



Notice of Availability of a Draft Environmental Impact Report (Draft EIR) and Notice of Public Meeting to Provide Comments on the Draft EIR

The Draft Environmental Impact Report (DEIR) (SCH # 2014112012) for the MACE RANCH INNOVATION CENTER (MRIC) PROJECT is now available for review. Public comment on this document is invited for a 47-day period extending from August 13 through September 28, 2015. More information is provided below.

PROJECT LOCATION: The project site 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 229-acre project site consists of:

- 212-acre MRIC site (Assessor's Parcel Numbers (APNs) 033-630-009; 033-650-009, and -026).
- 16.58-acre Mace Triangle site (APNs 033-630-006; -011; and -012).

PROJECT DESCRIPTION: 1) MRIC site -- The proposed Innovation Center component of the project includes up to 2,654,000 square feet of innovation center uses and dedication of 64.6 acres of green space (including parks and open space) on a 212-acre site. Building space will be allocated in the following general manner: approximately 1,510,000 square feet for research/office/R&D uses; approximately 884,000 square feet for manufacturing and research uses; up to 260,000 square feet (10 percent) may be developed with supportive commercial uses, including a 160,000-square foot hotel/conference center and 100,000 square feet of supportive retail throughout the MRIC.

2) Mace Triangle site -- The City of Davis has included the 16.6-acre Mace Triangle within the overall project boundaries to ensure that an agricultural and unincorporated island is not created and to allow the continuation and expansion of existing uses. The EIR evaluates 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 is assumed on the Mace Triangle properties.

Approval of the following entitlements is necessary for the project to proceed:

Lead Agency Approvals – City of Davis

1. General Plan Amendment
2. Rezoning
3. Preliminary Planned Development (PPD)
4. Site Plan and Architectural Review
5. Development Agreement
6. Action by the City Council to call for an election and set the baseline features of the project

Responsible Agency Approvals – Yolo LAFCO

1. Combined Municipal Service Review (MSR) and Sphere of Influence (SOI) Amendment
2. Annexation
3. Detachment from the East Davis County Fire Protection District.

SIGNIFICANT IMPACTS: The Draft EIR identifies significant impacts in the following California Environmental Quality Act (CEQA) environmental issue areas: aesthetics and visual resources; agriculture 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; noise and vibration; population and housing; public services and recreation; transportation and circulation; utilities; cumulative effects; and growth inducement. As described in the DEIR many of these impacts can be fully mitigated but some cannot and they would remain significant and unavoidable including visual character (4.2-1, 5-1), impacts to agriculture (4.2-1, 4.2-3, 4.3-4, 5-3), air quality impacts (4.3-2, 5-4), impacts to biological resources (4.4-5, 5-5), greenhouse gas emissions (4.7-1, 4.7-2, 5-9), traffic impacts (4.14-2, 4.14-5, 5-21, 5-22, 5-23), cumulative population and housing impacts (5-18), cumulative fire protection services (5-19), and growth inducement.

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.

ADDRESS WHERE COPY OF DRAFT EIR IS AVAILABLE: The Draft EIR and other project materials are now available for public review and download on the City of Davis website at www.CityofDavis.org under Hot Topics. Printed copies of the document are available for public review at the following locations during normal business hours:

City of Davis Department of Community Development and Sustainability 23 Russell Boulevard, Suite 2 Davis, CA 95616	Yolo County Library Davis Branch 315 E. 14 th Street Davis, CA 95616
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Should a member of the public require a thumb drive containing a copy of the document one may be obtained at the Department of Community Development and Sustainability.

PUBLIC REVIEW PERIOD FOR THE DRAFT EIR: August 13, 2015 to September 28, 2015

All comments on the Draft EIR must be received by the City no later than 5:00pm on September 28, 2015 to be considered. Pursuant to Section 15088a of the CEQA Guidelines, late comments will be considered only at the City's discretion. Comments must be directed to:

MRIC Project Planner
City of Davis Department of Community Development and Sustainability
23 Russell Boulevard, Suite 2
Davis, CA 95616
maceranchinctr@cityofdavis.org

DRAFT EIR COMMENT MEETING: On September 9, 2015, starting at 7:00 PM, the City of Davis Planning Commission will conduct a public meeting to solicit input and comments from public agencies and the general public on the Draft EIR for the Mace Ranch Innovation Center Project. **This meeting will be held at the City of Davis Community Chambers, located at 23 Russell Boulevard, Davis, CA 95616.**

There will be no transcription of oral comments at these meetings. Comments received will be summarized by staff for inclusion in the Final EIR. Those who wish to have their verbatim comments incorporated in the Final EIR must submit their comments in writing.

If you have any questions regarding this notice, please contact the Project Planner at maceranchinctr@cityofdavis.org. Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 757-5648 (voice) or 757-5666 (TDD).

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Sections 65009, 66020, and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the city at, or prior to, this public hearing.