



Notice of Availability: The Cannery Project Draft Environmental Impact Report

Date: February 25, 2013

Lead Agency: City of Davis
Community Development and Sustainability Department
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Davis, CA 95616
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Project Title: The Cannery

Project Location: 1111 East Covell Boulevard, Davis, CA 95616

PROJECT DESCRIPTION: The project proposes a mix of land uses consisting of low, medium, and high density residential uses; a mixed-use business park component; drainage detention areas; open spaces including greenbelts, agricultural buffers, an urban farm; parks; and a neighborhood center on approximately 100.1 acres of land located at 1111 East Covell Boulevard, within the incorporated boundary of the City of Davis. The project site is the former location of the Hunt-Wesson tomato cannery. The project site is not listed as a toxic site pursuant to Government Code Section 65962.5.

The Project site is designated in the General Plan as Industrial. The Project includes a request for two General Plan Amendments:

- General Plan Amendment to designate the site Neighborhood Mixed Use, Residential-Low Density, Residential-Medium Density, Residential-High Density, Parks/Recreation, Public/Semi-Public, Urban Agriculture Transition Area and Neighborhood Greenbelt on the General Plan Land Use Map.
- General Plan Amendment to create a new General Plan Land Use category in the Davis General Plan for Neighborhood Mixed Use.

The Project site is currently zoned PD-1-00 (Planned Development-Light Industrial). The Project includes a requested rezone from PD-1-00 (Planned Development – Light Industrial) to PD-1-11 (Planned Development).

The residential component of the Project consists of 551 residential dwelling units, with an average density of 9.5 units per gross acre. A 15.1-acre neighborhood mixed-use site is planned along The Cannery's frontage with East Covell Boulevard. The mixed-use site could accommodate up to approximately 171,270 square feet of uses and employment opportunities for approximately 600 to 850 jobs.

The Project includes 20.8 acres of open space uses consisting of the open space/detention basin on the west edge, agricultural buffer on the north edge, agricultural buffer/urban farm on the east edge and greenbelts. The Project includes 5.80 net acres (7.48 gross acres) of parks in two park sites: a 5.25 net acre (6.84 gross acres) Neighborhood Park and 0.55 net acre (0.64 gross acres) Southwest Park.

Primary and secondary vehicular access to the Project will be from East Covell Boulevard. Approximately 9.9 miles of on-site bicycle and pedestrian improvements are proposed in the Project including 3.1 miles of Class 1, 1.2 miles of Class 2 and 5.6 miles of Class 3 trails. The Project proposes an off-site bicycle/pedestrian path connection to existing bicycle facilities south of the Project site. Water and sewer services for the Project would be provided by the City of Davis.

PUBLIC REVIEW AND COMMENT PERIOD: 45 days, extending from February 25, 2013 to April 12, 2013. **A public hearing to receive comments on the Draft EIR will be held on Wednesday, March 27, 2013 at 7:00 p.m. with the Davis Planning Commission at 23 Russell Boulevard, Davis, CA 95616.**

DOCUMENT AVAILABILITY: The Draft EIR and associated technical appendices are available for review at the City of Davis Community Development and Sustainability Department, 23 Russell Boulevard, Davis, CA 95616 and online at:

<http://community-development.cityofdavis.org/projects/the-cannery>

PROVISION OF COMMENTS: Members of the public and other interested agencies and individuals are invited to provide comments on The Cannery Draft EIR. Written comments on The Cannery Draft EIR can be provided to the City at the following address:

Attn: Katherine Hess, City of Davis Community Development and Sustainability Department, 23 Russell Boulevard, Davis, CA 95616. Or: khess@cityofdavis.org.

SIGNIFICANT ENVIRONMENTAL IMPACTS: The Draft EIR identifies significant environmental impacts related to the following environmental topics: Air Quality, Noise, Public Services, and Transportation/Circulation.