



Notice of Availability of a Draft Environmental Impact Report (Draft EIR) and Notice of Public Meeting to Provide Comments on the Draft EIR

The Draft Environmental Impact Report (Draft EIR) (SCH # 2018022006) for the 3820 CHILES ROAD PROJECT is now available for review. Public comment on this document is invited for a 45-day period extending from August 6, 2018 through September 19, 2018. More information is provided below.

PROJECT LOCATION: The 7.4-acre project site is located at the southeast corner of Chiles Road and La Vida Way in the City of Davis. Regional access to the site is provided by Interstate 80 (I-80) and the I-80/Mace Boulevard interchange, located northeast of the project site. The site is identified by Assessor's Parcel Number (APN) 069-070-022.

PROJECT DESCRIPTION: The proposed project would include demolition of the existing on-site building and parking lots and construction of a residential development. Currently, the project includes two development scenarios: the Preferred Site Plan and Alternative B. The Preferred Site Plan would include development of the site with multi-family rental units only, while Alternative B would include single-family homes along La Vida Way at the western portion of the site and multi-family units throughout the remainder of the site in a similar configuration as the Preferred Site Plan. The Preferred Site Plan would include a total of 225 rental units while Alternative B would include a total of 193 units. Of the 193 units included in Alternative B, five units would be single-family homes along La Vida Way and the remaining 188 units would be multi-family residential units. Both site plans would include construction of a fitness center, a leasing office, a clubhouse area and pool, all of which would be associated with the proposed multi-family uses, and related parking, landscaping, site amenities, and improvements. Parking would be provided for both vehicles and bicycles based on the number of units included in each site plan.

Approval of the following entitlements by the City of Davis is necessary for the project to proceed:

1. Certification of the EIR and adoption of the Mitigation Monitoring Plan.
2. General Plan Land Use Map Amendment.
3. South Davis Specific Plan Map Amendment.
4. Rezone to Planned Development (PD 2-17); or under Alternative B rezone to PD 2-17 (multi-family subarea) for the multifamily component and PD 2-17 (single-family subarea) for the single-family component.
5. Project Individualized Affordable Housing Plan.
6. Final Planned Development, Site Plan and Architectural Review, and (Alternative B only) Tentative Subdivision Map.

SIGNIFICANT IMPACTS: The Draft EIR identifies significant impacts for the following California Environmental Quality Act (CEQA) environmental topic areas: air quality; cultural resources; hydrology and water quality; noise; and transportation and circulation. As described in the Draft EIR, all impacts related to air quality, hydrology and water quality, noise, and transportation and circulation can be fully mitigated to less-than-significant levels through the mitigation measures incorporated into the Draft EIR. However, the proposed project's impact to cultural resources has been determined to remain significant and unavoidable even after implementation of the feasible mitigation measures set forth in the EIR. More specifically, the significant and unavoidable impact is related to the proposed demolition of the on-site 53,000-square-foot office building, which has been determined to be eligible for listing as a historically significant resource.

HAZARDOUS MATERIALS/WASTE ON SITE: The project site does not contain any sites listed on State data bases compiled pursuant to California Government Code Section 65962.5.



ADDRESS WHERE COPY OF DRAFT EIR IS AVAILABLE: The Draft EIR and other project materials are now available for public review and download on the City of Davis website at: <https://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/3820-chiles-road-apartments>. Printed copies of the document are available for public review at the following location during normal business hours:

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

Should an electronic copy of the document be required, members of the public may bring a thumb drive to the Department of Community Development and Sustainability to copy the document onto.

PUBLIC REVIEW PERIOD FOR THE DRAFT EIR: August 6, 2018 to September 19, 2018

All comments on the Draft EIR must be received by the City no later than 5:00 pm on September 19, 2018 to be considered. Pursuant to Section 15088a of the CEQA Guidelines, late comments will be considered only at the City's discretion. Comments must be directed to:

Eric Lee, Planner
City of Davis Department of Community Development and Sustainability
23 Russell Boulevard
Davis, CA 95616
elee@cityofdavis.org

DRAFT EIR COMMENT MEETING: On August 29, 2018, starting at 7:00 PM, the City of Davis Planning Commission will conduct a public meeting to solicit input and comments from public agencies and the general public on the Draft EIR for the 3820 Chiles Road Project. **This meeting will be held at the City of Davis Community Chambers, located at 23 Russell Boulevard, Davis, CA 95616.** Other applicable City Commission meetings will be held separately for review of the Draft EIR or the proposed project.

There will be no transcription of oral comments at these meetings. Comments received 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.

If you have any questions regarding this notice, please contact the Project Planner, Eric Lee, at elee@cityofdavis.org. Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 757-5648 (voice) or 757-5666 (TDD).

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Sections 65009, 66020, and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the city at, or prior to, this public hearing.