

# 1.0 INTRODUCTION

## 1.1 OVERVIEW

This document contains all comments received during the public review period on the Draft Environmental Impact Report (DEIR) for the B and 3<sup>rd</sup> Street Visioning Process, and written responses to those comments.

## 1.2 PROJECT UNDER CONSIDERATION

The project is known as the B and 3<sup>rd</sup> Streets Visioning Process. The project area is comprised of 22 properties totaling approximately 4.0 acres within the Core Area Specific Plan boundaries of the City of Davis in Yolo County, California. These properties front on the west side of B Street, between 2<sup>nd</sup> Street and 4<sup>th</sup> Street, and on the north and south sides of 3<sup>rd</sup> Street, between University Avenue and B Street. The project area includes the following Assessor Parcel Numbers (APNs): 70-065-01 through -03, -6, -9, -10 through -14; and 70-073-6 through -17.

The project involves modification of permitted uses and site development parameters within the project area to allow a larger scale of development encompassing increased densities, increased floor area ratio, reduced building setbacks, increased building heights (two-, three-, and possibly limited four-story), higher density residential, and mixed-use development.

The project includes the following discretionary actions: 1) text amendment of the General Plan and new appendix; 2) text and map amendment of the Core Area Specific Plan; 3) text amendment of Planned Development (PD) 2-86A and rezoning of parcels within PD 2-86A; 4) amendment of the Davis Downtown and Traditional Residential Neighborhoods Design Guidelines.

The proposed amendments will allow an increase in development potential. Redevelopment projected to occur under the proposed amendments could result in approximately 79 net additional dwelling units (attached units) with 150 net new bedrooms (assuming two bedrooms per unit on average) and 25,770 square feet of new non-residential development (17,800 square feet of office space and 7,970 net new square feet of commercial development). New residential townhouse and condominium projects are assumed along B Street. New mixed use projects are assumed along 3<sup>rd</sup> Street, at the corners of B Street and 3<sup>rd</sup> Street, and at the corners of B and 2<sup>nd</sup> Streets

Up to 31 existing structures (including 17 principal and 14 accessory buildings) may be demolished including one structure that may be eligible for historic listing (311 B Street) and one listed historic resource assumed to be relocated (232 3<sup>rd</sup> Street) as a part of the project. Potential demolition of one other eligible structure (301 B Street) and one other listed historic resource (337 B Street) is also evaluated. An in-lieu parking fee program is proposed that could result in the payment of in-lieu fees for up to 76 spaces that would

otherwise be triggered under the City's parking requirements, based on the assumed development.

### **1.3 PUBLIC REVIEW**

The City used several methods to solicit public input on the DEIR. These methods included distribution of a Notice of Preparation for the DEIR on January 6, 2006; a scoping meeting held January 19, 2006; distribution of the DEIR on August 22, 2006; an Historic Resources Management Commission meeting held September 18, 2006 to receive comments on the DEIR; an Open House held September 21, 2006 to answer questions about the project; and a Planning Commission meeting held October 11, 2006 to receive comments on the DEIR.

The DEIR was distributed to various public agencies, responsible agencies, and interested individuals. Copies of the document were made available at the public counter of the Community Development and at the local library. An electronic copy of the document was posted on the City's website. The report was made available for public review and comment for a 45-day period that ran from August 28, 2006 through October 13, 2006.

### **1.4 ORGANIZATION OF THE DOCUMENT**

This document is organized as follows:

Chapter 1.0 provides introductory information.

Chapter 2.0 presents text changes to the DEIR. These are clarifications, amplifications, and corrections that have been identified since publication of the DEIR.

Chapter 3.0 presents the list of commenters on the DEIR. There were 24 comment letters received (including the summary minutes from the Planning Commission meeting to receive comments on the DEIR which are identified as Letter 24).

Chapter 4.0 presents all the comment letters, and responses to each comment. This section presents a copy of each comment letter in the order received. The text of each letter has been bracketed and numbered to denote distinct issues raised by the writer or by the speaker. Each response is numbered to correspond with the comment.

Chapter 5.0 presents an index for some of the more detailed responses on particular topics. Readers are encouraged to review this index and read other responses relevant to issues in which they have an interest.

### **1.5 OVERVIEW OF MITIGATION MONITORING**

CEQA requires public agencies to report on and monitor measures adopted as part of the environmental review process (Public Resources Code Section 21081.6; CEQA Guidelines Section 15097). A Mitigation Monitoring Plan (MMP) has been prepared and is attached as Appendix B.