

Staff Report

October 4, 2006

TO: Planning Commission

FROM: Katherine Hess, Community Development Director
Michael Webb, Principal Planner
Ken Hiatt, Principal Planner & Economic Development Manager
Sarah Worley, Economic Development Specialist/Planner

SUBJECT: Public Hearing on the B and 3rd Streets Visioning Process Draft Environmental Impact Report

Recommendation

Staff recommends the Planning Commission accept public testimony and provide comments on the adequacy of the Draft Environmental Impact Report (DEIR) prepared for the B and 3rd Streets Visioning Process. No action on the project is required of the Planning Commission at this time.

A framework for Commission action at the meeting is provided on page 6. Attachment A provides an excerpt of Table 2-1 from the DEIR, Summary of Project Impacts and Mitigations. Please also refer to copies of the Davis B and 3rd Streets Visioning, Implementation Summary Report and Draft EIR forwarded to you in previous Commission packets.

This step in the process is not intended to address all of the questions and policy issues that must be taken into consideration before any recommendations on the proposed amendments can be made. Commission recommendations on the proposed plan, zoning and design guideline amendments constituting the project, and broader planning and policy issues will be scheduled for a future Planning Commission meeting, upon completion of the Final Environmental Impact Report (FEIR).

Purpose of Public Hearing - Review of DEIR for Completeness and Adequacy

The purpose of this hearing is to provide the Planning Commission and the public an opportunity to comment on the adequacy of the DEIR prepared for the B and 3rd Streets Visioning Process. Review of the DEIR is one part of the project review process. An EIR is a public document used

to inform decision makers and the public of the potential physical impacts of a project before taking action on the project. An EIR is prepared to analyze the significant environmental effects of the proposed project, identify alternatives and disclose possible ways to reduce or avoid these effects.

This DEIR has a 45 day comment period beginning August, 28, 2006. The intent of the comment period is to provide opportunity for public review and input on areas where the analysis needs to be expanded or clarified in order to adequately identify potential impacts and feasible mitigation measures.

For comments to be considered in the EIR process, they must be made orally at the Planning Commission Public Hearing, or submitted in writing by the end of the public comment period, no later than 4:00 PM on October 13, 2006 to:

City of Davis
Community Development Department
Attn: Sarah Worley
23 Russell Boulevard
Davis, CA 95616
(530) 757-5660 Fax

Preparation of Final EIR: The Planning Commission and public comments on the Draft EIR will be addressed in a Final EIR that will be subject to further Commission and public review before action is taken on the project. After close of the public comment period on the Draft EIR, staff, in conjunction with the EIR consultant, will consolidate the comments received and prepare a Final EIR. The Final EIR will respond to the comments received and provide any clarifications or additional analysis that may be required. Copies of all comments received will be included in the Final EIR document. Release of a Final EIR for Planning Commission and City Council consideration is expected by December 2006/January 2007.

Background

B and 3rd Streets Visioning Process Phase II

The B and 3rd Streets Visioning Process has three phases, each with different procedural steps. We are now in the middle of Phase II, Prepare EIR (see also Process diagram provided as Attachment C):

Phase I – Policy Development - public input on alternative development patterns; Council's conceptual approval of a "vision" to allow new form of development in the B and 3rd Streets project area.

Phase II – Policy Implementation – prepare plan, zoning and design guideline amendments necessary to implement the selected vision; **prepare EIR to identify potential adverse physical impacts that could occur, and feasible means to minimize such impacts;** Commission recommendations, Council action on Project and Project EIR.

Phase III – Project Implementation – design, review and construct specific development projects; apply environmental mitigation measures; design, fund and construct identified infrastructure improvements.

Environmental Impact Report Process

Any discretionary land use action is subject to review under the California Environmental Quality Act (CEQA). Because of the change in land use and potential impacts, the B and 3rd Street Visioning project requires an Environmental Impact Report (EIR). The intent of the CEQA and EIR process is to inform decision makers about the potential environmental consequences of proposed actions and their degree of significance. It is also to identify any feasible alternatives or mitigation measures that could reduce such impacts to less than significant levels.

As used in CEQA, “a significant on the environment means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project ...” (Section 15382).

What constitutes a substantial adverse change is based on data, facts, impact standards developed by experts in different disciplines (e.g. traffic), or adopted environmental standards (e.g. air quality). Impacts may fall into one of four impact categories: no impact, less than significant, potentially significant, or significant. The levels, or thresholds for each impact category may differ by circumstance as determined through the independent judgment of each agency (i.e. the City).

The EIR process includes the following steps:

- **“Scoping,”** with an opportunity for the public to comment on the issues that should be addressed in the EIR. The City took comments on the project scope in January 2006, including a public meeting on January 19, 2006, and a HRMC meeting on January 23, 2006.
- **Draft Environmental Impact Report** with an analysis of the proposed project’s impacts on the environment, possible measures that would mitigate impacts, and assessment of alternatives to the proposal that might reduce or eliminate impacts. The DEIR looks at impacts of the proposed project, and “cumulative” impacts reflecting likely future changes in the area or the region. The DEIR for the B and 3rd Street Visioning project was released on August 28, 2006, with a comment period ending October 13, 2006.
- **Final Environmental Impact Report** with a response to comments received on the adequacy of the DEIR.
- **Findings for approval** if a project is approved.

CEQA does not prohibit an agency from taking an action that will have a negative impact on the environment. Before taking such an action, the City must determine that all feasible mitigation measures have been incorporated, and that there are special benefits of the project that override the significant and unavoidable environmental effects. As stated in CEQA section 15093(a):

“CEQA requires the decision making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable.”

Based on project assumptions and DEIR findings, action to approve the project would require adoption of Findings of Overriding Considerations for air quality, parking, historic resources, intensity of land use, aesthetics and visual character, and noise. The City of Davis has previously used such findings for General Plan Updates or adoption of the Core Area Specific Plan, including impacts on agriculture, air quality, noise, traffic and parking.

Project Description

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, including 239 2nd Street and 246 4th Street, and on the north and south sides of 3rd Street, between A Street and B Street. One parcel on 2nd Street (239 2nd Street) and one parcel on 4th Street (246 4th Street) are also included. Please refer to Attachment D for a map of the project area and overview of project elements.

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, PD2-86A, (Preliminary and Final PDs); and 5) rezoning of parcels within PD 2-86A.

The proposed amendments will allow an increase in development potential by allowing for higher density mixed use and residential developments. If the project is approved redevelopment of properties within the project area will occur over time and require approval of specific design review applications. The development assumptions for the project are based either on preliminary concepts from property owners, or development assumptions from the Phase I March 2005 Planning Options Report (Option B) modified to reflect proposed amendments to zoning and parking standards and a reduction in numbers of dwelling units to reflect the desire for two bedroom rather than one bedroom units.

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. 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. 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.

Draft Environmental Impact Report Conclusions

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** - due to cumulative air quality impacts in the City (as previously identified in the Core Area Specific Plan EIR).
- **Parking** – due to cumulative area parking demand (as previously identified in the Core Area Specific Plan EIR) and by allowing payment of in-lieu parking fees rather than provision of spaces for commercial and a portion of residential uses.
- **Historic Resources** – due to allowing removal/relocation of a potential Merit Resource considered to have a high integrity in both its structure and location (311 B Street); and a cumulative impact due to removal of a group of pre-1945 structures considered to contribute to the Conservation District and a potential historic district. A more detailed discussion of impacts on Historic Resources is provided in an attached excerpt from the Historic Resources Management Commission (HRMC) Staff Report dated September 13, 2006.
- **Intensity of Area Land Use** – a cumulative impact by allowing an increase in density and larger amount and scale of development,
- **Aesthetics/Visual Character** – a cumulative impact on the project area by allowing a larger scale of development with greater building heights and smaller setbacks.
- **Noise Exposure** – an intermittent impact from off site noise sources due to use of amplified sound at events held in Central Park or at Toomey Field; cumulative impacts due to exposure to noise from traffic along B Street (as identified in the Core Area Specific Plan EIR).

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.

Framework for Commission Action:

The Commission's role in reviewing the DEIR is to determine whether the information contained in the DEIR is adequate and complete for the purposes of making future decisions on the project. Staff encourages the Commission to focus primarily on the completeness and adequacy of the document in identifying and analyzing the project impacts considered potentially significant, and ways in which such impacts might be avoided or mitigated, i.e. reduced to a less than significant level. Technical perfection in the document is not required, but a good faith effort at full disclosure, and determination that the EIR is sufficient as an informational document is critical.

If the Commission finds that a particular section or sections of the DEIR inadequately analyze potential impacts, comments suggesting specific alternative analysis methods that pertain to environmental impacts and/or identification of additional mitigation measures would be most helpful. Specific questions or comments will enable staff and EIR consultants to more fully address the issues or concerns expressed in FEIR responses.

To the extent possible, staff encourages the Commission to distinguish between those comments for which there is general Commission consensus versus those that are comments by individual commissioners. Individual Commissioners may submit comments in writing by 4 PM on October 13, 2006.

Commission Review Steps would include:

1. Raising questions for staff or environmental consultants to clarify understanding of the project and content of the DEIR.
2. Taking public comment on the adequacy and completeness of the DEIR.
3. Planning Commission discussion and comment on the DEIR (as specific as possible including citation of chapter and page references):
 - a) Adequacy of document overall, general comments;
 - b) Specific comments by impact area, including, but not limited to:
 - a) Clarifications needed;
 - b) Additional information/analysis necessary;
 - c) Adequacy/feasibility of mitigation measures, identification of possible additional mitigation measures;
 - d) Adequacy/accuracy of conclusions of DEIR analysis of significance of project impacts.

Responses to Commission comments, along with responses to all other DEIR comments, will return to the Commission for review in the FEIR before the Commission makes recommendations on the project.

Attachments

- A. Excerpt from B and 3rd Streets DEIR, Table 2.1 – Summary of Impacts and Mitigation Measures
- B. Excerpt from HRMC Staff Report, dated 9/13/06 “Discussion of Impacts on Historic Resources”
- C. Phase II Process Diagram
- D. Overview: B and 3rd Streets Visioning Process

**Table 2-1
Summary of Project Impacts and Mitigations**

Impacts	Significance	Mitigation Measures	Significance After Implementation of Mitigation Measures
Initial Study			
Cultural Resources	S	IS-1: If subsurface paleontological, archaeological or historical resources or remains, including unusual amount of bones, stones, shells or pottery shards are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further measures to reduce any cultural resource impact before construction continues.	LS
	S	IS-2: Property owners shall arrange for a qualified archeologist acceptable to the Community Development Department to be on the site during all periods of subsurface disturbance.	LS
4.2 Circulation and Parking			
Impact 4.2-1: The project will increase traffic volumes at the intersections in the study area, but will not cause an unacceptable LOS at any of the intersections studied.	LS	Mitigation Measure: None required.	LS
Impact 4.2-2: The project may increase traffic volumes along the alley to levels requiring modification of the existing alley improvements to adequately accommodate passing vehicles and vehicle maneuvers.	S	Mitigation Measure 4.2-2(a): The City will require that the in-lieu parking fee program outlined in the proposed project be applied to new commercial development projects. The City will ensure that a minimum 20-foot wide right-of-way be obtained as properties within the project area are developed, or by acquisition as necessary. The alley should be improved to a minimum of 16-feet clear horizontal distance to ensure that two vehicles can pass safely. The interim improvements (between now and when full improvements are triggered) for this alternative, for redeveloped property, will include at a minimum, maintaining the existing paved width plus approximately	LS

**Table 2-1
Summary of Project Impacts and Mitigations**

Impacts	Significance	Mitigation Measures	Significance After Implementation of Mitigation Measures
		<p>two-foot clear distance on each side to provide a total of 16-foot clear wherever practicable.</p> <p>In addition the alley design will address drainage and pavement edge treatment, parking orientation and setback from the pavement edge, and building setback from the edge of right-of-way. Owners of property within the project area may also be required to make repairs to the existing alley pavement current with the redevelopment of their property, but prior to the alley being reconstructed to its final design. The City may require an entire block of the alley to be improved in conjunction with a particular development project, if the City Engineer determines that such improvements are required. The City Engineer may determine appropriate modifications to the alley design to minimize impacts to properties adjacent to the alley that are not part of the development project, in order to maintain mature trees or accommodate utilities. New development within the project area using the alley for access would be required to pay a proportionate share of the alley improvements as a condition of development.</p> <p>Mitigation Measure 4.2-2(b): If no in-lieu parking fee program is implemented, the City will develop a design for the alley, to be implemented along with the development of individual project sites, that provides for the estimated traffic volume. The City will ensure that a minimum 20-foot right-of-way be obtained as properties within the project area are developed, or by acquisition as necessary. The alley improvements will include a minimum paved travel width of 16-foot plus two-foot clear horizontal distance on each side. In addition the alley design will address</p>	

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Impacts	Significance	Mitigation Measures	Significance After Implementation of Mitigation Measures
		drainage and pavement edge treatment, parking orientation and setback from the pavement edge, and building setback from the edge of right-of-way. The City may require an entire block of the alley to be upgraded in conjunction with a particular development project, if the City Engineer determines that the parking provision and associated traffic growth with that project warrant such improvements. The City Engineer may determine appropriate modifications to the alley design to minimize impacts to properties adjacent to the alley that are not part of the development project in order to maintain mature trees or accommodate utilities. New development within the project area using the alleys for access would be required to pay a proportionate share of the alley improvements as a condition of development.	
Impact 4.2-3: The proposed project will increase transit use in the project area, but will not cause current transit routes to exceed capacity.	LS	Mitigation Measure: None required.	LS
Impact 4.2-4: The proposed project would increase pedestrian and bicycle usage of alleys, creating the potential for conflict with vehicles using the alleys.	LS	Mitigation Measure: None required.	LS
Impact 4.2-5: The parking demand generated by the new development proposed by the project may exceed the parking spaces provided by those developments.	S	Mitigation Measure 4.2-5: Consistent with the CASP policies and the Traditional Davis Downtown and Residential Design Guidelines, the City shall use any in-lieu fees collected from new developments in the project area to fund some or all of the following efforts aimed at serving the travel demand in the project area while minimizing parking on-site or on adjacent neighborhood streets:	SU

**Table 2-1
Summary of Project Impacts and Mitigations**

Impacts	Significance	Mitigation Measures	Significance After Implementation of Mitigation Measures
		<ol style="list-style-type: none"> 1. Coordinate with UC Davis staff to provide parking on campus for any project developments that will house University functions. 2. Provide a local car-share program, in conjunction with the University, the Yolo TMA, and other interested agencies, to reduce the need for individual car ownership by project residents and residents of the greater project vicinity. 3. Consider Redevelopment Agency participation in combination with in-lieu fees to develop a consolidated parking facility. 4. Consider creating a new Central Park parking district that could provide parking in a series of smaller lots or in a centralized parking structure or lot at a location such as the new School District site at the north end of Central Park. 5. Consider reducing parking time limits and the installing parking meters on 3rd Street to maximize the use of on-street parking for commercial uses. 6. Work with the University to prepare a joint transportation and parking study for the neighborhood west of the campus, potentially including the entire Core Area. 	
Impact 4.2-6: The project will add to the cumulative traffic growth at intersections in the area, but will not cause an unacceptable LOS or trigger signal warrant at any of the intersections studied.	LS	Mitigation Measure: None required.	LS

4.3 Historic Resources			
Impact 4.3-1: Future redevelopment may result in demolition or relocation of an individual resource designated or eligible to be designated locally as a Landmark.	S	Mitigation Measure 4.3-1(a): Retain the existing structure at 301 B Street on-site.	LS
Impact 4.3-2: The project may result in additions or alterations resulting in a substantial adverse change to the physical characteristics of an individual resource designated or eligible to be designated locally as a Landmark that would result in loss of its Landmark status.	S	Mitigation Measure 4.3-2(a): Any modifications to a designated Landmark shall be developed and maintained in accordance "The Secretary of Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings." This requirement would be applied at the time of request for development approval.	LS
Impact 4.3.3: The project may result in demolition or relocation of an individual resource designated or eligible to be designated locally as a Merit Resource that is considered to have high local historic value and integrity in both the structure and context of its immediate surroundings.	S	<p>Mitigation Measure 4.3-3(a): Retain the structure at 337 B Street on site, or relocate to another site that allows the resource to retain its historic character defining features, setting and environment.</p> <p>Mitigation Measure 4.3-3(b): Retain the structure at 311 B Street on site or relocate to another site that allows the resource to retain its historic character defining features, setting and environment.</p> <p>Mitigation Measure 4.3-3(c): Retain the structure at 232 3rd Street on site or relocate to another site that allows the resource to retain its historic, character defining features, setting, and environment.</p>	LS

Attachment A
Excerpt Table from DEIR

<p>Impact 4.3-4: The project may result in substantial alteration of an individual resource designated or eligible to be designated locally as a Merit Resource, considered to have high local historic value and integrity in both the structure and context of its immediate surroundings, that may result in loss of its Merit Resource status.</p>	<p>S</p>	<p>Mitigation Measure 4.3-4(a): Any modifications to a designated Merit Resource shall be developed and maintained in accordance “The Secretary of Interior’s Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.” This requirement would be applied at the time of request for development approval.</p>	<p>LS</p>
<p>Impact 4.3-5: The project may result in the demolition or relocation of an individual pre-1945 Contributor resource not eligible for designation as a local Merit Resource or Landmark.</p>	<p>LS</p>	<p>Mitigation Measure: None required.</p>	<p>LS</p>
<p>Impact 4.3-6: The project may result in the substantial alteration of an individual pre-1945 Contributor not eligible for designation as a local Merit Resource or Landmark that may adjoin and have a potential adverse impact on the historic setting of a local Merit Resource or Landmark site.</p>	<p>LS</p>	<p>Mitigation Measure: None required.</p>	<p>LS</p>

Attachment A
Excerpt Table from DEIR

<p>Impact 4.3-7: The project may result in demolition or relocation of a group of pre-1945 Contributor structures that may adversely impact on the integrity of the historic setting of a designated Merit Resource or Landmark.</p>	<p>S</p>	<p>Mitigation Measure 4.3-7(a): Pursue relocation of the five contributor structures identified as a high priority for relocation to other appropriate sites within a traditional residential neighborhood located with the Conservation District.</p>	<p>SU</p>
<p>Impact 4.3-8: The project may result in substantial alteration of a group of pre-1945 Contributor structures that may adversely impact on the integrity of the historic setting of a designated Merit Resource or Landmark.</p>	<p>LS</p>	<p>Mitigation Measure: None required.</p>	<p>LS</p>
<p>Impact 4.3-9: The project will result in a cumulative substantial change to the physical characteristics of a portion of the Davis Downtown and Traditional Residential Neighborhood Conservation District that will adversely affect the integrity of the historic setting of this portion of the district.</p>	<p>S</p>	<p>Mitigation Measure 4.3-9(a): All new development within the Conservation District will be subject to design review. All new development on eligible or designated historic resource sites or within 300 feet of such sites will also be reviewed by the Historic Resources Management Commission pursuant to Zoning Code Section 40.23.050 (i).</p> <p>Mitigation Measure 4.3-9(b): Implement Mitigation Measure 4.4-5a.</p> <p>Mitigation 4.3-9(c): Consider establishment of a Historic Impact Mitigation fee as compensation for demolition of designated historic resources or pre-1945 contributor structures with high integrity. Fees collected would be used for efforts or projects considered to strengthen the historic integrity of the Conservation District as a whole, such as: to facilitate relocation of historic structures to suitable sites; for purchase of historic properties and/or relocation sites; payment of full or partial relocation and rehabilitation costs; restoration or repair of historic resources; and payment for historic research and surveys. Such Historic Impact Fee would be based on a nexus between the fee amount and the relative historic value of the structure and its historic context.</p>	<p>SU</p>

Impact 4.3-10: Removal of a group of contributing structures will remove the potential for the project area to be designated or listed as a historic district, or as a portion of a historic district.	S	Mitigation Measure: None available.	SU
4.4 Land Use and Aesthetics			
Impact 4.4-1: The project requires amendments to various adopted plans.	LS	Mitigation Measure: None required.	LS
Impact 4.4-2: The project requires amendments to various adopted regulations.	LS	Mitigation Measure: None required.	LS
Impact 4.4-3: Implementation of the project would result in changes in land use within the project area.	LS	Mitigation Measure: None required.	LS
Impact 4.4-4: Implementation of the project would result in increased density and intensity of development within the project area.	S	Mitigation Measure: None available.	SU
Impact 4.4-5: Implementation of the project would result in a change in the existing visual character and quality of the project area.	S	Mitigation Measure 4.4-5(a): The following items shall be incorporated into the design review for individual projects that move forward consistent with the Visioning Process: 1) Proposed massing, modulation, and setbacks shall be reviewed on a project basis with the goal of minimizing the appearance of bulk and mass of the new structures and impacts to sunlight and privacy on neighboring lots to the extent feasible; 2) An arborist report prepared by a qualified arborist documenting the location, species, size, and condition of trees on-site, accompanied with a mitigation plan for removal of any site trees, and plan to protect trees during construction activities, consistent with the provisions of the City's Tree Planting, Preservation and Protection Ordinance.	SU

		<p>3) Replacement trees shall be approved species that have majestic canopies as maturity occurs and that can grow and mature successfully in the specific locations identified with minimized concerns regarding impacts to structures and foundations, and maintenance;</p> <p>4) A pattern of evenly spaced street trees of the same or alternating canopy species shall be reinstated as trees are replaced, with the goal of replicating the sidewalk environment typical to the traditional shaded neighborhood streets;</p> <p>5) Design shall reflect the “traditional neighborhood feel” of the area. Site design, architecture, and materials of new development shall be reviewed to assure sustainability, high quality, and timelessness of their design and construction to enhance the visual quality of the street. Proposed building designs and elevations shall be reviewed for compatibility with existing development. Character defining features of the project area should be identified and used to direct new design as far as material, form and scale.</p> <p>6) Window placement and glazing shall be reviewed to minimize privacy impacts on adjoining properties, particularly those outside of but adjoining the project area. Proposed yard treatment shall be reviewed with the goal of minimizing impermeable yard coverage – e.g. permeable treatments of yard space shall be encouraged over non-permeable;</p> <p>7) Improvements to the pedestrian and public environment including sidewalks, landscape strips/tree grates, lighting, curb/gutter reconstruction, and alley improvements can enhance the aesthetic quality and</p>	
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		function of the pedestrian environment within the project area. These improvements shall be completed as soon as possible as one cohesive, singular public project that allows for the pedestrian framework to be in place early and avoids piecemeal completion of these improvements as would occur if each property owner was responsible based on their own investment timetable. If phasing of these improvements is necessary, the phasing shall be minimized to the greatest feasible extent.	
4.5 Noise			
Impact 4.5-1: The proposed project would result in an increase in traffic noise levels at existing noise-sensitive uses in the project vicinity.	LS	Mitigation Measure: None required.	LS
Impact 4.5-2: The proposed project could expose new residences to traffic noise levels that exceed the City of Davis exterior and interior noise level standards.	S	<p>Mitigation Measure 4.5-2(a): The following noise attenuation measures are required for all new construction/development in the project area:</p> <p>1) All windows and sliding glass doors should be weather stripped or mounted in low air-infiltration design frames meeting ANSI air infiltration standards. Standard energy-conserving building practices will satisfy this requirement.</p> <p>2) Noise insulation features shall be incorporated into building construction and site improvement as may be necessary to ensure interior noise levels no greater than 45 dBA for residential and 55 for non-residential space.</p> <p>Mitigation Measure 4.5-2(b): Reduce exposure to exterior noise levels through site design, building placement and interior building layout where feasible.</p>	LS

Attachment A
Excerpt Table from DEIR

<p>Impact 4.5-3: The proposed project could expose new noise-sensitive uses to noise levels from stationary noise sources that could exceed the Davis City Code exterior noise level standards.</p>	<p>PS</p>	<p>Mitigation Measure 4.5-3(a) New parcels created within the project area and future rental agreements and leases for rental housing within the area shall contain language approved by the City Attorney that discloses that special events at Toomey Field and/or Central Park may generate noise levels which vary and may approach or exceed the City's noise ordinance standards.</p>	<p>PSU</p>
<p>Impact 4.5-4: The proposed project would create new commercial, office and residential uses which would contribute to ambient noise levels.</p>	<p>S</p>	<p>Mitigation Measure 4.5-4(a): Applicant's for commercial projects within the project area shall be required to ensure that feasible and reasonable noise control measures are incorporated into the project design so as to mitigate noise impacts on adjoining residential uses. Such noise control measures may include, but not be limited to, use of noise barriers, site-redesign, silencers, partial or complete enclosures of noisy equipment, etc.</p> <p>Mitigation Measure 4.5-4(b): HVAC equipment for commercial uses within the project area shall be placed as far as feasible from residential uses and shall be located within mechanical rooms where possible or screened from view through the use of building parapets or other solid noise barriers/enclosures.</p> <p>Mitigation Measure 4.5-4(c): Commercial parking lots shall be shielded from the residential uses through the use of intervening structures or solid noise barriers.</p>	<p>LS</p>
<p>Impact 4.5-5: Activities associated with construction could result in elevated noise levels at existing noise-sensitive uses.</p>	<p>LS</p>	<p>Mitigation Measure: None required.</p>	<p>LS</p>

Attachment B

Excerpt from Historic Resource Management Commission Staff Report for HRMC meeting dated September 13, 2006.

“Impact on Cultural and Historic Resources

The B and 3rd Streets Visioning Project is considered to have a significant cumulative impact on historic resources. The DEIR discusses the potential impact of the project on historic resources on pages 4.3-18 to 4.3-28. The impacts and proposed mitigation measures are summarized on pages 2-13 to 2-15. DEIR pages 4.3-17 and 4.3-18 define the standards of significance against which the project impacts are evaluated. As this EIR will be used for a full range of future development applications seven possible impact areas are identified. These include impacts due to removal or alteration of an individual Landmark, Merit Resource or contributor. They also include cumulative impacts on the Conservation District or potential for creation of a historic district due to removal of groups of resources. The core determination of significance underlying each of these impact areas is whether the project would result in a lowering of the historic status of a particular historic resource, or area as a whole. Removal or alteration of a Landmark, or a Merit Resource (considered to have high integrity in both structure and location), such that would lower or eliminate its historic status would be significant. Retaining the structures on site and requiring alterations to comply with the Secretary of Interior’s Standards for Rehabilitation would mitigate these impacts to a less than significant level. Relocation of a Merit Resource could provide sufficient mitigation if the relocation site allows the resource to retain its character defining features, setting and environment. Removal or alteration of an individual contributing structure or alteration of a group of contributing structures would not be considered significant as it would not affect the historic status of designated resources.

Removal of a group of contributing structures on a block, combined with removal of additional groups of contributing structures on other blocks, would be considered to have significant cumulative impacts. Though there is no specific numerical tipping point, the loss of a group of contributors in a multi-block area would be considered to have cumulative significant unavoidable impacts on: 1) the historic setting of a designated Merit Resource, or Landmark; 2) the affected portion of the Davis Downtown and Traditional Residential Neighborhood Conservation District; and 3) the potential for the affected area or portion of the area to be designated as a historic district.

The assumptions constituting the proposed project would retain the eligible Landmark structure (301 B Street) and two of the designated Merit Resources (337 B Street, 232 University Ave.), with one relocated on site. One eligible Merit Resource (311 B Street) would be relocated if possible, but removal without relocation could be possible and be considered a significant impact. The project assumes the removal of the remaining contributing structures in the project area with the exception of 246 4th Street. When combined, the removal of these structures would have significant unavoidable cumulative impacts on area historic resources that could not be fully mitigated by relocation of some

of the structures, through design review of alterations or new development, or by creation of a historic mitigation impact fee.”

Note:

The relevant information contained in this report has been incorporated into the Historic Resources section of the DEIR. A copy of the Revised Historic Evaluation completed for the B and 3rd Streets Visioning Process is available for review on the City website www.cityofdavis.org or at the City of Davis Community Development offices located at 23 Russell Blvd., Davis California.

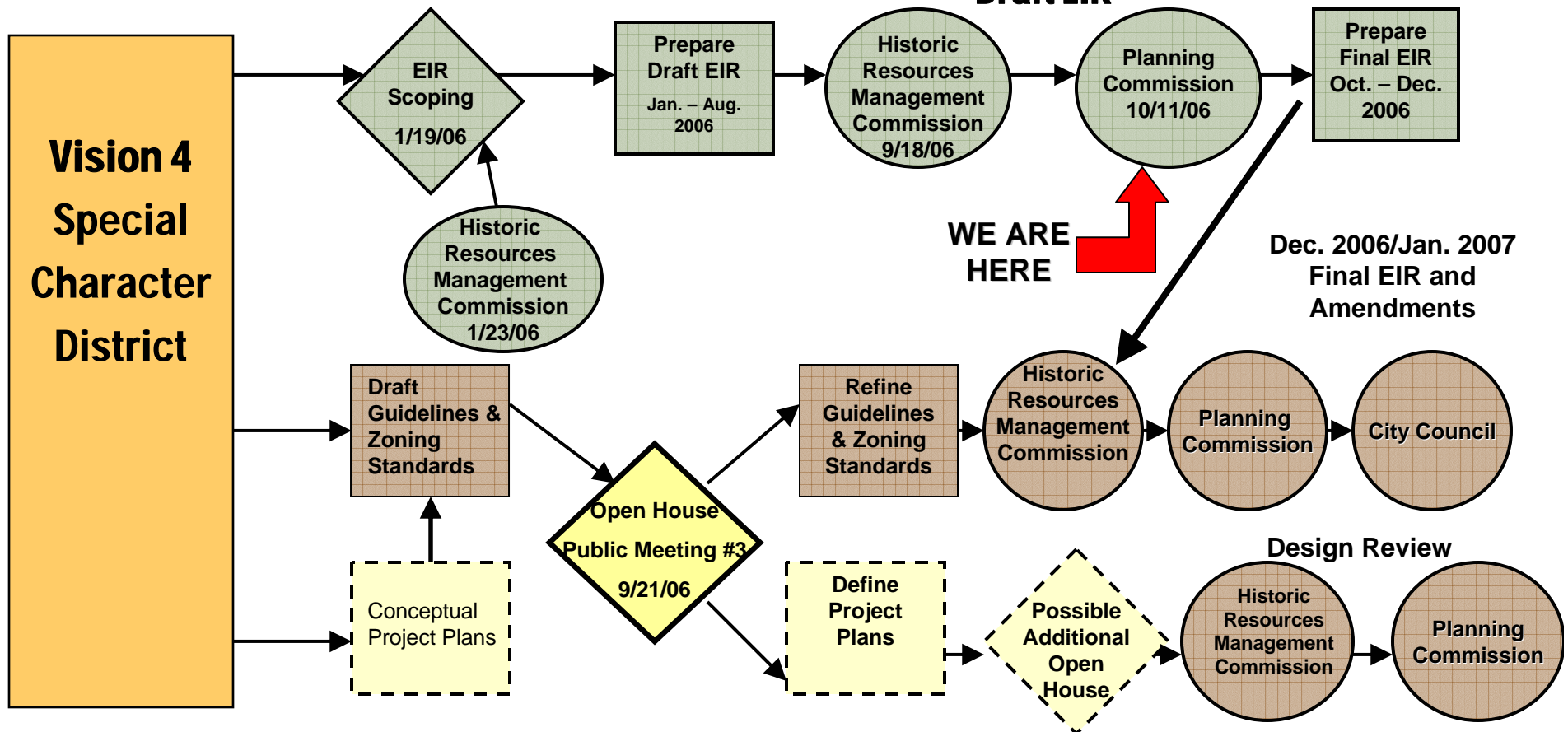
B and 3rd Streets Visioning Process

Phase Two: Policy Implementation

Public Outreach



Public Hearings



Overview

B and 3RD Streets Visioning Process

What is the B and 3rd Project?

- The Project proposes changes to the planning policy and development standards documents used to regulate and guide development in the area located on the west side of B Street between 2nd and 4th Streets and on 3rd Street between A and B Streets. These include amendments to the General Plan, Core Area Specific Plan, Design Guidelines and zoning. (See map on back.)

What is the Vision conceptually approved by the City Council?

- To create an “urban village” at the juncture of 3rd and B Streets, incorporating high quality, higher density residential and mixed use development to enhance Downtown’s vitality and pedestrian connection to the University; Central Park’s border and City’s civic entrance.

What will it do?

It will change planning policies, design guidelines and development standards to allow:

- This portion of the Core Area to develop with an “urban village character.”
- Taller, 3+ story mixed use development on 3rd Street between A and B Streets.
- Taller 2-3 story higher density townhomes or condominiums on B Street (west side) between 2nd and 4th Streets.
- B Street alley right of way and paving to be widened.
- Most older single family structures to be removed.
- Specific historic resources to be retained.

How Can I Participate?

- Become informed about the project by reviewing project materials.
- Attend the public meetings and hearings to hear what others have to say.
- Share your views by speaking at meetings and by submitting written comments.

What are the Next Steps in the Process?

- **Planning Commission Public Hearing on the Draft Environmental Impact Report on Wednesday October 11, 2006 at 7:00 PM, Community Chambers, 23 Russell Blvd., Davis.**

The EIR is intended to identify any adverse physical changes that could occur as a result of the City approving of the B and 3rd Vision Project.

Comments on the DEIR must be submitted in writing by October 13, 2006.

- Public Hearings on Final EIR and policy and development standard changes by Historic Resource Management Commission, Planning Commission and City Council likely to start in December 2006 or January 2007.

Where can I obtain additional information?

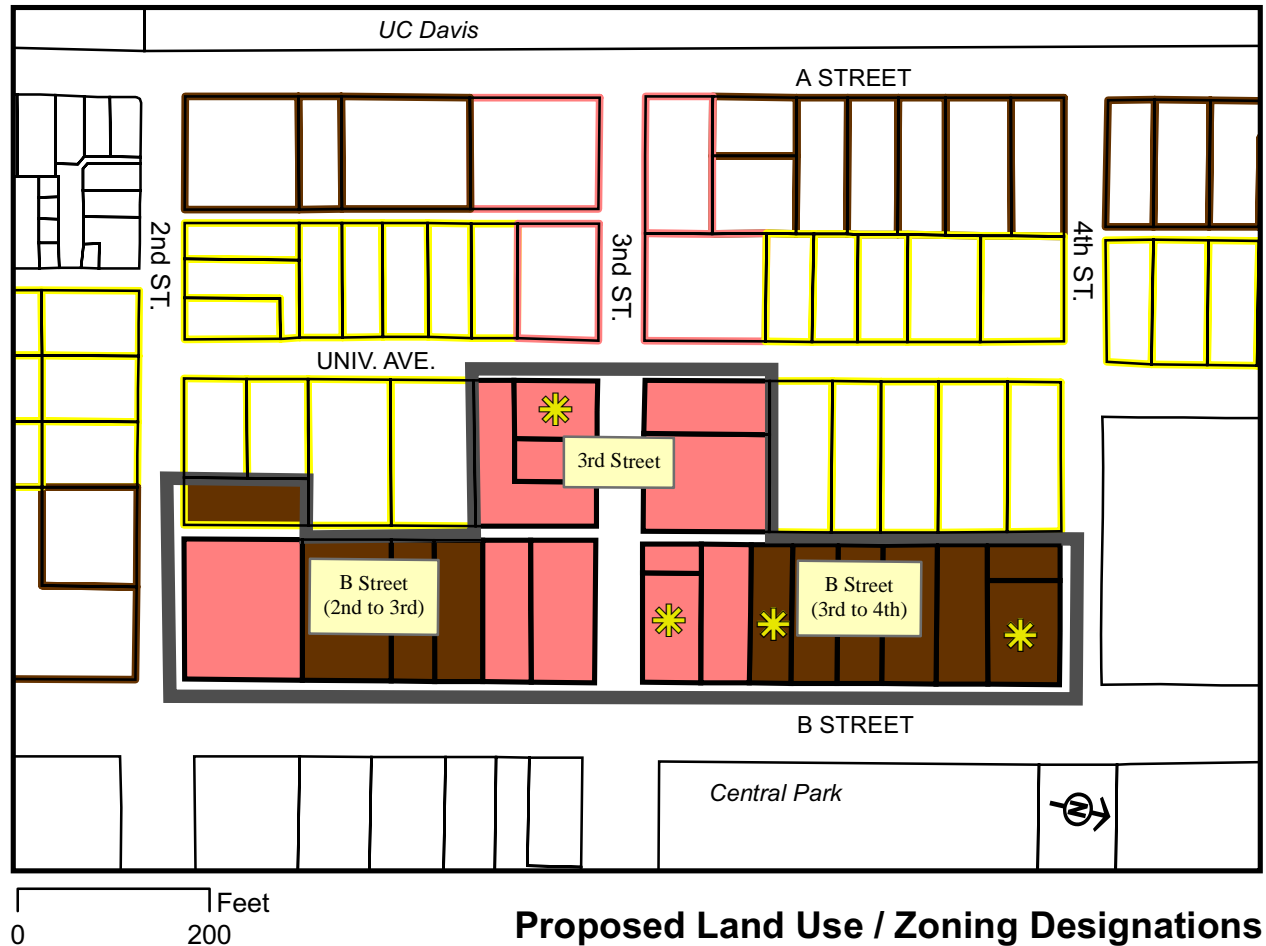
At the City’s website www.cityofdavis.org or at the Community Development Department at 23 Russell Blvd., Davis.

Who do I contact if I have questions?

Sarah Worley, Economic Development Specialist/Planner at (530) 757-5610 or sworley@cityofdavis.org

Figure 2. Project: Vision 4
Special Character District

- 3rd Street** - Distinctive Mixed Use
"Urban Village"
- Predominantly 2 Stories, up to 4
- Relocate 1 Historic
- Retain 1 Eligible Historic
- B Street (2nd to 3rd)** - Townhouses/Condos on B & Alley
- 2 and 3 Stories
- B Street (3rd to 4th)** - Row/Townhouses on B and Alley
- Predominantly 3 Stories
- Retain 1 Historic
- Retain 1 Eligible Historic
- Remove 1 Eligible Historic



Proposed Land Use / Zoning Designations

- Low Density Residential
- Retail with Offices
- B Street Transitional
- ✱ Designated or Eligible Historic

Project Development Assumptions

Subareas	Projected Changes					
	du (adu)	# bdrms	non- res sf	Req'd pkg	In lieu pkg	Struc.(Hist) Removed
3rd St						
Existing	11 (0)	25	4,630	35	0	0 (0)
Proposed	39 (0)	77	27,200	56	52	10 (0) 1 relocated
Net Chg.	+28 (0)	+ 52	+22,570	+20	+52	-10 (0) 1 relocated
B St.						
Existing	27 (0)	62	3,600	77	0	0 (0)
Proposed	78 (1)	160	6,800	117	24	8 (1 pos. reloc.)
Net Chg	+51 (+1)	+98	+ 3,200	+ 40	+ 24	-8 (-1 pos. reloc.)
Total	+79 (+1)	+150	+25,770	+60	+ 76	-18 (-1 pos. reloc.)

Note: Corners of B & 3rd, 232 Univ. are included in 3rd St. numbers. Corner of B & 2nd, 239 2nd and 246 4th are included in B St. Thus totals of structures removed will differ from tables in Historic Impact Sections.