

## Revision to Notice of Preparation/ Minor Addition to Project Area

**To:** Interested Parties

**Subject:** Revision to 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

This notice is to inform you that the Project Area for the Focused Program Environmental Impact Report for the B & 3<sup>rd</sup> Street Vision project has been expanded by one (50' x 129') 6,450 sq. ft. parcel. This parcel has a land use and zoning designation of low density residential and provides required parking for an existing restaurant located on a parcel within the project area. Notice about this addition to the project area was provided at the EIR Scoping Meetings held on January 19, and 23, 2006.

This site is paved and provides 14 parking spaces. Redevelopment of the site has been incorporated into the Project and Project Alternatives and will not result in the loss of any existing development. The potential environmental impacts resulting from including this parcel in the project area are considered to have been adequately addressed in the Initial Study prepared for the project other than to update the project location map and property tables, and will not require a change the scope of analysis for the EIR. We do not believe this minor area addition should affect the outcome of your review and comments and therefore have not extended the review period further or reissued the NOP. Copies of the revised project location map and updated property tables are attached. Copies of the Initial Study/Environmental Checklist are available on the City's website [www.cityofdavis.com](http://www.cityofdavis.com) or at the City of Davis Community Development Department, 23 Russell Blvd. Davis, CA 95616.

A typographical error in the notation of project area size has also been corrected, the project area is approximately 4 not 2 acres. The description and list of properties included in the project area, and project location maps in the Initial Study represented the project area accurately.

**Responses:** We continue to request responses to our NOP for the B & 3<sup>rd</sup> Visioning Process by **Monday 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.

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

**Project Location:** City of Davis, Yolo County, **21-22** parcels fronting onto west side of B Street between 2nd and 4th Streets, **including one property on 2<sup>nd</sup> Street**, 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~~, **4** 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~~ **25,800** sq. feet of new non-residential development (~~19,200~~ **17,800** sq. ft. of office space and ~~6,000~~ **7,970** 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/Intensity 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/Intensity 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 is available for review at the City Clerk’s office or Community Development Department 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: **Revised Location Map**  
**Revised Project Tables**