APPENDIX D

WILLOWGROVE

SUSTAINABILITY PLAN

July 31, 2025 – Initial Draft

With thoughtful design and green building practices expected in Davis, Willowgrove is committed to sustainability and advancing the City's 2020-2040 Climate Action and Adaptation Plan ("CAAP"). This initial draft Sustainability Plan identifies project commitments to sustainability and provides a foundation for continued collaboration with the City and its residents throughout the environmental review process.

Urban Forest, Open Space, and Landscaping Designed to Advance Climate Adaption Goals	• Consistent with the CAAP Climate Adaptation Goal to create a cooler city with more urban forest and green space, Willowgrove will feature over 70 acres of integrated green space that will include an urban forest to increase natural shade, reduce urban heat island impacts, and maximize carbon sequestration. • Willowgrove will plant 2,500 new trees to create its urban forest and shaded trails and neighborhood gathering areas. • Willowgrove tree palette thoughtfully selected to maximize carbon sequestration over the life of the project. • Enhanced landscaping throughout Willowgrove will feature an adaptive and native plant pallet designed to minimize water consumption and turf. • Final landscape plan will include minimum standards for maintenance to ensure tree and plant growth and health. • A community garden will be included.
Habitat Uplift and Creation	• Increased buffer and biological uplift around Channel A will restore habitat where existing agriculatural operations occur in close proximity to Channel A. • Landscaping includes butterfly and pollinator gardens, including milkweed to encourage Monarch butterfly habitat.
Trails and Multimodal Transportation	• Reflecting Davis tradition, the extensive trail network and existing grade-seperated crossing connecting to the City's exisitng trail network will provide Willowgrove residents and community park visitors safe active transportation routes and recreational amenities. • Wayfinding information about trail connectivty and access routes to and from Willowgrove will be provided.
Bicycling Hub	• Community Park will include a Cycling Hub that will offer a self-service bicycle repair station and bicycle parking. • Additional bicycle parking will be provided in convenient locations for the parks, public gymnasium, and transit center areas. • Garages in all single-family and multifamily homes will include dedicated bicycle storage.

Energy Efficiency and Usage	• Willowgrove homes will include high efficiency lighting and Energy Star appliances. • Willowgrove homebuilder will offer sustainability options and include educational materials about the benefits and cost savings of enhanced sustainability options.
Solar Photovoltaic Systems – Solar Production	• All residential units will include a solar photovoltaic system with a minimum 3.0 kW solar system for low density units, 2.3 kW solar system for medium density units, and 1.6 kW solar system for high density units. • For each product type, the estimated roof capacity will be determined and an expanded solar photovoltaic system will be offered as a purchase option for the homeowner. Educational materials will be provided explaining the increased production and anticipated savings in electricity costs with expanded solar. • The community gym will include rooftop solar.
EV Charging	• Single-family and multifamily residential development with garages will pre-install 8-gauge wiring plus reserve room in electrical panel necessary to support Level 2 electric vehicle charging. • Multifamily residential units without garages will provide: (1) Level 1 charging at 5% of all required parking spaces with a minimum of 2 parking spaces served; (2) Level 2 charging at 1% of all required parking spaces where more than 20 parking spaces are required with a minimum of 1 parking space served; (3) conduit adequate for Level 2 charging to serve or reasonably be extended in the future to 25% of all parking spaces; and (4) room in panel(s) and capacity to serve 20% of all parking spaces with Level 1 charging and 5% of all parking spaces with Level 2 charging. • Community park will include at least 11 EVA charging stations, which exceeds the requirement in Davis Code. An additional 32 stalls will be EV capable.
Municipal Utility and Clean Energy Options	• The applicant understands that the City is currently evaluating the potential for a municipal utility and additional clean energy options. If Davis creates a municipal utility or other avenue for clean energy prior to development of final utility plans, Willowgrove will participate in that clean energy option, if feasible, with the approved tentative maps.
Air Quality and Greenhouse Gas Emissions	• Willowgrove will be all-electric without natural gas. • Wood-burning fireplaces will be prohibited at Willowgrove. • Tree species selected to maximize carbon sequestration. • Site balances to avoid import or export of dirt and thereby reducing construction emissions.
Sustainability Awareness and Education	• To create awareness of onsite habitat and sustainability features, an interpretive plan will be prepared and implemented. • Educational materials will be provided to all Willowgrove prospective buyers containing information about sustainable neighborhood design, sustainable living resources (e.g., how to save energy, waste reduction, effective ways of reducing carbon emissions, etc.), standard energy efficient features of the homes, environmental and

	financial benefits of photovoltaic solar systems, and other sustainability options and local resources. • The builder will work in collaboration with the City to create new homeowner orientation materials provided at the time of move-in that include resource information about the sustainability features of their home, amenities within Willowgrove and Davis that promote healthy lifestyles (e.g., biking, walking, and healthy eating with use of the Willowgrove community garden), sustainable living resources, literature about local resources (e.g., Cool Davis, UC Davis Arboretum, and other local sustainability resources), benefits of green cleaning products, information about sorting compostables and recyclables, and sustainability resources available in the Davis community.
Recycling and Waste Disposal	• Willowgrove will participate in Recology's multiple bins, including organics collection, recycling collection, green waste collection, and garbage collection. • Retail restaurants and businesses will participate in the Davis Waste Removal Commercial Food Scrap Pilot Program.