



Notice of Availability of a Draft Environmental Impact Report (Draft EIR) and Notice of a Planning Commission Meeting for Comments on the Draft EIR

The Draft Environmental Impact Report (Draft EIR) (SCH#2020100103) for the Downtown Davis Specific Plan and associated Form Based Code is now available for review. Public comment on this document is invited for a 60-day period extending from July 14, 2022 through September 16, 2022. A Planning Commission public meeting to provide comments is scheduled for September 14, 2022. More information is provided below.

PROJECT LOCATION: The proposed project for the Downtown Davis Specific Plan (Specific Plan) covers approximately 132 acres in downtown central Davis. The Specific Plan area is roughly bounded on the south by First Street, on the west by A Street, on the north by Fifth Street in addition to several blocks on G Street up to Eighth Street, and on the east by the properties located on the east side of the railroad tracks.

PROJECT DESCRIPTION: The proposed project is intended to implement the community's vision for the Downtown for reinvestment and future development through a 2040 horizon year and to achieve the community's underlying goal of sustainability through safe multi-modal transportation, public access, adaptability to the future, guided by a form-based development approach. The proposed project would replace the former 1996 Core Area Specific Plan (CASP) and includes more regulatory authority, largely through the Form-Based Code. Once adopted, the Specific Plan would serve as the overarching land use policy document and provide new zoning and development standards that guide long term development and infrastructure and foster a vibrant Downtown Davis with a mix of residential and non-residential uses. As such, the proposed project would consolidate or amend several existing plans and regulations which exist in the city of Davis.

The proposed project allows for the addition of 1,000 residential units and 600,000 square feet of nonresidential development in the project area by 2040. Because the project area is largely built out, the proposed project assumes development would occur as either infill of vacant lots, or as redevelopment of existing buildings or additional building on underutilized sites.

The Form-Based Code is the primary mechanism to implement the Specific Plan. The proposed project includes eight primary land use designations and related development standards, with additional regulations pertaining to existing historic resources and various design elements. Building configurations and maximum heights would include detached, attached, and a mix of both detached and attached, with heights ranging from between two- and five-stories with limited seven-story buildings permitted in select areas.

The proposed project identifies strategies to protect and preserve the existing historic resources in the project area while encouraging adaptive use and sensitive redevelopment.

The proposed project includes several mobility provisions which encourage improvements to the public realm through a downtown circulation plan incorporated into the proposed project. These improvements would include preserving a safe and enjoyable pedestrian network, promotion of bicycling and transit, and the concentration of automobile transit on thoroughfare roadways. Improvements include streetscape improvements, grade-separated bicycle and pedestrian crossings, signalized intersections, intersection reconfiguration, protected and shared-use cycle tracks, and signal coordination.

The proposed project includes policies which encourage the improvement of infrastructure within the project area. Such improvements include requiring low impact development and green infrastructure, stormwater management, water use, reuse, and conservation, and infrastructure for water supply and sanitary sewer water.

The project requires the following approvals by the City of Davis for the project to proceed:

1. Certification of the EIR and adoption of the Mitigation Monitoring Plan.
2. Adoption of the Downtown Davis Specific Plan.
3. General Plan Amendment for the related land use map changes.
4. Adoption of the Downtown Form Based Code and related rezone of the plan area.
5. Zoning Ordinance Amendments related to the rezoning and code changes.

SIGNIFICANT IMPACTS: The Draft EIR identifies significant impacts for the following California Environmental Quality Act (CEQA) environmental topic areas: aesthetics, air quality; biological resources, cultural resources, hazardous materials, greenhouse gas emissions, and noise. As described in the Draft EIR, all impacts related to biological resources, and hazardous materials can be fully mitigated to less-than-significant levels through the mitigation measures incorporated into the Draft EIR. However, the proposed project's impact to aesthetics, air quality, cultural resources, greenhouse gas emissions, and noise has been determined to remain significant and unavoidable even after implementation of the feasible mitigation measures set forth in the EIR.

HAZARDOUS MATERIALS/WASTE ON SITE: The project site contains several sites listed on State data bases compiled pursuant to California Government Code Section 65962.5.

DOCUMENT AVAILABILITY: The Draft EIR is available on July 14th for public review and download on the City of Davis website at: [Environmental Review | City of Davis, CA](#). A printed copy of the document is available for public review at the following location during normal business hours:

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

Should an electronic copy of the document be required, members of the public may bring a thumb drive to the Department of Community Development and Sustainability to copy the document onto.

PUBLIC REVIEW PERIOD FOR THE DRAFT EIR

60 days starting July 14, 2022 and ending September 16, 2022.

Members of the public and other interested agencies and individuals are invited to provide comments. All comments on the Draft EIR must be received by the City no later than 5:00 pm on September 16, 2022 to be considered. Pursuant to Section 15088a of the CEQA Guidelines, late comments will be considered only at the City's discretion. Comments may be mailed or emailed to: downtownplan@cityofdavis.org; and directed to:

Eric Lee, Planner
City of Davis Department of Community Development and Sustainability
23 Russell Boulevard, Suite 2
Davis, CA 95616

DRAFT EIR PLANNING COMMISSION COMMENT MEETING

On **September 14, 2022**, starting at 7:00 p.m. the City of Davis Planning Commission is scheduled to conduct a public meeting to provide comments on the Draft EIR. The public or interested agencies may also provide public comments on the Draft EIR at the meeting.

The meeting may be conducted virtually or may be held at the City of Davis Community Chambers, located at 23 Russell Boulevard, Davis, CA 95616. Details will be provided in the meeting agenda.

There will be no transcription of oral comments at these meetings. Comments received will be summarized by staff for inclusion in the Final EIR. Those who wish to have their verbatim comments incorporated in the Final EIR must submit their comments in writing. If you have any questions regarding this notice, please contact the Project Planner, Eric Lee, at: downtownplan@cityofdavis.org.

PROJECT LOCATION MAP

Specific Plan Area and Adjacent Neighborhoods

