

City Attorney's Impartial Analysis of Measure B

Measure B was placed on the ballot by the City Council. If approved by the voters, Measure B would approve Resolution 20-110 amending the City of Davis General Plan to allow for the development of the Davis Innovation & Sustainability Campus ("DISC") and Mace Triangle. The 187-acre DISC site and 16.5-acre Mace Triangle site are northeast of Mace Blvd. and Interstate 80 near the "Mace Curve," approximately 2.5 miles east of Downtown Davis in unincorporated Yolo County. If Measure B is approved, annexation into the City could proceed.

The "Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands" Ordinance requires voter approval of amendments to the General Plan that change the land use designation from agricultural or open space to urban uses. It also requires voter approval of "baseline project features" that cannot be significantly modified later without voter approval.

The current land use designations for DISC and Mace Triangle are Agriculture and Public/Quasi-Public. Measure B would change these to Innovation Center, Urban Agriculture Transition Area, General Commercial, and Public-Semi-Public, and establish baseline project features.

The General Plan amendments and baseline project features are set forth in Resolution 20-110, and include:

- The City Council's goals for the development, which include "the capture of business growth and the achievement of fiscal and economic benefits for the City General Fund and the community."
- Uses, as shown on the Site Plan: Office, Laboratory, and R&D; Advanced Manufacturing; Residential; Ancillary Retail; Hotel and Conference Center; Parks, Plazas, and Green Spaces.
- Up to 850 units of onsite medium to high density housing, with at least 153 units designated as affordable.
- Phased construction: Phase 1 includes roadways extending to County Road 32A and Alhambra Blvd. into DISC, transit improvements along Mace Blvd., and extension of fiberoptic (or comparable) internet infrastructure. Phase 2 includes a central park, transit plaza, and Mace Drainage Channel improvements. The agricultural buffer and peripheral trail would be completed by Phase 3.
- Housing construction cannot begin until 200,000 square feet of commercial development is constructed and then may proceed at a rate of one unit per 2,000 square feet of commercial space. Construction of affordable units may begin earlier.
- Development would meet the California Green Building Standards Code, Tier 1 and Residential Energy Reach Code standards. Electricity would be provided by renewable energy generated onsite or purchased from an 100% renewable energy program.
- Approximately 49 acres of open space, greenbelts, courtyards, and parks, including an agricultural buffer. At least 1,800 trees planted onsite.
- A maximum of 4,772 commercial and 850 residential parking spaces.

- Construction or funding to improve capacity, functionality, and safety of Mace Blvd.; funding a “traffic calming plan” for identified local streets; funding a comprehensive Mace Boulevard Corridor Plan.
- At least 2.75 miles of onsite bike lanes and walking paths; a grade-separated bicycle and pedestrian crossing of Mace Blvd.

DISC would construct improvements or pay fees to offset impacts to City facilities and infrastructure.

Measure B requires approval by a majority of the voters to become effective. A “yes” vote approves the General Plan changes and baseline project features, and a “no” vote rejects them.

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