

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

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## NOTICE OF DETERMINATION

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**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 2020100103

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

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

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

**Project Applicant:** City of Davis

**Project Location:** Approximately 132 acres in downtown Davis, Yolo County

**Project Description:**

SEE ATTACHED PROJECT DESCRIPTION

This is to advise that the City of Davis, as Lead Agency, has approved the above described project on **December 13, 2022** and has made the following determination regarding the above described project:

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 Final EIR 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

Senior Planner

Title

December 14, 2022

Date



## **PROJECT DESCRIPTION**

### **Downtown Davis Specific Plan and Form Based Code EIR**

#### **Project Location**

The proposed project for the Downtown Davis Specific Plan (Downtown Plan) and Form Based Code 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 implements 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. The Downtown Plan serves as the overarching land use policy document and the Form Based Code provides new zoning and development standards that guide long term development and infrastructure to 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 Downtown 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 include detached and attached units. Building heights generally range between three stories and five stories with seven-story buildings permitted in the core commercial area.

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. Amendment to the General Plan the related land use map changes.
3. Amendment to the Gateway Olive Drive Specific Plan related to map changes.
4. Repeal of the Core Area Specific Plan.
5. Adoption of the Downtown Davis Specific Plan.
6. Adoption of the Downtown Form Based Code and related rezone of the plan area.
7. Zoning Ordinance Amendments related to the rezoning and code changes.

### **Significant Impacts**

The 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 Final 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 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.