



ENVIRONMENTAL INFORMATION FORM

The purpose of this form is to inform the City of the basic components of the proposed project so that the City may review the project pursuant to City policies, ordinances and guidelines; the California Environmental Quality Act; and the City's Environmental Review Regulations. It is important that the information requested in this application be provided in full.

GENERAL INFORMATION (Print or Type)

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Please note that it is the responsibility of the applicant to ensure that the application is complete at the time of submittal; city staff will not be available to perform work required to provide missing information.

Mace Ranch Innovation Center

Name of Proposed Project PA# 26295 Mace Blvd. 033-630-009 ; 033-650-009

Location of Project Daniel F. Ramos (916) 372-6170

Applicant/Contact Name Phone No: 1450 Harbor Blvd., Suite B FAX No:

Address

Name and Address of person preparing this form (if different from above) Phone No:

Assessors Parcel No

GENERAL PROJECT INFORMATION

Detailed description of the Proposed Project This should provide an adequate description of the site in terms of the ultimate use which will result from the proposed project. Indicate if there are proposed phases for development, the extent of development to occur with each phase, and the anticipated completion of each increment. (Attach additional sheets if necessary)

Please see attached Narrative/Justification Statement

Multiple horizontal lines for providing detailed project information.

Describe any proposed General Plan amendment, planned development, zone change, or specific plan amendment which would affect the project site.

The Project includes a General Plan amendment, PD, and rezone. Please see attached Narrative.

Related Projects: If this project is part or a portion of a larger project, describe the previous project by name, preliminary planned development number, or other project identification.

N/A

Previous Environmental Documents: If this project is part of a larger project for which a Negative Declaration or an Environmental Impact Report has been prepared and certified, reference the document below. Include the date and SCH # if possible.

N/A

Other permits or approvals: Include a description of all permits and approvals that will be necessary from the City of Davis and other governmental agencies in order to fully implement the project.

This Project involves an MSR/SOI amendment and Annexation which requires a tax share agreement with Yolo and LAFCo action.

SITE CHARACTERISTICS

Property size:

Gross (sq. ft./acre) ± 187 acres

Net (Sq.Ft./acre) (total site minus areas of public streets and proposed dedications)

Zoning:

Existing: Ag-Intensive (County)

Proposed: PD- Innovation & Technology

General Plan Designation:

Existing: Agriculture (County)

Proposed: Innovation Technology Center

Describe the physical setting of the site, as it exists before the project, including information on topography, soils, plants (shrubs, trees) and animals, trails, roads, drainage courses and scenic aspects. Describe any existing structures on site (including age and condition) and the use of the structures. Attach photographs of significant features described. In addition, cite all sources of information (i.e. soils and hydrologic studies, biotic and archeological surveys, traffic studies).

Please see attached Phase I Environmental Site Assessment.

In the known history of the site, has there been any use, storage, or discharge of hazardous and/or toxic materials? Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gasses. Also note, underground storage of any of the above. Please List the materials and describe their use, storage, and/or discharge on the property, as well as the dates of use if known.

Phase I

Will the proposed project involve the temporary or long-term use, storage or discharge of hazardous and/or toxic materials, including, but not limited to those examples listed above? If yes, provide an inventory of all such materials to be used and proposed method of disposal. The location of such uses, along with the storage and shipment areas, shall be shown and labeled on the application plans.

Not known at this time but will be addressed by users through City permitting at a future date.

Describe surrounding properties, including information on plants, animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, retail, etc..) and scale of development (height, frontage, setback, rear yard, etc..).

Phase I

Will the proposed project change the pattern, scale or character of the surrounding general area of the project? _____

The Project should not impact the surrounding area which is, for the most part, either entitled, built, or in an agricultural conservation easement.

Describe the known cultural and/or historical aspects of the site. Cite all sources of information (books, published reports and oral history). Phase I

Describe any noise sources and their levels that now affect the site (freeway, roadway noise, etc.) and how they will affect the proposed uses. The Project is proximate to I-80, Union Pacific Rail Road, and neighboring agricultural activity. It is not anticipated that noise will negatively impact proposed uses.

Describe any short-term or long-term noise to be generated, including source and amount. How will these noise levels affect adjacent properties and on-site uses. What methods of sound proofing are proposed? _____

Not known at this time.

Is the project proposed on land which contains fill or a slope of 10% or more? No.

Are there any existing erosion problems? No.

Are there any streams or permanent water courses on the site? There is an agricultural irrigation ditch.

Will the proposed project change drainage patterns or the quality of groundwater? If so, explain: No. Project proposes to maintain drainage pattern.

Will the project affect any drainage channel, creek, pond or any other water body? Describe below: No. See exhibits.

Will the proposal result in the loss of agricultural land? Yes. Consistent with General Plan, Project will mitigate at a ratio of 2:1.

Are there any mature or scenic trees or shrubs on the project site? Indicate the number and species to be removed or replaced and the location of the transplant site. No.

Will the project any riparian habitat or modify the habitat of any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Dept of Fish and Game or U.S. Fish and Wildlife? Not known at this time.

Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source? Not known. Project includes no residential uses.

Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants. Construction related. Vehicle trips are not yet known.

Will the project produce new sources of dust, ash, smoke, fumes or odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: Construction related.

Will the project create any new light source or significant glare, other than street lighting? Describe below: No.

PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure or addition in gross square feet: 2,654,000 sq. ft.
 Building height measured from ground to highest point in feet: 70'
 Number of floors / stories: Four floors
 Height of other appurtenances (antennas, steeples, etc.) measured from ground: _____
 Project site coverage: Building _____ sq. ft. _____ %
 Landscaping _____ sq. ft. _____ %
 Paving _____ sq. ft. _____ %
 Exterior building materials: _____

 Wall and / or fencing material: _____
 Total number of off-street parking spaces required: _____
 provided: _____
 Are in-lieu parking fees proposed? _____ Amount: \$ _____
 Total number of bicycle parking spaces: _____

RESIDENTIAL PROJECT

Total Lots N/A Net density / acre _____
 Total Acreage _____ Gross density / acre _____
 Total dwelling units: _____

	Single Family	Two Family	Multi-family (More than 2)	Co-op / Condominium (Ownership)
Number of units:	_____	_____	_____	_____
Size of lot / unit:	_____	_____	_____	_____

	Single Family	Two Family	Multi-family	Co-op / Condominium
Size of unit:				
Studio:	_____	_____	_____	_____
1 Bedroom	_____	_____	_____	_____
2 Bedrooms	_____	_____	_____	_____
3 Bedrooms	_____	_____	_____	_____
4+ Bedroom	_____	_____	_____	_____

RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): Innovation Technology Center
 Oriented to: Regional City Neighborhood _____
 Hours of operation: TBD
 Total occupancy / building capacity: _____
 Number of fixed seats: _____ Gross floor area: 2,654,000
 Number of employees (total): _____ Employees per shift: _____
 Number of visitors / customers on site at busiest time (best estimate): _____
 Other occupants (specify): _____
 Approximately how many tons of solid waste will the project produce each year? _____
 Is the project site within 2,000 feet of an identified hazardous / toxic site? Phase I
 Is the project site within 2,000 feet of a school or hospital? Francis Harper Jr. High
 Has a Border Zone determination been made for the project site? _____

How many new residents is the project estimated to generate? None.

Will the project require additional housing? No.

What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? To be determined by traffic study.

Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians?

How close is the project to the nearest public park or recreation area? 1,100 ft. to Barovetto Park
What schools will be affected by this project? None

Describe the energy-efficient features included in the project: See attached Narrative

Describe how the following services or utilities will be provided:
Power and Natural Gas See attached Utilities plans.
Telephone _____
Water _____
Sewer _____
Storm Drainage _____
Solid Waste _____

Will the project block any vista or view currently enjoyed by the public? No, it is designed to preserve views.

OWNER CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the City of Davis.

Date: Sept. 24, 2014

Signature: [Handwritten Signature]

Title: Project manager