

## 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

<b>SCH #</b>
--------------

**Project Title:** City of Davis 2021-2029 Housing Element Update (Version 3) and General Plan Amendment and Rezone to Meet Regional Housing Needs Allocation

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

**Project Location:** County: Yolo City/Nearest Community: City of Davis  
 Cross Streets: Various site city-wide Zip Code: 95616 & 95618

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

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

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

Airports: N/a Railways: UPRR Schools: various

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP          | <input 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 checked="" 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 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 checked="" 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 checked="" type="checkbox"/> Other: Rezone for residential sites; |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____               |  |

**Project Issues Discussed in Document:**

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

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

Various. See attached description

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

See attached description

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## 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 type="checkbox"/> Air Resources Board	<input 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 type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input 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 type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input 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 type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

---

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

Starting Date October 18, 2023 Ending Date November 7, 2023

---

### Lead Agency (Complete if applicable):

Consulting Firm: <u>N/A</u>	Applicant: <u>City of Davis, Community Development and Sustainability</u>
Address: _____	Address: <u>23 Russell Boulevard, Suite 2</u>
City/State/Zip: _____	City/State/Zip: <u>Davis, CA 95616</u>
Contact: _____	Phone: <u>530-757-5610</u>
Phone: _____	

---

Signature of Lead Agency Representative: Eric Lee

Digitally signed by Eric Lee  
Date: 2023.10.14 11:49:24 -0700

Date: October 17, 2023

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



**City of Davis  
Notice of Intent to Adopt a Negative Declaration  
and Notice of Public Hearing**

**Date: October 18, 2023**

Notice is hereby given that the City of Davis has prepared an Initial Study and intends to adopt a Negative Declaration for the project, as described below.

The City of Davis **Planning Commission** will conduct a public hearing on the project at a meeting beginning at **7:00 p.m. on Wednesday, November 8, 2023**, in the Community Chambers, City Offices, 23 Russell Boulevard, Davis, California. The meeting agenda is generally available on the City's Website five (5) days prior to the hearing date. Please contact the City Clerk's Office or Community Development and Sustainability Department for the approximate time this item will be heard.

The project also requires a subsequent public hearing by the City of Davis City Council, which will include additional public noticing when it is scheduled.

**Project Name:** City of Davis 2021-2029 Housing Element Update (Version 3) and General Plan Amendment and Rezone to Meet Regional Housing Needs Allocation

**Project Location:** Various (16 sites city-wide listed below), City of Davis

**Property Owners:** Various

**Project Applicant:** City of Davis

**Project File:** Planning Application #22-05 for General Plan Amendment #01-22, Rezone/Preliminary Planned Development #01-22 and #05-22, Negative Declaration #03-22

**Project Description**

The proposed project includes the adoption of the City's revised 6<sup>th</sup> Cycle Housing Element (2021-2029) (Version 3). The 6<sup>th</sup> Cycle Housing Element was previously adopted by the City on January 31, 2023, but has since been revised in response to a second round of comments from the California Department of Housing and Community Development. Adoption of the Housing Element requires approval of a General Plan Amendment by the City of Davis City Council.

The Housing Element addresses the City's housing needs for this planning cycle and shows how the City intends to meet the Regional Housing Needs Allocation (RHNA)

numbers assigned by the Sacramento Area Council of Governments (SACOG) and the State of California. The RHNA for the City of Davis includes a total of 2,075 housing units consisting of 580 very low-income units, 350 low-income units, 340 moderate-income units, and 805 above moderate-income units.

The proposed project does not include any actual physical development of housing identified in the Housing Element. However, the City proposes to revise its site inventory to identify additional sites to accommodate the (revised) shortfall of 496 lower income housing units, as discussed in the Housing Element. The City also proposes to rezone 16 sites and has identified a 753-unit capacity that exceeds the 496 dwelling unit shortfall requirement.

The 16 sites would have the following proposed changes to their General Plan designation and Zoning. Proposed Planned Development (PD) Zoning of the sites would be either to a high density residential PD or a high density residential mixed use PD with development standards and a minimum residential requirement of 20 units per acre to meet necessary density requirements, or as an added high density overlay zoning district. Development projects consistent with the residential requirement and PD standards would be processed as an administrative design review.

	<b>Address</b>	<b>APN</b>	<b>Proposed General Plan</b>	<b>Proposed Zoning</b>
1	1100 Kennedy Place	704-300-020	Residential High Density	PD 01-22 (High Density)
2	3500 Chiles Road	069-530-024	Residential High Density and Residential Medium High Density	PD 01-22 (High Density)
3	3425 Chiles Road	069-530-025	Residential High Density	PD 01-22 (High Density)
4	3015 Cowell Boulevard	069-530-007	Residential High Density	PD 01-22 (High Density)
5	1000 Montgomery Ave	069-100-025	Residential Medium High Density	PD 01-22 (High Density)
6	2740 Cowell Boulevard	069-530-029	Residential High Density	PD 01-22 (High Density)
7	4920 Chiles Road	068-010-009	Residential High Density	PD 01-22 (High Density)
8	2932 Spafford Street	071-403-002	Mixed Use	PD 05-22 (High Density Mixed)
9	1800 Research Park Drive	069-290-019	N/A	PD 05-22 (High Density Mixed)
10	1021 Olive Drive	070-260-022	Mixed Use	PD 05-22 (High Density Mixed)
11	315 Mace Boulevard	071-100-049	Residential High Density	PD 01-22 (High Density)

12	4600 Fermi Place	071-425-001	Mixed Use	High Density Overlay District
13	1616 DaVinci Court	069-060-024	Mixed Use	PD 05-22 (High Density Mixed)
14	4100 Chiles Road	069-070-032	Mixed Use	PD 05-22 (High Density Mixed)
15	4120 Chiles Road	069-070-031	Mixed Use	PD 05-22 (High Density Mixed)
16	526 B Street	070-017-001	Residential High Density	PD 01-22 (High Density)

In addition, the City of Davis has prepared an Initial Study for the project and intends to adopt a Negative Declaration as part of the subsequent City Council public hearing to be scheduled.

### **Environmental Determination**

An Initial Study analyzing the potential environmental impacts of the project has been conducted and a Negative Declaration prepared in accordance CEQA requirements. The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment. A 20-day public comment period on the Negative Declaration **beginning on October 18, 2023** and **ending on November 7, 2023**.

### **Availability of Documents**

Information pertaining to the project is available on the project webpage at: [2021-2029 \(Version 3\) Housing Element Update | City of Davis, CA](#); or for review at the Department of Community Development and Sustainability, Planning Division, 23 Russell Boulevard, Davis, California, 95616. Staff reports are available through the city's website at: <https://cityofdavis.org/city-hall/commissions-and-committees/planning-commission/agendas>. Staff reports for the public hearing are generally available five (5) days prior to the hearing date and may be available by contacting the project planner.

### **Public Comments**

All interested parties are invited to participate in the meeting as described in the meeting agenda, or send written comments to City Clerk's Office or to Eric Lee, Project Planner, City of Davis, Department of Community Development and Sustainability, 23 Russell Boulevard, Suite 2, Davis, California, 95616; or via email at: [elee@cityofdavis.org](mailto:elee@cityofdavis.org), no later than noon the date of the meeting. For questions, please call the project planner at (530) 757-5610, extension 7237.

The City does not transcribe its proceedings. Persons who wish to obtain a verbatim record should arrange for attendance by a court reporter or for some other acceptable means of recordation. Such arrangements will be at the sole expense of the person requesting the recordation.

If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence to the Director of Community Development and Sustainability or City Clerk at, or prior to, the public hearing.

Sherri Metzker,  
Director of Community Development and Sustainability

### Proposed Housing Rezone Sites (City of Davis)

