

MACE RANCH INNOVATION CENTER

I. INTRODUCTION

In response to an economic generation opportunity that has been identified and studied by the City of Davis for several years, Ramco Enterprises, The Buzz Oates Group of Companies and Barbara Bruner, collectively “the Applicant,” is requesting a sphere of influence amendment, rezoning, and annexation of ±229 acres of land, as well as the necessary entitlements to establish a Planned Development (PD) on ±212 acres of the property so as to allow for the development of an innovation and technology center (“Mace Ranch Innovation Center,” “Center” or “Project” will hereinafter refer to the ±212 acre PD.). The proposal comes in the aftermath of a determination by the Innovation Park Task Force that there is an increasing demand for space for technological research and development uses and inadequate sites within the City of Davis to accommodate current and future demand. The Project site is of an adequate size to address the City’s need for an innovation and technology park and is ideally located since it is contiguous to the intersection of Mace Boulevard and Interstate 80 and has fiber optic capabilities immediately available. Additionally, agricultural lands with newly adopted conservation easements abut the property to the east and north; therefore, annexation and development of the property will result in a distinct urban edge leading up to a logical permanent growth boundary. The years that the City has spent researching and planning for this use and the strong merits of this site together strongly suggest City approval of the Mace Ranch Innovation Center is warranted.

II. VISION

The Mace Ranch Innovation Center will be an area where leading-edge technology institutions cluster and connect with start-ups, businesses incubators, and accelerators as well as the University of California, Davis. The Center will offer a mix of building types and uses including office, research and development, prototyping, light manufacturing, flex space and support retail. By including an integrated array of uses at the same site in close proximity, the area will grow into a true center of innovation where “research to market” processes can thrive. The Project will utilize and extend the existing adjacent infrastructure including fiber optics, which will allow it to be technically-wired to provide adequate capacity to meet growing business needs. Sustainable design features, including LEED building standards, groundwater recharge, energy and water efficiency, and access to non-automotive forms of transportation will be incorporated. The Center will also include support uses such as cafes and recreational facilities and may include uses such as lodging and a conference center. The result will be an innovative and connected campus-like environment that will allow the City of Davis to retain, grow and attract technology companies. (*See Figure 1.*)

III. NARRATIVE AND GUIDING PRINCIPLES

The Mace Ranch Innovation Center responds to the growing business demands of an inventive community. The steady emergence of technology uses in Davis has, however, been restricted by an inadequate supply of land for technology and innovation uses. As UC Davis continues to serve as a leading center of innovation, and continues to build industry relationships,

the City needs more planned space where it can capitalize on that asset and grow its reputation as the center of regional innovation. Accordingly, the Mace Ranch Innovation Center will lead to the formation of a new type of invent/create/collaborate/produce environment in Davis, one that reflects the scale and priorities of Davis, but provides a land use opportunity not currently available in sufficient magnitude to accommodate growing research to market demands.

Like most of the region, since 2008 the City of Davis has seen challenges in the local economy. The effect of a lagging economy on the City has been further compounded by the fact that most home owners within Davis are long-term owners. This reality is a strong testament to the City's desirability, but as a result it generates less property tax than communities with new home development and/or home re-sales. However, with the gradual economic recovery, a silver lining is emerging; during the last decade, UC Davis has gained preeminence in interdisciplinary research in the areas of agriculture, food production, energy, health, environmental sustainability, water, transportation and communications, and the City is experiencing a surge of opportunity to support the development of businesses that are an outgrowth of this research. Indeed, opportunities for increased growth in local innovation and technology companies have been identified and extensively studied by the City's Innovation Task Force. Consistent with recommendations of the Task Force, the Mace Ranch Innovation Center will provide a place for the City to avail itself of this opportunity and to provide residents new high-quality employment opportunities, build a strong tax base, and improve the City's overall economic sustainability.

In addition to providing those elements that are essential to all successful tech-centers throughout California, such as good accessibility, room to expand and adequate communication bandwidth, the Mace Ranch Innovation Center will do so in a manner that is uniquely Davis and with features reflective of the community's values. The City of Davis is a regionally and globally recognized leader in sustainability. Consistent with the community in which they are located, Davis technology companies are also making technological advances in a manner that is environmentally conscious. (Marrone Bio Innovations, Arcadia Biosciences, Novozymes, DMG Mori Seiki, FMC/Schilling Robotics, Blue Oak Energy, Sierra Energy, to name a few). Providing the needed space for such companies to grow in Davis promotes the continued success of business entities with Davis's social and environmental conscience, thereby furthering the community's commitment to environmental sustainability.

To elaborate: consistent with Davis, the Mace Ranch Innovation Center will also be a model for sustainability. An important aspect of the planning process has been utilizing urban forms, transportation management systems, and LEED building practices that reduce energy consumption, vehicle miles travelled, and related greenhouse gas emissions. The Project incorporates onsite energy generation components such as solar and wind. Open spaces, both planned and natural, will be used in a manner that is drought conscious, aims to handle and filter storm water, utilize strategic plantings for shade and air purification, and encourages groundwater recharge through the use of impervious surfaces. In collaboration with the City, the project is exploring the delivery of tertiary-treated effluent from the City's Wastewater Treatment Plant to the Project site. Potential uses on the Project site would include irrigation, and possibly industrial process water, making this project the first site within the City to utilize recycled water in an effort to conserve resources. Lastly, the Center respects, protects and

connects the City to agriculture through the use of appropriate setbacks, view sheds, and bicycle trail connections.

Finally, the Applicant understands that the success of the Mace Ranch Innovation Center cannot occur in a bubble. An innovation center for the 21st century needs to provide a space in which to work, collaborate, create and relax; it must also be highly integrated with an urbanized area which provides support services, convenience, connectivity and culture. The Project sits adjacent to Interstate 80 and Mace Boulevard and is a logical extension to the existing 2nd Street technology corridor. This proximity makes the site convenient and accessible for employees, goods movement and several potential collaborators. In addition to this physical connectivity, the Project is also digitally connected with high-speed fiber optics which are installed adjacent to the site and designed for expeditious extension to the Center. The site is close to neighboring commercial centers and will include supportive retail tailored to the specific needs of the innovation center. Additionally, the Project is designed with greenways, bike trails, a grid street pattern and other pedestrian friendly elements that internally link the center together from north to south and externally tie it to existing adjacent residential communities to the west.

IV. PROJECT OBJECTIVES

The applicant proposes the Mace Ranch Innovation Center to achieve the following objectives:

1. Expeditiously provide a suitable space in which to retain existing local businesses, such as Schilling Robotics, and to attract and grow innovative high-value added, technology oriented companies.
2. Provide sufficient land to meet the demand in Davis for innovation centers over a 25 year time horizon.
3. Create an integrated, high-quality campus-like project offering a variety of lot sizes that will respond to the current and future needs of technology start-ups, industry leaders, research and development, and products manufacturing firms; allowing for a full range of research to market uses.
4. Develop a critical mass of users at a given location sufficient to render economically feasible the delivery of infrastructure necessary for development to occur.
5. Contribute to both job creation and tax base enhancement while supporting the University of California, Davis as a research institution.
6. Maintain the City's slow growth policy by prohibiting residential uses within the site, thereby emphasizing the sole objective to rapidly achieve economic growth and financial stability.
7. Preserve and protect agriculture through the planning and development of property which will result in a distinct permanent urban edge.
8. Utilize land immediately adjacent to the City boundary with adequate and easily-extended infrastructure, including but not limited to fiber optics for high-speed internet.

9. Utilize a site with existing access to Interstate 80 for the convenience and benefit of employees, collaborators, suppliers, and goods movement.
10. Support and build upon the City of Davis's existing successes by offering a logical extension to the 2nd Street technology corridor.
11. Develop an aesthetically pleasing site plan and architectural building design that incorporates energy and water efficiency, provides for non-automotive forms of transit, and is situated to receive and utilize recycled water when available.
12. Create a viable retail component, including hotel and conference center, that will primarily serve the needs of the innovation center, increase retail-related employment opportunities and contribute to tax revenue generation.
13. Encourage recreation and non-automotive modes of transportation by creating trail connections and improvements that enhance and encourage pedestrian/bicycle circulation and connectivity between the project site and surrounding areas.
14. Reflect the feedback captured through the Innovation Park Task Force's planning, research and outreach, and incorporate as many of the consensus concepts as are feasible.

V. KEY DEVELOPMENT ATTRIBUTES OF THE MACE INNOVATION CENTER

A. Provide a mix of building types to meet user needs, including corporate headquarter buildings. The Project will:

- Deliver office and corporate spaces that are highly flexible and technologically advanced. They will include new collaborative spaces, flex spaces, dry and wet labs.
- Develop space for research/incubator start-ups which may be subsidiaries of larger and more established companies in Davis, Sacramento, or even the Bay Area.
- Include programs that are scientific, technical and research focused. It is anticipated that these programs may be UC Davis spin-off research labs and internships.
- Given its size and location, be suitable for research programs for green technology and sustainable agricultural research.
- Integrate spaces for prototyping and manufacturing with research facilities to allow for greater ease of advanced product development; permitting manufacturing facilities on site will allow for the establishment of "research to market" companies.
- Include a potential hotel with conference center, supportive retail, and other amenities for all users of the site.

B. Create an engaged and inviting workplace by:

- Developing courtyard and plaza spaces between buildings to create more collaborative and interactive places for exchange of ideas and fostering innovation, creating real places for people.
- Providing access to amenities such as cafes, outdoor recreation, trails, and fitness rooms that the new modern worker/creative class requires.
- Providing a wide diversity of open spaces that accommodate large recreational activities as well as smaller scale, intimate, passive uses.

- Developing state of the art research and corporate workplaces that provide complete accessibility to the latest wireless technology with sufficient infrastructure to exceed demand and allow for growth.

C. Include significant LEED/sustainability features throughout the Innovation Center. The Project will:

- Have specific design guidelines for the entire site and building development to promote specialized and high quality building design, sustainable and enjoyable landscapes, and other sustainable measures to be incorporated into the overall design.
- Incorporate LEED Silver/Gold building standards.
- Make use of the landscape for drought tolerant plantings. Include storm water management such as detention basins and bio swales. Use of the buffer areas to help enhance the efficacy of these measures, particularly as they relate to protecting natural and ecological systems.
- Make use of permeable surfaces to reduce storm water runoff and assist in groundwater recharge.
- Incorporate use of shading and passive solar techniques to minimize heat gain. Orient buildings to maximize solar exposure from natural daylight.
- Utilize recycled water when available, primarily for irrigation and possibly industrial process water.

D. Achieve a 0.5 FAR, consistent with the General Plan and previous business park land strategies by:

- Phasing the project over time, which will allow for a strong initial first phase that may be at a lower FAR, but then provide higher density in later phases to create the desired FAR.
- Establishing higher density areas closer to plazas, key open spaces and the transit plaza to encourage a cross-pollenization of ideas and collaboration.

E. Strive to meet net-zero energy goals. The Project will:

- Make use of parking lots and rooftops for solar panels to create energy for on-site uses.
- Include the necessary infrastructure to utilize to the extent possible solar panels and wind turbines as a means for energy generation on-site.
- Utilize the latest building technology mechanical/electrical systems for energy efficiency, including energy reductions on plug-loads and ventilation systems.
- Make use of building orientation and natural daylight to promote overall energy efficiency across the site.
- Use natural ventilation for buildings when feasible.
- Promote water conservation and reductions where feasible.

F. Utilize the integration of alternative forms of transportation by:

- Incorporating a multitude of Transportation Demand Management (TDM) strategies such as carpooling, bus transit, shuttles, car share, and other smart phone technologies to assist in providing transportation options for employees.

- Dedicating drop-off and pick-up zones for buses, dedicated shuttles, and having carpool uses integrated into the Project. This includes a specific “transit hub” for the Center to help facilitate alternative modes of transportation.
- Supporting a Transportation Manager who will coordinate transportation to the site and help facilitate the use of alternative modes for all workers.
- Connecting to a number of existing bicycle paths, including one that currently exists along County Road 32A, to provide easy access to West Sacramento, Downtown Sacramento, the University of California, and other important destinations within Davis. Additional new bike paths, bike path connections, and a new cycle track are also being proposed.
- Integrating new and enhanced intersections. Bus/transit shuttle stops are being proposed to promote the use of alternative transportation.
- Installing bicycle facilities such as racks, storage lockers, and shower facilities to encourage and help establish the use of bicycles as a predominant mode of transportation to the site.
- Connecting the pedestrian promenade across 2nd Street to the existing park and ride facility and Yolo Bus stop.

G. Introduce unique parking concepts by:

- Providing dedicated spaces for car-share and carpooling to reduce trips and cars on the site.
- Considering parking lots as “energy fields” that have solar panels and “parking orchards” that utilize trees and plantings to emphasize the agrarian nature of the site so as to reduce heat island effects.
- Making use of permeable parking surfaces in key areas to prevent runoff and manage storm water.
- Encouraging companies to coordinate carpools and shuttles for their employees to reduce the demand for onsite parking.
- Designing parking lots that can be transformed as recreational/event spaces when not in use such as weekends or evenings.
- Providing parking stalls with charging stations to encourage the use of electric vehicles.

H. Implement zoning strategies to ensure the desired mix of uses. The Project will:

- Craft permitted uses to ensure that warehouse uses will be ancillary to the sought after innovation and technology users and will be permitted only as auxiliary to research and manufacturing.
- Maintain its emphasis on research and development in office and laboratories while warehousing will be used for goods manufactured within the Project or for the storage of equipment and materials necessary for the primary technological uses.

VI. PROJECT CHARACTERISTICS AND COMPONENTS

A. Project Location/Setting

The Mace Ranch Innovation Center project site is located ±2.5 miles east of Downtown Davis, adjoining the eastern border of the City, and within the unincorporated area of Yolo County. The subject site is at the northeast corner of the intersection of Mace Boulevard and 2nd Street, bordered to the west by Mace Boulevard, and across the street from existing commercial uses, as well as multi-family and single-family homes. The Union Pacific Railroad, Interstate-80 and various automotive dealerships are located to the south, and agricultural lands protected by a permanent conservation easement surround the Project site to the north and east. (See Figures 2-4.)

B. Project Description

Ramco Enterprises, The Buzz Oates Group of Companies and Barbara Bruner, collectively “the Applicant,” is requesting a municipal service review, sphere of influence amendment, rezoning and annexation of 228.69 acres comprised of six parcels (033-630-006, -009, -011, and -012, 033-650-009, and -026) in order to logically extend the City boundary to accommodate the Project. (See Figure 5.) The Applicant proposes General Plan designations of General Commercial on 033-630-011 and -012 and Public/Semi-Public on 033-630-006, and rezoning of all three of these parcels to Planned Development (PD 4-88, Mace Ranch). The Applicant is not proposing to modify the uses on these properties, however, it is anticipated that the proposed land use designations and rezoning are appropriate to accommodate the City’s vision for these sites. For the other three parcels (033-630-009, 033-650-009, and -026), the Applicant is seeking the necessary entitlements to allow for the development of an innovation and technology park known as the Mace Ranch Innovation Center (the “Project”). (See Figures 6-9, general plan and zoning.) The additional entitlements sought for the Project are: General Plan Amendment to create a new land use designation for “Innovation Technology Center,” establish a separate 212.2 acre PD with zoning for “Innovation and Technology” (IT), a Large Lot Tentative Subdivision Map, Site Plan and Architectural Review to adopt Design Guidelines and Performance Standards, and a Development Agreement.

Assessor’s Parcel Number	Existing Use*	Entitlements Sought
033-630-006 (3.44 ac.)	Water Storage, Park and Ride Lot	MSR/SOI Rezoning (Preliminary PD 4-88, new subarea) General Plan (Public/Semi-Public) Annexation
033-630-011 (4.62 ac.)	Ikeda’s Market	MSR/SOI Rezoning (Preliminary PD 4-88, new subarea)

		General Plan (General Commercial) Annexation
033-630-012 (8.43 ac.)	Vacant	MSR/SOI Prezoning (Preliminary PD 4-88, new subarea) General Plan (General Commercial) Annexation
033-630-009 (101.86 ac.)	Row Crops	MSR/SOI Preliminary PD (Innovation and Technology) Annexation General Plan (Innovation Technology Center) Tentative Subdivision Map Site Plan Architectural Review Development Agreement
033-650-009 (85.0 ac.)	Row Crops	MSR/SOI Preliminary PD (Innovation and Technology) Annexation General Plan (Innovation Technology Center) Tentative Subdivision Map Site Plan Architectural Review Development Agreement
033-650-026 (25.34 ac.)	Agriculture (City)	MSR/SOI Preliminary PD (Innovation and Technology) Annexation General Plan (Innovation Technology Center) Tentative Subdivision Map

		Site Plan Architectural Review Development Agreement
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*(See Figure 10.)

The Project will provide for construction of approximately 2.6 million square feet of industrial research office and development space, of which there may be up to 260,000 square feet (10%) of supportive commercial. The underlying zoning proposed for the Project’s PD is Innovation and Technology (IT), standards for which are proposed. (See IT Zoning Section, infra.) The Project proposes a mixture of business, research, office, research structures of various sizes and capabilities which will be configured in a campus-like setting. The supportive retail component will be geared toward serving the needs of those businesses within the Center and may include formal and convenience dining, dry cleaning, shipping, fitness, hotel and convention space, as well as other small supportive retail uses. The Project will not include any residential uses. (See Figures 11-13, generally: land uses.)

The Project identifies and incorporates several privately maintained parks and open space areas throughout the site totaling more than 75 acres of green space. These areas are easily accessible from all structures and will include greenways, courtyards, commons, orchards and plazas. The greenways and open spaces are anchored by a 5.1 acre recreational park (“the Oval”) which will be privately maintained but made available for public uses. The Center is also bordered by a minimum 150 foot wide greenbelt which serves as an agricultural buffer but will include planned and natural spaces, a biking and walking trail, allowing scenic views of agricultural lands and the Sacramento skyline. This greenbelt buffer will also serve drainage and water quality purposes. (See Figure 14.)

The circulation framework for the Center features a modified grid with three primary and one secondary connection to the existing bordering roadway system. The primary southern access point will connect to County Road 32A and will be the principal point of entry for transport vehicles and goods movement traffic. A secondary access point is located along Country Road 32A at the intersection where the existing park and ride lot is located which will serve to access those uses in the southwest of the Project. The other two primary access points intersect with Mace Boulevard and link the Project to the adjacent neighborhood by extending existing streets into the site; these points of access will be mainly for employees. (See Figure 15.)

The Project is also designed to be accessible for those utilizing mass transit or non-automotive forms of transportation. Specifically, the Center is proximate to a Yolo Bus stop at the park-and-ride lot, from which landscaped pedestrian connection will be improved to the site and its primary north-south pedestrian promenade. There is an existing transit stop on Mace Boulevard adjacent to the Project and a transit hub is proposed in the heart of the Center to allow for a centralized stop to accommodate all users. (See Figure 16, Connections.) The Transit Plaza will serve as a primary drop off/pick up area for local shuttles to downtown Davis and the Amtrak, provide Unitrans bus stops for local public transit, carpool drop-offs and other more direct destination shuttles (UC Davis, Sacramento Airport). In addition, the site will be conveniently linked to the existing pedestrian trails system and a regional bike trail. The Yolo Causeway Bike Path connecting Davis to Sacramento abuts the Project site and will provide

excellent nonautomotive access from the project to homes in West Sacramento and other nearby residential communities.

The Mace Ranch Innovation Center will have adequate parking. The parking ratios utilized in the PD are based on current City standards for Research/Development/Office uses which are at 4 spaces/1000sq. ft of building area. (*See Figure 17.*) However, the Applicant expects to be able to reduce ratios, vehicle trips and vehicle miles traveled in the future as the following happen: a critical mass of employees is achieved on-site; transit and shuttles are fully utilized at the proposed Transit Plaza; car share and carpooling spaces are dedicated on-site; bike path connections are developed and further improved to Downtown Davis and the region; tenant companies retain a Transportation Manager to coordinate all modes of transportation to and from the site; and transit reimbursements and bike credits are offered by tenants to their employees. It is further expected that, as the market evolves, product manufacturing uses will utilize a much lower parking ratio and hence reduce the number of cars parked on site.

Though parked consistent with current standards, the parking areas will be more than just large swaths of asphalt. The parking areas will be primarily designed with permeable surfaces such as pavers to address stormwater runoff, and will incorporate shade orchards and solar arrays to address the heat island effect often associated with large parking fields. Depending upon the type of user, buildings may be designed with heavy truck access and loading bays which will occupy a portion of the proposed parking area. Others buildings may include areas specifically designed for outdoor product testing. As a result of user demand-driven build out, over time, parking areas may be converted to parking structures to accommodate full development at the targeted density of the Center. (*See Figure 18.*)

Infrastructure will be extended from nearby facilities to serve the site with public water, sanitary sewer, storm drainage utility, and, for the first time in the City, tertiary-treated effluent. The applicant is aware of the City's Integrated Water Resource Study identifying recycled water as a long-term component of the City's water supply plan. The possibility of building the necessary infrastructure to deliver tertiary-treated effluent (recycled water) from the City's Wastewater Treatment Plant to the City in the vicinity of the project site will provide the opportunity to use recycled water in lieu of potable water for some Project uses, such as irrigation and cooling systems. Another key piece of infrastructure, high speed internet capability, is also available for immediate extension to the Project. That extension will provide the Center with vital communication infrastructure. Infrastructure will be extended to the site from proposed points of connection and will proceed in a manner consistent with overall project phasing. (*See Figures 19-23.*)

C. Phasing Plan

The Project site will develop in phases beginning at the primary southern entrance and south of the Oval. Future phasing will, in all likelihood, move to the central core and then north and east, although it will be driven by user demand. This anticipated development pattern represents a logical pattern of development with structures gradually extending from the current urbanized areas toward the permanent urban boundary. (*See Figures 24-27, Conceptual Phasing.*)

VII. REQUESTED ENTITLEMENTS AND JUSTIFICATION

A. Entitlements

The Applicant requests the following entitlements for the Project:

1. Combined Municipal Service Review and Sphere of Influence Amendment, in order to bring the properties within the City of Davis's sphere;
2. Prezoning, to determine the appropriate zoning in the event of subsequent annexation (Zoning Code, §40.34.010);
3. Annexation of 228.69 acres into the City of Davis which is comprised of APNs 033-630-006, -009, -011, -012, 033-650-009, and -026;
4. General Plan Amendment, adopting new land use designation (Innovation Technology Center) and imposing land use designations as follows:
 - i. Innovation Technology Center: 033-630-009, 033-650-009, and -026
 - ii. Public/Semi-Public: 033-630-006
 - iii. General Commercial: 033-630-011 and -012
5. Preliminary Planned Development, creating a new PD to allow for the creative development of the Project site (033-630-009, 033-650-009, and -026) as an innovation and technology zone known as the Mace Ranch Innovation Center (MRIC) district (Zoning Code, §40.22.010);
6. Development Agreement, in order to provide certainty and mutual assurances to the City and the Applicant (Government Code, §65864 et seq.);
7. Large Lot Tentative Subdivision Map, to reconfigure existing parcels and to divide land in a manner that promotes orderly growth and development as an innovation center (Municipal Code, §§36.01 and .04); and
8. Site Plan and Architectural Review, to approve Project Design Guidelines and Performance Standards which will promote orderly and harmonious growth of the Project site (Zoning Code, §40.31.).

B. Justification

The justifications for granting the requested entitlements are explained below:

Municipal Service Review, Sphere of Influence Amendment, Prezoning and Annexation – The Applicant believes that the City should coordinate with Yolo County and Yolo County Local Agency Formation Commission (LAFCo) to conduct a municipal service review, amend its sphere of influence, prezone the properties, and support annexation of the identified parcels because the Project meets the standards for annexation as established in the Local Government Reorganization Act of 2000 and as adopted by resolution by the Yolo County LAFCo. To elaborate: the City has the capacity and capability to provide the future service needs of the site;

the annexation of the Project will promote the productive use of land with significant infrastructure easily extended and utilized; annexation of the property will result in a logical and contiguous extension of the City boundary; the area proposed for annexation includes ±25 acres of City owned property which should be under the City's land use authority; and through annexation and rezoning the City may ensure a site design and use that will not infringe upon neighboring agricultural uses.

General Plan Amendment – The General Plan Amendment, creating a new Innovation Technology Center land use designation, is warranted because it will establish a designation that accommodates land uses for which there is an identified need but inadequate suitable land within Davis. The proposed Innovation Technology Center land use designation will promote the public necessity, convenience, safety and general welfare by introducing a land use designation that will help to retain and attract high value-added, users capable of taking products from research and development to market at one location. Furthermore, application of the proposed land use to the Project site is appropriate in order to create a location large enough to result in a critical mass where collaboration and innovation will occur. The land use designation is also appropriate for this site since, consistent with the General Plan, it will not convert agricultural properties for residential uses which are explicitly prohibited within the new Innovation Technology Center land use designation. Additionally, the adoption and application of the Innovation Technology Center land use designation will promote existing goals and policies of the General Plan, particularly the Economic Development section. Finally, the application of the new land use designation to the Project site will be subject to a Measure R citizen vote requirement whereby the citizenry will have the opportunity to affirm that such a use is warranted and desired within the City of Davis.

Preliminary Planned Development – The Applicant believes that the preliminary Planned Development (PD) for the establishment of the Mace Ranch Innovation Center (MRIC) district should be approved because it serves the purpose for which planned development districts are intended: namely, to allow for diversification in the City's land uses by providing an area specifically designed for a unique use, relieved from the rigid standards of conventional zoning. The proposed Project PD complies with the regulations and provisions of the General Plan and provides adequate standards to promote the public health, safety and general welfare. The PD allows for creative approaches in the development of the Project site, includes efficient and desirable use of open areas, and utilizes advances in technology to achieve innovative land development. The Preliminary PD, thus, warrants City consideration.

Large Lot Tentative Subdivision Map – The Parcel Map warrants approval as it will reconfigure the site and divide land in a manner that promotes the orderly development of the Project. The the proposed map is consistent with the general plan and the site is physically and geographically well suited for the type of development proposed. The subdivision and the infrastructure improvements are designed to assure the continuation of adequate traffic circulation, utilities and other services in the City and are therefore not detrimental to the health, safety or welfare of the citizenry.

Site Plan and Architectural Review – The Applicant believes that the City should approve the Project Design Guidelines and Performance Standards so as to ensure orderly and harmonious

growth of the Project site in a manner that promotes the health, safety and welfare of surrounding properties and the community at large. Adoption and implementation of the Design Guidelines will prevent the impairment or depreciation of land values and the development by the erection of structures without proper attention to siting or appearance. Adoption of the Performance Standards will prevent any use which may create dangerous, noxious or objectionable conditions. Finally, the Design Guidelines and Performance Standards implement a procedural review processes that provides the City an opportunity for thorough review and oversight of each phase of Project development (Zoning Code, §40.31.).

VIII. REQUESTED GENERAL PLAN DESIGNATION

The requested General Plan Land Use Designation for the Project consists of a new designation, the Innovation Technology Center, which is similar to the Business Park designation that is described thusly in the General Plan:

Pursuant to the General Plan a “Business Park” is “a hybrid of industrial and office parks which contains multiple uses and activities such as traditional industrial uses (such as warehouse/distribution light manufacturing, and research and development activities) as well as other types of land uses including headquarter offices, recreational facilities, health clubs, day care centers, incubator spaces for emerging companies, and secondary residential uses.

It is intended that a ‘Business Park’ be functionally and aesthetically integrated into the community and not provide commercial uses that are encouraged in the downtown and neighborhood centers.”

Policy:

LU G.1 Business parks should include sophisticated land planning, high quality architectural and landscape design, building flexibility, a variety of amenities and environmental controls.

However, the new designation is different from Business Park in that it prohibits residential uses and a residential mixed-use environment focusing instead on creating a campus like environment with a variety of lot sizes designed to accommodate all technology based businesses from start-ups to large R&D operations with production and point of sale facilities. The proposed designation also incorporates certain research and laboratory aspects of the University Related Research Park (URRP). But the proposed Innovation Technology Center differs from the URRP in that it is not envisioned primarily as a “collaboration” with UC Davis, and the proposed use allows for manufacturing, distribution and ancillary warehousing as well as outdoor R&D activities.

The new Innovation Technology Center land use designation is justified because it accommodates the innovation and technology uses that have been contemplated and planned for by the City of Davis for several years. The need for such a land use designation was identified by Economic Research Associates, a firm hired in 1996 by the City to help inform land use

decisions in its General Plan update, and was again affirmed by the recommendations of the Innovation Park Task Force in November of 2012. Both study efforts concurred that additional land with an appropriately tailored land use designation is needed in Davis to accommodate the knowledge-based businesses that the City should desire to retain and attract. The proposed Innovation Technology Center land use designation offers such a land use designation to several businesses and business models that cannot be accommodated under any existing General Plan land use designation.

The proposed new land use designation and accompanying text read as follows:

S. Innovation Technology Center

Intent: To provide sites for technology companies conducting research and development activities, such as product development, engineering, sales and administration, as well as ancillary light manufacturing and wholesale uses. It is the desire of the City of Davis to advance technology employment activities, and provide adequate space in which to allow for the growth and evolution of such companies so as to respond to changes in technology and capitalize on new opportunities. It is also the intent of the City of Davis to foster collaboration and the transfer of technology between UC Davis and Innovation Technology Centers.

The research park shall be of adequate size to accommodate numerous users and be designed so as to create a campus-like environment. The research park shall be characterized by superior site planning, architectural and landscape architectural design; traffic management; and environmental controls. In order to achieve this goal, planned development zoning and design guidelines shall be utilized. It is the intent that a Innovation Technology Center will maximize the internalization of trips by developing many of its own support services and featuring proximate freeway access to minimize impacts on the local roadway system.

Allowable Uses: Offices (including, but limited to headquarters, business, professional and medical), light industry, research and development, light manufacturing and warehousing (as an ancillary use), provided they meet City standards regarding pollution, health and safety factors. Retail uses shall be limited to support commercial uses, which may include lodging, conference space, restaurant, fitness and other services. Said uses should not compete with the downtown and neighborhood shopping centers and shall be appropriately limited in size to achieve the objective of serving the Innovation Technology Center. Related amenities and open spaces serving the research park may also be allowed.

Prohibited Uses: Residential housing; major retail or highway commercial; heavy manufacturing; exclusive distribution and exclusive warehousing.

Maximum Floor Area Ratio: 50 percent.

Size: A single Innovation Technology Center shall not exceed 230 acres.

Policies:

Policy LU S.1 Innovation Technology Center should include sophisticated land use planning, high quality architectural and landscape design, building flexibility, a variety of amenities and environmental controls.

Policy LU S.2 An Innovation Technology Center shall mitigate for the loss of agricultural land by preserving no less than 2 acres of agricultural land for every 1 acre developed.

Policy LU S.3 A maximum of ten percent of the overall square footage may be commercial use provided that the commercial is supportive of the surrounding Innovation Technology Center businesses and that it does not cause significant negative impacts or disturbance of the overall business environment.

IX. REQUESTED ZONING AND DESIGN GUIDELINES

The Project is proposed as a Planned Development (PD). This zoning designation allows the City to craft site-specific regulations that allow for diversification in the relationship of various buildings, structures and open spaces in a manner that promotes the public health, safety and general welfare without unduly inhibiting the advantages of modern building and planning techniques. Approval of the Mace Ranch Innovation Center PD zoning district will allow for creative approaches in the development of land, more efficient and desirable use of open area, variety in the physical development pattern, and the utilization of technology in a manner that promotes innovative land development. (Zoning Code 40.22.010) The Mace Ranch Innovation Center (MRIC) district differs from available zoning designations in that it provides for a broad range of uses that permit businesses to take a product through the complete process from research to market. The Project's PD also differs from other available zoning in that it allows for a limited amount of supportive retail and prohibits all residential uses.

The following proposed zoning ordinance provisions are applicable to the properties located within the Mace Ranch Innovation Center District (PD-_____):

MACE RANCH INNOVATION CENTER (MRIC) DISTRICT

Purpose.

The purpose of the Mace Ranch Innovation Center (MRIC) district is to provide an environment where leading-edge institutions and local, regional and international companies cluster and connect with start-ups, businesses incubators, and accelerators as well as the University of California, Davis to foster a creative and productive research and development center.

Permitted uses.

The principal permitted uses of land in the MRIC district are as follows:

- (a) Offices: including administrative, executive, headquarters and medical.
- (b) Laboratories: including but not limited to research, design, analysis, development and/or testing of a product

- (c) Light manufacturing, assembly or packaging of products, including but not limited to electrical, pharmaceutical, biomed and food products and devices, and associated warehousing and distribution.
- (d) Any other technical, research, development or light manufacturing use determined by the Planning Director to be of the same general character as the permitted uses.
- (e) Any use which handles, stores or treats in any fashion hazardous materials as defined in Section 40.01.010 of this chapter in a manner consistent with adopted MRIC performance standards.
- (f) Support Retail, single users at or less than 25,000 square feet, including but not limited to food and beverage, restaurant, dry cleaners, fitness center or gym.
- (g) Lodging or Hotel.
- (h) Conference Space.
- (i) Agriculture, except the raising of fowls or animals for commercial purposes, or the sale of any products at retail on the premises.

Accessory uses.

The following accessory uses are permitted in the MRIC district: antenna, telecommunications, child care/day care facility, parking garage, signs.

Conditional uses.

The following conditional uses may be permitted in the MRIC district:

- (a) Support Retail, single users larger than 25,000 square feet.
- (b) Public and semipublic, including public utility uses necessary and appropriate to the MRIC district.
- (c) Any use which handles, stores or treats in any fashion hazardous materials as defined in Section 40.01.010 of this chapter in a manner deemed to exceed or inconsistent with the adopted MRIC performance standards.
- (d) Drive-through facilities, subject to the provisions of Section 40.26.420. (Ord. 296 § 19.4; Ord. 1377 § 4; Ord. 1739 § 8, 1994; Ord. 2113 § 1, 2003)
- (e) Service station

Architectural standards and approval.

- (a) The City Council has adopted Design Guidelines for the MRIC district at a public hearing. All proposed new structures or additions to existing structures consistent with the adopted guidelines may be approved by the community development and sustainability department subject to site plan and architectural review as identified in Section 40.31.040(r) of this Code or as otherwise prescribed in the guidelines;
- (b) The community development and sustainability director or designee shall utilize the Mace Ranch Innovation Center (MRIC) design guidelines in reviewing public and private projects within the MRIC district boundary for which site plan and architectural approval is required;
- (c) Site plan and architectural approval shall be required for all projects as specified in the design review process section of the guidelines;

- (d) The MRIC Design Guidelines have been adopted by the city to serve as a guide to the city staff, citizen and project proponent in regard to development within the MRIC district boundary; and
- (e) The MRIC Design Guidelines are approved to be consistent with and implement the general plan, applicable zoning regulations, and other applicable land use regulations.

Special conditions.

- (a) All uses permitted by this article, shall be subject to review by the community development director for a determination of consistency with design guidelines and performance standards.
- (b) All uses shall be conducted wholly within a completely enclosed building, except for use specific testing facilities, off-street parking and loading facilities, cafes and eateries, and public utility substations.
- (c) Manufacturing and industrial processes shall use only gas or electricity as a fuel and for power; provided, that oil burning equipment may be installed for standby purposes only.
- (d) Off-street parking and loading facilities shall be required for all uses, as provided in Sections [40.25.010](#).
- (e) Landscaping and screening shall be in accordance with the landscape master plan.