

## Notice of Preparation

**To:** Interested Parties

**Subject:** Notice of Preparation of a Draft Environmental Impact Report  
For B & 3<sup>rd</sup> Streets Visioning Process, Davis California

**Lead Agency:**

City of Davis  
23 Russell Blvd.  
Davis, CA 95616

**Contact:** Sarah Worley (530) 757-5610

**Consulting Firm:**

Tschudin Consulting Group  
710 21<sup>st</sup> Street  
Sacramento, CA 95814

**Contact:** Heidi Tschudin (916) 447-1809

**The City of Davis will be the Lead Agency and will prepare a Focused Program Environmental Impact Report for the B & 3<sup>rd</sup> Street Vision project** described below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

**Responses:** Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice, by February 6, 2006.

**Please Send Your Written Responses To:** Sarah Worley at the address shown above or electronically to [sworley@cityofdavis.org](mailto:sworley@cityofdavis.org). Please include the name and phone number of the contact person in your agency as part of your comments.

**Scoping Meeting:** A public scoping meeting has been scheduled for Thursday, January 19, 2006 at 7:00 pm at the Teen Center Basement, 303 Third Street, Davis, California 95616. The purpose of this meeting is to receive comments regarding the appropriate scope of the EIR and also to solicit public suggestions regarding the scope of the analysis of alternatives to the project. If you have questions or need additional information please contact Sarah Worley at (530) 757-5610.

**Project Title:** B & 3rd Streets Visioning Process

**Project Location:** City of Davis, Yolo County , 21 parcels (22 addresses) fronting onto west side of B Street between 2nd and 4th Streets, including one property on 4th Street, and on the north and south sides of 3rd Street between A and B Streets, including one property on University Ave. (Approximately 2 acres located in the Downtown area of the City of Davis).

**Project Description:** B & 3rd Streets Visioning Process proposing amendments to the General Plan, Core Area Specific Plan (CASP), Zoning District Planned Development PD 2-86A, Downtown and Traditional Neighborhoods Design Guidelines, and CASP Land Use and Zoning Designation Changes. The project involves modification of permitted uses and site development parameters to allow a larger scale of development encompassing increased densities, increased floor area ratio, reduced building setbacks, increased building heights (2, 3 and possible 4 story), and higher density residential and mixed-use development. Allowing in-lieu fees for nonresidential parking and some residential parking is also proposed.

The proposed amendments will allow an increase in development potential that if implemented could result in removal/relocation of up to 17 structures built prior to 1945. Two of these structures are designated historic resources (232 3<sup>rd</sup> Street, 337 B Street). Two may be eligible for designation (301 and 311 B

Street). The two designated structures and the structure at the northwest corner of B & 3<sup>rd</sup> (301 B Street) are recommended to be retained (one relocated on site). The other eligible structure (311 B Street) may be able to be relocated to another traditional residential neighborhood property. The EIR will evaluate impacts from removal/relocation of the pre-1945 structures.

Redevelopment projected to occur under the proposed amendments could result in approximately 85 net additional dwelling units (attached units w/ 2 bdrm/unit average) and 25,200 sq. feet of new non-residential development (19,200 sq. ft. of office space and 6,000 net new sq. ft. of commercial development). New residential townhouse and condominium projects are assumed along B Street and new mixed use projects are assumed along Third Street and at the corners of B & Third Streets.

**Project Alternatives:** Three project alternatives in addition to the “Project” will be evaluated in the EIR as follows:

**Alternative 1 – No Project Alternative, Existing Conditions.** Under this alternative the project area would remain under existing zoning and land use designations, with limited infill development assumed.

**Alternative 2 – Lower Density Alternative.** This alternative assumes retention of some of the existing structures, redevelopment of some parcels and infill development along the rear alleys.

**Alternative 3 – Higher Density Alternative.** This alternative assumes redevelopment with higher density row/ townhouse and mixed use development.

**Areas of Potential Impact:** The EIR will examine the following areas of potentially significant impact: cultural resources, traffic/circulation, parking, and aesthetics. Other environmental issue areas have been determined to have no impact or less than significant impacts resulting from the project. This determination is documented in the Initial Study/Environmental Checklist discussed below.

**Initial Study:** An Initial Study/Environmental Checklist has been prepared for the project that provides a discussion of all pertinent environmental issue areas. A copy of this Initial Study may be attached or is available for review at the City Clerk’s office at City Hall at 23 Russell Blvd. Davis, California 95616.

Date \_\_\_\_\_

Signature \_\_\_\_\_

Name: Sarah Worley, AICP

Title: Economic Development Specialist

Telephone: (530) 757-5610

Attachments:

Location Map