Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2014112012

Project Title: Aggie Research Campus Project

Lead Agency: City of Davis

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Project Location: Davis (*City*) Yolo (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The Aggie Research Campus (ARC) Project site is located immediately east of the City of Davis limits, in unincorporated Yolo County. The ARC would include up to approximately 2,654,000 square feet (sf) of innovation center/business uses, of which up to 260,000 sf may be developed with supportive commercial uses. The ARC Project also incorporates up to 850 workforce housing units on-site. The City of Davis has included the Mace Triangle Site 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 Subsequent EIR (SEIR) evaluates the potential for expansion of the existing commercial uses and development of up to 71,056 sf of general commercial uses, including up to 45,900 sf of research, office, and R&D, and up to 25,155 sf of retail within the Mace Triangle Site. Generally, the following approvals for the ARC Project are being requested from the City of Davis: 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The SEIR identified 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 sufficiently 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.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The following issues have been raised as areas of controversy:

- Agricultural land conversion: The project would convert land being used primarily for agriculture and agriculturally-related uses to urban uses.
- Bicycle and pedestrian connections: The project would add vehicle trips onto County Road (CR) 32A, which has existing safety concerns for bicyclists in the area, particularly those traveling along CR 32A to commute to Sacramento.
- Limited inclusion of affordable housing.
- Reduction in park acreage compared to Mace Ranch Innovation Center (MRIC) Project.
- Project-level and cumulative adverse effects to burrowing owl.
- Negative effects of traffic apps such as WAZE.
- Increase in background traffic since preparation of the original traffic analysis and certification of the Final MRIC EIR.

Provide a list of the responsible or trustee agencies for the project.

- California Department of Fish and Wildlife;
- Regional Water Quality Control Board;
- Yolo County;
- Yolo County Local Agency Formation Commission; and
- Yolo Solano Air Quality Management District.