

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2020100103**

**Project Title:** Downtown Davis Specific Plan and Form Based Code

Lead Agency: City of Davis, Department of Community Development and Sustainability Contact Person: Eric Lee  
 Mailing Address: 23 Russell Boulevard, Suite 2 Phone: 530-757-5610  
 City: Davis Zip: 95616 County: Yolo

**Project Location:** County: Yolo City/Nearest Community: Davis

Cross Streets: Bound generally by 1st St., A St., Russell Blvd., 5th St., E. 8th St. and Union Pacific Railroad Zip Code: 95616

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 132

Assessor's Parcel No.: Multiple Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: I-80 and SR 113 Waterways: Putah Creek

Airports: \_\_\_\_\_ Railways: Union Pacific Railroad Schools: Multiple DJUSD Schools, UC Davis

**Document Type:**

- |                                      |  |                                    |  |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP   | <input checked="" type="checkbox"/> Draft EIR      | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons  | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec     | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update               | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone                 | <input type="checkbox"/> Annexation     |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____                 | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____                                   | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____                                  | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____               |  |

**Project Issues Discussed in Document:**

- |  |   |  |   |
|--|---|--|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                     | <input type="checkbox"/> Recreation/Parks                | <input type="checkbox"/> Vegetation                             |
| <input type="checkbox"/> Agricultural Land                   | <input type="checkbox"/> Flood Plain/Flooding       | <input type="checkbox"/> Schools/Universities            | <input type="checkbox"/> Water Quality                          |
| <input checked="" type="checkbox"/> Air Quality              | <input type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                  | <input type="checkbox"/> Water Supply/Groundwater               |
| <input checked="" type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                  | <input type="checkbox"/> Wetland/Riparian                       |
| <input checked="" type="checkbox"/> Biological Resources     | <input type="checkbox"/> Minerals                   | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement                      |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise           | <input type="checkbox"/> Solid Waste                     | <input type="checkbox"/> Land Use                               |
| <input type="checkbox"/> Drainage/Absorption                 | <input type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous      | <input type="checkbox"/> Cumulative Effects                     |
| <input type="checkbox"/> Economic/Jobs                       | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation             | <input checked="" type="checkbox"/> Other: <u>GHG emissions</u> |

**Present Land Use/Zoning/General Plan Designation:**

Present Land Use: Downtown commercial area; Zoning: Central Commercial, Mixed Use, Planned Development; General Plan: Core Area Specific Plan various designations

**Project Description:** *(please use a separate page if necessary)*

See attached page

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input checked="" type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>Wildlife Conservation Board</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date July 14, 2022 Ending Date September 16, 2022

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Placeworks</u>	Applicant: <u>City of Davis</u>
Address: <u>101 Parkside Drive, Suite 112</u>	Address: <u>23 Russell Boulevard, Suite 2</u>
City/State/Zip: <u>Folsom, CA 95630</u>	City/State/Zip: <u>Davis, CA 95616</u>
Contact: <u>Mark Teague</u>	Phone: <u>530-757-5610</u>
Phone: <u>916-245-7500 ext. 2606</u>	

Signature of Lead Agency Representative: Eric Lee Digitally signed by Eric Lee  
Date: 2022.07.13 13:25:19 -0700 Date: July 13, 2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **PROJECT DESCRIPTION (Downtown Davis Specific Plan and Form Based Code)**

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.