
POTENTIAL ENVIRONMENTAL EFFECTS TO BE ANALYZED IN THE MACE RANCH INNOVATION CENTER EIR

AESTHETICS

- Analysis of impacts to any scenic vistas or scenic resources in the area.
- Evaluation of the change in visual character and quality of the site and surrounding area.
- Analysis of impacts to neighborhoods from new light and glare sources.

AGRICULTURAL RESOURCES

- Evaluation of existing agricultural resources within the project boundaries and off-site infrastructure alignments.
- Consistency of proposed agricultural land mitigation with Yolo County LAFCo, Yolo County, and City of Davis policies/ordinances.
- Analysis of consistency with the City's agricultural buffer requirements.
- Identification of any conflicts with adjacent land uses, existing zoning for agricultural use, or Right-to-Farm ordinances.

AIR QUALITY

- Analysis of potential short-term (construction) and long-term (operational) increases of criteria air pollutant emissions generated by the project.
- Comparison of estimated emissions with Yolo-Solano Air Quality Management District thresholds of significance.
- Analysis of the project's cumulative contribution towards regional air quality.
- Analysis of health risks associated with toxic air contaminant emissions, including carbon monoxide.

BIOLOGICAL RESOURCES

- Identification of potential habitats for special-status plant and animal species within the project area.
- Identification of any sensitive habitats, including wetlands.
- Analysis of impacts to biological resources from project development, including special-status plant and wildlife species, wetlands, and trees.
- Analysis of consistency with the Yolo County Joint Powers Agency Swainson's Hawk Interim Mitigation Fee Program.

CULTURAL RESOURCES

- Analysis of impacts to historical, cultural, archaeological, and paleontological resources.

GEOLOGY AND SOILS

- Analysis of potential effects from soil erosion, earthquakes, liquefaction, and expansive soils.
- Identification of any unique geological features within the project area.
- Analysis of impacts to mineral resources.

GREENHOUSE GAS EMISSIONS / ENERGY

- Estimation of direct and indirect greenhouse gas emissions generated by the project.
- Discussion of potential energy impacts and any proposed energy efficiency, energy conservation and/or energy generation measures of the project.

HAZARDS AND HAZARDOUS MATERIALS

- Analysis of impacts from existing on-site or nearby hazards, including any potential on-site pesticide residues associated with prior agricultural use.
- Analysis of the project's potential to introduce hazards or hazardous materials to the project area.

HYDROLOGY AND WATER QUALITY

- Analysis of impacts related to stormwater drainage, flooding, groundwater, and water quality.
- Analysis of proposed on-site drainage system.

LAND USE AND PLANNING / URBAN DECAY

- Analysis of consistency with the City of Davis' adopted land use plans and policies.
- Analysis of consistency with Yolo County LAFCo annexation policies.
- Analysis of compatibility with the surrounding land uses, both existing and proposed.
- Analysis of urban decay associated with the proposed hotel, ancillary commercial, and office components of the project.

NOISE

- Ambient noise measurements.
- Analysis of construction noise and vibration impacts.
- Analysis of operational noise impacts, including traffic noise and stationary sources.

POPULATION AND HOUSING

- Analysis of impacts associated with population growth, either directly or indirectly.
- Analysis of project's job-creating potential and implications for the City of Davis' overall jobs-to-housing balance.

PUBLIC SERVICES

- Analysis of impacts to fire protection, police, schools, parks, and other public services and facilities.

TRANSPORTATION AND CIRCULATION

- Analysis of impacts to transit, bicycle, and pedestrian facilities.
- Analysis of "existing" and "existing plus project" impacts.
- Analysis of "cumulative no project" and "cumulative plus project" impacts.
- Analysis of site access and on-site circulation.

UTILITIES AND SERVICE SYSTEMS

- Analysis of impacts to water supply and infrastructure.
- Analysis of impacts to wastewater treatment facility and infrastructure.
- Analysis of impacts related to solid waste disposal.

STATUTORILY REQUIRED SECTIONS

- Significant and unavoidable, significant irreversible, and growth-inducing impacts.

ALTERNATIVES ANALYSIS

- Analysis of a reasonable range of project alternatives, including a "No Project" Alternative.
- Discussion of any alternatives considered but dismissed from further analysis, including reasons for dismissal.
- Identification of the "environmentally superior alternative."

**The NOP comment period closes on Monday, December 8, 2014.
Any comments that the public has on the scope of the Mace
Ranch Innovation Center EIR should be provided to the City of
Davis Community Development and Sustainability Department by
5:00 pm at the following address:**

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