading example of “Micro-Urbanism”, a term they use to describe a region which “possesses a highly uncommon set of desirable attributes normally exclusively associated with much larger metropolitan centers.” Such attributes include; a vibrant nightlife, arts, culture, a diverse population, a strong base of technological development, a strong sense of community, viable transit options, and a concern for Sustainability, as well as other environmental issues. Champaign and Urbana are similar to the City of Davis in size and location, relative to other major Metropolitan centers, as well as community character to the city of Davis, with the added bonus of affordable housing prices.

The Catalyst

The University of Illinois Research and Innovation Park began in 1999 out of the University’s interest in expanding its research opportunities. Prior to 2000, the University had set aside 200 acres of land adjacent to the campus through a land trust. Development began in January of

2001, and today there is currently 12 buildings at 603,721 total square feet of space that has been built-out. Development on the next building was scheduled for the fall of 2011. There have been 202 tenants in the park over the last 10 years. Future expected growth of the park is around 1.3 million square feet which will add approximately 5,000 new jobs. The Research Park at the University of Illinois was primarily a product of the University’s intentions and planning. While the University’s interest in expanding research opportunities was the largest driver, the desire of State Officials to see more economic development come out of the University’s research efforts was also an influence.

Although the City of Champaign, the City of Urbana, and the Economic Development Department did not get involved with the project financially, they did support the University’s efforts in the early phases. There was one particular member of the University of Illinois Board of Trustees who also provided support, actively lobbying for its creation. By 2000, the University had set the stage for development, designating the land for the park, adding economic development to their goals, and posting a Request for Proposal to private developers. Fox-Atkins Development Corporation was chosen for the project, and the University agreed to lease the land to them for 10 years after its development. The University has put forth \$38,399,574 out of the total \$101,785,249 that it cost to build the park. The private developer that was contracted to build the site covered the other portion of the total cost, around \$63,385,675. The construction over 10 years has contributed \$7.2 million in tax revenues for the state of Illinois.

University Involvement

The University continues to own and operate all aspects of the Park, extending the lease for another 10 years to Fox-Atkins in 2010. This relationship between the Public University and Private Developer is unique among research parks in the United States. The University also owns all Intellectual Property that is produced as a result of federal funding, conditions which are established with the Bayh Dole Act of 1980. The Office of Technology Management is primarily responsible for the operations and management of the park, working to filter projects which are in line with the University’s interest into existing research efforts, resident companies, or one of two business incubators. Illinois VENTURES LLC is the first of these incubators, which provides consultative services regarding possible funding sources and early-stage business development strategies for research driven start-ups. EnterpriseWorks is the alternative route, who provides similar incubation services to technology start-ups. The resulting revenue is divided up between the inventor, who gets 40% of the profit, the associated department within the University receives 20%, and the University itself receives the last 40%.

Amenities and Incentives

There is a large emphasis on attracting the presence of big corporations to the park, in order to provide the opportunity for start-ups to develop more entrepreneurial strategies towards innovation, through their close proximity to such large-scale, successful companies. Existing companies are attracted to the park based on the possibility of establishing research relationships with University of Illinois faculty, taking advan-

tage of lower operating costs by hiring students, and to act as subcontractors for federal grants. The Office of Technology Management(OTM) provides in-house technology protection and commercialization services, to aid in the transfer of Intellectual Property founded at the Research Park into practical application. The OTM also works with various government agencies to create economic incentives, including low-interest loan programs, workforce development training grants, angel and venture equity financing. Other amenities include a job bank program, internship programs, informal networking sessions, bio-informatics programs, access to the University of Illinois Library, other University facilities, weekly entrepreneurial networking events, small business technology transfer programs, office spaces, conference rooms, presentation facilities, various labs and equipment and even a day care center.

Major Anchors and Industry Focus

The companies at the University of Illinois Research Park specialize in a broad array of industries, many of which align with the University's strengths. Most of the companies fall into information technologies, physical sciences, life sciences and clean technology. There is a very strong focus of Computer Software and Hardware Developers in the area, and companies such as Yahoo are coming from California to locate some of their research in this region, due to the existence of a highly skilled workforce, which is also more affordable due to lower cost of living. One of the first companies to locate at the park was Motorola, who had bought up a smaller firm that the University had in their previous incubation program, to produce blue tooth

and software technology. Caterpillar is another major company who has their CatSim simulator located at the park, and takes advantage of the University's strong mechanical engineering department. University of Illinois engineering department and its various majors are consistently ranked in the top ten in the nation.

Community Benefits

Since its creation, the Research and Innovation Park at the University of Illinois has created over 1200 direct jobs, and over 700 indirect jobs, over 350 of which are for students. The estimated total payroll is around \$81,220,179, with an economic output of \$169,549,000. Annually, the park contributes around \$4.1 million in tax revenues to the state and \$1.3 million in tax revenue to the county.

Retrospective

Through the duration of the park's existence, 127 clients have passed through the incubator. Of the firms who successfully graduate, 30% remain in the research park, 65% remain in Champaign County and 78% remain in Illinois. The amount of jobs, payroll and tax revenues generated by the park strengthen Champaign-Urbana's image as an ideal "Micro-Urban" region, where well paying jobs and an educated community contribute to a high quality of life. Forbes magazine ranked Champaign-Urbana 20th among 168 other small cities in its Best Places for Business study of May 2004. The region also ranked 11th best in educational attainment, measured by the percent of the population over 25 who has a bachelor's degree or doctorate. Inc.com ranked the University of Illinois Research park as one of the top 10 Start-up incubators to watch.



Columbia, South Carolina Innovista Research Park

Regional Context

Innovista Research Park is a research center at the University of South Carolina. Innovista is still currently under-going development. The project has been delayed due to a lack of funding; so far, only half of what was originally planned has been built. The planned call for the construction of four buildings, two of which would be public for use by the school, and the other two would be for private businesses. Presently, only the two buildings for the university has been built, Horizon I and Discovery I. Horizon I is mainly focused on clean energy research, such as nuclear and future fuels. Discovery I is more focused on health and sciences, such as pharmaceutical research.

Innovista is located on the University of South Carolina campus in Columbia, South Carolina. It is a 500-acre lot, divided into two parcels that are well integrated with other university buildings. The planning process began in 2005 and the first phase, which included the completion of the Horizon I and Discovery I buildings, was completed in 2007. Horizon I is a five-story building with dry lab and wet lab space, totaling 125,000 square feet. Discovery I is also a five story buildings with wet lab and vivarium lab space which also totals 125,000 square feet.

Catalyst

The University of South Carolina president at the time, Andrew Sorensen, was one of the main drivers behind the project in its early stages. Earlier that same year, the University of South Carolina was moved to Tier One for the Carnegie Foundation for research achievements. Sorensen wanted to connect all the success in the research labs to creating jobs. Sorensen was the big pusher for the university to create a research park. Also in support of the project was Harris Pastides, the current president of the university, who was the Vice President of the research department at the time. Pastides continues Sorensen dedication to developing a strong research facility and brings his own drive in the importance in developing Innovista.

A majority of the funding came from the university; therefore the state indirectly was a contributor. Other funding sources included private donations, the city of Columbia, and collaborations with other partners. The city contributed by contributing to paying for the parking structures that would be built next to the new buildings.

Role of the University

The university was the main driver of the project. The university did not do the actual design of the research park, but remained as an active supervising role. The research park buildings are designed in the same theme as the other university buildings around it.

The first tenant at Innovista was the Arnold School of Public Health. There was also, a group of interested tenants for the Horizon II and Discovery II buildings that never got built, so they moved to downtown to a privately owned space. However, they still partnered with Innovista. Some of the labs are rented out to the university's engineering department Horizon I is in the process of finishing up construction of its wet lab which will be rented out to private businesses. Horizon I is currently at 80% capacity, and Discovery I is at 45% capacity. There is no primary industry focus because they don't want to limit anyone's opportunity from working with the university. Tenants of Innovista are provided access to university facilities, such as the fitness club, library, and discounts at the bookstore.

Community Benefit

The community has been very supportive of the project because of its potential to create and bring in more jobs. Innovista itself has not created any jobs, but Innovista and its partners have helped created over 40 companies. The inability to secure funding for Discovery II and Horizon II led to those two buildings not being built. These two buildings in the original plan were going to house private businesses. Without the building, private businesses were not able to locate there, resulting in no new jobs. This had a negative affect on public opinion. Many people thought the project failed in this aspect.

Innovista was supposed to offer a place for recently graduated students, who were starting their own company to reside, but rent was too high and none of the recently graduated students ended up signing with Innovista. The project is located in a mixed-use community. The research park buildings are built right next to an entertainment stadium, classrooms, restaurants, and condos. Bike and pedestrian transit opportunities: The project was designed with the mindset of complete streets. The streets were designed with a lot of pedestrian walkways and bike lanes to make it not only safer, but more convenient for people to walk and bike in the community.



LAFCO

Meeting Date: 05/26/2022

Information

SUBJECT

Consider adoption of the Final LAFCo Budget for Fiscal Year 2022/23

RECOMMENDED ACTION

1. Receive staff presentation on the Final Budget for FY 2022/23 and open the Public Hearing for public comments on the item.
2. Close the Public Hearing, consider and adopt the Final LAFCo Budget for FY 2022/23.

FISCAL IMPACT

The attached LAFCo budget includes proposed revenues and expenditures for LAFCo for FY 2022/23. This budget maintains resources for the Commission to meet its responsibilities under the Cortese-Knox-Hertzberg (CKH) Act. Adopting a final budget will ensure LAFCo is adequately funded to meet its legal obligations and maintain the shared services program.

REASONS FOR RECOMMENDED ACTION

Each year Yolo LAFCo adopts an annual budget with notice to the four cities and Yolo County. In accordance with the CKH Act, a proposed budget must be adopted by May 1 and final budget by June 15 of each year. Following approval of the final budget and no later than July 1, the auditor requests payment from each agency.

In accordance with the CKH Act, the cities and County split the cost of LAFCo funding 50/50. A formula for the split of the cities' share is outlined in Government Code Section 56381 (b)(1); which would be in proportion to a city's tax revenue or an alternative method approved by a majority of the cities. Beginning in FY 2007/08, the cities of Yolo County developed an alternative formula to apportion their 50% of LAFCo funding by averaging a city's general tax revenue (less grant monies) and population. In other words, the higher the revenue and population of a city relative to the others, the higher the share of the LAFCo budget.

In summary, each agency's portion of the overall LAFCo budget is listed below, with the previous/current FY noted in parenthesis:

City of Davis - 16.40% (previous year 16.73%)
City of West Sacramento - 17.50% (previous year 17.48%)
City of Winters - 1.61% (previous year 1.51%)
City of Woodland - 14.48% (previous year 14.29%)
County of Yolo - 50.00%

BACKGROUND

The draft budget was heard and discussed at the April 28, 2022 meeting. The overall budget remains flat as compared to last year, but as mentioned last month agency costs are going up because there is less carryover fund balance available to offset costs. Following Commission approval, staff emailed the draft budget to the city/county managers and received no response or indication of concern.

Changes to the final budget from the draft budget presented include:

- The salary and benefits schedule provided by HR did not originally include a 10-year longevity pay increase of 2.5% for the Executive Officer effective December 2021. Staff recently caught the error and updated the budget accordingly.
- Mark Krummenacker, our financial analyst working as an Extra Hire employee, has resigned effective June 30, 2022 returning to the Yolo County Department of Financial Services (still working with special districts). LAFCo will require financial work for our MSR's, so the \$22,500 of funding has been moved from Extra Hire under Salaries and Benefits (Account 500110) to Professional Services and Supplies (Account 501165) because LAFCo will likely contract for this service instead.
- The Department of Finance released new population projections on May 2, 2022, so the apportionment changed slightly for the cities.

The Final FY 2022/23 budget includes a total appropriation of \$517,756 and total uses of \$522,756. The \$5,000 difference reflects the set aside for a future LAFCo audit (3-year cycle). The following itemizes the cost for each funding agency this year:

City of Davis - \$74,043
 City of West Sacramento - \$78,983
 City of Winters - \$7,283
 City of Woodland - \$65,369
 County of Yolo - \$225,678

Attachments

ATT A-Final FY 2022-23 Budget

ATT B-Agency Apportionment Final FY22-23 Budget

Form Review

Inbox

Christine Crawford (Originator)
 Christine Crawford (Originator)
 Form Started By: Christine Crawford
 Final Approval Date: 05/17/2022

Reviewed By

Christine Crawford
 Christine Crawford

Date

05/17/2022 09:30 AM
 05/17/2022 12:47 PM
 Started On: 05/16/2022 02:13 PM

YOLO LAFCO FINAL BUDGET - ADOPTED:
FINANCING SOURCES - SCHEDULE A

Item 9-ATT A
FISCAL YEAR 2022/23
ACCOUNTING UNIT: 6940522981

Account #	Account Name	FY 21/22 Revenue Budgeted	FY 22/23 Revenue Budgeted	Net Change	Agency Apportionment Variance from FY 20/21 Explanation
REVENUES					
AGENCIES SHARE:					
402010	OTHER GOVT AGENCY-COUNTY	\$ 195,121	\$ 225,678	\$ 30,557	50.00%
402030	OTHER GOVT AGENCY-WEST SACRAMENTO	68,210	78,983	10,773	17.50%
402040	OTHER GOVT AGENCY-WOODLAND	55,747	65,369	9,622	14.48%
402050	OTHER GOVT AGENCY-WINTERS	5,883	7,283	1,400	1.61%
402060	OTHER GOVT AGENCY-DAVIS	65,280	74,043	8,763	16.40%
	TOTAL AGENCIES SHARE	390,241	451,356	61,115	
OTHER REVENUE:					
400700	INVESTMENT EARNINGS-POOL	2,500	3,000	500	
403460	CHARGES FOR SERVICES - LAFCO	4,000		(4,000)	Stipend for CALAFCO DEO ended
	TOTAL OTHER REVENUE	6,500	3,000	(3,500)	
	TOTAL REVENUE	396,741	454,356	57,615	
USE OF FUND BALANCE					
405999-0	UNASSIGNED	116,079	68,400	(47,679)	"Surplus" FB used to balance budget/offset costs
	ASSIGNED - AUDIT RESERVE	10,000		(10,000)	Used only in audit years, next FY 24/25
	ASSIGNED - CONTINGENCY	-		-	
	TOTAL USE OF FUND BALANCE	126,079	68,400	(57,679)	
TOTAL FINANCING SOURCES		\$ 522,820	\$ 522,756	\$ (64)	

FINAL LAFCO BUDGET - FINANCING USES - SCHEDULE B

FISCAL YEAR 2022/23

Account #	Account Name	FY 21/22 Expenditures Budget	FY 22/23 Expenditures Budget	Net Net Change	Comments/Variance Explanation from previous FY
EXPENDITURES					
SALARIES AND BENEFITS:					
500100	REGULAR EMPLOYEES	\$ 225,884	\$ 233,569	\$ 7,685	2% COLA increase approved by BOS
500110	EXTRA HELP	22,500	-	(22,500)	Financial analyst resigned effective 6/30/22
500310	RETIREMENT (CALPERS)	72,057	76,354	4,297	
500320	OASDI	15,400	14,208	(1,192)	
500330	FICA/MEDICARE TAX	3,602	4,021	419	
500340	HEALTH INSURANCE (Life Ins/EAP)	72	150	78	\$75 per employee
500360	OPEB - RETIREE HEALTH INSURANCE	17,393	17,985	592	
500380	UNEMPLOYMENT INSURANCE	831	793	(38)	
500390	WORKERS' COMPENSATION INSURANCE	500	500	-	
500400	OTHER EMPLOYEE BENEFITS	45,480	43,730	(1,750)	
	TOTAL SALARY & BENEFITS	\$ 403,719	\$ 391,310	\$ (12,409)	Extra help budget moved to Services & Supplies
SERVICES AND SUPPLIES:					
501020/501021	COMMUNICATIONS	2,217	2,213	(4)	County charge: courier and telecom
501051	INSURANCE-PUBLIC LIABILITY	500	500	-	
501070	MAINTENANCE-EQUIPMENT	600	700	100	
501071	MAINTENANCE-BLDG IMPROVEMENT	250	250	-	
501090	MEMBERSHIPS	6,500	6,500	-	\$4,291 CALAFCO; \$788 AICP; \$1,250 CSDA
501110	OFFICE EXPENSE	1,000	1,000	-	
501111	OFFICE EXP-POSTAGE	200	200	-	
501125	IT SERVICES-DPT SYS MAINT (Dept System Maint.)	2,000	6,000	4,000	Estimate for budget - IT will charge at hourly rate
501126	IT SERVICES-ERP (Enterprise/Resource/Planning)	3,985	4,134	149	County charge: network charges
501127	IT SERVICES-CONNECTIVITY	5,564	4,106	(1,458)	County charge: network charges
501151	PROF & SPEC SVC-AUDITG & ACCTG	15,000		(15,000)	Audit on 3yr cycle, next is FY 24/25
501152	PROF & SPEC SVC-INFO TECH SVC	1,200	3,000	1,800	Website, timesheet software, GIS costs, domain renewal
501156	PROF & SPEC SVC-LEGAL SVC	7,000	12,000	5,000	Increase anticipated for FPD Implementation
501165	PROF & SPEC SVC-OTHER	20,000	42,500	22,500	Moved extra help \$ here to contract services
501180	PUBLICATIONS AND LEGAL NOTICES	1,000	1,000	-	
501190	RENTS AND LEASES - EQUIPMENT	2,800	100	(2,700)	Bought out printer lease, only used for water now
501193	RENTS & LEASES-RECRDS STRGE (Archives)	1,411	1,243	(168)	County charge
501205	TRAINING	5,000	5,000	-	
501210	MINOR EQUIPMENT (COMPUTERS)	-	2,000	2,000	Replace 1 computer this FY (per IT policy)
501250	TRANSPORTATION AND TRAVEL	7,000	7,000	-	
501264	INTERNAL CHARGES (water, sewer, HVAC debt)	5,724	2,000	(3,724)	Overcharge in FY 21 - placeholder until recalc
	TOTAL SERVICES & SUPPLIES	\$ 88,951	\$ 101,446	\$ 12,495	

FINAL LAFCO BUDGET - FINANCING USES - SCHEDULE B (continued)

Account #	Account Name	FY 21/22 Expenditures Budgeted	FY 22/23 Expenditures Budgeted	Net Change	Comments / Variance Explanation from FY 20/21
EXPENDITURES					
APPROPRIATION FOR CONTINGENCY:					
503300	APPROP FOR CONTINGENCY	25,000	25,000	-	20% total = 5% appropriated (+15% in FB)
	TOTAL APPROPRIATION FOR CONTINGENCY	\$ 25,000	\$ 25,000	\$ -	
	TOTAL APPROPRIATIONS	\$ 517,670	\$ 517,756	\$ 86	
PROVISIONS FOR RESERVES					
300600-0000	FD BAL-ASSIGNED-AUDIT		5,000	-	
300600-0001	FD BAL-ASSIGNED-CAP ASSET REPL	1,400		-	
300600-0003	FD BAL-ASSIGNED-CONTINGENCY	3,750		-	
	TOTAL PROVISIONS FOR RESERVES	\$ 5,150	\$ 5,000	\$ -	Transfer into Fund Balance reserves
	TOTAL USES	\$ 522,820	522,756	\$ (64)	

BUDGETED ENDING FUND BALANCES AS OF	6/30/22	6/30/23	Net Change	
ASSIGNED - AUDIT RESERVE	\$ -	\$ 5,000	5,000	Drawing reseve to fund audit (every 3 yrs)
ASSIGNED - COMPUTER REPLACEMENT	1,400	-	(1,400)	Ending this set aside (not enough cost to warrant)
ASSIGNED - CONTINGENCY RESERVE	75,000	75,000	-	20% total (15% in FB + 5% appropriated)
UNASSIGNED		-		
TOTAL BUDGETED ENDING FUND BALANCES 6/3	\$ 76,400	\$ 80,000	\$ 3,600	

YOLO LAFCO FUND BALANCE WORKSHEET

	FY 21/22 Budgeted	FY 21/22 Projected	FY 22/23 Budgeted
Unassigned Fund Balance			
Beginning Balance	\$ 116,079	147,516	\$ 68,400
Estimated revenue	396,741	413,554	454,356
Appropriations	(517,670)	(500,320)	(517,756)
Transfers (to)fr audit reserve	10,000	10,000	(5,000)
Transfers (to)fr capital asset replacement reserve	(1,400)	1,400	-
Transfers (to)fr contingency reserve	(3,750)	(3,750)	-
Ending Balance	\$ -	68,400	-
Assigned Fund Balance-Audit Reserve			
Beginning balance	\$ 10,000	10,000	-
Transfers in(out), net	(10,000)	(10,000)	5,000
Ending Balance	\$ -	-	\$ 5,000
Assigned Fund Balance-Computer Replacement			
Beginning Balance	\$ -	1,400	-
Transfers in(out), net	1,400	(1,400)	-
Ending Balance	\$ 1,400	-	\$ -
Assigned Fund Balance-Contingency Reserve			
Beginning Balance	\$ 71,250	71,250	75,000
Transfers in(out), net	3,750	3,750	-
Ending Balance	\$ 75,000	75,000	\$ 75,000
TOTAL FUND BALANCE			
Beginning Balance	\$ 197,329	230,166	143,400
Estimated revenue	396,741	413,554	454,356
Appropriations	(517,670)	(500,320)	(517,756)
Transfers in(out), net	-	-	-
Estimated Ending Balance	\$ 76,400	143,400	\$ 80,000

Item 9-ATT B

Agency	Tax Revenue (SCO 2020 Data)	% of Total Tax Revenue	City Population (DOF 5/2/2022)	% of Total City Pop	Avg % of Revenue and Population	LAFCo Apportionment	Agency Share
Davis	\$ 55,999,876	31%	64,869	35%	32.81%	16.40%	\$ 74,043.00
West Sacramento	\$ 75,895,165	41%	52,837	29%	35.00%	17.50%	78,983.00
Winters	\$ 4,480,505	2%	7,422	4%	3.23%	1.61%	7,283.00
Woodland	\$ 46,607,332	25%	60,137	32%	28.97%	14.48%	65,369.00
Yolo County						50.00%	225,678.00
Total	\$ 182,982,878	100%	185,265	100%	100%	100.00%	451,356.00

From Budget	
Total Appropriations	522,756.00
Less: Other revenue	(3,000.00)
Less: Use of FB	(68,400.00)
Agency Share	451,356.00

LAFCO

Meeting Date: 05/26/2022

Information

SUBJECT

Consider **Resolution 2022-05** authorizing the City of Woodland to provide out of agency water and sewer services to the Yolo Cold Storage Project, APN 027-270-046 located on the northeast corner of West Street and I-5 off of County Road 19A (LAFCo No. 22-03)

RECOMMENDED ACTION

Adopt Resolution 2022-05 authorizing the City of Woodland to provide out of agency water and sewer services to the Yolo Cold Storage Project, APN 027-270-046 located on the northeast corner of West Street and I-5 off of County Road 19A (LAFCo No. 22-03).

FISCAL IMPACT

None. LAFCo will be reimbursed for staff time associated with processing this request in accordance with the adopted fee schedule.

REASONS FOR RECOMMENDED ACTION

The Yolo County Planning Commission approved a Use Permit (Zone File No. 2021-0019) for the Yolo Cold Storage Facility to authorize construction and operation of a 224,000 square foot regional-serving cold storage facility used for the cold and dry storage of palletized agricultural commodities that require controlled temperatures to serve the region. The approval was initially for individual onsite well and septic services on a 14.89 acres parcel, however, the developer has instead pursued a connection with the City of Woodland for water and sewer service.

City services have already been authorized and extended to the Barnard Court highway commercial on the south side of I-5 and the developer would bore these utilities under the freeway to serve this facility. The site is located within the City's sphere of influence and the City is already working on an annexation application for the Barnard Court commercial property and will now considering including this parcel on the north side of I-5 as well. In accordance with the Cortese-Knox-Hertzberg Act Section 56133, the Commission may authorize the City to provide extended services outside its jurisdictional boundary to an area within its sphere of influence in anticipation of a later change of organization.

BACKGROUND

The project site is an undeveloped 14.89 acre parcel in unincorporated Yolo County. The parcel is zoned Agricultural Intensive (A-N) and is located at a freeway interchange between railroad tracks and I-5. Surrounding land uses include vacant and agricultural land to the north, I-5 to the south, agricultural land across railroad tracks to the east and I-5 to the west. The City of Woodland 2035 General Plan designates the site for Flood Study Area, but because the parcel is outside City limits, the parcel is not zoned by the City.

This Out of Agency Services approval is consistent with Yolo LAFCo's Project Policies, specifically its Standards of Evaluation (Section 3.3) and the City of Woodland Sphere of Influence. Extended services already serve the highway commercial on the south side of I-5 on Barnard Court, would only serve the cold storage facility, and would not be considered growth-inducing. LAFCo anticipates an application for annexation later this year. The project is consistent with the Yolo County General Plan and Zoning as approved with a Use Permit.

Water and sewer supply would be provided by the City of Woodland through connections to existing water and sewer mains in Barnard Court boring under I-5. The City of Woodland has agreed to provide services and has provided LAFCo with a will-serve letter contingent upon the developer and the City agreeing to terms for construction and connection, specifically the payment of impact fees and agreeing to future annexation.

CEQA

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary projects. A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed Out of Agency Agreement is a project under CEQA. The County of Yolo, as Lead Agency, prepared a IS/MND and identified mitigation measures that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Yolo County Planning Commission adopted the IS/MND, approved the project, and filed a Notice of Determination in accordance with CEQA. As a Responsible Agency under CEQA, LAFCo is required to accept a CEQA document as prepared by the Lead Agency and to treat the document as being legally adequate absent specified circumstances not present herein. Potential environmental impacts relating to cultural sensitivity, geology/paleontological resources, cultural/archeological resources, and greenhouse gases have been mitigated to a less than significant level. Yolo County has made the mitigation measures Conditions of Approval of Zoning File 2021-0019 to ensure such Project revisions and measures are implemented. The Mitigated Negative Declaration can be found at this link: [CEQA Compliance | Yolo County](#).

Attachments

ATT A-Reso 2022-05 Woodland OOA Yolo Cold Storage Facility 05.26.22
ATT B-City of Woodland Will Serve Letter Yolo Cold Storage 05.10.22
ATT C-Yolo County ZF2021-0019 Approval Letter

Form Review

Inbox

Christine Crawford (Originator)
Form Started By: Christine Crawford
Final Approval Date: 05/18/2022

Reviewed By

Christine Crawford

Date

05/18/2022 09:47 AM
Started On: 05/16/2022 03:54 PM

RESOLUTION № 2022-05

AUTHORIZE THE CITY OF WOODLAND TO PROVIDE OUT OF AGENCY WATER AND SEWER SERVICES TO THE YOLO COLD STORAGE FACILITY APN 027-270-046 LOCATED AT THE NORTHEAST CORNER OF WEST STREET AND I-5 (LAFCO NO. 22-03)

WHEREAS, on May 9, 2022, Woodyard, LLC submitted an application to extend City of Woodland services outside the City’s jurisdictional boundaries to a 14.89-acre property APN 027-270-046 in order to provide water and sewer services to the Yolo Cold Storage Facility Project; and

WHEREAS, in accordance with the Cortese Knox Hertzberg Act, Government Code Section 56133, the Yolo Local Agency Formation Commission (“Yolo LAFCo”) may authorize an agency to provide extended services outside its jurisdictional boundary but within its sphere of influence in anticipation of a later change or organization; and

WHEREAS, the project was analyzed in accordance with Government Code Section 56133 and Yolo LAFCo’s local policy for Out of Agency Service Review adopted August 22, 2019;

WHEREAS, the Yolo County Planning Commission adopted the Initial Study / Mitigated Negative Declaration (IS/MND) as Lead Agency for the project under the California Environmental Quality Act (CEQA), and determined although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The County approved the project and filed a Notice of Determination; and

WHEREAS, CEQA requires a Responsible Agency to accept the Mitigated Negative Declaration as prepared by the Lead Agency and to treat the document as being legally adequate absent specified circumstances not present herein; and

WHEREAS, the Executive Officer reviewed the proposal and prepared and filed a report with recommendations with this Commission at least five (5) days prior to the date of the May 26, 2022 meeting during which the project was set to be considered; and

WHEREAS, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony, protests, objections, and any other information concerning the Proposal and all related matters; and

WHEREAS, at said meeting, the Commission reviewed and considered the Mitigated Negative Declaration and the Executive Officer’s Report including all the information, recommendations, findings, and conditions contained therein.

NOW, THEREFORE, BE IT RESOLVED that the Yolo LAFCo authorizes the City of Woodland to provide out of agency water and sewer services to the Yolo Cold Storage Facility project, on a 14.89-acre parcel APN 027-270-046, located at the northeast corner of West Street and I-5, between CR 19A and I-5 and shown in Exhibit A (LAFCO No. 22-03) subject to the following findings and conditions of approval:

Findings

1. **Finding:** The potential environmental effects of the Project have been reviewed by the County of Yolo as Lead Agency and determined although the Project could have a significant effect

on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and filed a Notice of Determination in accordance with the California Environmental Quality Act (CEQA).

Evidence: The County of Yolo, as Lead Agency, prepared a IS/MND and identified mitigation measures that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Yolo County Planning Commission adopted the IS/MND, approved the project, and filed a Notice of Determination in accordance with CEQA. As a Responsible Agency under CEQA, LAFCo is required to accept a CEQA document as prepared by the Lead Agency and to treat the document as being legally adequate absent specified circumstances not present herein. Potential environmental impacts relating to cultural sensitivity, geology/paleontological resources, cultural/archeological resources, and greenhouse gases have been mitigated to a less than significant level. Yolo County has made the mitigation measures Conditions of Approval of Zoning File 2021-0019 to ensure such Project revisions and measures are implemented.

2. Finding: Approval of Out of Agency Services for the project is consistent with LAFCo policies and is a logical extension of City of Woodland services.

Evidence: This Out of Agency Services approval is consistent with Yolo LAFCo's Project Policies, specifically its Standards of Evaluation (Section 3.3), and the City of Woodland Sphere of Influence. Extended services already serve the highway commercial on the south side of I-5 on Barnard Court, would only serve the cold storage facility, and would not be considered growth-inducing. LAFCo anticipates an application for annexation later this year. The project is consistent with the Yolo County General Plan and Zoning as approved with a Use Permit. Water and sewer supply would be provided by the City of Woodland through connections to existing water and sewer mains in Barnard Court boring under I-5. The City of Woodland has agreed to provide services and has provided LAFCo with a will-serve letter contingent upon the developer and the City agreeing to terms for construction and connection, specifically the payment of impact fees and agreeing to future annexation.

Conditions of Approval

1. To the extent allowed by law, the applicant and the real party of interest, if different, agree to defend, indemnify, hold harmless and release the Yolo Local Agency Formation Commission, its agents, officers, attorney and employees from any claim, action or proceeding brought against any of them, the purpose of which to attack, set aside, void, or annul the approval of this application or adoption of the environmental review 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 of the part of the Yolo Local Agency Formation Commission its agents, officers, attorney or employees.
2. This approval is subject to the City of Woodland and the developer agreeing to terms for service construction and connection, including the payment of impact fees and agreeing to future annexation, among other items.
3. Consistent with the Yolo County approval Zone File No. 2021-0019, LAFCo approval will expire in two years on May 26, 2024 unless a building permit has been issued and construction commenced.

PASSED AND ADOPTED by the Local Agency Formation Commission, County of Yolo, State of California, this 26th day of May 2022, by the following vote.

AYES:

NOES:

ABSENT:

Olin Woods, Chair
Yolo Local Agency Formation Commission

ATTEST:

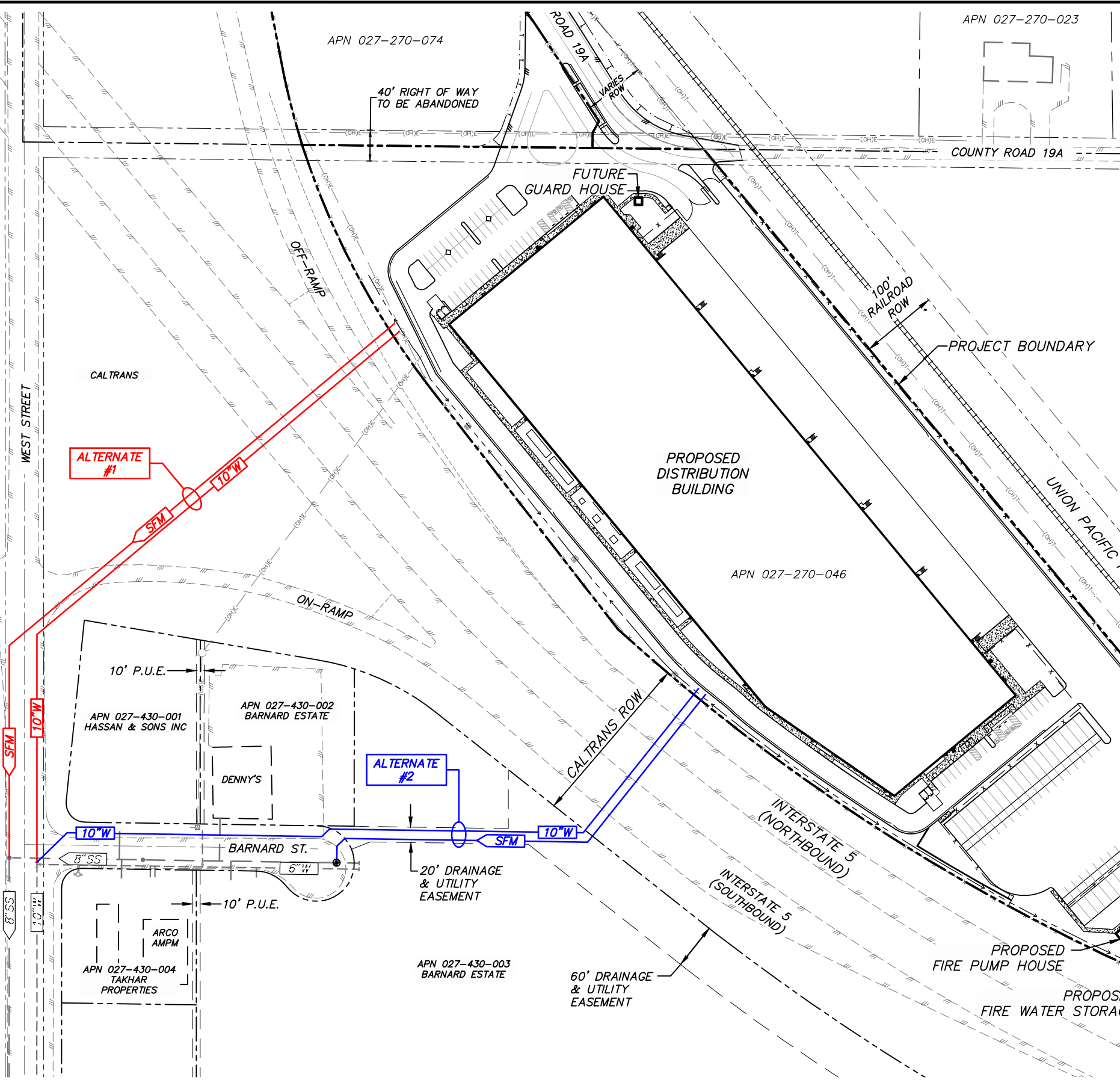
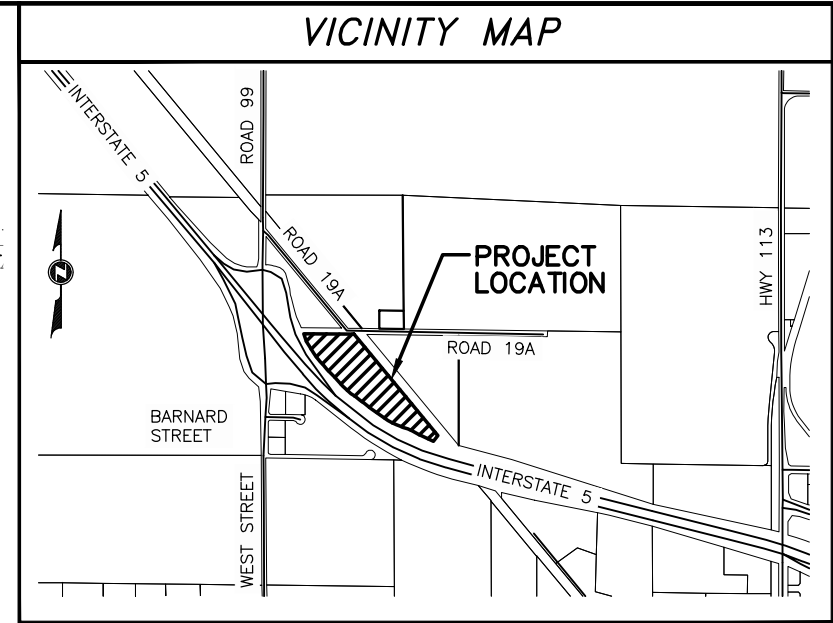
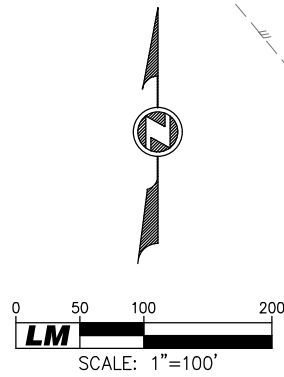


Christine Crawford, Executive Officer
Yolo Local Agency Formation Commission

Approved as to form:

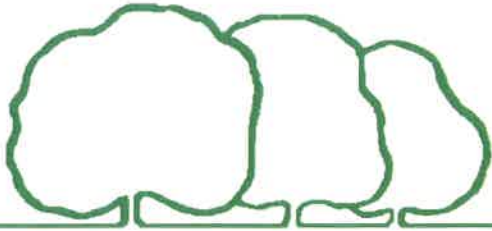


Eric May, Commission Counsel



APN 027-270-024

X:\LAND PROJECTS\4147-5\DWG\4147-5_FIGURE 1.DWG



City of Woodland

Community Development Engineering 300 First Street, Woodland, CA 95695 (530) 661-5820 www.cityofwoodland.org

May 9, 2022

Jim Donovan
Woodyard, LLC
2362 Banks Drive
Woodland, CA 9776

RE: Yolo Cold Storage, Water/Sewer Will Serve Letter

Dear Mr. Donovan:

The City of Woodland Community Development Department has reviewed your plans to construct a cold storage facility project located at 39127 County Road 19A in Yolo County, California. This letter confirms that the above-mentioned property is located within the City of Woodland's sphere of influence and will be provided with water and sewer service upon construction of the necessary infrastructure required to connect to the City system.

The commitment to provide water and sewer service is conditional based on the City and the developer agreeing to terms related to their development. This agreement will include, but is not limited to, the payment of impact fees and timing of future annexation.

If you should have any questions or require additional information, please do not hesitate to contact me at ed.wisniewski@cityofwoodland.org or (530) 661-5975.

Sincerely,

Ed Wisniewski, PE
Senior Civil Engineer
Development Services Engineering



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

Item 10-ATT C

Taro Echiburú
DIRECTOR

292 West Beamer Street
Woodland, CA 95695-2598
(530) 666-8775 FAX (530) 666-8156
www.yolocounty.org

Environmental Health
292 West Beamer Street
Woodland, CA 95695
(530) 666-8646

Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

December 25, 2021

Jim Donovan
Woodyard, LLC
2362 Banks Drive
Woodland, CA 95776

Re: Approval and Conditions of Approval for Zone File No. 2021-0019, Yolo Cold Storage Facility

Dear Mr. Donovan,

At the public hearing held on Friday, December 10, 2021, the Yolo County Zoning Administrator approved the above referenced Use Permit to authorize the construction and operation of a regional-serving cold storage facility on an approximately 14.89-acre agriculturally zoned parcel, located north of the City of Woodland (APN: 027-270-046), subject to the attached Conditions of Approval.

NON-COMPLIANCE CAN RESULT IN REVOCATION OF YOUR PERMIT.

A building permit cannot be issued until you have complied with all conditions required for issuance.

Please be aware that the Use Permit can expire unless activated within two years, unless extended through a written request submitted with extension of time fees.

If you should have any questions, please call the project planner, Tracy Gonzalez, at (530) 666-8803 or tracy.gonzalez@yolocounty.org

Sincerely,

Tracy Gonzalez
Assistant Planner

CONDITIONS OF APPROVAL
ZONE FILE #2021-0019
YOLO COLD STORAGE FACILITY
USE PERMIT

PLANNING DIVISION – COMMUNITY SERVICES (530) 666-8803

1. The project shall be developed in compliance with all adopted Conditions of Approval (**Attachment E**) and the Mitigation Monitoring and Reporting (MMRP) approved for Zone File #2021-0019. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval and MMRP as contained herein.
2. The development of the site, including construction and/or placement of structures, shall be as described in the staff report for this Use Permit (ZF #2021-0019), or as modified by the Zoning Administrator. Construction includes the initial development of an approximately 224,000 square foot cold storage facility which will be used for the cold and dry storage of palletized agricultural commodities that require controlled temperatures to serve the region. Any subsequent substantive changes in the project description may require an amendment to this Use Permit, with approval by the Zoning Administrator or Planning Commission, at the discretion of the Director.
3. This Use Permit (#2021-0019) shall commence within two years from the date of the Zoning Administrator's approval or said permit shall be null and void. The Director of Department of Community Services may grant an extension of time, not to exceed one year.
4. Assessment of fees under Public Resources Code Section 21089, and as defined by Fish and Game Code Section 711.4 will be required. The fees (\$2,480.25 plus a \$50 Recorder fee) are payable by the project applicant upon filing of the Notice of Determination by the lead agency, within five working days of approval of the project by the Zoning Administrator. Please note that the fees are set to increase January 1, 2022 to \$2,548.00 plus a \$50 Recorder fee.
5. This project shall be constructed in a manner consistent with the development requirements for Agricultural Intensive (A-N) Zones, set forth in Title 8, Chapter 2, Article 3 of the Yolo County Code.
6. The Applicant shall obtain a will serve letter from the Springlake Fire Protection District/City of Woodland Fire Department prior to the start of construction, as applicable, or otherwise comply with the Fire District requirements.
7. During construction activities, all disturbed soils and unpaved roads shall be adequately watered to provide dust control and comply with YSAQMD requirements listed below.

8. A County Business License shall be maintained in good standing by the operator and/or owner of the facility.
9. Outdoor light fixtures shall be low intensity, shielded and/or directed away from adjacent properties, the public right-of-way, and the night sky.
10. Any signage posted for the facility, both onsite and off-site, shall comply with the County's Sign Ordinance regulating the placement, size, and height of such signs (Yolo County Code Sections 8-2.1201-1209).
11. The parking area shall include adequate parking spaces and meet the shading requirements and accessible parking requirements (Section 8-2.1307(a) and Table 8-2.1307), in accordance with Article 13 (Off-Street Parking and Loading) in Chapter 2 of Title 8 of the Yolo County Code. CalGreen requirements regarding vehicle charging stations must be met.
12. All off-street parking and loading areas shall be paved, graded, and drained to dispose of all surface water accumulated within such areas. The use of swales and pervious surfaces to capture storm water runoff for maximum groundwater recharge are encouraged.
13. Any structures used by the public are required to be fully permitted and shall be classified with respect to the occupancy group and the listed use, as determined by the Chief Building Official.
14. The Project shall comply with the requirements of the Yolo County Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP), which includes the submittal of the application and the associated application fee, the payment of land cover impact and mitigation fees, which will be determined at the time of payment, and the implementation of Avoidance and Minimization Measures (AMMs), as identified in the Yolo HCP/NCCP final application and Yolo HCP/NCCP Certificate of Approval.
 - a) AMM3, Confine and Delineate Work Area.
 - b) AMM5, Control Fugitive Dust
 - c) AMM6, Conduct Worker Training
 - d) AMM7, Control Nighttime Lighting of project Construction Sites
 - e) AMM8, Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas
 - f) AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite.
 - g) AMM18, Minimize Take and Adverse Effects on Western Burrowing Owl.

15. In accordance with General Plan Policy HS-7.4, the applicant shall maintain exterior noise levels at 60dB CNEL at the property's boundary lines, to the greatest extent feasible, by applying best-available noise reduction measures.
16. The property owner and/or operator(s) shall maintain the site in such a manner, and with such frequency, to insure for public health, safety, and general welfare.
17. The project shall be in compliance with all applicable Federal and State laws, Yolo County Code regulations, and Yolo County Engineering Improvement Standards.
18. The applicant shall agree to indemnify, defend, and hold harmless the County or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the County or its agents, officers, or employees to attack, set aside, void, or annul an approval of the County, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations (Yolo County Code Section 8-2.215.5).
19. The County shall promptly notify the applicant of any claim, action or proceeding and that the County cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the County harmless as to the action. The County may require that the applicant post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation (Yolo County Code Section 8-2.215.5).

YOLO COUNTY ENVIRONMENTAL HEALTH - (530) 666-8591

20. Septic System (Onsite Wastewater Treatment System):
 - A Site Evaluation will need to be completed to determine the size, type and location of an appropriate septic system for the domestic wastewater generated at this facility. A primary and replacement leach field will need to be identified. YCEH recommends completing the Site Evaluation as soon as possible for any project to identify the appropriate area for the primary and replacement septic systems.
 - A building permit will not be approved until a completed site evaluation report is received by YCEH. The primary and replacement leach field will need to be identified on the building plans.
 - Any wastewater resulting from processing will be regulated by the Regional Water Quality Control Board.
21. Drinking Water well:
 - The number of employees places this facility into the category of a Public Water System and will require a permit to operate. Contact YCEH to speak with Tammy Yu or contact her via email at tammy.yu@yolocounty.org regarding specific requirements for a

Public Water System. The review for a new Public Water System can be lengthy. YCEH recommends contacting YCEH to start this review as soon as possible.

- Public Water System means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. State Small Water System means a system for the provision of piped water to the public for human consumption that serves at least five, but not more than 14, service connections and does not regularly serve drinking water to more than an average of 25 individuals daily for more than 60 days out of the year. Human Consumption means the use of water for drinking, bathing or showering, hand washing, oral hygiene, or cooking, including, but not limited to, preparing food and washing dishes.
- A Water Well Permit Application must be submitted to YCEH for approval prior to start of construction.

22. Food storage

- Storing and handling of food for a wholesale operation requires a Processed Food Registration from the California Department of Public Health. For wholesale food requirements, please contact the following:
 - Jane Reick, CDPH – Food and Drug Branch 605 W. Santa Ana Blvd., 28 Room 539, Santa Ana CA 92701 Phone: (714) 558-4595 / Fax: (916)440-5817 / email: Jane.reick@cdph.ca.gov

23. Hazardous Materials

- Any storage or handling of hazardous materials or hazardous waste may require submittal to Yolo County Hazardous Materials Unit for review.

BUILDING DIVISION – COMMUNITY SERVICES (530) 666-8775

24. **Permits Required:** Building and Fire permits shall be required for all construction or change of occupancy classification, including demolition, grading and other site improvements. The application and construction documents shall follow state and local regulations, including the California Building Code, California Residential Code, California Fire Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and California Green Building Code.
25. **Optional Preapplication Meeting:** Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not always possible. Your licensed design professional will ensure code compliance for use and occupancy classification, construction type, fire resistant construction, fire protection systems, egress, disabled access, structural requirements, and any other required code compliance measures. If the project has unique features that require a code interpretation you may schedule a preapplication meeting with the Building Division.

26. **Fees:** The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to permit fees, fire fees, school fees, service district fees, county facility (FSA) fees, and Environmental Health fees.
27. **Fire Access:** Site access for fire engines shall be coordinated with the local fire district chief in compliance with the California Fire Code.

Because these structures are in a special flood hazard area, additional requirements apply.

28. The proposed project is within Flood Zone AE without a defined Floodway. The proposed development will require an approved Flood Hazard Development Permit. All development shall be in accordance with Yolo County Code Title 8, Chapter 4 Flood Protection. Development means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.
29. The proposed development must not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. For purposes of this chapter, "adversely affects" means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will increase the water surface elevation of the base flood more than one foot at any point. The City of Woodland's WFRM project is anticipated development.
30. The proposed development must be studied to determine if there will be impact to any of the several existing structures in the area, including residential structures and other infrastructure.
31. The flood study must include flood modeling consistent with FEMA requirements. The flood model used to determine if this project has an adverse effect must include accurate and recent hydrology and hydraulics data. This shall include the City of Woodland's Cache Creek hydraulic model.
32. The Flood Hazard Development Permit application must include evaluation for compliance with SB-5.
33. Structures must be elevated so that the lowest floor is at least one foot above the base flood elevation. Elevation certificates must be submitted for all structures and approved three times: Once with the permit application, once prior to construction above the lowest floor, and once prior to final inspection.
34. Enclosures below the lowest floor must be vented to allow the free entry and exit of floodwaters.
35. Structures must be anchored to resist flood loads.
36. Locate or design all utilities to prevent the entry an accumulation of flood waters.

See Attachment F for the following items:

- i. Flood Determination
- ii. FIRMette Base Flood Map
- iii. Flood Protection Requirements Summary
- iv. Mandatory Purchase of Flood Insurance

PUBLIC WORKS DIVISION – COMMUNITY SERVICES (530) 666-8436

37. Applicant to secure and pay for a County encroachment permit to improve the commercial driveway connection to County Road 19A and bring it into conformance with the Yolo County Improvement Standards (see attached Drawing # 4-23, Sheet 2 of 2). The applicant shall reimburse the County for all fees associated with encroachment permit issuance and inspection.
38. At such time the project results in 100 vehicle trips per day, or 20 vehicle trips per day for 3 & 4-axle trucks, or 5 vehicle trips per day for 5-axle trucks, a Transportation Impact Study (TIS) per county standards may be required at the discretion of the County Engineer and be submitted to the Yolo County Department of Community Services for review prior to issuance of a building or grading permit. The TIS recommendations may require measures from the developer to address County traffic and road condition concerns.
39. Provide a turning radius diagram (or other acceptable evidence) demonstrating that all truck/vehicle types to access the development site will be able to enter and exit the proposed driveway approach without crossing into the opposing lane on County Road 19A. County Road 19A experiences curvature at the proposed driveway approach in a reverse manner that trucks/vehicles would exit the site.
40. Driveway visibility shall be maintained per Yolo County Improvement Standards Drawing #4-13 at a minimum. Please note attached letter to county landowners regarding tree maintenance guidelines along County roads (dated May 17, 2021). Applicant shall maintain trees along County Road 19A frontage per these tree maintenance guidelines. Please see **Attachment F** for the materials referenced above.
41. County Road 19A is not designed to withstand heavy truck traffic and additional road deterioration is expected due to hauling activities for this development. Therefore, the applicant shall construct the following road improvements:
 - i. Prior to building permit final inspection approval, rehabilitate the portion of County Road 19A from County Road 99 through the site-adjacent frontage using a 3-layer seal pavement treatment (microsurface + chip seal + slurry seal). Applicant shall submit improvement plans to Public Works for review and approval. An encroachment permit will be issued for this work to the applicant and the applicant's licensed contractor. The applicant shall reimburse the County for all fees associated with encroachment permit issuance and inspection.

In lieu of directly performing the above road rehabilitation, the applicant may contribute to the County a yearly maintenance and repair fee of \$9,900 toward upkeep of this County road section (submitted to Public Works annually by July 1) OR contribute a one-time fee of \$50,000 for the County to perform the scope of work described in Item (i) above.

42. Signs associated with the business are not permitted in County road right-of-way.
43. County roads shall not be used for event/business/operations parking.
44. Applicant shall contact the California Northern Railroad for any permitting requirements if any proposed work is within railroad right-of-way.
45. Prior to grading or building permit issuance, the applicant shall pay County fees and apply for the vacation of a County easement as recorded in Book of Maps 2, at page 60, Official Yolo County Records, in the northerly portion of the project parcel. Any public utilities that exist in the right of way easement shall be relocated to the satisfaction of the purveyor and at no expense to the County or utility purveyor. The applicant shall provide a legal description of the easement to be vacated prepared by a licensed land surveyor. The vacation shall be approved by the Board of Supervisors, prior to building permit issuance.
46. The applicant shall provide a hydrology/hydraulic report, signed and sealed by a professional civil engineer licensed in the State of California that complies with Section 9 Storm Drainage of the Yolo County Improvements Standards and uses methods outlined in the Yolo County City/County Drainage Manual. The report will be submitted for review and approval by the County Engineer prior to grading or building permit issuance. Conclusions need to discuss the upstream and downstream impacts caused by the development of the project (planned, full build out) and how the improvements mitigate it in accordance with the standards. The applicant shall reimburse the County for all activities associated with review of the report.
47. Construction of the proposed development shall comply with the County of Yolo Improvement Standards that require best management practices to address storm water quality, erosion, and sediment control. If the development disturbs one acre or more of land, the developer must obtain coverage under California's "National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (State General Permit)" for controlling construction activities that may adversely affect water quality. State General Permit coverage requires preparation of a Storm Water Pollution Prevention Plan (SWPPP). The developer shall provide Yolo County its State-issued Waste Discharge Identification Number (WDID #), and pay associated fees, prior to issuance of a County building or grading permit.
48. Prior to grading/building permit issuance, an operations and maintenance plan (O&M plan) shall be submitted for Public Works review that ensures the onsite storm drainage facilities will receive appropriate annual and routine inspections, maintenance, and operation (including, but not limited to, drop inlets, inlet filters,

bioswales, basins, etc.). This plan can be as brief as one page but should outline in enough detail how the owner is to maintain the storm drainage system going forward.

CITY OF WOODLAND/WOODLAND FIRE DEPARTMENT – (530)661-5860

49. The developer is encouraged to screen all rooftop equipment and truck storage located at the south of the building from public and freeway views.
50. Ensure fire apparatus access is available within 150' of all portions of the building.
51. Fire apparatus access roads must be a minimum of 20' (with no parking permitted on either side).
52. Fire apparatus access roads must maintain a minimum turning radii of 20' interior/40' exterior.

DEPARTMENT OF TRANSPORTATION – (530) 741-5409

53. Work being done on the State Right of way will need an Encroachment Permit. Please contact District 3 Encroachment Permits at: d3encpermit@dot.ca.gov.

YOLO SOLANO AIR QUALITY MANAGEMENT DISTRICT (YSAQMD) – (916)757-3665

54. YSAQMD requires an Authority to Construct (ATC) and Permit to Operate (PTO) for any emergency engines rated over 50 horsepower before construction commences.
 - This would include back up electrical generators and emergency fire pumps.

THE FOLLOWING MITIGATION MEASURES HAVE BEEN ADOPTED AS A CONDITION OF APPROVAL:

55. **Mitigation Measure TCR-1: Cultural Sensitivity Training and Protocols:**
 - Prior to the initiation of construction, all construction and project personnel shall be trained by a representative of the Yocha Dehe Wintun Nation regarding the recognition of possible buried cultural resources (i.e., prehistoric and/or historical artifacts, objects, or features) and protection of cultural resources during construction. Training shall inform all construction personnel of the procedures to be followed upon the discovery of cultural materials or human remains. Human remains with the Yocha Dehe Wintun Nation determined to be the most likely descendent (MLD) shall be handled following standards identified in the *Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation* (See **Appendix G** of this Initial Study). All personnel shall be instructed that unauthorized removal or collection of artifacts is a violation of State law.
56. **Mitigation Measure GEO-1:** If a paleontological resource is inadvertently discovered during Project-related work, regardless of the depth of work or location, work shall be halted within 30 feet of the find and a qualified paleontologist shall


be notified immediately so that an assessment of its potential significance can be undertaken.

57. **Mitigation Measure CUL-1:** In the event that a cultural or archaeological resource is inadvertently discovered during Project activities, work shall be halted within 30 feet of the find and a qualified archaeologist (36 CFR Part 61) shall be notified immediately so that an assessment of its potential significance can be undertaken.
58. **Mitigation Measure GHG-1:** The Applicant shall install on-site renewable energy generation facilities, such as a rooftop solar PV system. If such systems are determined to be infeasible for the Project, the Applicant shall participate in VCE's UltraGreen Service, or similar offering, which provides 100 percent carbon free and 100 percent renewable electricity.

IF THE COUNTY'S STANDARD REQUIREMENTS FOR THIS PROJECT ARE NOT MET OR IF SIGNIFICANT PUBLIC HEALTH OR PUBLIC SAFETY HAZARDS ARE IDENTIFIED IN CONJUNCTION WITH THE PROPOSED PROJECT, A PUBLIC HEARING MAY BE CONDUCTED BY THE YOLO COUNTY ZONING ADMINISTRATOR OR PLANNING COMMISSION TO CONSIDER ADDITIONAL CONDITIONS OR TO CONSIDER REVOCATION OF THIS PERMIT TO OPERATE THIS FACILITY.

ACKNOWLEDGMENT of CONDITIONS of APPROVAL for ZONE FILE #2021-0019. I hereby concur with the Conditions of Approval as set forth above, and I further understand that these conditions may be modified by the Zoning Administrator or Planning Commission.

Signature of Applicant/Owner:


By: Jim Donovan

1/3/22
Date

LAFCO

Meeting Date: 05/26/2022

Information

SUBJECT

A report by the Executive Officer on recent events relevant to the Commission and an update of staff activity for the month. The Commission or any individual Commissioner may request that action be taken on any item listed.

- a. 05.26.22 Long Range Planning Calendar
 - b. EO Activity Report - April 25 through May 0, 2022
 - c. CALAFCO Legislative Report
-

Attachments

ATT a-05.26.2022 Long Range Planning Calendar

ATT b-EO Activity Report Apr25-May20

ATT c-CALAFCO Legislative Report 05.26.22

Form Review

Form Started By: Terri Tuck
Final Approval Date: 05/13/2022

Started On: 05/13/2022 12:04 PM



Long Range Meeting Calendar – Tentative Items

May 26, 2022 LAFCo Meeting

Meeting Date	Tentative Agenda Items	Location
Jun 30, 2022 (note date change)	<ul style="list-style-type: none"> • Adopt MSR for countywide Fire Protection Districts (LAFCo 21-05) • El Macero County Service Area (CSA) SOI Amendment and Annexation of 27384 Eagle View Court (LAFCo No. 22-01) • Executive Officer Annual Performance Evaluation 	BOS Chamber
Jul 28, 2022	<ul style="list-style-type: none"> • Determination no MSR/SOI needed for the City of Winters (TBD) 	BOS Chamber
Sep 22, 2022	<ul style="list-style-type: none"> • FY 21/22 Q4 Financial Update • Update LAFCo policy to change member terms from May to January in 2024/25 	BOS Chamber
Oct 27, 2022	<ul style="list-style-type: none"> • Adopt MSR for County Service Areas (CSAs) LAFCo No. 21-04 • FY 22/23 Q1 Financial Update 	BOS Chamber
Dec 1, 2022	<ul style="list-style-type: none"> • Adopt LAFCo 2023 Meeting Calendar 	BOS Chamber

New Applications Received Since Last Meeting Packet

Date Received	Application Name
May 9, 2022	<ul style="list-style-type: none"> • Out of Agency services approval for the City of Woodland to provide water and sewer services to the Yolo Cold Storage Facility

LAFCo EO Activity Report April 25 through May 20, 2022

Date	Meeting/Milestone	Comments
04/25/2022	Meeting w/Elisa Sabatini (CAO) & FPD Chiefs	Fire Sustainability Work Group
04/27/2022	Mock Meeting in BOS Chamber	Practice run w/BOS staff for in-person meetings
04/28/2022	Meeting w/Chad Rinde (interim CAO)	FPD MSR
05/02/2022	Meeting w/Matt Keasling (Attorney)	Application process for Davis SOI Amendment for DiSC project
05/03/2022	Meeting w/Matt Hofhenke (Naviant)	Status check on LAFCo files digitization project backfile
05/03/2022	Meeting w/Eric May (Counsel)	LAFCo policies for SOI Amendments
05/05/2022	Meeting w/City of Woodland staff and Stakeholders	Out of Agency services to provide water/sewer for cold storage facility project
05/10/2022	Quarterly Meeting w/SACOG Region LAFCo's	
05/11/2022	Meeting w/Olin Woods	LAFCo Agenda review
05/12/2022	Mock Meeting in BOS Chamber	Practice run w/BOS staff for in-person meetings
05/12/2022	EI Macero CSA Meeting	
05/13/2022	Meeting w/Supervisor Provenza	MSR follow up on East Davis FPD
05/16/2022	Staff Meeting	Weekly Zoom meetings

CALAFCO Daily Legislative Report as of Thursday, May 19, 2022

Item 11-ATT c

1

AB 2957 (Committee on Local Government) Local government: reorganization.

Current Text: Amended: 4/18/2022 [html](#) [pdf](#)

Introduced: 3/2/2022

Last Amended: 4/18/2022

Status: 5/12/2022-Read third time. Passed. Ordered to the Senate. (Ayes 65. Noes 0.) In Senate. Read first time. To Com. on RLS. for assignment.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, provides the authority and procedure for the initiation, conduct, and completion of changes of organization, reorganization, and sphere of influence changes for cities and districts, as specified. Current law requires that an applicant seeking a change of organization or reorganization to submit a plan for providing services within the affected territory. Current law requires a petitioner or legislative body desiring to initiate proceedings to submit an application to the executive officer of the local agency formation commission, and requires the local agency formation commission, with regard to an application that includes an incorporation, to immediately notify all affected local agencies and any applicable state agency, as specified. This bill would define the term "successor agency," for these purposes to mean the local agency a commission designates to wind up the affairs of a dissolved district.

Attachments:

[LAFCo Support letter template](#)

[CALAFCO Support letter](#)

Position: Sponsor

Subject: CKH General Procedures

CALAFCO Comments: This is the annual Omnibus bill sponsored by CALAFCO. As introduced it makes 3 minor, technical non-substantive changes in CKH: (1) Replaces "to be completed and in existence" with "take effect" under GCS 56102; (2) Adds GCS 56078.5: "Successor Agency" means the local agency the Commission designates to wind up the affairs of a dissolved district; and (3) Replaces "proposals" with "applications" within GCS 56653(a), 56654(a), (b), and (c), and 56658(b)(1) and (b)(2).

CALAFCO support letter and LAFCo support letter template are in the attachments section.

April 18, 2022 bill amended with additional changes requested by CALAFCO. Amendments include grammatical changes, the correction of a PUC citation in GC Sec 56133(e)(5) from 9604 to 224.3, the extension of the sunset date within R&T Section 99(b)(8)(B) to January 1, 2028, and it renumbers remaining provisions as needed due to the above changes.

SB 938 (Hertzberg D) The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000: protest proceedings: procedural consolidation.

Current Text: Amended: 4/4/2022 [html](#) [pdf](#)

Introduced: 2/8/2022

Last Amended: 4/4/2022

Status: 5/5/2022-Referred to Com. on L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 provides the exclusive authority and procedure for the initiation, conduct, and completion of changes of organization and reorganization for cities and districts, except as specified. Under current law, in each county there is a local agency formation commission (commission) that oversees these changes of organization

and reorganization. Current law authorizes a commission to dissolve an inactive district if specified conditions are satisfied. This bill would also authorize a commission to initiate a proposal for the dissolution of a district, as described, if the commission approves, adopts, or accepts a specified study that includes a finding, based on a preponderance of the evidence, that, among other things, the district has one or more documented chronic service provision deficiencies, the district spent public funds in an unlawful or reckless manner, or the district has shown willful neglect by failing to consistently adhere to the California Public Records Act.

Attachments:

[SB 938 LAFCo support letter template](#)

[SB 938 CALAFCO Support letter](#)

[SB 938 CALAFCO Fact Sheet](#)

[SB 938 Author Fact Sheet](#)

Position: Sponsor

Subject: CKH General Procedures, Other

CALAFCO Comments: CALAFCO is the sponsor of this bill. SB 839 represents a collaborative three-year effort (by an 18-member working group) to clean up, consolidate, and clarify existing statutory provisions associated with consolidations and dissolutions, as well as codify the conditions under which a LAFCo may initiate dissolution of a district at the 25 percent protest threshold. In response to a recommendation made in the 2017 Little Hoover Commission report (Special Districts: Improving Oversight and Transparency), CALAFCO initiated a working group of stakeholders in early 2019 to discuss the protest process for dissolutions of special districts.

The bill's current format (dated 2/8/22) represents the restructuring of existing protest provisions scattered throughout CKH. There have been some minor technical language added for clarifications. These changes are all minor in nature (by legislative standards).

The bill will be amended to reflect the newly designed process that codifies the ability for LAFCo to initiate a district dissolution at 25% protest threshold. The conditions under which this can occur include one or more of the following, any/all of which must be documented via determinations in a Municipal Service Review (MSR):

1. The agency has one or more documented chronic service provision deficiencies that substantially deviate from industry or trade association standards or other government regulations and its board or management is not actively engaged in efforts to remediate the documented service deficiencies;
2. The agency spent public funds in an unlawful or reckless manner inconsistent with the principal act or other statute governing the agency and has not taken any action to prevent similar future spending;
3. The agency has consistently shown willful neglect by failing to consistently adhere to the California Public Records Act and other public disclosure laws the agency is subject to;
4. The agency has failed to meet the minimum number of times required in its governing act in the prior calendar year and has taken no action to remediate the failures to meet to ensure future meetings are conducted on a timely basis;
5. The agency has consistently failed to perform timely audits in the prior three years, or failed to meet minimum financial requirements under Government Code section 26909 over the prior five years as an alternative to performing an audit, or the agency's recent annual audits show chronic issues with the agency's fiscal controls and the agency has taken no action to remediate the issues.

The proposed process is:

1. LAFCo to present the MSR in a 21-day noticed public hearing. At that time the LAFCo may choose to adopt a resolution of intent to dissolve the district. The resolution shall contain a minimum 12-month remediation period.
2. The district will have a minimum of 12 months to remediate the deficiencies.
3. Half-way through the remediation period, the district shall provide LAFCo a written report on the progress of their remediation efforts. The report is to be placed on a LAFCo meeting agenda and presented at that LAFCo meeting.
4. At the conclusion of the remediation period, LAFCo conducts another 21-day noticed public hearing to determine if district has remedied deficiencies. If the district has resolved issues, commission rescinds the resolution of intent to dissolve the district and the matter is dropped. If not, commission adopts a resolution making determinations to dissolve the district.
5. Standard 30-day reconsideration period.
6. Protest proceedings at 25% threshold can be noticed with a required 60-day protest period.

7. Protest hearing is held and amount of qualified protests determined based on 25% threshold. LAFCo either orders dissolution, election, or termination.

As this bill - when amended - adds requirements for LAFCOs and districts, it will likely be keyed fiscal (for now it is not). An author fact sheet and CALAFCO fact sheet are posted in our attachments section as well as the CALAFCO Support letter and LAFCo support letter template.

SB 1490 (Committee on Governance and Finance) Validations.

Current Text: Introduced: 2/28/2022 [html](#) [pdf](#)

Introduced: 2/28/2022

Status: 4/28/2022-Referred to Com. on L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would enact the First Validating Act of 2022, which would validate the organization, boundaries, acts, proceedings, and bonds of the state and counties, cities, and specified districts, agencies, and entities.

Attachments:

[SB 1490-1491-1492, CALAFCO Letter of Support - March 2022](#)

Position: Support

Subject: LAFCo Administration

CALAFCO Comments: This is the first of three annual validating acts. The CALAFCO Support letter is posted in our attachments.

SB 1491 (Committee on Governance and Finance) Validations.

Current Text: Introduced: 2/28/2022 [html](#) [pdf](#)

Introduced: 2/28/2022

Status: 4/28/2022-Referred to Com. on L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would enact the Second Validating Act of 2022, which would validate the organization, boundaries, acts, proceedings, and bonds of the state and counties, cities, and specified districts, agencies, and entities.

Attachments:

[SB 1490-1491-1492, CALAFCO Letter of Support - March 2022](#)

Position: Support

Subject: LAFCo Administration

CALAFCO Comments: This is the second of three annual validating acts. The CALAFCO Support letter is posted in our attachments.

SB 1492 (Committee on Governance and Finance) Validations.

Current Text: Introduced: 2/28/2022 [html](#) [pdf](#)

Introduced: 2/28/2022

Status: 4/28/2022-Referred to Com. on L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would enact the Third Validating Act of 2022, which would validate the organization, boundaries, acts, proceedings, and bonds of the state and counties, cities, and specified districts, agencies, and entities.

Attachments:

[SB 1490-1491-1492, CALAFCO Letter of Support - March 2022](#)

Position: Support

Subject: LAFCo Administration

CALAFCO Comments: This is the third of three annual validating acts. The CALAFCO Support letter is posted in our attachments.

AB 1640 (Ward D) Office of Planning and Research: regional climate networks: regional climate adaptation and resilience action plans.

Current Text: Amended: 3/23/2022 [html](#) [pdf](#)

Introduced: 1/12/2022

Last Amended: 3/23/2022

Status: 4/27/2022-In committee: Set, first hearing. Referred to suspense file.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar:

5/19/2022 Upon adjournment of Session - 1021 O Street, Room 1100
ASSEMBLY APPROPRIATIONS SUSPENSE FILE, HOLDEN, Chair

Summary:

Current law requires, by July 1, 2017, and every 3 years thereafter, the Natural Resources Agency to update, as prescribed, the state's climate adaptation strategy, known as the Safeguarding California Plan. Current law establishes the Office of Planning and Research in state government in the Governor's office. Current law establishes the Integrated Climate Adaptation and Resiliency Program to be administered by the office to coordinate regional and local efforts with state climate adaptation strategies to adapt to the impacts of climate change, as prescribed. This bill would authorize eligible entities, as defined, to establish and participate in a regional climate network, as defined. The bill would require the office, through the program, to encourage the inclusion of eligible entities with land use planning and hazard mitigation planning authority into regional climate networks.

Attachments:

[AB 1640, CALAFCO Letter of Support - March 2022](#)

[AB 1640 Author Fact](#)

Position: Support

Subject: Climate Change

CALAFCO Comments: This bill is a follow up and very similar to AB 897 (2021). The bill would authorize eligible entities, as defined (including LAFCo), to establish and participate in a regional climate network, as defined. The bill would authorize a regional climate network to engage in activities to address climate change, as specified. Further, it requires a regional climate network to develop a regional climate adaptation and resilience action plan and to submit the plan to OPR for review, comments, and certification. The bill would require OPR to: (1) encourage the inclusion of eligible entities with land use planning and hazard mitigation planning authority into regional climate networks; (2) develop and publish guidelines on how eligible entities may establish regional climate networks and how governing boards may be established within regional climate networks by 7-1-23; and (3) provide technical assistance to regions seeking to establish a regional climate network, facilitate coordination between regions, and encourage regions to incorporate as many eligible entities into one network as feasible.

The difference between this bill and AB 897 is this bill removes requirements for OPR to develop guidelines and establish standards and required content for a regional climate adaptation and resilience action plan (to be produced by the network), and removes some specified technical support requirements by OPR. Those requirements were covered in SB 170, a budget trailer bill from 2021.

The bill is author-sponsored and keyed fiscal. An author fact sheet is included in our attachments area, as well as the CALAFCO Support letter.

Amended 3/23/2022 to provide that regional climate networks MAY be developed rather than the former requirement. Minor clean ups of other superfluous language.

AB 1773 (Patterson R) Williamson Act: subvention payments: appropriation.

Current Text: Introduced: 2/3/2022 [html](#) [pdf](#)

Introduced: 2/3/2022

Status: 5/4/2022-In committee: Set, first hearing. Referred to suspense file.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar:

5/19/2022 Upon adjournment of Session - 1021 O Street, Room 1100
ASSEMBLY APPROPRIATIONS SUSPENSE FILE, HOLDEN, Chair

Summary:

The Williamson Act, also known as the California Land Conservation Act of 1965, authorizes a city or county to enter into contracts with owners of land devoted to agricultural use, whereby the owners agree to continue using the property for that purpose, and the city or county agrees to value the land accordingly for purposes of property taxation. Current law sets forth procedures for reimbursing cities and counties for property tax revenues not received as a result of these contracts and continuously appropriates General Fund moneys for that purpose. This bill, for the 2022–23 fiscal year, would appropriate an additional \$40,000,000 from the General Fund to the Controller to make subvention payments to counties, as provided, in proportion to the losses incurred by those counties by reason of the reduction of assessed property taxes.

Attachments:

[AB 1773 CALAFCO Letter of Support - March 2022](#)

[AB 1773 Author Fact Sheet](#)

Position: Support

Subject: Ag Preservation - Williamson

CALAFCO Comments: AB 1773 resurrects funding the Williamson Act for the 2022-2023 budget year. The Williamson Act was created to preserve open space and conserve agricultural land. For many years, the state funded the Act at around \$35-\$40 million per year. This funding ceased during the recession, and has not been reinstated since. AB 1773 would allocate \$40 million from the General Fund to the Williamson Act for the purpose of subvention payments.

The bill is author-sponsored, has a general-fund appropriation, and is keyed fiscal. An author fact sheet is posted in our attachments section, along with the CALAFCO Support letter.

AB 1944 (Lee D) Local government: open and public meetings.

Current Text: Amended: 4/18/2022 [html](#) [pdf](#)

Introduced: 2/10/2022

Last Amended: 4/18/2022

Status: 5/5/2022-Read second time. Ordered to third reading.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar:

5/19/2022 #88 ASSEMBLY THIRD READING FILE - ASSEMBLY BILLS

Summary:

The Ralph M. Brown Act allows for meetings to occur via teleconferencing subject to certain requirements, particularly that the legislative body notice each teleconference location of each member that will be participating in the public meeting, that each teleconference location be accessible to the public, that members of the public be allowed to address the legislative body at each teleconference location, that the legislative body post an agenda at each teleconference location, and that at least a quorum of the legislative body participate from locations within the boundaries of the local agency's jurisdiction. The act provides an exemption to the jurisdictional requirement for health authorities, as defined. Current law, until January 1, 2024, authorizes a local agency to use teleconferencing without complying with those specified teleconferencing requirements in specified circumstances when a declared state of emergency is in effect, or in other situations related to public health. This bill would require the agenda to identify any member of the legislative body that will participate in the meeting remotely.

Attachments:

[AB 1944 Author Fact Sheet](#)

Position: Watch

Subject: Brown Act

CALAFCO Comments: This bill would delete the requirement that an individual participating in a Brown Act meeting remotely from a non-public location must disclose the address of the location. If the governing body chooses to allow for remote participation, it must also provide video streaming and offer public comment via video or phone.

The bill is author sponsored and keyed fiscal. The author's fact sheet is posted in our attachments area.

AB 2081 (Garcia, Eduardo D) Municipal water districts: water service: Indian lands.

Current Text: Amended: 5/12/2022 [html](#) [pdf](#)

Introduced: 2/14/2022

Last Amended: 5/12/2022

Status: 5/12/2022-From committee chair, with author's amendments: Amend, and re-refer to committee. Read second time, amended, and re-referred to Com. on GOV. & F.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar:

6/1/2022 9:30 a.m. - State Capitol, Room 112 SENATE GOVERNANCE AND FINANCE, CABALLERO, Chair

Summary:

The Municipal Water District Law of 1911 provides for the formation of municipal water districts and grants to those districts specified powers. Current law permits a district to acquire, control, distribute, store, spread, sink, treat, purify, recycle, recapture, and salvage any water for the beneficial use of the district, its inhabitants, or the owners of rights to water in the district. Current law, upon the request of certain Indian tribes and the satisfaction of certain conditions, requires a district to provide service of water at substantially the same terms applicable to the customers of the district to the Indian tribe's lands that are not within a district, as prescribed. Current law also authorizes a district, until January 1, 2023, under specified circumstances, to apply to the applicable local agency formation commission to provide this service of water to Indian lands, as defined, that are not within the district and requires the local agency formation commission to approve such an application. This bill, among other things, would extend the above provisions regarding the application to the applicable local agency formation commission to January 1, 2027.

Attachments:

[AB 2081 CALAFCO Oppose 03-16-2022](#)

[AB 2081 Author Fact Sheet](#)

Position: Oppose

Subject: Water

CALAFCO Comments: This bill extends the sunset date created in AB 1361 (2017). Current law, upon the request of certain Indian tribes and the satisfaction of certain conditions, requires a district to provide service of water at substantially the same terms applicable to the customers of the district to the Indian tribe's lands that are not within a district, as prescribed. Current law also authorizes a district, under specified circumstances, to apply to the applicable LAFCo to provide this service of water to Indian lands, as defined, that are not within the district and requires the LAFCo to approve such an application. This bill extends the sunset date from January 1, 2023 to January 1, 2025.

CALAFCO opposed AB 1361 in 2017 as the process requires LAFCo to approve the extension of service, requires the district to extend the service, and does not require annexation upon extension of service. CALAFCO reached out to the author's office requesting information as to the reason for the extension and we have not been given a reason.

The bill is keyed fiscal. An author fact sheet is included in the attachments area, as well as the CALAFCO letter in opposition.

AB 2449 (Rubio, Blanca D) Open meetings: local agencies: teleconferences.

Current Text: Introduced: 2/17/2022 [html](#) [pdf](#)

Introduced: 2/17/2022

Status: 5/5/2022-Read second time. Ordered to third reading.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar:

5/19/2022 #89 ASSEMBLY THIRD READING FILE - ASSEMBLY BILLS

Summary:

Current law, until January 1, 2024, authorizes a local agency to use teleconferencing without complying with specified teleconferencing requirements in specified circumstances when a declared state of emergency is in effect, or in other situations related to public health. This bill would authorize a local agency to use teleconferencing without complying with those specified teleconferencing requirements if at least a quorum of the members of the legislative body

participates in person from a singular location clearly identified on the agenda that is open to the public and situated within the local agency's jurisdiction. The bill would impose prescribed requirements for this exception relating to notice, agendas, the means and manner of access, and procedures for disruptions. The bill would require the legislative body to implement a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals with disabilities, consistent with federal law.

Position: Watch

Subject: Brown Act

CALAFCO Comments: This bill authorizes the use of teleconferencing without noticing and making available to the public teleconferencing locations if a quorum of the members of the legislative body participate in person from a singular location that is noticed and open to the public and require the legislative body to offer public comment via video or phone.

CALAFCO reached out to the author's office for information and we've not yet heard back. The bill is not keyed fiscal.

AB 2647 (Levine D) Local government: open meetings.

Current Text: Amended: 4/19/2022 [html](#) [pdf](#)

Introduced: 2/18/2022

Last Amended: 4/19/2022

Status: 5/12/2022-Read third time. Passed. Ordered to the Senate. (Ayes 62. Noes 0.) In Senate. Read first time. To Com. on RLS. for assignment.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Current law makes agendas of public meetings and other writings distributed to the members of the governing board disclosable public records, with certain exceptions. Current law requires a local agency to make those writings distributed to the members of the governing board less than 72 hours before a meeting available for public inspection, as specified, at a public office or location that the agency designates. Current law also requires the local agency to list the address of the office or location on the agenda for all meetings of the legislative body of the agency. Current law authorizes a local agency to post the writings on the local agency's internet website in a position and manner that makes it clear that the writing relates to an agenda item for an upcoming meeting. This bill would instead require a local agency to make those writings distributed to the members of the governing board available for public inspection at a public office or location that the agency designates and list the address of the office or location on the agenda for all meetings of the legislative body of the agency unless the local agency meets certain requirements, including the local agency immediately posts the writings on the local agency's internet website in a position and manner that makes it clear that the writing relates to an agenda item for an upcoming meeting.

Position: Watch

Subject: Brown Act

CALAFCO Comments: This bill seeks to amend the law to make clear that writings that have been distributed to a majority of a local legislative body less than 72 hours before a meeting can be posted online in order to satisfy the law.

The bill is sponsored by the League of Cities and is not keyed fiscal.

SB 852 (Dodd D) Climate resilience districts: formation: funding mechanisms.

Current Text: Amended: 5/18/2022 [html](#) [pdf](#)

Introduced: 1/18/2022

Last Amended: 5/18/2022

Status: 5/18/2022-Read third time and amended. Ordered to second reading.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar:

5/19/2022 #1 SENATE SENATE BILLS - SECOND READING FILE

Summary:

Current law authorizes the legislative body of a city or a county to establish an enhanced

infrastructure financing district to finance public capital facilities or other specified projects of communitywide significance, including projects that enable communities to adapt to the impacts of climate change. Current law also requires the legislative body to establish a public financing authority, defined as the governing board of the enhanced infrastructure financing district, prior to the adoption of a resolution to form an enhanced infrastructure district and adopt an infrastructure financing plan. This bill would authorize a city, county, city and county, special district, or a combination of any of those entities to form a climate resilience district, as defined, for the purposes of raising and allocating funding for eligible projects and the operating expenses of eligible projects. The bill would deem each district to be an enhanced infrastructure financing district and would require each district to comply with existing law concerning enhanced infrastructure financing districts, unless the district is specified as otherwise. The bill would require a district to finance only specified projects that meet the definition of an eligible project. The bill would define "eligible project" to mean projects that address sea level rise, extreme heat, extreme cold, the risk of wildfire, drought, and the risk of flooding, as specified.

Attachments:

[SB 852 Author Fact Sheet](#)

Position: Watch

Subject: Special District Principle Acts

CALAFCO Comments: This bill creates the Climate Resilience Districts Act. The bill completely bypasses LAFCo in the formation and oversight of these new districts because the districts are primarily being created as a funding mechanism for local climate resilience projects (as a TIF or tax increment finance district - for which LAFCos also have no involvement).

The bill authorizes a city, county, city and county, special district, or a combination of any of those entities to form a climate resilience district for the purposes of raising and allocating funding for eligible projects and the operating expenses of eligible projects. The bill defines "eligible project" to mean projects that address sea level rise, extreme heat, extreme cold, the risk of wildfire, drought, and the risk of flooding, as specified. The bill authorizes a district created pursuant to these provisions to have boundaries that are identical to the boundaries of the participating entities or within the boundaries of the participating entities. The bill also authorizes specified local entities to adopt a resolution to provide property tax increment revenues to the district. The bill would also authorize specified local entities to adopt a resolution allocating other tax revenues to the district, subject to certain requirements. The bill would provide for the financing of the activities of the district by, among other things, levying a benefit assessment, special tax, property-related fee, or other service charge or fee consistent with the requirements of the California Constitution. It requires 95% of monies collected to fund eligible projects, and 5% for district administration. The bill would require each district to prepare an annual expenditure plan and an operating budget and capital improvement budget, which must be adopted by the governing body of the district and subject to review and revision at least annually.

Section 62304 details the formation process, Section 62305 addresses the district's governance structure, and 62307 outlines the powers of the district.

This bill is sponsored by the Local Government Commission and is keyed fiscal. A fact sheet is included in our attachments section.

SB 1100 (Cortese D) Open meetings: orderly conduct.

Current Text: Amended: 4/21/2022 [html](#) [pdf](#)

Introduced: 2/16/2022

Last Amended: 4/21/2022

Status: 5/5/2022- Referred to Coms. on L. GOV. and JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

The Ralph M. Brown Act requires, with specified exceptions, that all meetings of a legislative body of a local agency, as those terms are defined, be open and public and that all persons be permitted to attend and participate. Current law requires every agenda for regular meetings of a local agency to provide an opportunity for members of the public to directly address the legislative body on any item of interest to the public, before or during the legislative body's consideration of the item, that is within the subject matter jurisdiction of the legislative body. Current law authorizes the legislative body to adopt reasonable regulations to ensure that the intent of the provisions relating

to this public comment requirement is carried out, including, but not limited to, regulations limiting the total amount of time allocated for public testimony on particular issues and for each individual speaker. Current law authorizes the members of the legislative body conducting the meeting to order the meeting room cleared and continue in session, as prescribed, if a group or groups have willfully interrupted the orderly conduct of a meeting and order cannot be restored by the removal of individuals who are willfully interrupting the meeting. This bill would authorize the presiding member of the legislative body conducting a meeting to remove an individual for disrupting the meeting.

Attachments:

[SB 1100 Author Fact Sheet](#)

Position: Watch

Subject: Brown Act

CALAFCO Comments: This bill would authorize the removal of an individual from a public meeting who is "willfully interrupting" the meeting after a warning and a request to stop their behavior. "Willfull interrupting" is defined as intentionally engaging in behavior during a meeting of a legislative body that substantially impairs or renders infeasible the orderly conduct of the meeting in accordance with law.

The bill is author-sponsored and keyed fiscal. An author fact sheet is posted in our attachments section.

SB 1449 (Caballero D) Office of Planning and Research: grant program: annexation of unincorporated areas.

Current Text: Amended: 4/19/2022 [html](#) [pdf](#)

Introduced: 2/18/2022

Last Amended: 4/19/2022

Status: 5/13/2022-Set for hearing May 19.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar:

5/19/2022 Upon adjournment of Session - 1021 O Street, Room 2200 SENATE APPROPRIATIONS SUSPENSE FILE, PORTANTINO, Chair

Summary:

Would require the Office of Planning and Research to, upon appropriation by the Legislature, establish the Unincorporated Area Annexation Incentive Program, authorizing the office to issue a grant to a city for the purpose of funding infrastructure projects related to the proposed or completed annexation of a substantially surrounded unincorporated area, as defined, subject to approval by the Director of State Planning after the city submits an application containing specified information. The bill would require the office to match, on a dollar-for-dollar basis, any dollar contribution a city makes toward a project funded by the program, subject to a maximum funding threshold as determined by the director. The bill would, by September 1, 2023, require the office to develop guidelines, and consult with various local representatives to prepare those guidelines, for purposes of implementing the program, and would provide that the guidelines are not subject to the rulemaking requirements of the Administrative Procedure Act.

Position: Watch

Subject: Annexation Proceedings

CALAFCO Comments: This is currently a spot bill. According to the author's office, they are working on state funding to incentivize annexation of inhabited territory (when the VLF was taken away, so too was any financial incentive to annex inhabited territory). For many years bills have been run to reinstate funding, none of which have ever successfully passed. There is no other information available on this bill at this time. CALAFCO will continue conversations with the author's office as this is an important topic for LAFcos. (The bill will remain a P-3 until amended.)

Amended 3/16/2022 to remove spot holder language, add definitions and other language tying to CKH, and add language more specific to a grant program.

[AB 897](#) (Mullin D) Office of Planning and Research: regional climate networks: regional climate adaptation and resilience action plans.

Current Text: Amended: 7/14/2021 [html](#) [pdf](#)

Introduced: 2/17/2021

Last Amended: 7/14/2021

Status: 8/27/2021-Failed Deadline pursuant to Rule 61(a)(12). (Last location was APPR. SUSPENSE FILE on 8/16/2021)(May be acted upon Jan 2022)

Desk	Policy	Fiscal	Floor	Desk	Policy	2 year	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Current law requires, by July 1, 2017, and every 3 years thereafter, the Natural Resources Agency to update, as prescribed, the state's climate adaptation strategy, known as the Safeguarding California Plan. Current law establishes the Office of Planning and Research in state government in the Governor's office. Current law establishes the Integrated Climate Adaptation and Resiliency Program to be administered by the office to coordinate regional and local efforts with state climate adaptation strategies to adapt to the impacts of climate change, as prescribed. This bill would authorize eligible entities, as defined, to establish and participate in a regional climate network, as defined. The bill would require the office, through the program, to encourage the inclusion of eligible entities with land use planning and hazard mitigation planning authority into regional climate networks. The bill would authorize a regional climate network to engage in activities to address climate change, as specified.

Attachments:

[CALAFCO Support July 2021](#)

[AB 897 Fact Sheet](#)

Position: Support

Subject: Climate Change

CALAFCO Comments: As introduced, the bill builds on existing programs through OPR by promoting regional collaboration in climate adaptation planning and providing guidance for regions to identify and prioritize projects necessary to respond to the climate vulnerabilities of their region.

As amended, the bill requires OPR to develop guidelines (the scope of which are outlined in the bill) for Regional Climate Adaptation Action Plans (RCAAPs) by 1-1-23 through their normal public process. Further the bill requires OPR to make recommendations to the Legislature on potential sources of financial assistance for the creation & implementation of RCAAPs, and ways the state can support the creation and ongoing work of regional climate networks. The bill outlines the authority of a regional climate network, and defines eligible entities. Prior versions of the bill kept the definition as rather generic and with each amended version gets more specific. As a result, CALAFCO has requested the author add LAFCOs explicitly to the list of entities eligible to participate in these regional climate networks.

As amended on 4/7, AB 11 (Ward) was joined with this bill - specifically found in 71136 in the Public Resources Code as noted in the amended bill. Other amendments include requiring OPR to, before 7-1-22, establish geographic boundaries for regional climate networks and prescribes requirements in doing so.

This is an author-sponsored bill. The bill necessitates additional resources from the state to carry out the additional work required of OPR (there is no current budget appropriation). A fact sheet is posted in the tracking section of the bill.

As amended 4/19/21: There is no longer a requirement for OPR to include in their guidelines how a regional climate network may develop their plan: it does require ("may" to "shall") a regional climate network to develop a regional climate adaptation plan and submit it to OPR for approval; adds requirements of what OPR shall publish on their website; and makes several other minor technical changes.

As amended 7/1/21, the bill now explicitly names LAFCo as an eligible entity. It also adjusts several timelines for OPR's requirements including establishing boundaries for the regional climate networks, develop guidelines and establish standards for the networks, and to make recommendations to the Legislature related to regional adaptation. Give the addition of LAFCo as an eligible entity, CALAFCO is now in support of the bill.

Amendments of 7/14/21, as requested by the Senate Natural Resources & Water Committee, mostly do the following: (1) Include "resilience" to climate adaptation; (2) Prioritize the most vulnerable communities; (3) Add definitions for "under-resourced" and "vulnerable" communities; (4) Remove the requirement for OPR to establish geographic boundaries for the regional climate networks; (5) Include agencies with hazard mitigation authority and in doing so also include the Office of Emergency Services to work with OPR to establish guidelines and standards required for the climate adaptation and resilience plan; and (6) Add several regional and local planning documents to be used in the creation of guidelines.

2/24/22 UPDATE: It appears this bill is being replaced with AB 1640 (Ward, Mullin, etc.). CALAFCO will keep this bill on Watch and follow the new bill.

AB 903 (Frazier D) Los Medanos Community Healthcare District.

Current Text: Amended: 4/19/2021 [html](#) [pdf](#)

Introduced: 2/17/2021

Last Amended: 4/19/2021

Status: 7/14/2021-Failed Deadline pursuant to Rule 61(a)(11). (Last location was GOV. & F. on 5/19/2021)(May be acted upon Jan 2022)

Desk	Policy	Fiscal	Floor	Desk	2 year	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would require the dissolution of the Los Medanos Community Healthcare District, as specified. The bill would require the County of Contra Costa to be successor of all rights and responsibilities of the district, and require the county to develop and conduct the Los Medanos Area Health Plan Grant Program focused on comprehensive health-related services in the district's territory. The bill would require the county to complete a property tax transfer process to ensure the transfer of the district's health-related ad valorem property tax revenues to the county for the sole purpose of funding the Los Medanos Area Health Plan Grant Program. By requiring a higher level of service from the County of Contra Costa as specified, the bill would impose a state-mandated local program.

Position: Watch

CALAFCO Comments: This bill mandates the dissolution of the Los Medanos Community Healthcare District with the County as the successor agency, effective 2-1-22. The bill requires the County to perform certain acts prior to the dissolution. The LAFCo is not involved in the dissolution as the bill is written. Currently, the district is suing both the Contra Costa LAFCo and the County of Contra Costa after the LAFCo approved the dissolution of the district upon application by the County and the district failed to get enough signatures in the protest process to go to an election.

The amendment on 4/5/21 was just to correct a typo in the bill.

As amended on 4/19/21, the bill specifies monies received by the county as part of the property tax transfer shall be used specifically to fund the Los Medanos Area Health Plan Grant Program within the district's territory. It further adds a clause that any new or existing profits shall be used solely for the purpose of the grant program within the district's territory.

The bill did not pass out of Senate Governance & Finance Committee and will not move forward this year. It may be acted on in 2022.

2022 UPDATE: Given Member Frazier is no longer in the Assembly and the appellate court overturned the lower court's decision, it is likely the bill will not move forward. CALAFCO will retain WACTH on the bill.

AB 975 (Rivas, Luz D) Political Reform Act of 1974: filing requirements and gifts.

Current Text: Amended: 5/5/2022 [html](#) [pdf](#)

Introduced: 2/18/2021

Last Amended: 5/5/2022

Status: 5/5/2022-From committee chair, with author's amendments: Amend, and re-refer to committee. Read second time, amended, and re-referred to Com. on E. & C.A.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

The Political Reform Act of 1974 generally requires elected officials, candidates for elective offices, and committees formed primarily to support or oppose a candidate for public office or a ballot measure, along with other persons and entities, to file periodic campaign statements and certain reports concerning campaign finances and related matters. Current law permits a report or statement that has been on file for at least two years to be retained by a filing officer as a copy on microfilm or other space-saving materials and, after the Secretary of State certifies an online filing and disclosure system, as an electronic copy. This bill would permit a filing officer to retain a report or statement filed in a paper format as a copy on microfilm or other space-saving materials or as an electronic copy, as specified, without a two-year waiting period.

Position: Watch

Subject: FPPC

CALAFCO Comments: As introduced, this bill makes two notable changes to the current requirements of gift notification and reporting: (1) It increases the period for public officials to reimburse, in full or part, the value of attending an invitation-only event, for purposes of the gift rules, from 30 days from receipt to 30 days following the calendar quarter in which the gift was received; and (2) It reduces the gift notification period for lobbyist employers from 30 days after the end of the calendar quarter in which the gift was provided to 15 days after the calendar quarter. Further it requires the FPPC to have an online filing system and to redact contact information of filers before posting.

The amendment on 4/21/21 just corrects wording (technical, non-substantive change).

The amendments on 5/18/21 clarify who is to file a statement of economic interest to include candidates (prior text was office holders).

UPDATE AS OF 2/24/22 - The author's office indicates they are moving forward with the bill this year and are planning amendments. They are not clear what those amendments will be so CALAFCO will retain a WATCH position on the bill.

AB 1195 (Garcia, Cristina D) Limited Eligibility and Appointment Program: lists.

Current Text: Amended: 5/18/2022 [html](#) [pdf](#)

Introduced: 2/18/2021

Last Amended: 5/18/2022

Status: 5/18/2022-From committee chair, with author's amendments: Amend, and re-refer to committee. Read second time, amended, and re-referred to Com. on E.Q.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Current law specifically grants the Department of Human Resources the powers, duties, and authority necessary to operate the state civil service system in accordance with Article VII of the California Constitution, the Government Code, the merit principle, and applicable rules duly adopted by the State Personnel Board. Current law creates the Limited Examination and Appointment Program (LEAP), which the Department of Human Resources administers, to provide an alternative to the traditional civil service examination and appointment process to facilitate the hiring of persons with disabilities. Current law requires the Department of Human Resources, when an appointing power seeks to fill a vacant position by using an employment list, to provide the appointing power with a certified list of the names and addresses of all eligible candidates, as specified. Current law requires the department to provide a single certified list of eligible candidates if more than one employment list or LEAP referral list exists, and the department is required to combine the names and addresses of all eligible candidates. This bill would, notwithstanding those provisions, require the department to, upon request of the appointing power, provide the appointing power a LEAP referral list without combining that list with a parallel list and would authorize the appointing power to select and hire any individual from that a referral list to fill any vacancy.

Attachments:

[CALAFCO Letter of Concern - April 2021](#)

[AB 1195 Fact Sheet](#)

Position: Watch With Concerns

Subject: Water

CALAFCO Comments: As amended on 4-6-21, the bill was gut and amended and now creates the So LA County Human Rights to Water Collaboration Act. It requires the Water Board to appoint a commissioner to implement the Safe & Affordable Funding for Equity & Resilience Program and gives the commissioner certain authorities (although they are not clearly spelled out). It requires the commissioner by 12-31-24 to submit to the Water Board a plan for the long-term sustainability of public water systems in southern LA County and prescribes what shall be included in the plan. The bill also creates a technical advisory board and requires the commissioner to oversee the Central Basin Municipal Water District.

In its current form the bill creates numerous concerns. CALAFCO's letter of concern is posted in the tracking section of the bill, and includes: (1) Focus of the bill is very broad as is the focus of the commissioner; (2) In an attempt to prevent privatization of water systems there is language regarding severing water rights. That language could be problematic should a consolidation be ordered; (3) Diminishing local control that is being invested in the state (an ongoing concern since SB 88); (4) A clear distinction needs to be made between an Administrator and Commissioner; (5) The poorly written section on the technical advisory board; and (6) The lack of LAFCo involvement in any consolidation process.

As amended on 5-24-21, the bill changes the water rights provision now requiring approval by the water Board; uses the definitions of "at risk system" and "at risk domestic well" found in SB 403 (Gonzalez) as well as the 3,300 connect cap; requires the commissioner appointed by the board to be from the local area; requires the commissioner to do certain things prior to completing the regional plan; and requires the commissioner to apply to LA LAFCo for extension of service, consolidation or dissolution as appropriate. The bill also creates a pilot program for LA LAFCo giving them the authority to take action rather than the water board, providing it is within 120 days of receipt of a completed application. If the LAFCo fails to take action within that time, the matter goes to the water board for their action.

The pilot program also gives LA LAFCo the authority to approve, approve with conditions or deny the application; further giving LAFCo authority to consider consolidation or extension of service with a local publicly owned utility that provides retail water, a private water company or mutual; the bill also waives protest proceedings, gives the LAFCo authority to address governance structure and CEQA is waived, provides full LAFCo indemnification and funding.

There are still issues with the proposed technical advisory board section of the bill, and questions about timing of some of the processes. CALAFCO continues to work with the author and speakers' offices as well as other stakeholders on ongoing amendments.

The bill is author-sponsored and we understand there is currently no funding source. A fact sheet is posted in the tracking section of the bill. CALAFCO's letter of concern is also posted there.

THIS IS NOW A 2-YEAR BILL.

UPDATE AS OF 2/10/22 - According to the author's office, the author is not intending to move the bill forward at this time. CALAFCO will continue to WATCH and monitor the bill. As a result, the bill was downgraded from a P-1 to a P-3.

AB 1757 (Haney, D) Groundwater sustainability agency.

Current Text: Amended: 5/10/2022 [html](#) [pdf](#)

Introduced: 2/2/2022

Last Amended: 5/10/2022

Status: 5/12/2022-Read second time. Ordered to Consent Calendar.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar:

5/19/2022 #134 ASSEMBLY CONSENT CALENDAR 2ND DAY-ASSEMBLY BILLS

Summary:

The Sustainable Groundwater Management Act requires all groundwater basins designated as high- or medium-priority basins by the Department of Water Resources that are designated as basins subject to critical conditions of overdraft to be managed under a groundwater sustainability plan or coordinated groundwater sustainability plans by January 31, 2020, and requires all other groundwater basins designated as high- or medium-priority basins to be managed under a

groundwater sustainability plan or coordinated groundwater sustainability plans by January 31, 2022, except as specified. The act authorizes any local agency or combination of local agencies overlying a groundwater basin to decide to become a groundwater sustainability agency for that basin. Current law governs the formation of a groundwater sustainability agency. This bill would authorize a conservation district overlying a groundwater basin in this state to decide to become a groundwater sustainability agency for that basin and would make the law governing the formation of a groundwater sustainability agency applicable to that district.

Position: Watch

Subject: Water

AB 2041 (Garcia, Eduardo D) California Safe Drinking Water Act: primary drinking water standards: compliance.

Current Text: Amended: 4/18/2022 [html](#) [pdf](#)

Introduced: 2/14/2022

Last Amended: 4/18/2022

Status: 5/11/2022-In committee: Set, first hearing. Referred to suspense file.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar:

5/19/2022 Upon adjournment of Session - 1021 O Street, Room 1100

ASSEMBLY APPROPRIATIONS SUSPENSE FILE, HOLDEN, Chair

Summary:

Would require the State Water Resources Control Board to take specified actions if the state board adopts a primary drinking water standard with a compliance period for which public water systems are given a designated period of time to comply with the primary drinking water standard without being held in violation of the primary drinking water standard. Specifically, the bill would require the state board to determine which public water system may not be able to comply with the primary drinking water standard without receiving financial assistance and develop a compliance plan, including a financial plan to assist that public water system in complying with the primary drinking water standard. The bill would also require the state board, if a public water system is in violation of the primary drinking water standard after the compliance period, to take into consideration whether or not the public water system implemented the compliance plan.

Attachments:

[AB 2041 Author Fact Sheet](#)

Position: Watch

Subject: Water

CALAFCO Comments: This bill would require the SWRCB to take specified actions if the SWRCB adopts a primary drinking water standard with a compliance period for which public water systems are given a designated period of time to install necessary measures, including, but not limited to, installation of water treatment systems, to comply with the primary drinking water standard without being held in violation of the primary drinking water standard. Those actions would include, among other actions, developing a financial plan to assist public water systems that will require financial assistance in procuring and installing the necessary measures.

CALAFCO reached out to the author's office for information on the bill and has not heard back. The bill is keyed fiscal. An author fact sheet is attached.

AB 2201 (Bennett D) Groundwater sustainability agency: groundwater extraction permit: verification.

Current Text: Amended: 4/27/2022 [html](#) [pdf](#)

Introduced: 2/15/2022

Last Amended: 4/27/2022

Status: 5/18/2022-In committee: Set, first hearing. Referred to suspense file.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar:

5/19/2022 Upon adjournment of Session - 1021 O Street, Room 1100

ASSEMBLY APPROPRIATIONS SUSPENSE FILE, HOLDEN, Chair

Summary:

The Sustainable Groundwater Management Act requires all groundwater basins designated as high- or medium-priority basins by the Department of Water Resources that are designated as basins subject to critical conditions of overdraft to be managed under a groundwater sustainability plan or coordinated groundwater sustainability plans by January 31, 2020, and requires all other groundwater basins designated as high- or medium-priority basins to be managed under a groundwater sustainability plan or coordinated groundwater sustainability plans by January 31, 2022, except as specified. Current law authorizes any local agency or combination of local agencies overlying a groundwater basin to decide to become a groundwater sustainability agency for that basin and imposes specified duties upon that agency or combination of agencies, as provided. Current law also authorizes the State Water Resources Control Board to designate a high- or medium-priority basin as a probationary basin under certain conditions for specified purposes. This bill would prohibit a local agency, as defined, from approving a permit for a new groundwater well or for an alteration to an existing well in a basin subject to the act and classified as medium- or high-priority until it obtains a written verification, from the groundwater sustainability agency that manages the basin or area of the basin where the well is proposed to be located, determining that certain factors are present.

Position: Watch

Subject: Water

CALAFCO Comments: 2/15/2022: As introduced, a spot holder.

3/17/2022: As amended, this bill now seeks to add a new section into the Water Code that would require, after July 1, 2023, designated extraction facilities to procure permits from the Department of Water Resources (DWR.) Extraction facilities are defined as those located in a basin that has already been designated by DWR as subject to critical overdraft conditions. It would also define times when permits are not needed, including for "de minimis extractors" (as defined by Section 10721), for replacement extractors, when drinking water is needed by a water system for public health purposes, for habitat and wetlands conservation, for photovoltaic or wind energy generation when less than 75 acre feet of groundwater is needed annually, when required by an approved CEQA document, and for facilities constructed to ensure a sustain water supply to consolidated public water systems. This bill would also require groundwater sustainability agencies (GSAs) to develop a process for the issuance of groundwater extraction permits which considers demonstrations of need, adherence to a groundwater sustainability plan, a showing that the extraction will not contribute to an undesirable result, and other procedural requirements. Additionally, the bill would require notification to all groundwater users within one mile of the proposed groundwater extraction facility, and to the DWR when the proposed extraction is within one mile of a disadvantaged community or a domestic well user, and other procedural steps. Also allows those GSAs in a basin not designated as subject to critical conditions of overdraft to adopt an ordinance that establishes their own process, in accordance with this section, for the issuance of groundwater extraction permits, and allows imposition of fees as long as they do not exceed reasonable agency costs. DWR shall provide technical assistance to assist GSA implement this section. This bill would further amend Water Code Section 10728 to require annual reports by GSA to include information regarding the number, location, and volume of water encompassed by permits issued under this section.

Unfunded mandate, now reimbursements provided. Keyed: fiscal.

AB 2442 (Rivas, Robert D) Climate change.

Current Text: Amended: 4/5/2022 [html](#) [pdf](#)

Introduced: 2/17/2022

Last Amended: 4/5/2022

Status: 5/18/2022-From committee: Do pass. (Ayes 11. Noes 4.) (May 18).

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar:

5/19/2022 #18 ASSEMBLY SECOND READING FILE -- ASSEMBLY BILLS

Summary:

The California Disaster Assistance Act requires the Director of Emergency Services to authorize the replacement of a damaged or destroyed facility, whenever a local agency and the director determine that the general public and state interest will be better served by replacing a damaged or destroyed facility with a facility that will more adequately serve the present and future public

needs than would be accomplished merely by repairing or restoring the damaged or destroyed facility. Current law also authorizes the director to implement mitigation measures when the director determines that the measures are cost effective and substantially reduce the risk of future damage, hardship, loss, or suffering in any area where a state of emergency has been proclaimed by the Governor. This bill would specify that mitigation measures for climate change and disasters related to climate, may include, but are not limited to, measures that reduce emissions of greenhouse gases, the preservation of open space, improved forest management and wildfire risk reduction measures, and other investments in natural infrastructure, as defined.

Position: Watch

Subject: Ag/Open Space Protection

CALAFCO Comments: Seeks to add climate change to California Disaster Assistance Act and adds, as noted cost effective mitigation measures, the preservation of open space, improved forest management and wildfire risk reduction measures, and other investments in natural infrastructure (in line with definition of a "natural infrastructure" in GC Section 65302(g)(4)(C)(v).) Also would amend GC Sec 65302 to require General Plans to include "a set of measures designed to reduce emissions of greenhouse gases resulting in climate change, and natural features and ecosystem processes in or near identified at-risk areas threatened by the impacts attributable."

SB 12 (McGuire D) Local government: planning and zoning: wildfires.

Current Text: Amended: 7/1/2021 [html](#) [pdf](#)

Introduced: 12/7/2020

Last Amended: 7/1/2021

Status: 7/14/2021-Failed Deadline pursuant to Rule 61(a)(11). (Last location was H. & C.D. on 6/24/2021)(May be acted upon Jan 2022)

Desk	Policy	Fiscal	Floor	Desk	2 year	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Current law requires that the Office of Planning and Research, among other things, coordinate with appropriate entities, including state, regional, or local agencies, to establish a clearinghouse for climate adaptation information for use by state, regional, and local entities, as provided. This bill would require the safety element, upon the next revision of the housing element or the hazard mitigation plan, on or after July 1, 2024, whichever occurs first, to be reviewed and updated as necessary to include a comprehensive retrofit strategy to reduce the risk of property loss and damage during wildfires, as specified, and would require the planning agency to submit the adopted strategy to the Office of Planning and Research for inclusion into the above-described clearinghouse.

Position: Watch

Subject: Growth Management, Planning

CALAFCO Comments: UPDATE 2/24/22: According to the author's office, they do plan to move this bill forward in 2022 and no other details are available at this time.

SB 418 (Laird D) Pajaro Valley Health Care District.

Current Text: Chaptered: 2/4/2022 [html](#) [pdf](#)

Introduced: 2/12/2021

Last Amended: 1/24/2022

Status: 2/4/2022-Approved by the Governor. Chaptered by Secretary of State. Chapter 1, Statutes of 2022.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would create the Pajaro Valley Health Care District, as specified, except that the bill would authorize the Pajaro Valley Health Care District to be organized, incorporated, and managed, only if the relevant county board of supervisors chooses to appoint an initial board of directors.

Position: Watch

Subject: Special District Principle Acts

CALAFCO Comments: Gut and amended on 1/14/22, this bill forms the Pajaro Valley Health Care District within Santa Cruz and Monterey counties. The formation, done by special legislation, bypasses the LAFCo process, with language explicitly stating upon formation, LAFCo shall have

authority. The bill requires that within 5 years of the date of the first meeting of the Board of Directors of the district, the board of directors shall divide the district into zones. The bill would require the district to notify Santa Cruz LAFCo when the district, or any other entity, acquires the Watsonville Community Hospital. The bill requires the LAFCo to order the dissolution of the district if the hospital has not been acquired by January 1, 2024 through a streamlined process, and requires the district to notify LAFCo if the district sells the Watsonville Community Hospital to another entity or stops providing health care services at the facility, requiring the LAFCo to dissolve the district under those circumstances in a streamlined process.

Given the hospital has filed bankruptcy and this is the only hospital in the area and serves disadvantaged communities and employs a large number of people in the area, the bill has an urgency clause.

Several amendments were added on 1/24/22 by the ALGC and SGFC all contained within Section 32498.7.

CALAFCO worked closely with the author's office, Santa Cruz County lobbyist and the Santa Cruz and Monterey LAFCos on this bill. We have requested further amendments which the Senator has agreed to take in a follow-up bill this year. Those amendments include requiring Santa Cruz LAFCo to adopt a sphere of influence for the district within 1 year of formation; the district filing annual progress reports to Santa Cruz LAFCo for the first 3 years, Santa Cruz LAFCo conducting a special study on the district after 3 years, and representation from both counties on the governing board.

The bill is sponsored by the Pajaro Valley Healthcare District Project and is not keyed fiscal.

SB 969 (Laird D) Pajaro Valley Health Care District.

Current Text: Amended: 3/2/2022 [html](#) [pdf](#)

Introduced: 2/10/2022

Last Amended: 3/2/2022

Status: 5/5/2022-Referred to Com. on L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chapters
1st House				2nd House							

Summary:

Current law creates the Pajaro Valley Health Care District, as specified, and authorizes the Pajaro Valley Health Care District to be organized, incorporated, and managed, only if the relevant county board of supervisors chooses to appoint an initial board of directors. Current law requires, within 5 years of the date of the first meeting of the Board of Directors of the Pajaro Valley Health Care District, the board of directors to divide the district into zones and number the zones consecutively. Current law requires the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 to govern any organizational changes for the district after formation. Current law requires the district to notify the County of Santa Cruz local agency formation commission (LAFCO) when the district, or any other entity, acquires the Watsonville Community Hospital. Existing law requires the LAFCO to dissolve the district under certain circumstances. This bill would require the LAFCO to develop and determine a sphere of influence for the district within one year of the district's date of formation, and to conduct a municipal service review regarding health care provision in the district by December 31, 2025, and by December 31 every 5 years thereafter.

Position: Watch

Subject: Other

CALAFCO Comments: This bill is a follow up to SB 418 (Laird) and contains some of the amendments requested by CALAFCO and Monterey and Santa Cruz LAFCos. As introduced the bill requires Santa Cruz LAFCo to adopt a sphere of influence for the district within 1 year of formation; the district filing annual progress reports to Santa Cruz LAFCo for the first 2 years, Santa Cruz LAFCo conducting a Municipal Service Review on the district every 5 years with the first being conducted by 12-31-25. Our final requested amendment, ensuring representation from both counties on the governing board, is still being worked on and not reflected in the introduced version of the bill.

SB 1405 (Ochoa Bogh R) Community service districts: Lake Arrowhead Community Service District: covenants, conditions, and restrictions: enforcement.

Current Text: Amended: 4/18/2022 [html](#) [pdf](#)

Introduced: 2/18/2022

Last Amended: 4/18/2022**Status:** 5/12/2022-Read third time. Passed. (Ayes 34. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Would authorize the Lake Arrowhead Community Services District to enforce all or part of the covenants, conditions, and restrictions for tracts within that district, and to assume the duties of the Arrowhead Woods Architectural Committee for those tracts, as provided. This bill contains other related provisions.

Position: Watch**Subject:** Other**SB 1425 (Stern D) Open-space element: updates.****Current Text:** Amended: 4/18/2022 [html](#) [pdf](#)**Introduced:** 2/18/2022**Last Amended:** 4/18/2022**Status:** 4/26/2022-Read second time. Ordered to third reading.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Calendar:

5/19/2022 #31 SENATE SENATE BILLS -THIRD READING FILE

Summary:

Would require every city and county to review and update its local open-space plan by January 1, 2026. The bill would require the local open-space plan update to include plans and an action program that address specified issues, including climate resilience and other cobenefits of open space, correlated with the safety element. By imposing additional duties on local officials, the bill would create a state-mandated local program.

Position: Watch**Subject:** Other**SB 1489 (Committee on Governance and Finance) Local Government Omnibus Act of 2022.****Current Text:** Amended: 4/18/2022 [html](#) [pdf](#)**Introduced:** 2/28/2022**Last Amended:** 4/18/2022**Status:** 5/12/2022-Read third time. Passed. (Ayes 34. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary:

Current law, including the Professional Land Surveyors' Act, the Mello-Roos Community Facilities Act of 1982, the Subdivision Map Act, provisions relating to official maps of counties and cities, and provisions relating to maps of certain special assessment districts, prescribe requirements for the identification, storage, access, and preservation of maps. This bill would revise requirements for storage, access, and preservation of maps, in connection with the above-described laws, to authorize alternative methods by which maps may be identified, kept safe and reproducible, and to which they may be referred, and would generally eliminate the requirement that they be fastened and stored in books.

Position: Watch**CALAFCO Comments:** This is the Senate Governance & Finance Committee annual omnibus bill.

Total Measures: 28

Total Tracking Forms: 28

5/19/2022 8:27:41 AM