



**NOTICE OF AVAILABILITY AND PUBLIC HEARING for the
RESPONSES TO COMMENTS
on the DRAFT ENVIRONMENTAL IMPACT REPORT for the
B AND 3rd STREETS VISIONING PROCESS**

DATE: May 11, 2007
TO: Interested Agencies and Individuals
FROM: City of Davis Community Development Department

Copies of the Responses to Comments on the Draft Environmental Impact Report (DEIR) for the B and 3rd Streets Visioning Process are now available for review. More information on the public hearing process is provided below.

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 University Avenue 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 or decreased 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) General Plan map amendment; 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; 5) rezoning of parcels within PD 2-86A; and 6) various other ordinances and resolutions as may be needed for implementation.

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 31 existing structures (including 17 principal and 14 accessory buildings) may be demolished including one structure that may be eligible for historic listing (311 B Street) and one listed historic resource assumed to be relocated (232 3rd Street) as a part of the project. Potential demolition of one other eligible structure (301 B Street) and one other listed historic resource (337 B Street) is also evaluated. 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 Responses to Comments document that addresses comments received on the Draft Focused EIR during the formal comment period. The Responses to Comments document and the

Draft EIR together comprise the Final Environmental Impact Report (FEIR) for the project. The City must consider the information contained in the FEIR when deliberating the project. Following certification of the FEIR, the City may take final action on the project.

The Responses to Comments document 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.

A **public meeting before the Historic Resources Management Commission** will be held Monday, May 21, 2007 at 7:00 pm in the East Multi-Purpose Room of the Senior Center located at 646 A Street, in the City of Davis, CA 95616. At this hearing it is anticipated that the Commission will make their final recommendation to Council regarding the project.

A **public hearing before the Planning Commission** will be held Wednesday, May 30, 2007 at 7:00 pm in the Community Chambers located at 23 Russell Boulevard in the City of Davis, CA 95616. At this hearing it is anticipated that the Commission will make their final recommendation to Council regarding the project.

A **public hearing before the City Council** will be held Tuesday, June 12, 2007 at 7:30 pm in the in the Community Chambers. At this hearing it is anticipated that the Council will take a final action on the project.

There will be no transcription of public testimony at these meetings/hearings. Those who wish to have their verbatim comments incorporated into the record must submit their comments in writing. 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.