



Notice of Determination for the Aggie Research Campi

Date: July 7, 2020

To: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

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

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

Yolo County Clerk
625 Court Street, Room B01,
Woodland, CA, 95776

Filed in County Clerk's Office
Jesse Salinas
Yolo County - Clerk/Recorder

57-07082020-056

07/08/2020
FISH
Pages: 3
Fee: \$ 3393.25

By: J. Ramirez, Deputy

State Clearinghouse Number: 2014112012

Project Title: Aggie Research Campus (AKA "Davis Innovation and Sustainability Campus")

Lead Agency: City of Davis Department of Community Development and Sustainability

Contact Person: Sherri Metzker, Principal Planner
23 Russell Boulevard
Davis, CA 95616
(530) 757-5610

Project Applicant: Ramco Enterprises, LLC
The Buzz Oates Group of Companies
Reynolds & Brown

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. The ARC Site is currently in agricultural use, is zoned Agricultural Intensive (A-N), and the Yolo County General Plan designates the site Agriculture (AG). Current County zoning for the Mace Triangle Site is A-N, Agricultural-Commercial (A-C), and Public and Quasi-Public (PQP).

Project Description: The Aggie Research Campus Project (proposed project) would include approximately 2,654,000 square feet (sf) of innovation center/business uses and up to 850 workforce housing units on-site. The

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innovation center/business uses would include 1,510,000 sf of research, office, and research and development (R&D) uses, 884,000 sf of advanced manufacturing and research uses, 100,000 sf of ancillary retail uses, and 160,000 sf of hotel/conference space. The hotel/conference center would be located in the southwestern portion of the site, near the intersection of Mace Boulevard and 2nd Street. A total of 5,858 on-site parking spaces would be provided, in addition to 49.2-acres of green space that would incorporate several privately-maintained parks and open space areas.

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 Environmental Impact Report (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 within the Mace Triangle site. Specifically, the 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 within the Mace Triangle site.

Generally, the ARC Project includes the following approvals 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.

This Notice of Determination is to advise that on July 7, 2020, the City Council of the City of Davis certified the Subsequent Environmental Impact Report for the Aggie Research Campus Project.

The following should also be noted:

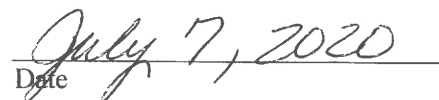
1. The Project will have a significant effect on the environment;
2. A Subsequent Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA;
3. Mitigation measures were made a condition of the approval of the project;
4. A Mitigation Monitoring and Reporting Program was adopted for the project;
5. Findings were made for the project, pursuant to the provisions of Section 15091 of the CEQA Guidelines; and
6. A Statement of Overriding Considerations was adopted for the project.

This is to certify that the Subsequent Environmental Impact Report with comments and responses and record of project approval is available to the General Public at the following locations during normal business hours:

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



Sherri Metzker, Principal Planner



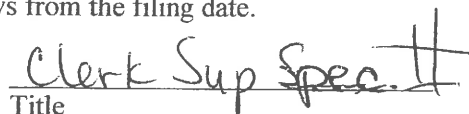
Date

AFFIDAVIT OF FILING AND POSTING

I declare that on 7/8/2020 I received and posted this notice as required by California Public Resources Code Section 21152. Said notice will remain posted for 30 days from the filing date.

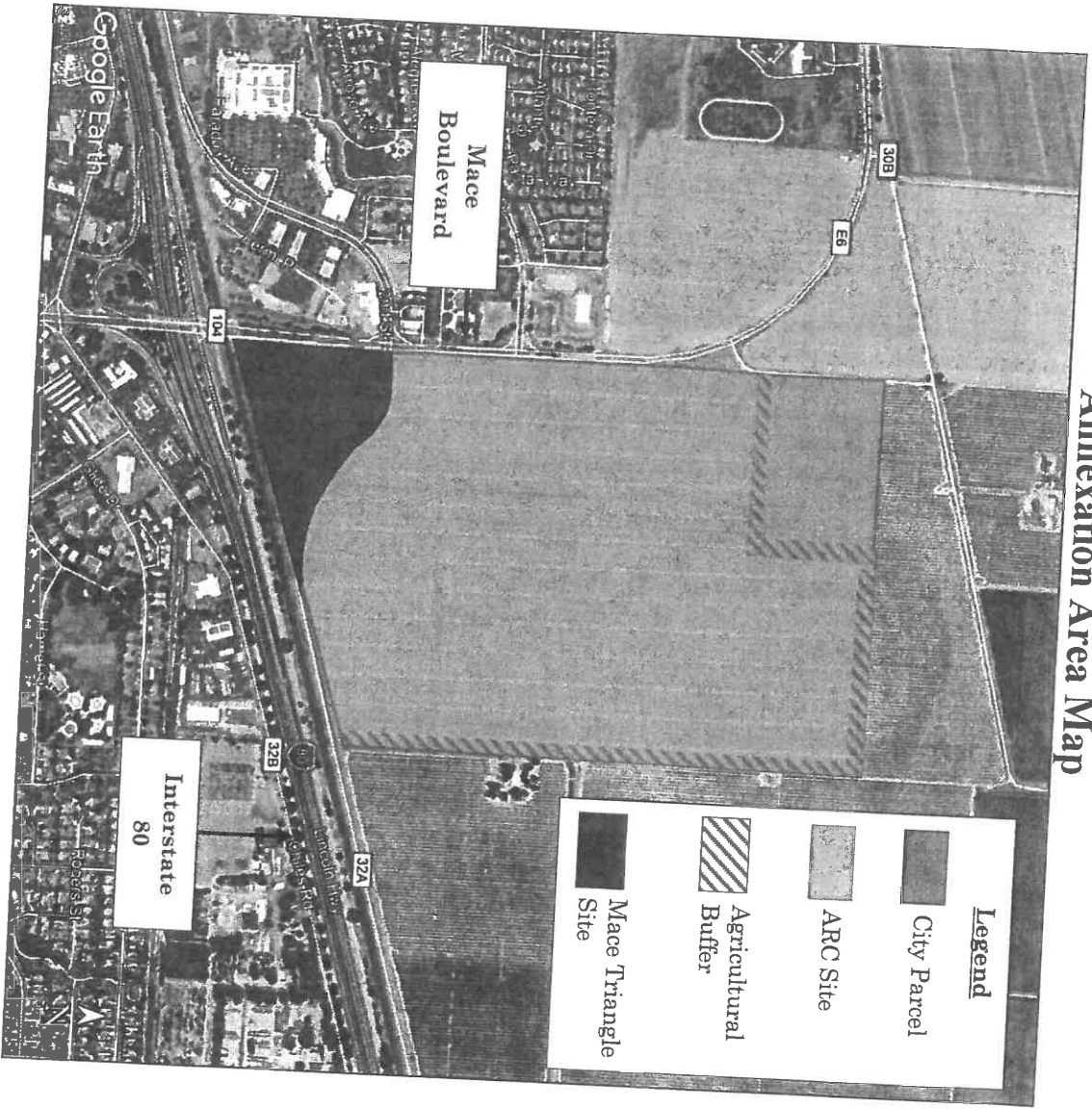


Signature



Title

Annexation Area Map





State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

RECEIPT NUMBER:
 57-07082020-056
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2014115012

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF DAVIS	LEAD AGENCY EMAIL danramos@ramco-ent.com	DATE 07/08/2020
COUNTY/STATE AGENCY OF FILING YOLO		DOCUMENT NUMBER

PROJECT TITLE
 AGGIE RANCH CAMPUS (AKA"DAVIS INNOVATION AND SUSTAINABILITY CAMPUS")

PROJECT APPLICANT NAME SHERRI METZKER	PROJECT APPLICANT EMAIL danramos@ramco-ent.com	PHONE NUMBER () (916) 919-1824
PROJECT APPLICANT ADDRESS 23 RUSSELL BLVD., STE 2	CITY DAVIS	STATE CA
		ZIP CODE 95616

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,343.25 | \$ | \$3,343.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,406.75 | \$ | |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,136.50 | \$ | |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
|
 | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | \$50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ \$3,393.25

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Josie Ramirez, Deputy County Clerk-Recorder
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and Wildlife
CASH RECEIPT
 DFG 753.5a



Yolo County County
 Jesse Salinas, Clerk/Recorder
 625 Court Street - Room B01
 P.O. Box 1130
 Woodland, CA 95776-1130
 530-666-8130

RECEIPT NUMBER: 57-07082020-056
STATE CLEARINGHOUSE NUMBER (if applicable) 2014115012

PLEASE CLEARLY.

LEAD AGENCY EMAIL danramos@ramco-ent.com	DATE 07/08/2020
DOCUMENT NUMBER	

OVATION AND SUSTAINABILITY CAMPUS")

Receipt: 20-13972

Product Name	Extended
FISH AND WILDLIFE FILING	\$3,393.25
# Pages	3
Document #	57-07082020-056
Document Info	CITY OF DAVIS
Filing Type	EIR
State Fee Prev Charged	false
No Charge Clerk Fee	false

PROJECT APPLICANT EMAIL danramos@ramco-ent.com	PHONE NUMBER () (916) 919-1824	
CITY DAVIS	STATE CA	ZIP CODE 95616

Total \$3,393.25
Tender (Check) \$3,393.25
 Check Number 6704
 Paid By FRANK CRAMOS

District
 Other Special District
 State Agency
 Private Entity

Thank you

7/8/20 2:09 PM jramirez

\$3,343.25	\$	\$3,343.25
\$2,406.75	\$	
t - payment due directly to CDFW	\$	\$1,136.50

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

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Receipt: 20-13972

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	\$3,393.25
	# Pages 3	
	Document # 57-07082020-056	
	Document Info CITY OF DAVIS	
	Filing Type EIR	
	State Fee Prev Charged false	
	No Charge Clerk Fee false	
Total		\$3,393.25
Tender (Check)		\$3,393.25
Check Number	6704	
Paid By	FRANK C RAMOS	

Thank you

7/8/20 2:09 PM jramirez