



City of Davis

Notice of Public Hearing and Notice of Availability of the Final SEIR

The City of Davis **City Council** will conduct a public hearing on the project application, as described below, at a meeting beginning at **5:30 p.m. on Tuesday, JUNE 30, 2020** in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California. **In accordance with Executive Order N-33-20 and N-29-20, this meeting may be conducted electronically or by teleconference, without a physical location from which members of the public may observe and offer public comment.** Information on how to observe the meeting and offer public comment electronically or telephonically will be included in the meeting agenda. Please contact the City Clerk’s Office or Community Development and Sustainability Department for the approximate time this item will be heard.

Project Name: Davis Innovation & Sustainability Campus (DISC)
(Formerly Aggie Research Campus and Mace Ranch Innovation Center)

Project Location: The annexation area is located northeast of Mace Boulevard and Interstate 80, on both sides of County Road (CR) 32A, within unincorporated Yolo County, east of the City of Davis city limits. The approximately 229-acre annexation area consists of:

- 187-acre privately-owned DISC site (Assessor’s Parcel Numbers (APNs) 033-630-009 and 033-650-009);
- 25-acre City owned Parcel (APN 033-650-029-6);
- 16.5-acre Mace Triangle site (APNs 033-630-006; -011; and -012).

**Property Owners/
Applicant:** Ramco Enterprises, Inc.
Buzz Oates
R&B Delta III
City of Davis

File Number: **Project Application #14-54**
General Plan Amendment #6-14
Prezone #4-14
Development Agreement DA #2-14
Annexation / Sphere of Influence Amendment

Project Description:

The ARC Project is anticipated to include up to approximately 2,654,000 square feet of innovation center/business uses including office, R&D, laboratory, and advanced manufacturing, and of which up to 260,000 square feet may be developed with supportive commercial uses. The ARC Project also incorporates up to 850 housing units on-site.

The City of Davis has included the Mace Triangle within the overall annexation project boundaries to ensure that an agricultural and unincorporated island is not created and to allow the continuation and expansion of existing uses. The SEIR evaluates the potential for expansion of the Ikeda's farm stand and additional urban development on the Ikeda's parcel and adjacent agricultural parcel. Specifically, this SEIR assumes development of up to 71,056 square feet of general commercial uses, including up to 45,900 of research, office, and R&D, and up to 25,155 square feet of retail.

Generally, the following approvals for the ARC Project are being requested from the City of Davis at this time: General Plan Amendment, prezone to a Preliminary Planned Development, development agreement, and action by the City Council to set the baseline features of the project and call for an election. In addition, the ARC Project would require a Combined Municipal Service Review (MSR) and Sphere of Influence (SOI) Amendment in order to bring the 229-acre project site, including the Mace Triangle Site and the City's 25-acres, within the City of Davis's SOI; annexation of the entire 229-acre project site, including the Mace Triangle Site and the City piece, into the City of Davis; and detachment of the entire 229-acre project site from the East Davis County Fire Protection District. The City will need to issue additional discretionary approvals for the ARC Project prior to any on-site development being allowed.

For CEQA purposes, the "ARC Site" is comprised of approximately ±194 acres, and defined as the 187-acre privately-owned property containing the Aggie Research Campus development footprint, and a proposed 6.8-acre easement on the City Parcel to satisfy the City's 150-foot Agricultural Buffer requirements along a portion of the project's northern boundary.

The requested entitlements are subject to the review and approval of the City Council. The recommendations of the Planning Commission are advisory to the Council. The Planning Commission voted to recommend approval of the project by a vote of 7 to 0.

Environmental Determination:

The Subsequent Environmental Impact Report (SEIR) (SCH # 2014112012) for the Aggie Research Campus (ARC) Project was available for review beginning JUNE 1, 2020. The Subsequent Environmental Impact Report (SCH#2014112012) evaluating the environmental impacts has been prepared for the project pursuant to CEQA requirements and will be reviewed for a recommendation to City Council. The SEIR identifies significant impacts for the following California Environmental Quality Act (CEQA) environmental topic areas: Aesthetics and Visual Resources; Agricultural and Forest Resources; Air Quality; Biological Resources; Cultural Resources; Geology, Soils, and Mineral Resources; Greenhouse Gas Emissions and Energy; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Urban Decay; Transportation and Circulation; Utilities; and Cumulative Impacts related to several of the foregoing topic areas. However, the SEIR includes mitigation measures that would reduce impacts related to Biological Resources, Cultural Resources, Geology, Soils, and Mineral Resources, Energy, Hazards and Hazardous Materials, Hydrology and Watery Quality, Land Use and Urban Decay, Utilities, and select areas of Cumulative Impacts to a less-than-significant level.

The SEIR determined that the project would have certain impacts to Aesthetics and Visual Resources, Agricultural and Forest Resources, Air Quality, Greenhouse Gas Emissions, Transportation and Circulation, and Cumulative Impact areas that would remain significant and unavoidable even after implementation of the feasible mitigation measures set forth in the SEIR. Furthermore, as this is a Subsequent EIR, pursuant to CEQA Guidelines Section 15162, the environmental document also compares the ARC Project to the originally proposed Mace Ranch Innovation Center (MRIC) Project,

in order to identify whether the above-noted significant impacts are new or substantially increased in severity, when compared to the MRIC Project.

The public comment period for the Draft SEIR ended on April 27, 2020 and a Final SEIR has been prepared to provide written responses to all public comments received. The Final SEIR is available online with other project documents at the project website below.

Hazardous materials/waste on site: The project site does not contain any sites listed on State data bases compiled pursuant to California Government Code Section 65962.5

Availability of Documents:

ADDRESS WHERE COPY OF FINAL SEIR IS AVAILABLE: The Final SEIR will be available on June 1, 2020, for public review and download on the City of Davis website at: <https://www.cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/aggie-research-campus>. The Draft SEIR and other project materials are also available at this website.

Should an electronic copy of the document be required, members of the public may bring a thumb drive to the Department of Community Development and Sustainability to copy the document onto.

Staff reports are available through the City's website at: <https://cityofdavis.org/city-hall/commissions-and-committees/planning-commission/agendas>. Staff reports for the public hearing are generally available five (5) days prior to the hearing date and may be available by contacting the project planner.

Public Comments:

All interested parties are invited to participate in the meeting electronically or by teleconference, or send written comments to Sherri Metzker, Project Planner, City of Davis, Department of Community Development and Sustainability, 23 Russell Boulevard, Suite 2, Davis, California, 95616; or via email at: smetzker@cityofdavis.org, no later than noon the date of the meeting. For questions, please call the project planner at (530) 757-5610, extension 7239.

The City does not transcribe its proceedings. Persons who wish to obtain a verbatim record should arrange for attendance by a court reporter or for some other acceptable means of recordation. Such arrangements will be at the sole expense of the person requesting the recordation. If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence to the Director of Community Development and Sustainability or City Clerk at, or prior to, the public hearing.

Ashley Feeney, Assistant City Manager