



## **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# 2018112044) for the University Commons Redevelopment Project is now available for review. Public comment on this document is invited for a 45-day period extending from November 6, 2019 through December 20, 2019. More information is provided below.**

**PROJECT LOCATION:** The 8.25-acre project site is located in the City of Davis, California, north of Russell Boulevard, east of Sycamore Lane, and west of Anderson Road. The site is bounded on the west by the three-story University Court Apartments complex, on the north by the two-story Sycamore Lane Apartments complex, on the east by the Davis Chinese Christian Church, Rite Aid, and ARCO gas station, and on the south by the U.C. Davis campus. Currently, the project site is developed with the University Mall, a community shopping center that includes a variety of commercial uses and restaurants, including the following tenants: Trader Joe's, Cost Plus World Market; Starbucks; Fluffy Donuts; and other shops and services. In addition, professional offices are located on a partial second floor. The project site also contains a paved parking lot.

**PROJECT DESCRIPTION:** The proposed project would include demolition of approximately 90,653 square feet (sf) of the existing University Mall building to create a mixed-use development. Buildout of the proposed project would result in the addition of 264 new multi-family residential units and approximately 136,800 sf of retail space, not including the existing Trader Joe's building, which would be retained as-is. The addition of 136,800 sf of retail uses would accommodate shops, restaurants, and other uses. The proposed project would include a three-level parking structure that would be situated beneath a portion of the residential development and would provide parking for residential and retail uses.

The redeveloped University Mall building would include four levels of residential uses over three levels of parking and four levels of residential uses over retail uses. At buildout, the redeveloped University Mall building would be seven stories and approximately 80 feet in height, with the northeast portion along Anderson Road stepping down to three stories and 44 feet in height. Two new pad buildings, identified as Retail 7 and Retail 8, would be added to the site adjacent to Russell Boulevard and would consist of approximately 34,000 sf of new retail space. The existing 13,200-sf Trader Joe's grocery store building, located on the southwestern portion of the site, would remain unchanged at project buildout. The ARCO gas station is not part of the proposed project or project site and would remain unchanged.

The proposed 264 multi-family residential units would include a mix of unit types with a total of 622 bedrooms and 894 beds. Due to the immediate proximity of the project site to the UC Davis campus and the demand for student housing, the proposed residential development would be focused on student use, but would be available for non-students as well. The residential units would be arranged around three separate courtyards, one of which would contain outdoor amenities such as an outdoor lounge area and potentially a pool. Other amenities include a fitness room, bicycle storage, a bike repair station, and a rooftop terrace. The proposed project would also provide pedestrian walkways throughout the property, as well as access to existing off-street bikeways adjacent to the site.

The project qualifies as a Transit Priority Project under CEQA, as the proposed project would involve greater than 50 percent residential uses, has a minimum density of 20 units per acre, and is located within 0.5-mile of a high-quality transit corridor (i.e., the Russell Boulevard high-quality transit corridor). Transit Priority Projects are granted CEQA streamlining benefits, and considering the project's consistency with the Metropolitan Transportation Plan/Sustainable Communities Strategy, the environmental analysis within the Draft EIR reflects the streamlining benefits afforded to Transit Priority Projects by the California State Legislature.

The proposed project includes the following entitlements from the City of Davis, in addition to other City ministerial permits:

- Certification of the EIR and adoption of the Mitigation Monitoring Plan;
- General Plan Amendment;
- Rezone/Preliminary Planned Development; and
- Development Agreement.

**SIGNIFICANT IMPACTS:** The Draft EIR identifies significant impacts for the following California Environmental Quality Act (CEQA) environmental topic areas: Air Quality, Greenhouse Gas Emissions, Energy, and Noise. However, the Draft EIR includes mitigation measures that would reduce all such impacts to a less-than-significant level.

The Draft EIR determined that the project would have certain impacts to Transportation and Circulation that would remain significant and unavoidable even after implementation of the feasible mitigation measures set forth in the Draft EIR.

**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://www.cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/university-commons>. 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: November 6, 2019 to December 20, 2019**

All comments on the Draft EIR must be received by the City no later than 5:00 pm on December 20, 2019 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](mailto:elee@cityofdavis.org)

**DRAFT EIR COMMENT MEETING:** 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 University Commons Redevelopment Project. The meeting is tentatively scheduled for December 11, 2019, starting at 7:00 PM. However, please contact the project planner to confirm the meeting time and date. **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 questions regarding this notice, please contact the Project Planner, Eric Lee, at [elee@cityofdavis.org](mailto:elee@cityofdavis.org). Meeting facilities are accessible to persons with disabilities. By request, alternative agenda 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.