



Notice of Determination for the DiSC 2022 Project

Date: February 2, 2022

To: Office of Planning and Research Yolo County Clerk
1400 Tenth Street 625 Court Street, Room B01
Sacramento, CA 95814 Woodland, CA, 95776

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**

State Clearinghouse Number: 2014112012

Project Title: DiSC 2022 Project

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

Contact Person: Sherri Metzker, Director
City of Davis Department of Community Development and Sustainability
23 Russell Boulevard
Davis, CA 95616
(530) 757-5610 Ext. 7239

Project Applicant: Ramco Enterprises, Inc. and The Buzz Oates Group of Companies
1450 Harbor Boulevard, Suite B
West Sacramento, CA 95691

Project Location: The DiSC 2022 Project (proposed project) includes an annexation area comprised of the 102-acre project site and 16.5-acre Mace Triangle property. The project site is located immediately to the east of Mace Boulevard and to the north of County Road (CR) 32A, northeast of the City limits, in a currently unincorporated area of Yolo County. The Mace Drainage Channel (MDC) is located parallel to the project site's northern boundary. The project site is identified by Assessor's Parcel Number (APN) 033-630-009. The Mace Triangle property, located to the southwest of the project site to the south of CR 32A, consists of three parcels. The Mace Triangle site is identified by APNs 033-630-006, -011, and -012. The proposed annexation area is located near the "Mace Curve", approximately 2.5 miles east of Downtown Davis. Regional access to the project site is provided by the Interstate 80 (I-80)/Mace Boulevard interchange, located to the southwest of the annexation area. Mace Boulevard is located parallel to the project site's western boundary. The project site and the Mace Triangle property are bisected by CR 32A, which becomes Second Street, west of Mace Boulevard.

Project Description: The proposed project consists of multiple uses, including: office/research and development (R&D)/laboratory; advanced manufacturing; a hotel/conference center; ancillary retail; on-site

residential units; parks and green space; a transit plaza; bicycle and pedestrian paths; on-site parking areas; and associated infrastructure improvements. The project includes an even split between the square footage allotted to office/R&D/laboratory use types and advanced manufacturing, with each land use category comprised of 550,000 square feet (sf) of building space. The proposed hotel/conference center would be approximately 160,000 sf and located in the project site's southwestern corner, near the intersection of Mace Boulevard and Second Street. Approximately 80,000 sf of ancillary retail would be provided and is intended to provide future employees, residents, and visitors with basic conveniences such as lodging/accommodations, health and fitness facilities, and convenient coffee and dining opportunities within walking distance of the project's primary businesses and housing. The residential component of the proposed project would consist of 460 units and would be located along the northern property boundary, adjacent to an agricultural buffer and the MDC to the north.

The proposed project's total green space, including proposed agricultural buffer areas, would be approximately 23.2 acres. Parks and open space areas would be accessible from all structures and would include programmed parks, greenways, plazas, natural open spaces, and courtyards. An existing transit stop is located on Mace Boulevard, south of Alhambra Drive, adjacent to the project site. The project would expand and enhance this bus stop into a new transit plaza, capable of stacking up to three buses at a time. The project includes on-site bicycle and pedestrian facilities, including Class I bike paths that encircle the project site and connect to off-site facilities; pedestrian walking trails; community gardens with an emphasis on native plants and pollinators; benches; and pedestrian-scale lighting. A total of 2,050 parking spaces would be provided to support the project's various uses. With respect to utilities improvements, infrastructure would be extended from nearby existing utilities to serve the site with public water, wastewater collection, and stormwater detention.

Finally, the project includes the following discretionary approvals by the City of Davis: (1) a General Plan Amendment to create a new City of Davis land use designation of Innovation Center, relocate the Urban Agricultural Transition Area along the eastern and northern boundaries of the DiSC 2022 Site, and assign City land use designations to the project site and the 16.5-acre Mace Triangle property; (2) Rezoning to determine the zoning in the event of subsequent annexation, with the project site changing from Yolo County Agricultural Intensive (A-N) to City DiSC 2022 Planned Development (P-D) and the Mace Triangle property changing from Yolo County A-N and Agricultural Commercial (AC) to Mace Triangle P-D; (3) a Development Agreement; and (4) action by the Davis City Council to set the baseline features of the project and call for an election.

This Notice of Determination is to advise that on February 1, 2022, the City Council of the City of Davis adopted the California Environmental Quality Act (CEQA) Addendum for the DiSC 2022 Project and approved the requested entitlements. The City Council previously certified a Subsequent Environmental Impact Report (EIR) (SCH# 2014112012) on July 7, 2020, for a previous, larger version of the DiSC 2022 Project. The analysis in the Addendum found that the modified project would not trigger any of the criteria in CEQA Guidelines Section 15162 requiring the preparation of a Subsequent EIR.

The following should also be noted:

1. The currently proposed DiSC 2022 Project will have a significant effect on the environment;
2. An EIR (Mace Ranch Innovation Center Project) and a Subsequent EIR (Davis Innovation and Sustainability Campus [DISC] Project) were prepared for previous project proposals on the site, pursuant to the provisions of CEQA, and were certified by the Davis City Council;
3. A CEQA Addendum was prepared and adopted for the DiSC 2022 Project on February 1, 2022;
4. Mitigation measures were made a condition of the approval of the DiSC 2022 Project;
5. A Mitigation Monitoring and Reporting Program was adopted for the DiSC 2022 Project;
6. Findings were made for the previous DISC Project, pursuant to the provisions of Section 15091 of the CEQA Guidelines;
7. A Statement of Overriding Considerations was adopted for the previous DISC Project; and


8. The City of Davis adopted a new Statement of Overriding Considerations with respect to the currently proposed DiSC 2022 Project on February 1, 2022.

This is to certify that the CEQA Addendum 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, Director



Date

AFFIDAVIT OF FILING AND POSTING

I declare that on _____ 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

