



MAR 16 2020

STATE CLEARINGHOUSE

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

The Subsequent Environmental Impact Report (SEIR) (SCH # 2014112012) for the Aggie Research Campus (ARC) Project is now available for review. Public comment on this document is invited for a 45-day period extending from March 13, 2020 through April 27, 2020. More information is provided below.

PROJECT LOCATION: The annexation area is located northeast of Mace Boulevard and Interstate 80, on both sides of County Road (CR) 32A, within unincorporated Yolo County, east of the City of Davis city limits. The approximately 229-acre annexation area consists of:

- 187-acre privately-owned ARC site (Assessor's Parcel Numbers (APNs) 033-630-009 and 033-650-009);
- 25-acre City Parcel (APN 033-650-029-6);
- 16.5-acre Mace Triangle site (APNs 033-630-006; -011; and -012).

For CEQA purposes, the "ARC Site" is comprised of approximately 194 acres, and defined as the 187-acre privately-owned property containing the Aggie Research Campus development footprint, and a proposed 6.8-acre easement on the City Parcel to satisfy the City's 150-foot Agricultural Buffer requirements along a portion of the project's northern boundary.

PROJECT DESCRIPTION: The ARC Project is anticipated to include up to approximately 2,654,000 square feet of innovation center/business uses, of which up to 260,000 square feet may be developed with supportive commercial uses. The ARC Project also incorporates up to 850 housing units on-site.

The City of Davis has included the Mace Triangle within the overall project boundaries to ensure that an agricultural and unincorporated island is not created and to allow the continuation and expansion of existing uses. The SEIR evaluates the potential for expansion of the Ikeda's farm stand and additional urban development on the Ikeda's parcel and adjacent agricultural parcel. Specifically, this SEIR assumes development of up to 71,056 square feet of general commercial uses, including up to 45,900 of research, office, and R&D, and up to 25,155 square feet of retail.

Generally, the following approvals for the ARC Project are being requested from the City of Davis at this time: General Plan Amendment, prezone, development agreement, and action by the City Council to set the baseline features of the project and call for an election. In addition, the ARC Project would require a Combined Municipal Service Review (MSR) and Sphere of Influence (SOI) Amendment in order to bring the 229-acre project site, including the Mace Triangle Site, within the City of Davis's SOI; annexation of the entire 229-acre project site, including the Mace Triangle Site, into the City of Davis; and detachment of the entire 229-acre project site, including the Mace Triangle Site, from the East Davis County Fire Protection District. The City will need to issue additional discretionary approvals for the ARC Project prior to any on-site development being allowed.

SIGNIFICANT IMPACTS: The SEIR identifies significant impacts for the following California Environmental Quality Act (CEQA) environmental topic areas: Aesthetics and Visual Resources; Agricultural and Forest Resources; Air Quality; Biological Resources; Cultural Resources; Geology, Soils, and Mineral Resources; Greenhouse Gas Emissions and Energy; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Urban Decay; Transportation and Circulation; Utilities; and Cumulative Impacts related to the foregoing topic areas. However, the SEIR includes mitigation measures that would reduce impacts related to Biological Resources, Cultural Resources, Geology, Soils, and Mineral Resources, Energy, Hazards and Hazardous Materials, Hydrology and Watery Quality, Land Use and Urban Decay, Utilities, and select areas of Cumulative Impacts to a less-than-significant level.

The SEIR determined that the project would have certain impacts to Aesthetics and Visual Resources, Agricultural and Forest Resources, Air Quality, Greenhouse Gas Emissions, Transportation and Circulation, and Cumulative Impact areas that would

remain significant and unavoidable even after implementation of the feasible mitigation measures set forth in the SEIR. Furthermore, as this is a Subsequent EIR, pursuant to CEQA Guidelines Section 15162, the environmental document also compares the ARC Project to the originally proposed Mace Ranch Innovation Center (MRIC) Project, in order to identify whether the above-noted significant impacts are new or substantially increased in severity, when compared to the MRIC Project.

HAZARDOUS MATERIALS/WASTE ON SITE: The project site does not contain any sites listed on State data bases compiled pursuant to California Government Code Section 65962.5

ADDRESS WHERE COPY OF SEIR IS AVAILABLE: The SEIR and other project materials are now available for public review and download on the City of Davis website at: <https://www.cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/aggie-research-campus>. Printed copies of the SEIR, as well as the Certified Final EIR for the MRIC Project, are available for public review at the following location during normal business hours:

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

Should an electronic copy of the document be required, members of the public may bring a thumb drive to the Department of Community Development and Sustainability to copy the document onto.

PUBLIC REVIEW PERIOD FOR THE SEIR: March 13, 2020 to April 27, 2020

All comments on the SEIR must be received by the City no later than 5:00 pm on April 27, 2020 to be considered. Pursuant to Section 15088(a) of the CEQA Guidelines, late comments will be considered only at the City's discretion. Comments must be directed to:

Sherri Metzker, Principal Planner
City of Davis Department of Community Development and Sustainability
23 Russell Boulevard
Davis, CA 95616
smetzker@cityofdavis.org

SEIR COMMENT MEETING: The City of Davis Planning Commission will conduct a public meeting to solicit input and comments from public agencies and the general public on the SEIR for the ARC Project. The meeting is tentatively scheduled for April 22, 2020, starting at 7:00 PM. However, please contact the project planner to confirm the meeting time and date. **This meeting will be held at the City of Davis Community Chambers, located at 23 Russell Boulevard, Davis, CA 95616.** Other applicable City Commission meetings may be held separately for review of the SEIR or the proposed project.

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

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

NOTICE REGARDING CHALLENGES TO DECISIONS

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