Notice of Scoping Meeting and Preparation of a Draft Environmental Impact Report

Date: January 28, 2015

Subject: Notice of Scoping Meeting and Preparation of a Draft Environmental Impact Report for the Nishi Gateway Project

To: State Clearinghouse
State Responsible Agencies and Trustee Agencies
Other Public Agencies, Organizations, and Interested Persons

Lead Agency: City of Davis
Community Development and Sustainability Department
23 Russell Boulevard, Suite 2
Davis, CA 95616
Phone: (530) 757-5610
Contact: Katherine Hess
Email: NishiGateway@cityofdavis.org

SCOPING MEETING: On Monday, February 23, 2015 starting at 6:00 PM, the City of Davis Community Development and Sustainability Department will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the scope of the Draft Environmental Impact Report (EIR) being prepared for the Nishi Gateway Project. This meeting will be held in the Multi-Purpose Room of the Veterans Memorial Center, 203 East Fourteenth Street Davis, CA 95616. The meeting will run from 6:00 PM to 8:00 PM.

This meeting will be an open house format and interested parties may drop in to review the proposed project exhibits and submit written comments at any time between 6PM and 8PM. Representatives from the City of Davis, the EIR consultant, and the Applicant will be available to address questions regarding the EIR process. Members of the public may provide written comments throughout the meeting.

If you have any questions regarding this scoping meeting, contact Katherine Hess at NishiGateway@cityofdavis.org. Additional information on the project proposal and proposed scope of the EIR is contained in an expanded version of this Notice of Preparation available through the Department of Community Development and Sustainability, Planning Division, 23 Russell Boulevard, Davis, California, 95616, and is posted at the following City web address:

http://nishigateway.org

NOTICE OF PREPARATION (NOP): This is to notify public agencies and the general public that the City of Davis, as the Lead Agency, will prepare an EIR for the Nishi Gateway Project (proposed project). The City is interested in the input and/or comments of public agencies and the general public as to the scope and content of the environmental information that is germane to the agencies’ statutory responsibilities in connection with the proposed project, and public input. Public agencies will need to use the EIR prepared by the City when considering applicable permits, or other approvals for the proposed project.

Project Title: Nishi Gateway Project
Project Location: 1501 Arboretum Terrace, Davis, CA 95616, 57.7 acres located west of Richards Boulevard, north of Interstate 80, and south of the existing Union Pacific Railroad (UPRR) line

COMMENT PERIOD: Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 PM, Tuesday, March 3, 2015.
Please send your input, comments or responses (including the name for a contact person in your agency) to: 

Katherine Hess, Community Development Administrator
City of Davis Community Development and Sustainability Department
23 Russell Boulevard, Suite 2
Davis, CA 95616
NishiGateway@cityofdavis.org

**PROJECT LOCATION AND EXISTING USES**

The project site consists of 57.7 acres (10.8 acres within the City of Davis, hereafter referred to as West Olive Drive; and 46.9 acres within Yolo County, hereafter referred to as the Nishi site). The project site is located west of Richards Boulevard, adjacent to downtown Davis and the UC Davis university campus, but is separated by the existing Union Pacific Railroad (UPRR) track. The site consists of numerous parcels identified by Assessor’s Parcel Numbers (APNs) 036-170-018 and 070-270-002 through 070-270-013.

The Nishi Gateway Project is comprised of two primary components:

1. Development of the Nishi site with a mixed-use community that will provide roadway connections to the City of Davis and UC Davis. Up to 650 residential units with 325,000 square feet of office/research and development (R&D) space and 20,000 sf of accessory retail and commercial uses with additional parks and open space.
2. Rezoning of West Olive Drive to allow for redevelopment of parcels within West Olive Drive.

No new development is currently proposed as part of West Olive Drive, however the rezoning of the parcels within West Olive Drive will allow for redevelopment. The following entitlements would occur as part of the proposed project:

**Yolo County LAFCo Approval:**

1. Annexation of the approximately 49.6-acre Nishi Gateway site (APN 036-170-018) from Yolo County into the City of Davis (Government Code, §56737);

**City of Davis Approvals:**

2. General Plan Amendment to redesignate the Nishi site from Agriculture to a Mixed Use Innovation District land use designation;
3. Prezoning from County Agriculture-Intensive (A-N) to City Planned Development (P-D);
4. Preliminary Planned Development (PPD) approval (Zoning Code, §40.22.010);
5. Site Plan and Architectural Review to approve project Design Guidelines and Performance Standards;
6. Development Agreement for the Nishi site in order to provide certainty and mutual assurances to the City and the project applicant (Government Code, §65864 et seq.); and
7. Action by the City Council to call for an election and set the baseline features of the project.
8. General Plan Amendment to redesignate West Olive Drive from Commercial Service to the City of Davis’ existing Neighborhood Mixed Use land use designation, and
9. Rezoning and PPD from Gateway / Olive Drive Commercial Service to City Planned Development (P-D) for a mix of uses.

**INITIAL STUDY:** An Initial Study has not been prepared for this project. The EIR prepared for the proposed project will analyze the project-specific and cumulative impacts pertaining to all of the resource areas identified in Appendix G of the CEQA Guidelines. The CEQA topics of Forestry Resources, Mineral Resources, and Recreation will not be adversely affected and will be briefly discussed and dismissed from further analysis in the existing setting sections of the Agricultural Resources, Geology and Soils, and Public Services chapters, respectively. The EIR will address aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions and energy, hazards and hazardous materials, hydrology and water quality, land use and planning, urban decay, noise, population and housing, public services, transportation and circulation, utilities and service systems, other required sections of CEQA, and alternatives.