



**NOTICE OF AVAILABILITY AND PUBLIC HEARING for the
DRAFT ENVIRONMENTAL IMPACT REPORT on the**

B and 3RD STREETS VISIONING PROCESS

DATE: August 22, 2006
TO: Interested Agencies and Individuals
FROM: City of Davis Community Development Department

Copies of the Draft Environmental Impact Report (DEIR) are now available for review. Public comment on this document is invited for a 45-day period extending from August 28, 2006 through October 13, 2006. More information is provided herein.

The project is known as the B and 3rd 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 2nd Street and 4th Street, and on the north and south sides of 3rd Street, between A Street 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) amendment of the Davis Downtown and Traditional Residential Neighborhood Guidelines; 4) text amendment of Planned Development (PD) 2-86A; and 5) rezoning of parcels within PD 2-86A.

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 3rd Street, at the corners of B Street and 3rd Street, and at the corners of B and 2nd Streets

Up to 32 existing structures (including 18 principal and 14 accessory buildings) may be demolished including two that are listed historic resources and two that may be eligible for listing. 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.

The City has prepared a Draft Environmental Impact Report (DEIR) pursuant to the California Environmental Quality Act (CEQA). A Final EIR (Response to Comments) will be prepared following public review and comment on the DEIR. The City will consider this information when deliberating the project. Following certification of the Final EIR, the City may take action to adopt the proposed project.

The NOP/Initial Study for the DEIR identified the potential for significant effects as a result of the project in the following impact areas: aesthetics, cultural resources, circulation and parking. The City has subsequently added land use and noise impacts to this list. As a result the EIR analysis is focused on these issues. The DEIR concludes that notwithstanding implementation of known feasible mitigation measures, the project will result in unavoidable significant cumulative impacts on air quality, parking, historic resources, intensity of area land use, visual character and noise exposure. Potential significant impacts on air quality due to construction activities, archaeological resources from site excavation, removal of area trees, increased traffic volumes on the alley, interior noise levels and construction noise, and seismic risk will be mitigated to a less than significant level through the application of mitigations that have been incorporated into the City's standard conditions for development approvals.

The DEIR is now available for public review at the public counter of the Community Development Department at 23 Russell Boulevard, Davis, California 95616. The document is also available online at the City's website at www.cityofdavis.org. Documents referenced in the DEIR are also available through the City or through the City's consultants with advance notice.

You may submit comments on the DEIR during the 45-day public review period which begins August 28, 2006 and ends October 13, 2006 at 4:00 pm. All comments must be received by 4:00 pm on the closing date. Late deliveries and late communications of any kind will not be accepted. Postmarks will not be accepted. Comments must be directed to:

Sarah Worley, Planner/Economic Development Specialist
Davis Community Development Department
23 Russell Boulevard
Davis, CA 95616

The **Historic Resources Management Commission** will comment on the DEIR on Monday September 18, at 7:30 pm in the Teen Center Basement, 303 Third Street, Davis. This is not a public hearing on the DEIR but the meeting is open to the public.

A public hearing in front of the **Planning Commission** will be held Wednesday, October 11, 2006 at 7:00 pm in the Community Chambers at the address noted above to accept oral comments from the public on the DEIR. There will be no transcription of oral DEIR comments. Comments received at this hearing will be summarized by staff for inclusion in the Final EIR. Those who wish to have their verbatim comments incorporated in the Final EIR must submit their comments in writing.

An **Open House** on the project will be held at a date to be determined to provide information about the plan and zoning amendments proposed as part of the B and 3rd Streets Visioning Process. Separate notice of this meeting will be provided.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact the City Community Development Department at (530) 757-5610. Please make your request as early as possible and at least one-full business day before the start of the meeting.

For more specific questions about the project please contact Sarah Worley at (530) 757-5610.