

<b>Mace Ranch Innovation Center NOP Comment Letters</b>		
<b>Number</b>	<b>Comment Letter Author</b>	<b>Date</b>
<b>Public Agencies</b>		
1	California Department of Transportation	December 8, 2014
2	Central Valley Regional Water Quality Control Board	November 24, 2014
3	Federal Emergency Management Agency	November 13, 2014
4	Governor's Office of Planning and Research, State Clearinghouse	November 20, 2014
5	Native American Heritage Commission	November 24, 2014
6	Native American Heritage Commission (Amended)	December 5, 2014
7	U.S. Army Engineer District, Department of the Army	November 14, 2014
8	Yolo County	December 8, 2014
<b>Residents, Groups, and Organizations</b>		
9	California Energy Commission	November 7, 2014
10	Pacific Gas & Electric	November 12, 2014
11	Yocha Dehe Wintun Nation	November 18, 2014
<b>Other</b>		
12	NOP Scoping Meeting Transcript	November 17, 2014

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 3 – SACRAMENTO AREA OFFICE  
2379 GATEWAY OAKS DRIVE, STE 150 – MS19  
SACRAMENTO, CA 95833  
PHONE (916) 274-0635  
FAX (916) 263-1796  
TTY 711



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December 8, 2014

032014-YOL-0084  
03-YOL-80 / 3.02  
SCH# 2014112012

Project Planner  
Community Development and Sustainability Department  
City of Davis  
23 Russell Boulevard, Suite #2  
Davis, CA 95616

**Mace Ranch Innovation Center Project – Notice of Preparation for an Environmental Impact Report (NOP-EIR)**

Dear Project Planner:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. The Mace Ranch Innovation Center (MRIC) proposes development of an approximately 228-acre site with office space for similar business types. Currently, the MRIC project site is comprised of 3 parcels that require land use designation amendments and rezoning from Agriculture to Innovation Technology Center (ITC) and Planned Development (PD). Other entitlements for the MRIC project site include annexation and a general plan amendment. The MRIC is anticipated to include approximately 2.4 million square feet (sqft) of ITC uses, and approximately 260,000 sqft of commercial uses that could include 150,000 sqft of hotel/conference center use, 40,000 sqft of ancillary retail on the ground floor of the proposed research/office/retail development uses, and up to 70,000 sqft of additional retail throughout the MIRC. The project site is located at 26295 Mace Boulevard, across the street from Caltrans' Mace Park and Ride Lot and approximately .25 miles north of the Interstate 80 (I-80) / Mace Blvd. interchange. The following comments are based on the NOP.

***Traffic Impact Study (TIS)***

I-80 in the vicinity Mace Blvd. operates at a Level of Service (LOS) F during the morning and evening peak hours. Caltrans anticipates potential significant impacts to I-80 if and when an intensification of traffic-generating development occurs.

Therefore, and as prescribed by the NOP, a TIS is required to assess the impact of this particular project on the State Highway System and adjacent road network, with specific attention to I-80. We

recommend using Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS Guide)* for determining which scenarios and methodologies to use in the analysis. The *TIS Guide* is a starting point for collaboration between the lead agency and Caltrans in determining when a TIS is needed. It is available at the following website address:

[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

Please provide us the opportunity to review the scope of the study.

Regarding scenarios for the scope of the TIS, the weekday morning and evening peak hour LOS Analysis must include:

- Existing Conditions;
- Existing Plus Proposed Project Conditions;
- Existing Plus Approved Projects (2025) Conditions;
- Existing Plus Approved Projects (2025) and Proposed Project Conditions;
- Cumulative (2035) Conditions; and
- Cumulative (2035) Plus Proposed Project Conditions.

In terms of Delay and Queue Length, a peak hour LOS analysis is required for the following intersections:

- Mace Boulevard westbound (WB) I-80 off-ramp;
- Mace Boulevard eastbound (EB) I-80 off-ramp;
- Chiles Road WB I-80 off-ramp; and
- Chiles Road EB off-ramp.

In terms of Density and Queue Length, a peak-hour LOS analysis is required for the following facilities:

- EB I-80 mainline between Chiles Road and Mace Boulevard;
- WB I-80 mainline between Chiles Road and Mace Boulevard;
- EB I-80 diverge and merge movements to/from Mace Boulevard;
- EB I-80 diverge and merge movements to/from Chiles Road;
- WB I-80 diverge and merge movements to/from Mace Boulevard; and
- WB I-80 diverge and merge movements to/from Chiles Road.

Peak-hour LOS will be determined for each of the time periods and analysis scenarios that are listed above. LOS for each scenario will be determined using methods defined in the 2010 Highway Capacity Manual. Micro-simulation should be used to determine operations. The appropriate traffic analysis software is SimTraffic.

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### ***Encroachment Permit***

Please be advised that any work or traffic control that would encroach onto the State Right of Way (ROW) requires an encroachment permit that is issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to the District Office Chief in the Office of Permits, Caltrans, District 3, 703 B Street, Marysville, CA 95901. Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. See the website linked below for more information. <http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

### ***Hydraulics***

The fourth paragraph on page 11 begins, “The Hydrology and Water Quality chapter of the EIR will summarize setting information and identify potential impacts on storm water drainage, flooding, groundwater, and water quality. The analysis will be based upon a preliminary drainage report, which will describe how the on-site drainage system will adequately detain and treat storm water runoff prior to discharging runoff into the existing downstream storm water facilities.” A preliminary drainage report is generally a document that identifies areas and issues of concern but may lack focused analysis of runoff volumes, sizes of retention/detention facilities, and areas required to be dedicated for the use of storm water conveyance and mitigation. Please ensure a thorough assessment of impacts to drainage, and flooding, as well as potential mitigation measures are provided in the Drainage Report. The Drainage Report must show the hydrology and hydraulics of the project area including back-up calculations.

Development of the approximately 228-acre site will create runoff volumes that exceed pre-project conditions. The Drainage Report must include calculations that show runoff volumes for pre-project and post-project conditions in the 10-year and 100-year storm-event scenarios. Proposed mitigation measures for the increases in runoff must be included in the report and the EIR.

Development of the project site, which is in close proximity to I-80, must not alter or redirect any flows / drainage patterns to or from any drainage culverts that are situated under I-80.

The proposed project must not introduce any additional runoff into the State’s Right of Way.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Arthur Murray, Intergovernmental Review Coordinator at (916) 274-0616 or by email at: [arthur.murray@dot.ca.gov](mailto:arthur.murray@dot.ca.gov).

December 8, 2014

Page 4

Sincerely,

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ERIC FREDERICKS, Chief  
Office of Transportation Planning – South

c: Scott Morgan, State Clearinghouse



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EDMUND G. BROWN JR.  
GOVERNOR

DEC 02 2014



MATTHEW RODRIGUEZ  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

City of Davis

Central Valley Regional Water Quality Control Board Community Development

24 November 2014

Sarah Worley  
City of Davis  
23 Russell Blvd, Suite 2  
Davis, CA 95616

CERTIFIED MAIL  
7014 1200 0000 7154 3557

**COMMENTS TO NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, MACE RANCH INNOVATION CENTER PROJECT, SCH# 2014112012, YOLO COUNTY**

Pursuant to the State Clearinghouse's 6 November 2014 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Notice of Preparation for the Draft Environment Impact Report* for the Mace Ranch Innovation Center Project, located in Yolo County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

**Construction Storm Water General Permit**

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml).

### **Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/).

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/phase\\_ii\\_municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml)

### **Industrial Storm Water General Permit**

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/industrial\\_general\\_permits/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml).

### **Clean Water Act Section 404 Permit**

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

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<sup>1</sup> Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

### **Clean Water Act Section 401 Permit – Water Quality Certification**

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

### **Waste Discharge Requirements**

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/help/business\\_help/permit2.shtml](http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml).

### **Regulatory Compliance for Commercially Irrigated Agriculture**

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program.

There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: [http://www.waterboards.ca.gov/centralvalley/water\\_issues/irrigated\\_lands/app\\_approval/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml); or contact water board staff at (916) 464-4611 or via email at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory



Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

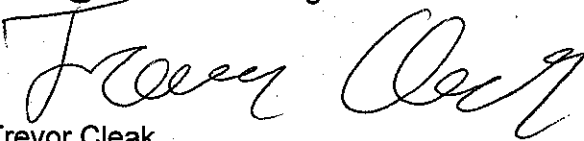
**Low or Limited Threat General NPDES Permit**

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:  
[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2013-0074.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf)

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:  
[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2013-0073.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf)

If you have questions regarding these comments, please contact me at (916) 464-4684 or [tcleak@waterboards.ca.gov](mailto:tcleak@waterboards.ca.gov).



Trevor Cleak  
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

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NOV 17 2014

City of Davis  
Community Development

U.S. Department of Homeland Security  
FEMA Region IX  
1111 Broadway, Suite 1200  
Oakland, CA. 94607-4052



FEMA

November 13, 2014

Project Planner  
City of Davis Community Development and Sustainability Department  
23 Russell Boulevard, Suite 2  
Davis, California 95616

Dear Project Planner:

This is in response to your request for comments regarding the City of Davis Notice of Scoping Meeting and Preparation of a Draft Environmental Impact Report for the Mace Ranch Innovation Center Project.

Please review the current effective countywide Flood Insurance Rate Maps (FIRMs) for the County of Yolo (Community Number 060423), Maps revised May 16, 2012; and City of Davis (Community Number 060424), Maps revised June 18, 2010. Please note that the City of Davis, Yolo County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any *development* must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

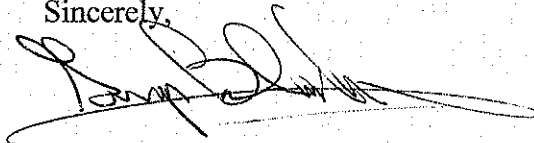
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

**Please Note:**

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Davis floodplain manager can be reached by calling Greg Mahoney, Chief Building Official, at (530) 757-5610. The Yolo floodplain manager can be reached by calling David Morrison, Assistant Director of Planning, at (530) 666-8041.

If you have any questions or concerns, please do not hesitate to call Xing Liu of the Mitigation staff at (510) 627-7267.

Sincerely,



Gregor Blackburn, CFM, Branch Chief  
Floodplain Management and Insurance Branch

cc:

Greg Mahoney, Chief Building Official, City of Davis  
David Morrison, Assistant Director of Planning, Yolo County  
Ray Lee, WREA, State of California, Department of Water Resources, North Central Region  
Xing Liu, NFIP Planner, DHS/FEMA Region IX  
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

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City of Davis  
Community Development

Notice of Preparation

November 6, 2014

To: Reviewing Agencies  
  
Re: Mace Ranch Innovation Center  
SCH# 2014112012

Attached for your review and comment is the Notice of Preparation (NOP) for the Mace Ranch Innovation Center draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Sarah Worley  
City of Davis  
23 Russell Blvd, Suite 2  
Davis, CA 95616**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2014112012  
**Project Title** Mace Ranch Innovation Center  
**Lead Agency** Davis, City of

**Type** NOP Notice of Preparation

**Description** The MRIC site is 212.2 acres. The requested entitlements for the MRIC site include a combined Municipal Service Review (MSR) and Sphere of Influence (SOI Amendment), Annexation and Rezoning, General Plan Amendment, Preliminary Planned Development (PDD), Tentative Map, Site Plan Review, and Development Agreement. The MRIC site is anticipated to include up to approximately 2,654,000 sf of innovation center uses, of which up to 260,000 sf (10 percent of the site) may be developed with supportive commercial uses. The proposed Innovation Center would incorporate several privately maintained parks and open space areas throughout the site, totaling approximately 75 acres of green space. The circulation framework for the proposed Innovation Center features a modified grid with three primary roadway connections, and one secondary connection, to the existing bordering roadway system. Infrastructure would be extended from nearby utilities to serve the site with public water, wastewater collection, and storm water detention.

**Lead Agency Contact**

**Name** Sarah Worley  
**Agency** City of Davis  
**Phone** 530 757 5610 **Fax**  
**email**  
**Address** 23 Russell Blvd, Suite 2  
**City** Davis **State** CA **Zip** 95616

**Project Location**

**County** Yolo  
**City** Davis  
**Region**  
**Cross Streets** Mace Boulevard / Country Road 32A  
**Lat / Long** 38° 33' 40" N / 121° 41' 22" W  
**Parcel No.** Various  
**Township** 8N **Range** 3E **Section** 9 **Base** MDB&M

**Proximity to:**

**Highways** Hwy 80  
**Airports**  
**Railways** Amtrak  
**Waterways**  
**Schools** Various  
**Land Use** Various

**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Geologic/Seismic; Other Issues; Noise; Public Services; Recreation/Parks; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

**Reviewing Agencies** Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 2; Delta Stewardship Council; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Caltrans, District 3 S; Air Resources Board; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 5 (Sacramento)

**Document Details Report  
State Clearinghouse Data Base**

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*Date Received* 11/06/2014

*Start of Review* 11/06/2014

*End of Review* 12/05/2014

Notice of Completion & Environmental Document Transmittal

2014112012

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # \_\_\_\_\_

Project Title: **Mace Ranch Innovation Center**

Lead Agency: City of Davis Community Development and Sustainability Dept. Contact Person: Sarah Worley, Deputy Innovation Officer  
 Street Address: 23 Russell Boulevard, Suite 2 Phone: (530) 757-5610  
 City: Davis Zip: 95616 County: Yolo

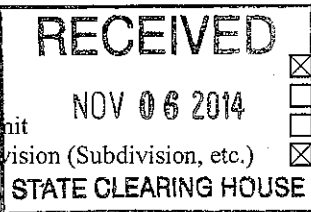
Project Location: County: Yolo City/Nearest Community: Davis  
 Cross Streets: Mace Boulevard / Country Road 32A Zip code: 95616  
 Lat/Long: 38 ° 33 ' 40 " N / 121 ° 41 ' 22 " W Total Acres: 228.69  
 Assessor's Parcel No. 033-630-009; 033-650-009, and - 026; 033-630-006, -011, and -012 Section: 9 Twp: 8N Range: 3E Base: MDBM  
 Within 2 miles: State Hwy#: 80 Waterways: N/A  
 Airports: N/A Railways: Amtrak Schools: Frances Harper Jr. High, Fred Korematsu Elementary, Pioneer Elementary, and Marguerite Montgomery Elementary

Document Type:

- CEQA:  NOP  Draft EIR  Supplement/Subsequent EIR (Prior SCH No.) \_\_\_\_\_  Other: \_\_\_\_\_  
 Early Cons  Neg Dec  Mit Neg Dec  
 NEPA:  NOI  EA  Draft EIS  FONSI  
 Other:  Joint Document  Final Document  Other: \_\_\_\_\_

Local Action Type:

- General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Sphere of Influence Amendment; MSR



Development Type:

- Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. 2,394,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. 260,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational  
 Recreational 75 acres of green space (park and open space)  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

Project Issues That May Have A Significant Or Potentially Significant Impact:

- Aesthetic/Visual  Fiscal  Public Services/Facilities  Traffic/Circulation  
 Agricultural Land/Forest  Flood Plain/Flooding  Recreation/Parks  Vegetation  
 Air Quality  Forest Land/Fire Hazard  Schools/Universities  Water Quality  
 Archeological/Historical  Geologic/Seismic  Septic Systems  Water Supply/Groundwater  
 Biological Resources  Greenhouse Gas Emissions  Sewer Capacity  Wetland/Riparian  
 Coastal Zone  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Drainage/Absorption  Noise  Solid Waste  Land Use  
 Economic/Jobs  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:** The 228-acre project site consists of the proposed 212-acre Mace Ranch Innovation Center (MRIC) site, and a separate 16-acre area (referred to as "PD 4-88 Subarea"), south of CR 32A, which has been included within the bounds of the project site for annexation purposes only. The MRIC site has historically been used for agricultural operations and is currently vacant and undeveloped. The MRIC site is designated AG (Agriculture) by the Yolo County General Plan and is zoned A-N (Agricultural Intensive) by the Yolo County Zoning Code. The PD 4-88 Subarea site contains a City water storage tank, a Caltrans park-and-ride lot, vacant agricultural land, and Ikeda's Market. The PD 4-88 Subarea site is designated

Resources Agency

Resources Agency  
Nadell Gayou

Dept. of Boating & Waterways  
Nicole Wong

California Coastal Commission  
Elizabeth A. Fuchs

Colorado River Board  
Lisa Johansen

Dept. of Conservation  
Elizabeth Carpenter

California Energy Commission  
Eric Knight

Cal Fire  
Dan Foster

Central Valley Flood Protection Board  
James Herota

Office of Historic Preservation  
Ron Parsons

Dept of Parks & Recreation Environmental Stewardship Section

California Department of Resources, Recycling & Recovery  
Sue O'Leary

S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam

Dept. of Water Resources  
Resources Agency  
Nadell Gayou

Fish and Game

Dept. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

Fish & Wildlife Region 1  
Donald Koch

Fish & Wildlife Region 1E  
Laurie Harnsberger

Fish & Wildlife Region 2  
Jeff Drongesen

Fish & Wildlife Region 3  
Charles Armor

Fish & Wildlife Region 4  
Julie Vance

Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program

Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program

Fish & Wildlife Region 6 I/M  
Heidi Sickler  
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Wildlife M  
George Isaac  
Marine Region

Other Departments

Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture

Dept. of General Services  
Public School Construction

Dept. of General Services  
Anna Garbeff  
Environmental Services Section

Delta Stewardship Council  
Kevan Samsam

Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division

Independent

Commissions, Boards

Delta Protection Commission  
Michael Machado

OES (Office of Emergency Services)  
Marcia Scully

Native American Heritage Comm.  
Debbie Treadway

Public Utilities Commission  
Leo Wong

Santa Monica Bay Restoration  
Guangyu Wang

State Lands Commission  
Jennifer Deleong

Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Cal State Transportation Agency CalSTA

Caltrans - Division of Aeronautics  
Philip Crimmins

Caltrans - Planning  
HQ LD-IGR  
Terri Pencovic

California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

Dept. of Transportation

Caltrans, District 1  
Rex Jackman

Caltrans, District 2  
Marcelino Gonzalez

Caltrans, District 3  
Eric Federicks - South  
Susan Zanchi - North

Caltrans, District 4  
Erik Alm

Caltrans, District 5  
Larry Newland

Caltrans, District 6  
Michael Navarro

Caltrans, District 7  
Dianna Watson

Caltrans, District 8  
Mark Roberts

Caltrans, District 9  
Gayle Rosander

Caltrans, District 10  
Tom Dumas

Caltrans, District 11  
Jacob Armstrong

Caltrans, District 12  
Maureen El Harake

Cal EPA

Air Resources Board  
All Other Projects  
Cathi Slaminski

Transportation Projects  
Nesamani Kalandiyur

Industrial/Energy Projects  
Mike Tollstrup

State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

State Water Resources Control Board  
Jeffery Werth  
Division of Drinking Water

State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

State Water Resources Control Board  
Phil Crader  
Division of Water Rights

Dept. of Toxic Substances Control  
CEQA Tracking Center

Department of Pesticide Regulation  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

RWQCB 3  
Central Coast Region (3)

RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

RWQCB 5S  
Central Valley Region (5)

RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

RWQCB 6  
Lahontan Region (6)

RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

RWQCB 7  
Colorado River Basin Region (7)

RWQCB 8  
Santa Ana Region (8)

RWQCB 9  
San Diego Region (9)

Other \_\_\_\_\_

\_\_\_\_\_  
Conservancy



## NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., ROOM 100  
West SACRAMENTO, CA 95691  
(916) 373-3710  
Fax (916) 373-5471



November 24, 2014

RECEIVED

DEC 02 2014

City of Davis  
Community Development

Sarah Worley  
City of Davis  
23 Russell Blvd., Suite 2  
Davis, CA 95616

RE: SCH# 2014112012 Mace Ranch Innovation Center, Yolo County.

Dear Ms. Worley,

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. **USGS 7.5-minute quadrangle name, township, range, and section required**
  - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached**
- ✓ Lack of surface evidence of archaeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archaeological resources, per California Environmental Quality Act (CEQA) Guidelines §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered cultural items that are not burial associated, which are addressed in Public Resources Code (PRC) §5097.98, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, PRC §5097.98, and CEQA Guidelines §15064.5(e), address the process to be followed in the event of an accidental discovery of any human remains and associated grave goods in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez  
Associate Government Program Analyst

CC: State Clearinghouse

## NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., ROOM 100  
West SACRAMENTO, CA 95691  
(916) 373-3710  
Fax (916) 373-5471

RECEIVED

DEC 02 2014

November 24, 2014  
City of Davis  
Community Development



Sarah Worley  
City of Davis  
23 Russell Boulevard, Suite 2  
Davis, CA 95616

RE: SCH# 2014112047 Davis West Innovation Center, Yolo County.

Dear Ms. Worley,

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

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  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
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- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. **USGS 7.5-minute quadrangle name, township, range, and section required**
  - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) Guidelines §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered cultural items that are not burial associated, which are addressed in Public Resources Code (PRC) §5097.98, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, PRC §5097.98, and CEQA Guidelines §15064.5(e), address the process to be followed in the event of an accidental discovery of any human remains and associated grave goods in a location other than a dedicated cemetery.

Sincerely,

*Katy Sanchez*

Katy Sanchez  
Associate Government Program Analyst

CC: State Clearinghouse

## NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100  
West SACRAMENTO, CA 95691  
(916) 373-3710  
Fax (916) 373-5471



December 5, 2014

AMENDED

RECEIVED

DEC 10 2014

City of Davis  
Community Development

Sarah Worley  
City of Davis  
213 Russell Blvd., Suite 2  
Davis, CA 95616

RE: SCH# 2014112012 Mace Ranch Innovation Center, Yolo County.

Dear Ms. Worley,

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064.5(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. **SFL Check Completed with Negative Results**
  - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) Guidelines §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered cultural items that are not burial associated, which are addressed in Public Resources Code (PRC) §5097.98, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, PRC §5097.98, and CEQA Guidelines §15064.5(e), address the process to be followed in the event of an accidental discovery of any human remains and associated grave goods in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez  
Associate Government Program Analyst

**Native American Contacts  
Yolo County  
December 5, 2014**

Yocha Dehe Wintun Nation  
Marshall McKay, Chairperson  
P.O. Box 18                      Wintun (Patwin)  
Brooks                      , CA 95606  
(530) 796-3400  
(530) 796-2143 Fax

Yocha Dehe Wintun Nation  
Cynthia Clarke, Native Cultural Renewal Committee  
P.O. Box 18                      Wintun (Patwin)  
Brooks                      , CA 95606  
(530) 796-3400 Office  
(530) 796-2143 Fax

Cortina Band of Indians  
Charlie Wright, Chairperson  
P.O. Box 1630                      Wintun / Patwin  
Williams                      , CA 95987  
(530) 473-3274 Office  
(530) 473-3301 Fax

Kesner Flores  
P.O. Box 1047                      Wintun / Patwin  
Wheatland                      , CA 95692  
calnagpra@hotmail.com  
(925) 586-8919

Yocha Dehe Wintun Nation  
Leland Kinter, Native Cultural Renewal Committee  
P.O. Box 18                      Wintun (Patwin)  
Brooks                      , CA 95606  
lkinter@yochadehe-nsn.gov  
(530) 979-6346  
(530) 796-3400 - office  
(530) 796-2143 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed SCH # 2014112012 Mace Ranch Innovation Center, Yolo County.



DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO  
CORPS OF ENGINEERS  
1325 J STREET  
SACRAMENTO CA 95814-2922

REPLY TO  
ATTENTION OF

November 14, 2014

Regulatory Division SPK-2014-01073

RECEIVED  
NOV 18 2014  
City of Davis  
Community Development

Project Planner  
City of Davis Community Development & Sustainability Department  
23 Russell Blvd., Ste. 2  
Davis, California 95616

To Whom It May Concern,

We are responding to your November 7, 2014 request for comments on the Mace Ranch Innovation Center (Draft EIR) project. The project is located at 26295 Mace Boulevard, Davis, CA 95618, in Section 7, Township 8 N, Range 3 E, Mount Diablo Meridian, Latitude 38.5561714°, Longitude -121.6937162°, Davis, Yolo County, California.

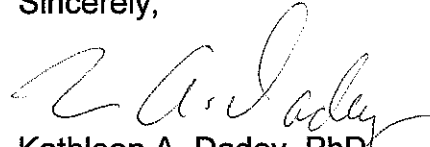
The Corps of Engineers' jurisdiction within the study area is under the authority of Section 404 of the Clean Water Act for the discharge of dredged or fill material into waters of the United States. Waters of the United States include, but are not limited to, rivers, perennial or intermittent streams, lakes, ponds, wetlands, vernal pools, marshes, wet meadows, and seeps. Project features that result in the discharge of dredged or fill material into waters of the United States will require Department of the Army authorization prior to starting work.

To ascertain the extent of waters on the project site, the City of Davis should prepare a wetland delineation, in accordance with the "Minimum Standards for Acceptance of Preliminary Wetlands Delineations" and "Final Map and Drawing Standards for the South Pacific Division Regulatory Program" under "Jurisdiction" on our website at the address below, and submit it to this office for verification. A list of consultants that prepare wetland delineations and permit application documents is also available on our website at the same location.

The range of alternatives considered for this project should include alternatives that avoid impacts to wetlands or other waters of the United States. Every effort should be made to avoid project features which require the discharge of dredged or fill material into waters of the United States. In the event it can be clearly demonstrated there are no practicable alternatives to filling waters of the United States, mitigation plans should be developed to compensate for the unavoidable losses resulting from project implementation.

Please refer to identification number SPK-2014-01073 in any correspondence concerning this project. If you have any questions, please contact Lee Ann Bowers by email at [Lee.A.Bowers@usace.army.mil](mailto:Lee.A.Bowers@usace.army.mil), or telephone at 916-557-5254. For more information regarding our program, please visit our website at [www.spk.usace.army.mil/Missions/Regulatory.aspx](http://www.spk.usace.army.mil/Missions/Regulatory.aspx).

Sincerely,

A handwritten signature in black ink, appearing to read "K. A. Dadey", written in a cursive style.

Kathleen A. Dadey, PhD  
Chief, California South Branch  
Regulatory Division



# COUNTY OF YOLO

Office of the County Administrator

*Patrick S. Blacklock*  
County Administrator

625 Court Street, Room 202 Woodland, CA 95695  
(530) 666-8150 FAX (530) 668-4029  
[www.yolocounty.org](http://www.yolocounty.org)

December 8, 2014

Project Planner  
City of Davis Community Development and Sustainability Department  
23 Russell Boulevard, Suite 2  
Davis, CA 95616

Re: Comments on Mace Ranch Innovation Center Project EIR Scoping

To Whom It May Concern:

The County of Yolo submits this letter to provide its initial comments on the Mace Ranch Innovation Center Project Environmental Impact Report Scoping. Enclosed with this letter is the County's proposed annexation policy framework. The County's annexation policy framework provides a starting point for comprehensively accounting for the impacts of a given annexation and subsequent development project while also offering potential mechanisms for addressing such impacts and providing public benefits. The issue of public benefits should be forefront throughout the planning process, ensuring that an annexation provides sufficient and equitable revenue to the County and City of Davis to address the increased need for public services.

The County looks forward to working closely with the City of Davis as this process moves forward.

Sincerely,

Patrick S. Blacklock  
Yolo County Administrator

Enclosure

cc: Yolo County Board of Supervisors

## Proposed Annexation Policy Framework

### **Purpose and Objective**

The annexation of land to a city—and in particular, the development and related activities that follow—can impact the County in a number of ways. The purpose of this document is to identify appropriate issues to consider in assessing the potential impacts of an annexation upon the County. While each proposed annexation will have to be evaluated individually, this document provides a good starting place for identifying issues that require consideration and, if appropriate, resolution through one or more of the following mechanisms:

- Tax-sharing Agreement
- Development Impact Fees
- Development Agreement
- CEQA Mitigation Measures
- Joint Planning/Environmental Review MOU
- Community Facilities District

Within the Land Use, Fiscal, and Infrastructure sections that follow, each category of potential impacts briefly references the mechanism(s) that may be best suited to implement measures that reduce or eliminate adverse effects on the County. The use of a Development Agreement to secure public benefits (net gains) should also be considered in connection with individual annexation proposals. Tax-sharing agreements can also be an effective mechanism for non-traditional allocations of property and sales tax revenues in a manner that enables counties to share in the fiscal benefits of development that follows annexations.

### **Land Use Impacts**

Land use impacts vary greatly from project to project and necessarily require individualized analysis. This will typically happen through the environmental review process under the California Environmental Quality Act. Some of the more common issues to anticipate include the following:

1. Visual Impacts/Aesthetics.
  - Signage, particularly sign height and illumination
  - Architectural and landscape themes that complement the region’s agricultural heritage
  - Compatibility with surrounding neighborhoods

Mechanisms: Development Agreement, CEQA Mitigation Measures.

2. Agricultural Resources.
  - County land use policy (including General Plan/Zoning) considerations, including but not limited to foregone development opportunities
  - Project density/intensity
  - Loss of farmland and mitigation on like/better soils (preferably, 2:1 without stacking), within Woodland/Davis “greenbelt” or other strategic areas if feasible



- Appropriate buffers within the project site to minimize impacts on nearby farming operations
- Fencing or other measures to reduce trespassing and vandalism on adjacent farmland
- Proximity of proposed agricultural mitigation to existing conserved lands and the potential for “islands” of agriculture due to development patterns
- Agricultural sustainability/viability, particularly due to development-related impacts, and potential tie-in to Agricultural Economic Development Fund

Mechanisms: Development Agreement, CEQA Mitigation Measures, Joint Planning MOU

3. Growth Inducement.

- Potential for new infrastructure to ease the path for additional development, potential tie-in to countywide Capital Improvement Plan
- Effect on regional jobs/housing balance

Mechanisms: Development Agreement, Community Facilities District

4. Air Quality/Odors.

- Emissions from onsite uses, including industrial facilities and gas stations
- Odor impacts

Mechanisms: CEQA Mitigation Measures

5. Transportation/Traffic.

- Measures to reduce vehicle miles traveled and promote active transportation, including bus stops, bicycle paths, and ride-sharing programs, potential to tie-in to bicycle plan
- Construction of all infrastructure necessary to serve project and mitigate its impacts on existing facilities, potentially including road widening, turn lands, signals and signage, and (for major projects) freeway on-ramps, ingress and egress
- Ongoing road maintenance issues, including increased wear and tear
- Mitigation for short-term construction impacts

Mechanisms: Development Agreement, CEQA Mitigation, Joint Planning MOU, Community Facilities District

6. Climate Change/Greenhouse Gases.

- Energy efficient building design features, onsite solar, and public transit facilities are among the methods frequently used to address GHG emissions
- Consideration of relevant provisions of the County Climate Action Plan including EV charging stations (will vary by development)

Mechanisms: Development Agreement, Joint Planning MOU

7. Hydrology/Water Quality.

- Floodplain issues, including displacement of floodwaters and related regional/system effects (may be obviated by onsite detention or retention facilities)

Mechanisms: CEQA Mitigation Measures

8. Biological Resources.

- Swainson’s hawk mitigation (without easement stacking)
- Coordination with Habitat JPA on biological resources assessment and, as appropriate, mitigation of any impacts

Mechanisms: CEQA Mitigation Measures

9. Urban Decay

- Effect on existing shopping centers or other facilities that may be affected by a project
- Ability to address through infill rather than “greenfield” development

Mechanisms: Joint Planning MOU

**Fiscal Impacts**

Fiscal impacts include the revenue issues typically addressed in a tax-sharing agreement, and will also frequently include both direct and indirect impacts associated with the increased use of County facilities and services. Affected County facilities and services will commonly include including probation, law enforcement, health services, public works, solid waste (landfill), parks, and social services. County infrastructure (e.g., roads, bridges) is discussed separately below. Where practical, contributions to the Yolo County Agricultural Economic Development Fund should also be considered.

Mechanisms: Tax-sharing Agreement, Development Impact Fees, Development Agreement, Community Facilities District

**Infrastructure Impacts**

Effects on County infrastructure can be direct (e.g., road relocation) and indirect (e.g., bridge reconstruction to accommodate increased traffic). The extension of city utility services, such as water and sewer, also presents unique issues and opportunities, as annexations and related development can reduce the fiscal and other barriers to providing such services to existing portions of the unincorporated area.

Many such impacts will be identified and addressed—to varying degrees—through the environmental review process. However, conventional tools such as “fair share” contributions to new infrastructure are frequently inadequate to fully address effects on County facilities. Alternative approaches, including but not limited to Development Agreements as a means of securing dedicated funding for such improvements and/or implementation of the countywide Capital Improvement Plan, may be appropriate in some cases.

Mechanisms: Tax-sharing Agreement, Development Impact Fees (as CEQA Mitigation Measures or otherwise), Development Agreement, Community Facilities District

## Nick Pappani

---

**From:** Mace Ranch Innovation Center <maceranchinctr@cityofdavis.org>  
**Sent:** Monday, November 17, 2014 5:26 PM  
**To:** Nick Pappani; Heidi Tschudin (htschudin@sbcglobal.net)  
**Subject:** FW: Comment on the Impacts to Transportation and Circulation

Forwarding Email 2

Sarah Worley, AICP  
Deputy Innovation Officer  
City of Davis  
(530) 747-5882  
sworley@cityofdavis.org  
www.cityofdavis  
@sarahacworley

-----Original Message-----

**From:** Celli, Ken@Energy [mailto:Ken.Celli@energy.ca.gov]  
**Sent:** Friday, November 07, 2014 2:35 PM  
**To:** Mace Ranch Innovation Center  
**Subject:** Comment on the Impacts to Transportation and Circulation

Dear Project Planner:

Thank you for the opportunity to comment on the potential significant impacts to Transportation and Circulation arising from the Mace Ranch Innovation Center Project.

Impact:

Residents of Davis commuting by bicycle to Sacramento and their counterparts commuting to Davis have no alternative but to cross Mace Boulevard to obtain access to the Yolo Causeway bike path. Bike commuters must either cross Mace Blvd. at 2nd Street or at E. Chiles Road. Without mitigation, the Mace Ranch Innovation Center Project will certainly increase traffic levels at these intersections and will most likely result in a substantial reduction in Level of Service (LOS). The increase in traffic represents a heightened risk to bicycle commuters going to and from Davis and Sacramento.

Mitigation:

The bicycle commuters could be completely separated from automobile traffic on Mace Boulevard if the developer would provide access to the existing bike path which runs between Interstate-80 and the UPRR railroad tracks, commonly known as the "old Route 40 bike path." The old Route 40 is owned by CalTrans and jointly maintained by CalTrans and the City of Davis. Currently, the only access points onto the bike path are the extreme ends (terminus, termini?) of the old Route 40 bike path. Specifically, the access points occur at Olive Drive abutting the Interstate 80 southbound off-ramp, the Mace Blvd. southbound on/off-ramps, and at County Road 32A at the intersection of County Road 105. None of these access points offer a useful way onto the old Route 40 bike path to anyone living in South, East or North Davis. However, if the developer would build access ramps from the Dave Pelz Overcrossing and from the Poleline Road Overcrossing to the old Route 40 bike path, every bicyclist in Davis would be able to take the Davis Bike

Loop to the old Route 40 bike path and bike out of town underneath the Mace Boulevard tunnel completely separated from automobile traffic. This would completely mitigate any impacts to bicyclists from the Mace Ranch Innovation Center Project and represents a complete solution.

Thank you for your consideration of these comments.

Kenneth D. Celli  
Hearing Advisor II  
California Energy Commission  
1516 Ninth Street, MS-9  
Sacramento, CA 95814

(916) 651-8893



Pacific Gas and Electric Company  
Land Services  
343 Sacramento Street  
Auburn, CA 95603

November 12<sup>th</sup>, 2014

City of Davis Community Development and Sustainability Department  
Attn: Project Planner  
23 Russell Boulevard, Suite 2  
Davis, CA 95616

Re: Notice of Preparation of a DEIR for the Mace Ranch Innovation Center Project Comment Letter

To whom it may concern,

Thank you for notifying PG&E of the preparation of an Environmental Impact Report for the Mace Ranch Innovation Center Project and giving us the opportunity to provide our comments.

PG&E owns and operates a 12" high pressure natural gas pipeline that runs along the southern portion of the project. Additionally PG&E owns and operates an overhead distribution line along the eastern boundary of the project. To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission (CPUC) has mandated specific clearance requirements between utility facilities and surrounding objects or construction activities. To ensure compliance with these standards, project proponents should coordinate with PG&E early in the development of their project plans, for the electric distribution facilities G.O. 95 clearances must be maintained at all times. Any proposed improvement plans should provide for unrestricted utility access, and prevent easement encroachments that might impair the safe and reliable maintenance and operation of PG&E's facilities.

Any proposed activities with the potential to change the grade above our pipeline (temporary or permanent) must be reviewed and approved by PG&E. Other potential concerns include: 1) compaction over the pipeline due to heavy equipment 2) Underground Service Alert (USA) location of facilities before excavation near PG&E's easement 3) Changes in the drainage patterns that could undermine the stability of soils around the pipeline, and 4) future construction or landscaping (please have PG&E review the landscaping plan prior to any plantings within the easement area) within the easements.

**Call 811 to have PG&E's underground facilities located and marked. Please note that PG&E standby personnel are required when potholing gas transmission facilities to confirm depths or when construction activities are taking place within five feet of the gas transmission pipeline.**

It is important to note that the continued development consistent with the Mace Ranch Innovation Center Project may have a cumulative impact on PG&E's gas and electric systems and may require on-site and off-site additions and improvements to the facilities which supply these services. Because utility facilities are operated as an integrated system, the presence of existing facilities does not necessarily mean that those facilities have the capacity to meet an increased demand.

Expansion of distribution and transmission lines and related facilities are a necessary consequence of growth and development. In addition to adding new distribution feeders, the range of electric system improvements needed to accommodate growth may include upgrading existing substation and transmission line equipment, expanding existing substations to their ultimate build-out capacity, and building new substations and interconnecting transmission lines. Comparable upgrades or additions that may be needed to accommodate additional capacity on the gas system could include facilities such as regulator stations, odorizer stations, valve lots, as well as distribution and transmission lines.

The requesting party will be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate the Mace Ranch Innovation Center Project. Because the relocation of facilities requires long lead times and is not always feasible, project proponents are encouraged to consult with PG&E as early in their planning stage as is possible.



Pacific Gas and Electric Company  
Land Services  
343 Sacramento Street  
Auburn, CA 95603

We would like to recommend that environmental documents for the Mace Ranch Innovation Center Project include an adequate evaluation of the cumulative impacts to utility systems. Additionally the document should include an evaluation of the significance of the construction activities associated with installing new service facilities or the relocation of existing facilities, any potential environmental issues associated with the project should also be identified. This will assure the project's compliance with CEQA and reduce potential delays to the project schedule.

PG&E is committed to providing safe and reliable gas and electric service to meet Davis' growing needs. Gas and electric service may be available to this project if desired. The developer should contact PG&E's Service Planning Department at 1-800-743-5000 as soon as possible to coordinate construction.

If you have any questions about PG&E's comments please feel free to give me a call at (530) 889-5150 or contact me by e-mail at [S2P0@PGE.COM](mailto:S2P0@PGE.COM).

Sincerely,

A handwritten signature in blue ink that reads 'Seth Perez'.

Seth Perez  
Land Agent



RECEIVED  
NOV 19 2014  
City of Davis  
Community Development

Tribal Council

November 18<sup>th</sup>, 2014

**Marshall McKay**  
*Chairman*

**James Kinter**  
*Secretary*

**Anthony Roberts**  
*Treasurer*

**Mia Durham**  
*Member*

**Matthew Lowell, Jr.**  
*Member*

Project Planner  
City of Davis Community Development and Sustainability Department  
23 Russell Boulevard, Suite 2  
Davis, CA 95616

RE: Mace Ranch Innovation Center Project

Dear Project Planner:

Thank you for your comment request letter dated November 6, 2014 regarding the proposed Mace Ranch Innovation Center Project, Davis, Yolo County, CA. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that it is within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we have cultural interest and authority in the proposed project area.

Based on the information provided, Yocha Dehe Wintun Nation is not aware of any known cultural resources near this project. However, we would like you to consider the potential impacts of cultural resources in the area during your planning phase.

Should you have any questions, please feel free to contact the following individual:

Mr. James Sarmento  
Cultural Resources Manager  
Yocha Dehe Wintun Nation  
Office: (530) 723-0452, Email: [jsarmento@yochadehe-nsn.gov](mailto:jsarmento@yochadehe-nsn.gov)

Please refer to identification number YD – 11132014-02 in any correspondences concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

Marshall McKay  
Tribal Chairman

MM:rr

MACE RANCH INNOVATION CENTER PROJECT

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DRAFT ENVIRONMENTAL IMPACT REPORT

PUBLIC SCOPING MEETING

+ + + + +

MONDAY,

NOVEMBER 17, 2014

+ + + + +

Veterans Memorial Center Multipurpose Room,  
203 E. 14th Street, Davis, California 95616

Ref No. 15306  
REPORTED BY: JENNIFER M. HERNANDEZ, CSR #13363



MACE RANCH INNOVATION CENTER PROJECT

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DRAFT ENVIRONMENTAL IMPACT REPORT

PUBLIC SCOPING MEETING

+ + + + +

MONDAY,

NOVEMBER 17, 2014

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The above-entitled scoping meeting convened at 6:00 p.m., at the Veterans Memorial Center Multipurpose Room, 203 E. 14th Street, Davis, California 95616.

The meeting convened and was adjourned at 8:00 p.m., with no formal comments submitted.

Date: November 25, 2014

Ref No. 15306

REPORTED BY: JENNIFER M. HERNANDEZ, CSR #13363

*Jennifer M. Macato*



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