



Notice of Scoping Meeting and Preparation of a Draft Environmental Impact Report

Date: November 7, 2014

Subject: **Notice of Scoping Meeting and Preparation of a Draft Environmental Impact Report for the Mace Ranch Innovation Center Project**

To: State Clearinghouse
State Responsible Agencies and Trustee Agencies
Other Public Agencies, Organizations, and Interested Persons

Lead Agency: City of Davis
Community Development and Sustainability Department
23 Russell Boulevard, Suite 2
Davis, CA 95616
Phone: (530) 757-5610
Contact: Project Planner
Email: maceranchinctr@cityofdavis.org

SCOPING MEETING: **On Monday, November 17, 2014 starting at 6:00 PM** the City of Davis Community Development and Sustainability Department will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed Draft Environmental Impact Report (EIR) for the Mace Ranch Innovation Center Project. **This meeting will be held at the Veterans Memorial Center Multipurpose Room, located at 203 East 14th St, Davis, CA 95616.** The meeting will run from 6:00 PM to 8:00 PM.

This meeting will be an open house format and interested parties may drop in to review the proposed project exhibits and submit written comments at any time between 6PM and 8PM. Representatives from the City of Davis, the EIR consultant, and the Applicant will be available to address questions regarding the EIR process. Members of the public may provide written comments throughout the meeting.

If you have any questions regarding this scoping meeting, contact the Project Planner at maceranchinctr@cityofdavis.org. Additional information on the project proposal and proposed scope of the EIR is contained in an expanded version of this Notice of Preparation available through the Department of Community Development and Sustainability, Planning Division, 23 Russell Boulevard, Davis, California, 95616, and is posted at the following City web address:

<http://community-development.cityofdavis.org/innovation-centers/projects/mace-ranch-innovation-center>

NOTICE OF PREPARATION (NOP): This is to notify public agencies and the general public that the City of Davis, as the Lead Agency, will prepare an EIR for the Mace Ranch Innovation Center Project (proposed project). The City is interested in the input and/or comments of public agencies and the general public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project, and public input. Public agencies will need to use the EIR prepared by the City when considering applicable permits, or other approvals for the proposed project.

Project Title: Mace Ranch Innovation Center Project
Project Location: 26295 Mace Boulevard, Davis, CA 95618

COMMENT PERIOD: Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 PM, Monday, December 8, 2014.

Please send your input, comments or responses (including the name for a contact person in your agency) to: Attn:

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

PROJECT LOCATION AND EXISTING USES

The proposed 228.7 acre project site is located immediately east of the City of Davis city limits, near the “Mace Curve”, in Yolo County, approximately 2.5 miles east of downtown Davis (Assessor’s Parcel Numbers (APNs) 033-630-006, -009, -011, and -012; 033-650-009, and -026). The project consists of the proposed ±212-acre Mace Ranch Innovation Center (MRIC) site, and a separate ±16-acre area, south of CR 32A, which has been included within the bounds of the project site for annexation purposes only. The 16 acres contain Ikedas Market (APN 033-630-011), a City-owned water tank and Caltrans District 3 Park-and-Ride lot (APN 033-630-006), and agricultural uses (APN 033-630-012).

The Mace Ranch Innovation Center application proposes 2,654,000 square feet (sf) of space as follows:

1,580,000sf	Research; Office; Research Development
884,000sf	Manufacturing; Research
150,000sf	Hotel; Conference
<u>40,000sf</u>	<u>Ancillary Retail</u> (up to a maximum of 110,000sf)
2,654,000 sf	TOTAL

The project applicant is requesting the following entitlements for the proposed project:

Yolo County LAFCo Approvals:

1. Combined Municipal Service Review (MSR) and Sphere of Influence (SOI) Amendment
2. Annexation

City of Davis Approvals:

3. General Plan Amendment to create a new City of Davis land use designation and assign City land use designations to the project site
4. Rezoning to determine the zoning in the event of subsequent annexation
5. Preliminary Planned Development (PPD) approvals
6. Large Lot Tentative Subdivision Map to reconfigure/divide existing parcels
7. Site Plan and Architectural Review to approve project Design Guidelines and Performance Standards
8. Development Agreement
9. Action by the City Council to call for an election and set the baseline features of the project

INITIAL STUDY: An Initial Study has not been prepared for this project. The EIR prepared for the proposed project will analyze the project-specific and cumulative impacts pertaining to all of the resource areas identified in Appendix G of the CEQA Guidelines. The CEQA topics of Forestry Resources, Mineral Resources, and Recreation will be dismissed from further analysis in the existing setting sections of the Agricultural Resources, Geology and Soils, and Public Services chapters, respectively, because the project and project site do not contain and/or will not impact these items. The EIR will address aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions and energy, hazards and hazardous materials, hydrology and water quality, land use and planning, urban decay, noise, population and housing, public services, transportation and circulation, utilities and service systems, other required section of CEQA, and alternatives.