Mace Ranch Innovation Center Draft EIR Planning Commission Comment Hearing

SEPTEMBER 9, 2015
7:00PM
Meeting Purpose

• Receive comments from any interested party regarding the adequacy of the MRIC Draft EIR.

• Draft EIR Comment Meeting not required by CEQA Guidelines, but it is City’s practice to conduct one.

• Written comments must be directed to:
  
  MRIC Project Planner
  City of Davis Department of Community Development and Sustainability
  23 Russell Boulevard, Suite 2
  Davis, CA 95616
  maceranchinctr@cityofdavis.org

• Written responses to all public comments will be provided in the Final EIR.
MRIC Draft EIR
Public Review Period

• MRIC Draft EIR released for public review on August 13, 2015, with a closing date of September 28, 2015.

• On September 1st, City Council extended “community” public review period to November 12, 2015.

• The deadline for State agencies to submit comments on the Draft EIR remains September 28, 2015.
On Hold
Project Description

229 acre site with two components

1) 212 ac MRIC
   - 2,654,000 sf innovation center
   - 1,510,000 sf R/D, research/office
   - 884,000 sf manufacturing
   - 260,000 sf ancillary commercial
     - 160,000 sf hotel/conf center
     - 100,000 sf retail

2) 16.5 ac Mace Triangle properties
   - 71,056 sf general commercial
   - 45,900 sf research/office
   - 25,155 sf retail
Project Description

• Consistency with Guiding Principles
• Annexation
• GPA and Rezoning
• Preliminary Planned Development
• Site Plan/Architectural Review
• Development Agreement
• Measure R Vote
Anticipated Building Uses

- Research/Office/RD: 1,580,000 sqft
- Manufacturing/Research: 884,000 sqft
- Ancillary Retail: 40,000 sqft
- Hotel/Conference: 150,000 sqft

Program Total by Use: 2,654,000 sqft

* The identified locations and square footages of these uses represents a logical Project build-out scenario. Please note that support for ancillary retail and hotel/conference may comprise up to 256,000 sqft (10%) within the MARC.
Green Space

Total Green Space: 64.6 Acres
Green Space Site Coverage = 30% of Total Site

1. The Oval: 5.1 ac
2. North-South Commons: 6.9 ac
3. East-West Commons: 6.7 ac
4. Courtyard Plazas: 2.9 ac
5. Perimeter Green/Open Space: 22.88 ac
6. Agriculture Buffer Area: 20.12 ac

Total: 64.6 ac
CEQA TOPICS EVALUATED IN THE DRAFT EIR

• Aesthetics (4.1)
• Agriculture and Forestry Resources (4.2)
• Air Quality (4.3)
• Biological Resources (4.4)
• Cultural Resources (4.5)
• Geology, Soils, and Mineral Resources (4.6)
• Greenhouse Gas Emissions and Energy (4.7)
• Hazards and Hazardous Materials (4.8)
• Hydrology and Water Quality (4.9)
• Land Use and Urban Decay (4.10)
• Noise and Vibration (4.11)
• Population and Housing (4.12)
• Public Services and Recreation (4.13)
• Transportation and Circulation (4.14)
• Utilities (4.15)
Summary of MRIC Draft EIR
Cumulative Impacts (Chapter 5)

<table>
<thead>
<tr>
<th><strong>CEQA CUMULATIVE SCENARIO</strong></th>
<th><strong>MODIFIED CUMULATIVE SCENARIO</strong></th>
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<tr>
<td>This scenario assumes full build-out of General Plan, MRIC/Mace Triangle, Nishi, and the Davis Innovation Center.</td>
<td>This scenario assumes full build-out of General Plan, MRIC/Mace Triangle, and Nishi. This scenario does not include the Davis Innovation Center.</td>
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Summary of MRIC Draft EIR

Alternatives

CHAPTER 7

• No Project (No Build)
• Reduced Site Size
• Reduced Project
• Off-Site A (Davis Innovation Center Site)
• Off-Site B (Covell Property)
• Infill

CHAPTER 8

• Mixed-Use Alternative
Summary of MRIC Draft EIR

**Mixed-Use Alternative**

- Components: Same non-residential square footage as proposed project (2,654,000 sf) with the addition of up to 850 housing units.
- All on-site housing assumed to be occupied by MRIC employees.
- Equal-Weight Analysis (Chapter 8)
- Environmentally Superior Alternative
Mixed-Use Alternative Plan

Total Programs
- R&D: 1,580,000 sq.ft.
- Manufacturing: 884,000 sq.ft.
- Hotel Conference: 150,000 sq.ft.
- Ancillary Retail: 40,000 sq.ft.
- Total Sq Footage: 2,654,000 sq.ft.

Proposed Housing
- Total number of units: 750-850 units
- 20-40 units/c

Note:
1. Within the area indicated as ancillary retail, the program is allocated as a mix of an office-type use accompanied by an ultimately serve R&D Office/Research/Development.
2. The identified locations and square footage of these uses represent a logical physical zoned area. Please note that speculative commercial uses, which include ancillary retail and hotel conference, may represent up to 250,000 sq.ft. (12%) within the MUC. The proposed square footage of retail and research/office/R&D are broadly proposed here.
Summary of MRIC Draft EIR

Impacts and Mitigation Measures

The MRIC Draft EIR determined that all impacts, except those noted below, could be reduced to a less-than-significant level through implementation of mitigation measures.

Significant and unavoidable impacts include:

- Visual character (Impacts 4.1-2 and 5-1)
- Agriculture (Impacts 4.2-1, 4.2-3, 4.2-4, and 5-3)
- Air Quality (Impacts 4.3-2 and 5-4)
- Biological Resources (Impacts 4.4-5 and 5-5)
- Greenhouse Gas Emissions (Impacts 4.7-1, 4.7-2, and 5-9)
- Traffic and Circulation (Impacts 4.14-2, 4.14-5, 5-21, 5-22, and 5-23)
- Population and Housing (Impacts 4.12-1 and 5-18)
- Cumulative Fire Protection Services (Impact 5-19)
- Growth Inducement (Impact 6.2.1)
Summary of MRIC Draft EIR

Ongoing Mitigation and Management Requirements

- Master Owner’s Association for the MRIC (Project Description, p. 3-21)
- Greenhouse Gas Emissions Reduction Mitigation (MM 4.7-2 a and b)
- Retail Demand Analysis (MM 4.10-2)
- Signal along Covell Boulevard and Improvements to Mace Boulevard Interchange Area (MM 4.14-1 and 4.14-2 a)
- Travel Demand Management (TDM) Program Mitigation (MM 4.14-6)
Next Steps

• Draft EIR review and comments
  o September 28 deadline for agencies
  o November 12 deadline for commissions/community
• Economic and Fiscal Impact Analysis -- September 9
• Staff Report – Early January 2016
• Advisory Commissions Project Review – January
• Final EIR/Responses to Comment – January 7
• Planning Commission – February/March
• City Council – April
• Measure R Vote -- November
Thank You

Questions?