

FILING REQUESTED BY
AND WHEN FILED MAIL TO:

City of Davis,
Community Development and
Sustainability Department
23 Russell Boulevard, Suite 2
Davis, California 95616

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF DETERMINATION

TO: Office of Planning and Research **FROM:** City of Davis
1400 Tenth Street
Sacramento, California 95814
Community Development &
Sustainability Department
23 Russell Blvd., Suite 2
Davis, California 95616

County Clerk
County of Yolo
625 Court Street
Woodland, California 95695

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or
21152 of the Public Resources Code

State Clearinghouse Number: SCH 2018112044

Project Title: The Davis Collection – University Mall Redevelopment

Lead Agency Contact: Eric Lee, Senior Planner, City of Davis

Telephone/Email: (530) 757-5610; or elee@cityofdavis.org

Project Applicant: California Property Owner I, LLC, c/o Bill Brown,
1525 Faraday Avenue, Suite 350, Carlsbad, CA 92008

Project Location: 737-885 Russell Blvd, City of Davis, Yolo County (APN: 034-253-007)

Project Description:

The proposed project would redevelop the existing University Mall with a new commercial retail shopping center (The Davis Collection). The project includes demolition of the existing 96,680 square-foot enclosed mall, tree removal, and redevelopment of the site with 101,246 square feet of new commercial retail space and related site improvements for patio and plaza area, walkway, parking, landscaping, a sound wall, and circulation improvements. The existing 13,210 square-foot Trader Joe's building will remain and continue in operation, but

will have new exterior façade improvements. Total project square footage will be 114,456 square feet.

In August 2020, the City of Davis approved the University Commons project on the project site for the multi-story, mixed-use development with a retail podium and parking structure and up to 4 stories of residential uses above. It included demolition of the existing enclosed University Mall building, retention of the existing 13,210 square-foot Trader Joe's building, and construction of up to 136,800 square feet of new retail space, a 246,000 square-foot parking structure, and 264 apartment units on several residential floors above the retail and parking levels. Approved planning entitlements included a General Plan Amendment and Planned Development Rezone, along with a Demolition Permit and a Development Agreement. The project included preparation of an Environmental Impact Report (2020 EIR) that evaluated the environmental impacts of the project.

However, the University Commons project design was conceptual and additional planning applications were necessary to review the details of the final site layout (Final Planned Development) and design (Design Review). Details of the project design were submitted as The Davis Collection proposal for a retail-only project. The overall site layout, circulation, and driveways of the proposed Davis Collection project are consistent with the University Commons approval and proposed retail development is consistent with the approval and EIR analysis.

An Environmental Consistency Analysis was prepared to analyze the currently proposed project to determine its consistency within the scope of the certified University Commons EIR and to determine whether construction or operation of the proposed project would result in any new or substantially more severe significant environmental impacts than those identified in the 2020 EIR, or require new mitigation measures. Per CEQA Guidelines Section 15162(a), the proposed project would not require further environmental review if the proposed project would not result in new significant impacts or new significantly changed mitigation measures. The Environmental Consistency Analysis determined that the proposed project would not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects that were not previously identified in the 2020 EIR and does not change the analysis or conclusions of the 2020 EIR. Additionally, no new mitigation measures are required. The environmental impacts associated with the proposed project are within the scope of impacts analyzed in the 2020 EIR and would not be new or greater. It was determined that no additional environmental review is required.

It is noted that the proposed project consists of the first phase of development for the original project analyzed within the 2020 EIR. Future phases would also be reviewed in a similar manner to determine consistency with the 2020 EIR.

The adopted mitigation measures of the University Commons EIR that are applicable to the proposed project were identified in the Environmental Consistency Analysis and have been clarified and adopted for the currently proposed project.

Planning entitlements include:

- Final Planned Development for site layout and development standards.
- Architectural and Site Plan Design Review

This is to advise that the City of Davis, as Lead Agency, has approved the above described project on **March 8, 2023** and has made the following determination that the above described project is consistent with the scope and analysis of 2020 EIR (SCH#2018112044) certified for the University Commons Project, which included the following determination:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the University Commons Final EIR and The Davis Collection Environmental Consistency Analysis with comments, responses, appendix, and record of project approval is available to the General Public at: City of Davis, Community Development and Sustainability Department, 23 Russell Blvd., Suite 2, Davis, CA 95616.



Signature

Planner
Title

March 9, 2023
Date