



**City of Davis  
Notice of Public Workshop and Public Hearing  
Notice of Availability of Final Environmental Impact Report  
Nishi Gateway Applications**

The City of Davis **Planning Commission** will conduct a public workshop and a public hearing on the project application, as described below, at meetings beginning at **7:00 p.m. on Wednesday, December 16, 2015 (workshop)** and at **7:00 p.m. Wednesday, January 6, 2015 (public hearing)**, in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California. The purpose of the December 16, 2015 workshop is to present the project and the Final EIR to the Planning Commission and the community. January 6, 2016 will be the public hearing on the applications, Planning Commission deliberation, and recommendation to City Council. The City Council is expected to hold a public hearing and take actions on the applications later in January 2016.

**Project Name:** Nishi Gateway

**Project Location:** The project site is composed of two separate but adjoining areas totaling approximately 57.7 acres; 10.8 acres (West Olive Drive) located within the City of Davis and 46.9 acres (Nishi site) immediately west of the city limits in unincorporated Yolo County. The project site is adjacent to downtown Davis and the UC Davis university campus, enclosed by the Interstate 80 to the south, the existing Union Pacific Railroad to the north, and Olive drive to the east.

**Applicant and Property Owner:** Tim Ruff for Nishi Gateway LLC  
PO Box 4188  
**Nishi Property:** Davis CA 95617

**West Olive Drive:** Multiple Property Owners

**File Number:** Planning Application #14-57: General Plan Amendment #08-14,  
Rezoning/PPD #06-14, Annexation #2-14.

**Project Description:**

The project is comprised of two primary components: 1) Nishi site-- annexation and development of the Nishi site with a mixed-use innovation district community that will provide roadway connections to the City of Davis and UC Davis. The development would involve the development of a mix of land uses consisting of rental and for-sale, high-density residential uses; research and development (R&D) space; accessory commercial/retail space for the proposed

residential uses; open spaces; and surface/structure parking with solar panels. The project would include up to 650 residential units, 325,000 square feet (sf) of research and development space, and 20,000 sf of accessory retail uses. 2) West Olive Drive-- rezoning of West Olive Drive to allow for redevelopment of parcels within West Olive Drive.

### **Environmental Determination:**

The City of Davis (City) has prepared a Draft and Final Environmental Impact Report (FEIR) in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, the City's procedures for the implementation of CEQA, and other applicable laws. Public participation was included in the environmental review process for the project.

The Draft EIR identified significant impacts in the following California Environmental Quality Act (CEQA) environmental issue areas: aesthetics and visual resources; agriculture 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; noise and vibration; population and housing; public services and recreation; transportation and circulation; utilities; cumulative effects; and growth inducement. As described in the DEIR many of these impacts can be fully mitigated but some cannot and would remain significant and unavoidable. Unavoidable impacts include effects on agriculture (4.2-1, 4.2-2), air quality (4.3-5), greenhouse gas emissions (4.7-2, 4.7-3), hazards (4.8-5), noise and vibration (4.11-1, 4.11-5), transportation and circulation (4.14-1, 4.14-2, 4.14-6), and cumulative impacts to agriculture, greenhouse gas emissions, and transportation and circulation.

The Draft EIR was released for a 46-day public comment period beginning on September 10, 2015 and ending on October 26, 2015. The Draft EIR was made available at the City of Davis Community Development and Sustainability Department offices, the local public library, and the City's website. In addition, a Notice of Availability (NOA) was published in the Davis Enterprise newspaper.

One noticed public meeting was held by the Davis Planning Commission on October 14, 2015 at 7:00 p.m. to receive comments on the Draft EIR. At the public meeting, interested parties had the opportunity to speak and comments were captured by staff and the EIR consultant team. Comments received at the public hearing were responded to in the Final EIR.

The Final EIR includes revisions, updates, and clarifications in response to public and agency comments on the Draft EIR. The Final EIR includes all public comments received on the Draft EIR and written responses to all of these comments. The new information provided in the Final EIR does not constitute "significant new information" within the meaning of CEQA so as to require recirculation of the Draft EIR or Final EIR. **The Final EIR document will be available on or before December 16, 2014** and will be available at <http://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/nishi-and-downtown-university-gateway-district> or may be reviewed at the Department of Community Development and Sustainability.

**Availability of Documents:**

The project application file is available for review at the Department of Community Development and Sustainability, Planning Division, 23 Russell Boulevard, Davis, California, 95616. Staff reports are available through the Planning Commission's website at: <http://cityofdavis.org/city-hall/city-council/commissions-and-committees/planning-commission>. Staff reports for the public workshop and the public hearing are generally available five days prior to the workshop date and may also be available by contacting the project planner.

**Public Comments:**

All interested parties are invited to attend the meeting or send written comments to Katherine Hess, Community Development Administrator, Project Planner, at the City of Davis, Department of Community Development and Sustainability, 23 Russell Boulevard, Suite 2, Davis, California, 95616; or via email at: [NishiGateway@cityofdavis.org](mailto:NishiGateway@cityofdavis.org). To ensure comments will be distributed to the Commission, comments are requested to be provided no later than 12:00 p.m. the date of the meeting. For questions please call the project planner at (530) 757-5652.

The City does not transcribe its proceedings. Persons who wish to obtain a verbatim record should arrange for attendance by a court reporter or for some other acceptable means of recordation. Such arrangements will be at the sole expense of the person requesting the recordation.

If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence to the Director of Community Development and Sustainability or City Clerk at, or prior to, the public hearing.

Michael Webb, Assistant City Manager  
Department of Community Development and Sustainability