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And when completed mail to: }

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

Space above this Line for Recorder's Use

NOTICE OF EXEMPTION

TO: County Clerk
County of Yolo
625 Court Street
Woodland, CA 95695

From: City of Davis
Community Development Dept.
23 Russell Blvd., Suite 2
Davis, CA 95616

AND:
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

Project Title
240 G Street Mixed Use Project

Project Location – Specific
240 G Street

Project Location -- City
Davis, CA 95616

Project Location – County
Yolo County

Description of Nature, Purpose, and Beneficiaries of Project

The project will redevelop a downtown site with a new 6-story mixed-use infill project. The project includes demolition of existing structures and design review for construction of an approximately 139,510 square-foot building with commercial street frontage, 126 apartment units, and subterranean parking. Residential units will comprise a mix of studios, one, two, and three-bedroom units and include 120 apartment units and 6 live-work units. The building features a ground floor commercial space and live-work units, indoor residential bike parking, a landscaped roof deck, and related service and utility areas, tree removal, landscaping and site improvements.

The application also includes an Affordable Housing Plan to provide 5% of the units (6 units) as affordable units to low-income households.

Name of Public Agency Approving Project
City of Davis

Name of Person or Agency Carrying Out Project
240 G Partners LLC

Exempt Status: (Check One)

- Ministerial (Sec 15073)
 Declared Emergency (Sec. 15071(a))
 Emergency Project (Sec. 15071(b) and (c))
 Categorical Exemption. State type and section number: 15332

Reasons why project is exempt:

The project is categorically exempt from environmental review pursuant to section 15332 of the CEQA Guidelines which exempts infill development projects that are consistent with the general plan and zoning designation. The project is 6-story mixed use project with ground floor commercial and 126 residential units located on an existing developed downtown site, which will be redeveloped for the project. It is consistent with the General Plan and Zoning as described below.

The proposed project is consistent with the Downtown Davis Specific Plan Environmental Impact Report (EIR) (SCH# 2020100103), which was certified by the City on December 13, 2022. The EIR evaluated the environmental impacts of the redevelopment of downtown Davis as envisioned in the Downtown Davis Specific Plan and implemented in the Form Based Code with up to 1,000 new residential units and up to 600,000 square feet of new commercial space. The EIR identified environmental impacts of the envisioned downtown redevelopment, including significant and unavoidable impacts, and also identified mitigation measures.

Per CEQA Guidelines Section 15162(a), the proposed project does not require further environmental review if the proposed project would not result in new significant impacts or new significantly changed mitigation measures. The proposed Davis Lumberyard project is located within the Downtown Davis Specific Plan area and the project is consistent with the Specific Plan and Zoning of the site. The project is consistent with the scope of the impacts analyzed in the Downtown Davis Specific Plan EIR. It does not involve any new significant environmental effects or a substantial increase in the severity of previously identified significant effects that were not previously identified in the EIR. Therefore, no additional environmental review is required.

Lead Agency Contact: Eric Lee, Senior Planner

Telephone: 530-757-5610 ext. 7237



Signature

Senior Planner

Title

May 3, 2024

Date

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Date Received for filing at OPR: _____

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code. Revised 2011