

CHAPTER 7.0 APPENDICES

APPENDIX 7.1 NOP/INITIAL STUDY

Notice of Preparation

To: State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, CA 95814

Subject: Notice of Preparation of a Draft Environmental Impact Report
For B & 3rd 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 21st 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 & 3rd 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. 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 3rd 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 & 3rd (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 January 6, 2006

Signature Sarah Worley

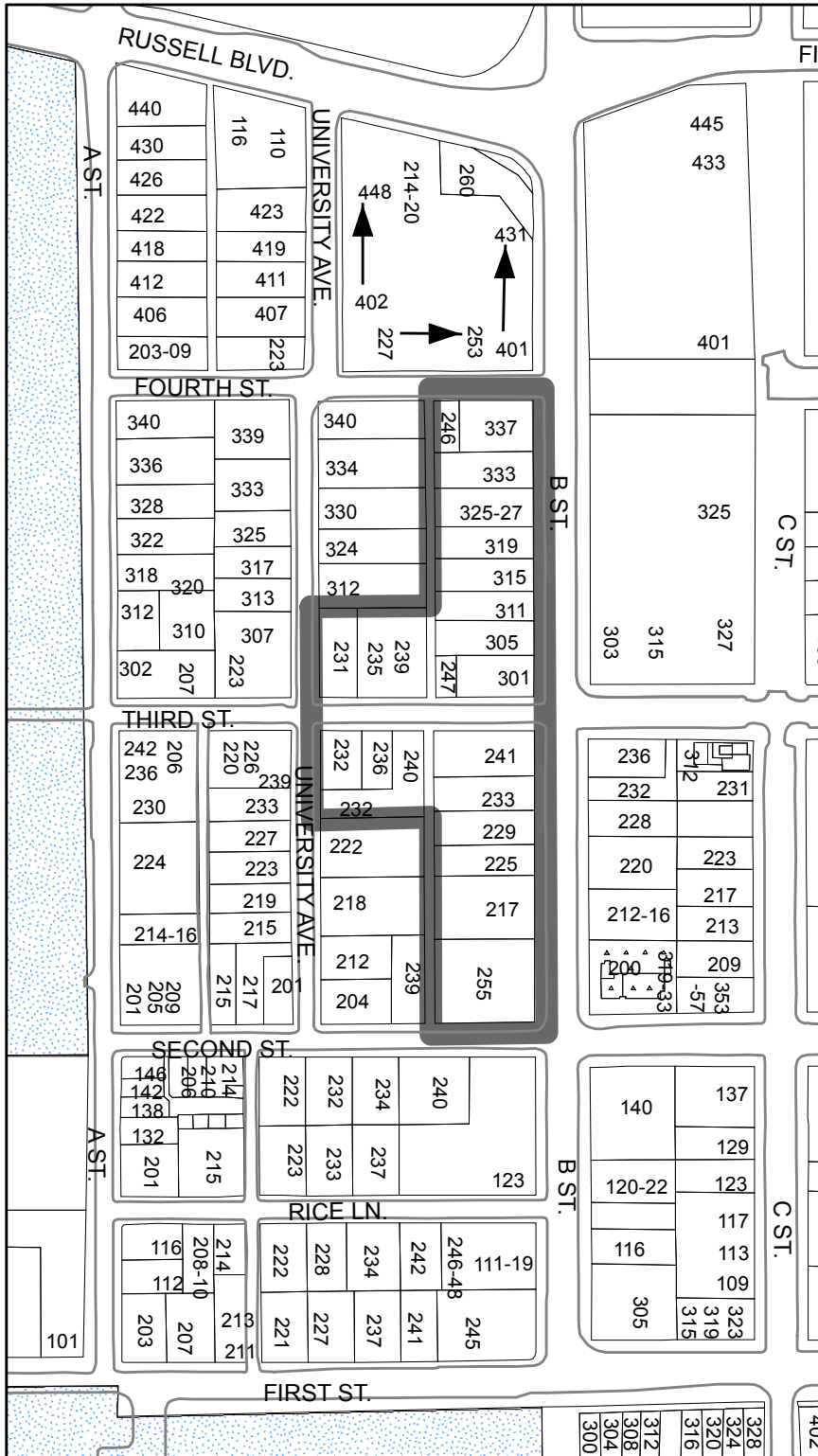
Name: Sarah Worley, AICP

Title: Economic Development Specialist

Telephone: (530) 757-5610

Attachments:

Location Map



Location Map

B & 3rd Street Vision Process Study Area

Environmental Checklist and Initial Study

Project Title: 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.

Lead Agency Name and Address: City of Davis
Community Development Department
23 Russell Blvd.
Davis, California 95616

Contact Person and Phone Number: Sarah Worley, AICP (530) 757-5610

Project Location: 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). See attached location map.

Project Sponsor's Name and Address: City of Davis

General Plan /Zoning Designations: The project site is located within the Core Area Specific Plan (CASP) and Planned Development Zone (PD) 2-86A. Each parcel in the project area has a matching land use and zoning designation. The different zoning districts are identified as subareas. The project area includes three different designations:

Retail with Offices (PD 2-86A Subarea D) - is the CASP land use and zoning designation for five parcels, two at the corners of B and 3rd Streets, one at the corner of B and 2nd Streets and two parcels on 3rd Street (231 3rd, 247 3rd).

University Avenue Transitional District - (PD-2-86A Subarea C) – is the CASP land use and zoning designation for the 12 other project parcels on B Street (4 between 2nd -3rd, 8 between 3rd - 4th) and the one parcel on 4th Street

Low Density Residential (PD2-86-A Subarea A) is the CASP land use and zoning designation of the remaining four project parcels (five addresses) fronting on Third Street and University Ave.

The project properties are part of the University Ave. /Rice Lane, a traditional neighborhood located within the “Downtown and Traditional Neighborhood Overlay District (40.13A). This district is a Conservation District overlay zone that requires modifications to existing structures and new construction to be subject to a design review process and compliance with the adopted “Davis Downtown and Traditional Residential Neighborhoods Design Guidelines (Design Guidelines).

**B & 3rd Street
Vision Process
Study Area**

Aerial Map



Description of Project:

The project includes amendments to planning policies, land use and zoning designations, zoning regulations, and Design Guidelines. The project involves modification of permitted uses and site development parameters to allow a larger scale of development encompassing increased densities, increased floor area ratios, reduced building setbacks, increased building heights (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 project includes proposed amendments to the following planning documents:

General Plan - reference to the Core Area Specific Plan to allow increases in permitted residential densities to accommodate attached multifamily developments (town and row houses and multi-story apartments and condominium flats).

Core Area Specific Plan - Text changes and Land Use designation changes (see Table 1 pg. 5)

Planned Development Zoning PD 2-86A - create a new Subarea E "B Street Transitional District" and modify the Area D, "Retail with Offices" to propose consistent site development standards within the zone and change the zoning designation of specific parcels as shown on Table 1 on page 5.

Davis Downtown and Traditional Residential Neighborhood Guidelines - to modify the "Third Street", Core Transition West" and "Central Park" Special Character area guideline sections to reflect the community objectives to allow a greater height and density of development for multi-family and mixed use projects in these areas.

The proposed amendments will allow an increase in development potential that if implemented could result in removal of 17 structures built prior to 1945. Two of these structures are designated historic resources (232 3rd Street, 337 B Street). Others may be eligible for designation (301 and 311 B Street). The two designated structures and the structure at the northwest corner of B & 3rd (301 B Street) are recommended to be retained (one relocated on site). The other eligible structure may be able to be relocated to another traditional residential neighborhood property. The proposed policy amendments acknowledge allowing removal of the remaining group of pre-1945 contributing structures in order to accomplish identified redevelopment goals for these specific "special character areas." Please see Section V. Cultural Resources on page 15 for further discussion.

Table 2 on page 5 projects the amount of additional development that could occur over time as a result of the project. It is estimated that 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. These figures include assumptions for future development that are based upon preliminary development plans and town, row house and mixed use prototypes that were developed during the B & 3rd Visioning Process (Options A & B March 2005) and considered to be practical densities for the smaller downtown parcel sizes. This Options report assumed all dwelling units in the mixed use projects would be one bedroom or studios. The numbers of dwelling units projected for the mixed use projects have been lowered by approximately one third to reflect a desire for fewer, larger two bedroom units believed to be more conducive for owner occupied condominium units. The proportionate distribution of the non-residential space is based on the assumption that the majority of new space in the 3rd Street Subarea would be used

for office space. These figures have been developed to assess the physical environmental impacts of implementation of the proposed amendments. Redevelopment of the project parcels will be subject to Design Review. Actual development may be lower than projected as the review process may modify and or/reduce the amount of development allowed. Adopted parking ratios will also have an impact on residential densities and non-residential area permitted on each parcel.

**Table 1
Proposed Land Use and Zone Changes**

Change from University Ave Transitional District to B Street Transitional Dist.	
APN	Address
70 065 10	217 B St
70 065 11	225 B St
70 065 12	229 B St
70 073 11	311 B St
70 073 12	315 B St
70 073 13	319 B St
70 073 14	325-327 B St
70 073 15	333 B Street
70 073 17	337 B Street (Historic Designation)
70 073 16	246 Fourth Street
Change from University Ave. Transitional District to Retail with Offices	
70 065 13	233 B St
70 073 10	305 B St
Change from Low Density Residential to Retail with Offices	
70 073 7	235-239 Third St
70 065 2	236 Third St
70 065 1	232 Third St (Historic Designation)
	240 Third St
70 065 3	232 University Ave
Remains Retail with Offices	
70 065 9	255 Second St (Baker's Square)
70 065 14	241 B St. (Live Work)
70 073 8	247 Third St. (Sam's)
70 073 9	301 B St (Ciocolat)
70 073 6	231 Third St (Navin's/residential)

**Table 2
Development Projections**

Project Subarea	Existing				Proposed				Net chg		
	du	Com. s.f.	Office s.f.		du	Com. s.f.	Office s.f.		# mf du	Com. s.f.	Office s.f.
B St. 2nd - 3rd											
Retail w/offices	0	3,600	0		20	6,000	0		+20	+2,400	0
University (B) Transitional	17	0	0		32				+15		
B St. 3rd -4th											
Retail w/offices	0	0	0		0	0	0		0	0	0
University (B) Transitional	9	0	0		19-20	0	0		+ 10-11	0	0
3rd St B – Univ.											
Retail w/offices	3	4,360	0		49	8,200	19,200		+39	+3,570	19,200
Low Density Res.	7	0	0		0	0	0		0		
Total	36	7,960	0		120	14,200	19,200		+84-85	+5,970	19,200

Notes: 1) Properties at the corners of B & 3rd and the property at 232 University are included in the 3rd Street figures. 2) Property at 246 4th Street is included in the B St. 3rd-4th subarea. 3) Total shows addition of two B Street parcels in 3rd Street Retail w/offices subarea. 4) Existing duplex units are counted as single family dwelling units.

Previous Relevant Environmental Analysis - The development occurring on or adjacent to the project site has been previously addressed in the following environmental documents which are incorporated here by reference and which addressed the cumulative impacts of development throughout the community and in the downtown.

Program EIR prepared for General Plan Update

The potential environmental impacts of development of the project properties under existing land use designations was included in the Environmental Impact Report (EIR) prepared for the update of the City’s General Plan Update and are incorporated here by reference. The action to approve the General Plan adopted a statement of overriding considerations for significant unavoidable impacts in the areas of traffic and impacts on roadway systems, air quality, and noise among others (*Resolution No. 01-72 May 23, 2001 certifying the General Plan Update Final EIR and approved the General Plan, Exhibit B – Statement of Overriding Considerations*).

Initial Study prepared for Davis Downtown and Traditional Neighborhood Guidelines

On July 11, 2001 the City Council adopted Negative Declaration #10-00 for the Downtown and Traditional Residential Neighborhoods Design Guidelines, finding that the Initial Study adequately assessed the potential environmental effects of the guidelines, and there were no significant adverse environmental impacts.

Program EIR prepared for Core Area specific Plan

The General Plan incorporates and defers to the Core Area Specific Plan for land use in the area of the subject site. The Core Area Specific plan EIR was certified on November 13, 1996 and included build-out assumptions for the year 2010 in the vicinity of the project that have not yet been achieved.

The Core Area Specific Plan and General Plan EIRs addressed potential build-out within the community and within the downtown expected to occur through the year 2010. It was recognized that the City would not reach full build-out and that actual development over time would not necessarily match the assumptions that were made. For some parcels development was somewhat higher, and in some cases estimated redevelopment has not occurred. As shown in Table 3 below, approved and pending development falls within the overall amount and intensity of development projected for this area in 2010.

TABLE 3 Comparison of Project to “Build-out” in the Core Area Specific Plan Area

Land Uses w/in CASP/ sq, ft,	CASP Existing 1996	CASP Build-out 2010	City Traffic Model Existing 2002	Net Change Due to Project	Total	City Traffic Model Build-out 2015	Net Change Due to Project	Total
Retail	475,996	662,000	487,800	+5,970	493,770	790,000	+5,970	795,970
Office	306,754	432,000	406,000	+12,200	418,200	562,000	+12,200	574,200
Neigh. Com.			48,000	0	48,000	48,000	0	48,000
Multi-fam. (apartments)	393	512	310	+101	411	380	+101	481
Duplex	40	52	60	(2)	58	60	(2)	58

Single Fam.	113	117	175	(14)	161	164	(14)	150
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Davis Travel Demand Model Report

The City’s traffic model has assessed traffic impacts of build-out through the year 2015. The City continues to conduct periodic traffic counts of average daily traffic within the City and Core Area.

Surrounding Land Uses and Setting:

The project site is located in a built urban environment. The project parcels occupy two complete blocks located in downtown Davis on the west side of B Street between 2nd Street to the north and 4th Street to the south. Also included are the parcels fronting on both sides of 3rd street between B Street and University Avenue. A 13 foot wide alley runs along the western rear property line of the parcels fronting onto B Street. The northern block is located opposite Central Park. The southern block is located across from a mix of single family residences, (including one designated as a historic resource), multistory apartments and commercial uses.

B Street is a main entrance to the City and designated as a main arterial and pedestrian corridor in the CASP. The west side of B Street in the project area is predominately residential. The block between 3rd and 4th opposite Central Park is made up of smaller single family homes and cottages that are rental units in varying states of repair. A historic resource, the McDonald house, is located at the northern end and a Craftsman style home that has been converted into a café (Ciocolat) is at the southern end. Conditions along the alley are generally poor with informal unpaved parking, and several poorly maintained garage structures. The properties to the west of the alley are largely single family homes fronting on University Avenue. The exception is a two-story 12 unit apartment building.

The west block of B Street between 2nd and 3rd Streets includes the Baker’s Square restaurant at the south end, a 1960’s three story apartment building, several smaller residential buildings and a home at the southwest corner of B and 3rd Streets that has been modified for mixed office/residential use. The condition of the alley behind these properties is also poor, with the southern half bordered by surface parking lots for adjoining commercial or apartment uses. Properties west of the alley fronting on University Avenue are occupied by two story apartments at the southern end and single story single family residential structures at the northern end. It is believed that only two of the houses in the entire study area are owner occupied, the mixed residential office use on B and 3rd and one home fronting on 4th Street.

3rd Street between A Street and University Avenue is designated as a primary and secondary shopping district and principal pedestrian corridor. 3rd Street contains a mix of commercial uses, primarily restaurants with a bookstore at the southeast corner of 3rd and A. 3rd Street between University Avenue and B Street is a mix of small single family rentals, several in poor condition with one mixed-use project and a restaurant on the north side. The house located at the south east corner of 3rd and University (the Eggleston home, 232 3rd St.) is designated a historic resource.

Street sections along B and 3rd Streets are consistent with others in the neighborhood and provide a planting strip between the sidewalk and the street. Front yard setbacks along B Street for remaining residential structures are generous and landscaped. Trees along B and 3rd Street are valuable to the streetscape but vary in condition. Mature trees are located on many of the parcels under study with several identified in the Core Area Specific Plan as “Trees Worth Saving” (241 and 315 B Street, 232, 240 3rd Street). Many of these trees are located along property lines or the rear alleys.

Environmental Factors Potentially Affected: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture Resources	<input checked="" type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology /Soils
<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Land Use / Planning
<input type="checkbox"/>	Mineral Resources	<input checked="" type="checkbox"/>	Noise	<input type="checkbox"/>	Population / Housing
<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation	<input checked="" type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance		

DETERMINATION:

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input checked="" type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Based on the findings of this Initial Study it has been determined that the majority of project impacts are less than significant or can be made to be less than significant through application of the City of Davis’s standard conditions of approval for new developments. The cumulative Air

Quality and Noise impacts of the project are considered to have been adequately addressed in the Core Area Specific Plan and General Plan EIR's and the Statements of Overriding Considerations for these impacts are incorporated here by reference. However, because of the number of properties involved, it has also been determined that the redevelopment that could occur as a result of the project could contribute to potentially significant cumulative impacts on area Cultural resources, traffic conditions, parking supply and aesthetics and these four impact areas will be analyzed in a Focused Program Environmental Impact Report:

Cultural Resources – The project could result in removal/relocation of up to 17 structures built prior to 1945 including at least one structure considered eligible for designation as a local “Merit” historic resource. The project will also allow higher density development on sites adjoining two designated “historic resources.” The EIR will evaluate the impacts projected redevelopment could have on area historic resources.

Traffic and Circulation/Parking – Increased levels of development due to the project will contribute to cumulative traffic conditions and increase demand for parking. The EIR will evaluate the project impacts on area transportation systems, including vehicular traffic, bicycle and pedestrian circulation and safety, and parking.

Aesthetics – The EIR will include an assessment of the impact the increased bulk and height of new development may have on area aesthetics.

Signature

Date

Sarah Worley, AICP

City of Davis – Community Development Department

EVALUATION OF ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a, b, c, d) The plan, zoning and Design Guideline amendments proposed will allow the project parcels to be developed to greater heights and densities and provide incentives for redevelopment that could remove existing older structures and result in a substantial change in the appearance of this portion of the Downtown. Because of the potential impact on historic resources, the aesthetic impacts of the proposed changes will be addressed in the Environmental Impact Report.

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b, c) The site is within the urbanized area of Davis and will not affect agriculture.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b, c, d) Approval of the proposed plan and zoning amendments would not directly impact the air quality. Future demolition and construction activities associated with redevelopment of the site may temporarily generate dust but this will not be significant and can be addressed through standard construction requirements. Additional vehicle traffic generated by future development will contribute to cumulative air quality impacts, but the contribution generated by this project falls within the range of development already projected for this area in the General Plan and Core Area Specific Plan (see Table 3 on page 7). The EIRs certified for these Plans adopted findings of overriding considerations for cumulative air quality and transportation and noise impacts which are incorporated here by reference.

The location of housing units downtown next to shopping, work locations and transit access may help to reduce the need for some auto trips and represents an identified “action” to improve air quality in the General Plan (Air 1.1 (e) pg. 332) to “implement transit and pedestrian oriented land use and design strategies, outlined in the Land Use, Design and Mobility Chapters of the General Plan.”

The permitted uses and proposal to promote mixed uses, live/work, and creative based occupations that provide intellectual and creative services not reliant on heavy client site visits or retail sales could also help to minimize traffic generation and potential air quality impacts.

The following standard conditions applied as part of any design review will help to minimize temporary air quality impacts due to construction activities.

Standard Conditions:

1. The following actions shall be taken during construction to minimize temporary air quality impacts (dust):
 - An effective dust control program should be implemented whenever earth-moving activities occur on the project site. In addition, all dirt loads exiting a construction site within the project area should be well watered after loading.
 - Apply water or dust palliatives on exposed earth surfaces as necessary to control dust emissions. Construction contracts shall include dust control treatment in late morning and at the end of the day, of all earth surfaces during clearing, grading, earth-moving, and other site preparation activities. Non-potable water shall be used, where feasible. Existing wells shall be used for all construction purposes where feasible. Excessive watering will be avoided to minimize tracking of mud from the project onto streets.
 - Grading operations on the site shall be suspended during periods of high winds (i.e. winds greater than 15 mph)
 - Outdoor storage of fine particulate matter on construction sites shall be prohibited.
 - Contractors shall cover any stockpiles of soil, sand and similar material.
 - Construction-related trucks shall be covered and installed with liners on truck beds.
 - Throughout the construction period, public streets adjacent to the project and on the project site shall be swept at the end of the day.
 - Revegetation or stabilization of exposed earth surfaces shall be required in all inactive areas in the project.
 - Vehicle speeds shall not exceed 15 miles per hour on unpaved areas.

2. In order to mitigate the release of ozone precursors associated with construction, the following standard requirements developed by the Yolo/Solano APCD shall be implemented.
- Construction equipment and engines shall be properly maintained.
 - Vehicle idling shall be kept below ten minutes.
 - Construction activities shall utilize new technologies to control ozone precursor emissions, as they become available and feasible.
 - During smog season (May through October), the construction period shall be lengthened so as to minimize the number of vehicles and equipment operating at the same time.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

protecting biological resources, such as a tree preservation policy or ordinance?				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-f) Redevelopment of project parcels is expected to result in the removal of some of the existing mature trees on each parcel depending on the location of the trees and the specific project design. The CASP identifies “Landmark Trees” and “Trees Worth Saving.” There are no “Landmark” trees in the project area but there are 6 trees identified as “Worth Saving.” Only four of these remain:

- 232 3rd Street Paradox Walnut
- 240 3rd Street Incense Cedar
- 229 B Street Chinese Hackberry (removed)
- 241 B Street Coast Redwood and Deodar Cedar
- 305 B Street English Hawthorne (removed)
- 315 B Street Chile Mayten

Many of these trees are located along the side and rear property lines of individual parcels. The City’s Community Forest Management Plan and The City’s Tree Planting, Preservation and Protection Ordinance establish policies for tree protection, maintenance and removal. Each property will be subject to a Design Review process. It is recommended that all parcels containing mature trees be required to submit an arborist’s report as part of this development review process, and that projects be designed to retain as many mature trees as possible. The proposed zoning regulations include a FAR bonus of 0.5:1 to provide an incentive to preserve the “trees worth saving”.

The project will not affect any other special status flora or fauna. The project area is developed and is surrounded by urban land uses. Construction activities will disrupt existing urban wildlife in the vicinity however, no additional long term impacts on biologic resources will be created by the project.

Mitigation/Standard Condition:

1. The impact of removal of any identified Landmark Trees or Trees Worth Saving shall be mitigated to a less than significant level by compliance with the provisions of the City’s Tree Preservation ordinance (Chapter 37.03.03) such as planting of replacement trees providing an equivalent total diameter at breast height on site.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				

a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) The City has a Historic Resource Management Ordinance (Zoning Ordinance Chapter 40.23.0). In addition, as part of the City’s demolition ordinance, there is a special process for any proposals to demolish structures designated as historic or structures built before 1945. Recognition of the historic value of the neighborhood context is a factor to be addressed when considering infill development options. Policies in the CASP and design objectives in the Design Guidelines are to encourage retention and/or adaptive reuse of existing historic structures. Seventeen of the 22 properties in the study area have structures built before 1945. Thirteen of these are listed in the City’s Historic Inventory.

A historical analysis was conducted by Circa, Historic Property Development, to identify the historic resources in the project area in order to assess the potential impact of the project (i.e. redevelopment) on area cultural resources. Following are excerpt findings from the Historic analysis.

“The project area consists of the addresses from the 200 – 300 (odd numbers) of B Street, and the 200 blocks of Third and Fourth Streets. The spatial relationship between the buildings, the relationship of the front yards along B Street to the street, and the alleyways create a very solid environment comprised of three groupings of residential building-types.”

“This is seen particularly so in the grouping of the 300 block of B Street and 246 Fourth Street, and the grouping of properties in the 200 block of Third Street. This L-shaped area retains a high level of integrity even though a few residential properties are used as commercial and lack of maintenance threatens some of the rental properties. Its primary association as an early twentieth century neighborhood that developed from two farm tracts as the University grew and expanded, is intact. The project area offers a genuine sense of place that is as pedestrian-friendly and University-oriented as it was seventy-five years ago.”

Within this area are two buildings that meet the City’s criteria to be eligible for designation as either a landmark or a merit resource:

“301 B Street: The bungalow retains a high level of integrity and contributes to the character of the 300 block of the B Street corridor.”

Evaluation: The property is important individually and as a contributor to the area neighborhood. It is eligible as a "Landmark" under the City of Davis Criteria and therefore is a 3CS under the California Status Code as an "Individual property that is eligible for local listing or designation." It meets the California Register Criterion 3 for architectural development and Criterion 2 for its association to Judge Scott.

311 B Street:

It is an excellent example of an uncommon Medieval revival style and retains a high level of integrity and contributes to the character of the 300 block of the B Street corridor. It is included in a 1944 photograph of the 300 block of B St. in the Eastman collection at UCD.

Evaluation: The property meets the City of Davis Criteria for a "Merit Resource" under criterion 3, for distinctive architecture, and as an important contributor to the area neighborhood. It therefore is a 5S2 under the California Status Code as an "Individual property that is eligible for listing or designation."

"The 200 block of B Street, though it contains a small cluster of historic properties, does not rise to the level of the rest of the properties within the project area."

"Most of the properties in the B Street cluster or the Third Street cluster do not meet the City of Davis Criteria, but are noted as contributors to a district if one existed (Status Code 6L). All ten properties with the 6L Status Code, particularly in the B Street cluster and the Third Street cluster, should be carefully considered in the planning process. Extensive removal or inappropriate alterations of these properties will diminish the integrity of the project area as they contribute to the setting of the identified Landmarks and Merit Resources. In addition, they contribute to the understanding of the historical development from Eggleston and McDonald farm tracts to University-influenced housing development."

"Of the seventeen properties considered potentially historic: two were previously designated as historic resources (232, 3rd Street, the Eggleston House, and 337 B Street, the McDonald House); two were previously determined to not be eligible for designation as historic resources (233 B Street, c. 1920 and 315 B Street, 1933-1940); one was determined to no longer retain enough integrity to be considered historic (241 B Street); one was determined to be eligible as a City of Davis Landmark (301 B Street); one was determined to be eligible as a City of Davis Merit Resource (311 B Street) and ten were determined not to meet the City of Davis Criteria, but may warrant special consideration in local planning and would contribute to a historic district if one existed."

The 6L properties are:

Street Address	Date of Construction
225 B St.	1917
229 B St.	1925
235 Third St.	1922
236 Third St.	1933-1940
239 Third St.	1933-1940
240 Third St.	1933-1940
246 Fourth St.	1933-1940
247 Third St.	1932
305 B St.	1932

Though removal of any structures either designated, or eligible for designation as “landmark” structures is not currently proposed, it is determined that because of the number of pre-1945 structures involved combined with the proposed removal/relocation of a structure considered eligible as a local “merit” resource, the project could have a potentially significant impact on cultural resources and these impacts should be analyzed in the EIR.

b, c, d) The Core Area Specific Plan EIR, and the EIR prepared for the General Plan acknowledged that throughout the City the potential for subsurface impact on cultural resources from future demolition and construction activities is unknown, but such impacts could be reduced to a less than significant level by requiring the following mitigation measure as a standard condition for development. Any future development in the project area will be subject to the following requirement:

Mitigation/Standard Condition:

1. If subsurface archaeological or historic remains, including unusual amounts 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 mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

liquefaction?				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a i-iv, c) The proposed project would not increase the exposure to identified geologic hazards. No known earth quake fault lines are located within the City. The San Andreas fault system is to the west and the Eastern Sierra fault system is to the west. As identified in the General Plan EIR (pg. 5I-2), the City is identified as being in Seismic Risk Zone III. This means the maximum intensity of an earthquake that would be experienced in the area would be a VII or VIII on the modified Mercalli intensity scale. An earthquake of such magnitude could result in slight to moderate damage in specially designed or standard structures. New development on the site will be subject to compliance with the provisions of the California Building Code.

b, d) Demolition and construction activities will disrupt site soils but these are considered to have less than significant impact. Developers are required to submit erosion control plans as a standard condition of approval.

d) The project site is has Class I soils, that have predominantly moderate to high shrink swell potential, but do not represent a substantial risk to life or property. (Source: General Plan EIR pg. 5I-2)

e) The project site is in a built urban environment where connections to existing sewer systems are available.

Following are standard conditions applied to new development projects in the City:

Standard Conditions:

1. Prior to the issuance of site permits for construction, the applicant shall prepare an erosion control plan consistent with the requirements of the Ordinance 1504, subject to review and approval by the Public Works Department.
2. Prior to the issuance of site permits for construction, the site permit shall include the following requirements:
 - a) Reducing or halting grading activities during periods of high winds (that is greater than 15 miles per hour); and
 - b) watering all exposed graded areas of the site as needed to control wind erosion and dust emissions.
3. Prior to the issuance of site permits for construction, the applicant shall have a soils investigation report prepared and the applicant shall comply with all recommendations contained within the report.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

public or the environment?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-h) No health hazards are anticipated to result from this project. Future development on the site will be required to be planned to accommodate emergency vehicles. The uses allowed in the proposed zoning under mixed use zoning will not generate the use of new hazardous substances nor expose people to increased hazardous substances or sites.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

planned uses for which permits have been granted)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, f) Redevelopment on the project parcels will not violate any water quality standards or waste discharge requirements as project developers will be subject to the State Storm Water Pollution Control requirements and will be required to prepare a Storm Water Pollution Prevention Plan, to be submitted to the State. Each developer will be required to carry out the plan, by regulation of the state.

b, c) The majority of the project parcels are now developed with single family structures with large front and rear yards. Redevelopment of these sites will result in an increase in impervious surface area either with building or paved area and increase site runoff. Such increased runoff is expected to have a less than significant impact on area drainage systems or ground water aquifers.

d, e) Stormwater runoff north of 3rd Street drains to storm drain inlets located at the corners of 4th Street and University Avenue. Stormwater runoff south of 3rd Street drains to a storm drain inlet at the corner of B Street and Rice Lane. Stormwater runoff from the parcels on B Street drains towards B Street to storm drain inlets on Russell Blvd. Neighborhood residents have reported that some surface street flooding has occurred in the area of 4th Street and University Avenue during time of peak storm flow that can be exacerbated by leaf debris blocking area gutters. This situation occurs throughout the community at times of peak storm runoff and is not considered environmentally significant.

The City has been extending the storm drain line west down 3rd Street incrementally and has just completed an extension to D Street. The Public Works Department recommends that the storm drain line be extended to the intersection of 3rd and University as part of any plans for 3rd Street improvements. Project properties that redevelop will be required to pay major projects financing plan fees per standard city requirements to help finance major water, sewer, and drainage projects in the City. They may also need to pay their proportionate fair share for the storm drainage improvements which will benefit the properties in the project area.

g, h, i, j) The site is not located in a Specific Flood Hazard Area (SFHA) per the most recent FEMA flood zone map dated December 20, 2002. The site has not been identified as being within a 100-year flood zone, and is not located near any levees, dams, or hillsides. There will be no change in surface water or any body of water. There will not be a change to the direction or rate of flow or quality of groundwater.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

conservation plan?				
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Setting - B Street Properties: The B Street properties “University Avenue Transitional District” land use designation as currently described is intended for professional offices, single family residential and combined residential office uses, retaining residential character of area and minimizing traffic impacts.

The B Street properties in the project area are identified as “Special Character Areas” in the Davis Downtown and Traditional Neighborhood Residential Guidelines (Design Guidelines). The west side of B Street between 2nd and 3rd Streets is identified as “Core Transition West” intended to function as a mixed office/residential transitional area between the Downtown Core Area and the single family residential zoning/uses further to the west. Smaller, owner occupied units are encouraged. The west side of B Street between 3rd and 4th Streets is identified as “Central Park”, with a desire for the area to activate and frame the park with additional residential units and ground floor, pedestrian friendly commercial uses.

3rd Street Properties: Third Street is identified in the CASP as a primary and secondary retail street, with street segments treated differently. The five parcels in the study area on 3rd Street zoned Subarea A – Low Density Residential are allowed a density of 2.5- 4.2 du/gross acre, attached and detached single family units, duplexes, triplexes and row houses of four or fewer units. Commercial, retail and office uses are not permitted. Combined office/residential is permitted as a conditional use but is subject to the low density residential development standards (one and two stories and residential setbacks).

The parcels on 3rd Street Subarea D Core - Retail with Offices are intended for mixed retail and office uses with retail uses dominant on the ground floor and office and residential apartments encouraged in the upper floors. Single family and duplex uses are also permitted. Parcels within Subarea D zoning are treated differently depending if they are east or west of University Avenue (e.g. No. of stories/bldg. height, and setbacks). Parcels west of University Avenue are allowed to be 2 and 3 stories tall while parcels east of University are to be 1 to 2 stories tall (including the two parcels at the corner of B and 3rd Street). They also have different setbacks depending on which street the parcels front on. The project properties on 3rd Street are in the “Third Street” “Special Character Area” in the Design Guidelines. The guidelines distinguish between the treatments of 3rd Street on either side of University Avenue. Third Street is identified as a “commercial village” functioning as the principle bike and pedestrian connection to the University. It has the goals of encouraging adaptive reuse of existing structures, mixed use buildings and intensifying commercial uses.

- a) New development permitted under the amendments will be a change from the single family character and uses now existing, but is consistent with the intent of existing Design Guidelines and is not considered to divide the physical arrangement of neighborhood or community. The proposed amendments and zoning regulations will maintain a transition between uses and development allowed in the Downtown and in the single family residential neighborhood.
- b) The purpose of the project is to clarify city development policies for the project area. It is to implement the City’s goals for reinvestment and infill development that activates the edge around the Central Park; supports the downtown and strengthens the pedestrian connection between the downtown

and University with higher density, pedestrian oriented mixed use and more compact residential uses. Amendments include CASP specific plan land use designations; increases in permitted General Plan and CASP residential densities; CASP land use and zoning designation changes and modified development regulations. These changes are consistent with the majority of existing land use goals and development guidelines. However, there are two important areas of policy change: 1) an increase in the scale and density of development and acknowledging the likely removal of the existing single family structures on sections of B and 3rd Streets. Current policy is to strongly encourage their retention and adaptive reuse and to maintain the current smaller scale bungalow character on B Street. Yet it is also to encourage mixed use and enhanced pedestrian environment. The amendments will allow for taller, denser development.

The project land use and zoning district changes are intended to increase consistency between planning policies and zoning regulations. The proposed land use designations are consistent with the General Plan and CASP policies to increase housing and mixed residential/commercial uses in the Downtown and will continue to provide a transition between the Downtown and the residential neighborhood.

The permitted uses in the proposed zoning will be compatible with the established land uses and objectives to facilitate mixed use development consistent with the nature of the residential land uses in the vicinity. Action on the proposed amendments will clarify policy intentions related to promoting higher density infill development in the Downtown and historic preservation/conservation in this specific location.

c) The project is within a built urban environment and will not conflict with applicable habitat conservation plan or natural community conservation plan.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b) The project is in a built urban environment and will not result in the loss of regionally or locally important mineral resources or mineral resource recovery sites.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b, c, d) The EIRs prepared for the General Plan and Core Area Specific Plan recognized that existing and projected noise levels within the community generated from the highways, rail road lines and City Streets presented significant and unavoidable impacts from these sources and adopted findings of overriding considerations which are incorporated in this Initial Study.

Future occupants at the project sites will be subject to traffic noise from nearby streets. Redevelopment of the site will generate temporary construction noise. Compliance with standard conditions applied to development such as compliance with the provisions for interior noise levels specified in the General Plan and the City’s Noise Ordinance will be sufficient to achieve acceptable noise exposure.

General Plan EIR evaluated traffic noise using a model that predicted Ldn noise levels taking into account traffic volumes, speed, vehicle mix and acoustical absorption characteristics of the ground. The General Plan EIR at build-out (under the adopted Alternative 3) identified B Street between Russell Blvd. and First Streets as having an Ldn noise level of 62 dB at a distance of 100 feet from the center line.

Long-term impacts would be generated primarily by future traffic conditions as well as cumulative increases in ambient noise levels. Portions of the project site are located with the 60 dBA contour identified in the Noise Element of the General Plan. The General Plan (Table 19 pg. 339) also identifies standards for exterior noise exposure. Less than 60 dB is normally acceptable for residential uses, and less than 65 dB is normally acceptable for commercial uses. Standards for interior noise levels of residential uses are 45dB and 55 dB for commercial or office uses. Redevelopment of the project parcels that fall within the 60 dBA noise contour will be required to prepare an acoustic study and incorporate additional noise attenuation into building construction to demonstrate achievement of the identified General Plan interior noise standards.

d) A short-term negative impact on surrounding land uses within approximately 50 feet of the site would result from construction activities. These levels may reach 80 dBA or higher on occasion which can pose as a nuisance to nearby residents. The City’s Noise Ordinance contains limitation on the hours during which noise from construction operations could be generated and restrict most individual equipment to 83 dBA at 25 feet and noise emanating from the site to 86 dBA. Compliance with this regulation will reduce the potential for impact to a less-than significant level

(Noise levels (sound waves) are measured in decibels (dB) on a logarithmic scale. Because noise levels fluctuate, noise models determine average noise levels over different periods of time. Ldn noise levels represent an “average day/night sound exposure over a 24 hour period and are calculated from hourly Leq values, (an equivalent constant noise level derived from the average of noise variations within the hour). The Ldn noise levels factor an increase of 10 dB for the Leq values for the nighttime period (10:00 p.m. - 7:00 am to reflect the greater disturbance potential from nighttime noises.)

e, f) The project site is not located near an airport.

Standard Conditions to attenuate Noise Impacts:

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.
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 dBA for non-residential space.

	Potentially Significant	Less Than Significant with	Less Than Significant	No Impact
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	Impact	Mitigation Incorporation	Impact	
XII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) The proposed land use and zoning amendments, increases in permitted residential densities and development standards, including parking are projected to result in development of approximately 85 net new dwelling units. Based on an estimated 2.47 persons per household (General Plan EIR pg. 5B-4) the 85 new residential units would provide housing for approximately 210 residents. This is not considered a substantial amount of growth and falls within the levels of overall growth identified in the Core Area Specific Plan 2010 land use projections, and 2015 base land use projections for the Core Area used in the City's Traffic Model. This increase in population would have a less than significant impact on area population. In addition, it is expected that many of the new residents may already be part of the day time population that currently work or live in the community. As noted above planning policies call for additional development within the project area. The Davis Downtown and Traditional Neighborhoods Design Guidelines recognize B Street as a transition area and 3rd Street as primary and secondary retail area and intend to encourage additional housing and mixed commercial/residential uses that are now not permitted or practically feasible under existing zoning and land use designations..

b, c) The change in land use and zoning designations and development standards will allow a broader range of commercial uses and higher housing densities and will create an incentive for reinvestment and redevelopment. This redevelopment is expected to occur incrementally overtime and could eventually result in removal of up to 16-18 existing houses and displacement of existing residents. Though the specific tenant ratio is not known, many of the existing homes are leased for rental by University students who are likely to be a more transient population, and more readily able to relocate. The specific rents of the units are also not known. However it is assumed that they are made more affordable by increasing the number of people sharing the homes and rent. The cost of the new housing is expected to be higher on a per bedroom basis than existing, but any proposed project would be required to comply with the City's Affordable Housing Ordinance that requires that ownership projects with five units or more must meet a 25 percent affordability requirement. Rental projects with 5 -19 units must meet a 25 percent affordability requirement, and those with 20 or more units must meet a 35 percent affordability requirement.

The redevelopment housing and mixed use projects will respond to the existing need for housing city-wide and are expected to increase the supply of housing units in the Downtown area. These new units will not substantially increase population pressure and will help meet the goal of maintaining the viability of Downtown. Less than significant effects on growth, population and housing are expected from this project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) The proposed residential use will not have a significant impact on police or fire protection services. Infrastructure is currently in place in the Downtown area to accommodate the proposed uses.

The addition of 85 attached dwelling units would have a minor impact on schools. Based on the student generation ratio's provided by a consultant report prepared for the Davis Joint Unified School District (Golden State Planning Group, 2004) cited in the City's recently certified EIR prepared for the Covell Village project, the projected 85 attached dwelling units could result in a possible increase in the student population of 34 students, 17 K-6, 9 at the junior high and 3 at the high school level (k-6 $.208 \times 85 = 17.68$) (7-9 $.102 \times 85 = 8.67$) (10-12 $0.034 \times 85 = 2.89$). Although the urban setting and smaller sized units may not be as attractive to families with school aged children and the actual number of students resulting from the project may be lower. In either case, the impact of the project is expected be less-than-significant.

The proposed project would not have a significant impact on parks or other public services in that new systems or substantial alterations to expand capacity are not needed to serve the project. Redevelopment occurring in the project area will be subject to the following standard condition:

Standard Condition:

1. Prior to construction, fire flow, fire sprinklers, and fire department access shall be identified on the final construction drawings and shall be subject to Fire Department approval.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a, b) Ample recreation facilities are located in close proximity to the project area. The project properties are within a block of Central Park and the Teen Center, several blocks from the Civic Center field, Civic Center pool and gym, the Davis Senior Center and the UC Davis campus. The projected residential population of approximately 210 (29 children) will result in less-than-significant impacts on these existing recreation resources.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION / TRAFFIC --				
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b, c, d) The proposed amendments will not result in any direct traffic impacts. However, projected redevelopment of the site with approximately 25,200 net new sq. ft. of commercial uses and 85 net new dwelling units will generate additional traffic over existing conditions.

Cumulative traffic conditions in the area are affected by citywide development and development within the Downtown as a whole. Levels of service are not anticipated to be significantly degraded nor safety hazards created by this project in the short or long-term. As shown in Table 3 on page 6 the type and amount of development proposed and estimated traffic to be generated through redevelopment of the project site is considered to fall within the amount of development accounted for in the General Plan EIR and in the Core Area Specific Plan EIR. This is true even when factoring in the additional development projected to occur on the mixed use zoned property between 3rd and 5th Streets recently added to the Core Area Specific Plan (60 m.f. du and 56,700 sq. ft of mixed use/commercial core development estimated).

However, due to the importance of 3rd Street and B Street as principal travel corridors for pedestrians, bicycles and vehicles and the length of time since the last EIR was done, the Public Works Department has requested that a traffic analysis be completed for the project that includes:

Analysis of the project impacts and development of any necessary mitigation measures for the following four intersections (including new traffic counts for vehicles, pedestrians and bicycles):

3rd & B Street

3rd & University Ave.

3rd & A Street

2nd & B Street

The traffic analysis is to address existing and cumulative traffic conditions during the AM (7-9 AM) and PM (4-6 PM) peak hours with and without the project. It will also include an analysis of the adequacy of the alley, bicycle, pedestrian and parking in handling increases expected to be generated by project development. Information obtained from the traffic analysis will help to identify project impacts and need for mitigation measures or improvements. The following information on trip generation and existing conditions will be incorporated into the requested traffic analysis

As identified by the Institute of Traffic Engineers and the City’s Traffic Model, the trip generation rate for commercial uses in the commercial core is 60.5 trips / 1000 sq. ft. The trip generation rate for townhouses or multiple family (condominium) units is 5.96 average daily trips and for single family structures is 12.819 trips per day. For the purposes of trip generation the types of commercial/retail uses expected under the mixed use zoning are expected to be similar to those within the other mixed use zones. The chart below shows a comparison of estimated trip generation between existing and projected development. This shows that by applying standard trip generation rates the project could increase traffic in the project vicinity by 1,907 average daily trips. However, one intent of the zoning amendments is to encourage “creativity based” nonresidential uses that are not reliant on heavy client site visits or retail drive-by access that would generate a lower level of traffic and demand for area parking.

**TABLE 4
ESTIMATED TRIP GENERATION**

	Existing Res.	Existing Com.	Existing Total adt	Projected Com.	Projected Resid. d.u.	Projected Total	Net Difference
Sq.ft.		8,230		33,160			+25,200
Single fam.	18				4		-14
Multi-fam.	16				115		+99
Trip Gen. Rate	12. 819/s.f./du 5.96 / m.f./du	60/1000 sq. ft.		60/1000 sq. ft.	12.819/ s.f./du 5.96/ m.f./du		
Average Daily Trips	230 95.36 325.36 adt	 493.8	 819.16 adt	 1989.6 adt	51.3 685.4 736.7 adt	 2726.3 adt	 + 1907 adt

Table 5 shows the most recent average daily traffic counts, and AM and PM peak hours of traffic readily available from Public Works records on A, B, 1st, and 2nd Streets for the road segments closest to the project site. The new traffic counts will be used to supplement this information.

**TABLE 5
EXISTING TRAFFIC COUNTS**

Street Section	Location	Count Date	Average Daily Traffic	AM Peak Hour	PM Peak Hour
A St.	N/o 3rd St.	10/3/2000	3249	242 11:30 AM	277 4:45 PM
2nd S.	E/o B St.	1/28/03	2483	220 11:15 AM	313 4:45 PM
1 st St.	E/o B St.	3/19/2001	6235	977 11:45 AM	1171 5:00 PM
B St.	No/ 1 st St.	1/28/2003	11,276	770 8:00 AM	888 5:00 PM
B St.	N/o 2nd St.	2/23/2005	13,885	975 11:45 AM	1063 5:00 PM
B St.	N/o 5 th St.	4/12/2005	7,132	609 8:00 AM	608 2:45 PM
B St.	S/o 5 th St.	4/12/2005	13,212	1060 11:30 AM	1170 5:30 PM

e) The project as proposed will not result in inadequate emergency access. The Fire Department has reviewed the development concepts and increased densities that could occur in this area over time and concluded that primary emergency access will not be from the alley but will be via 2nd, 3rd, 4th and B Streets. The fire trucks have a hose length of 150 feet sufficient to reach the length of the parcels. Though the paved width varies along the alley, the City's right of way is currently only 13 feet wide. Though not intending to use the alley for emergency fire suppression response, the Fire Department has determined that 16 feet is the minimum width necessary for functional fire truck access (width of truck with side doors open and room for fire personal to move). A dedication of 3 feet of right of way or the granting of a 3 foot wide access easement along the rear of all developing parcels fronting on B Street is recommended to be required as a condition of development in order to assure future establishment and maintenance of a 16 foot accessible width along the length of the alley over time as the project parcels develop incrementally. Sufficient area exists at the back of the B Street parcels to provide this increase with the exception of the area (80 foot length) bordering the western property line of 246 4th Street. The location of the house and minimal side yard setback make such a dedication undesirable at this location. However, the Fire Department has determined that this portion of the project area would be served from 4th Street. Sufficient access for smaller emergency vehicles will be provided via the surrounding streets

and alley. Also a fire truck can move through this area with doors closed (maximum truck width is 8 feet six inches, and 10 feet two inches including side mirrors), but could not park and work with doors open.

Implementation of the project will include analysis and determination of costs and maintenance of required alley improvements, including the possible future undergrounding of several power poles now located along the western perimeter of the alleys.

f) Any future project will need to comply with parking requirements of the amended Retail Offices and B Street Transitional District zonings. Residential developments along B Street will be required to provide parking on site at standards comparable with existing mixed use parking standards. The proposed parking standards vary by zoning subarea and unit size. Parking Standards for 3rd Street are proposed to be modified to match the parking requirements for the Commercial Core District. This requires that one parking space be provided on site for a studio or one bedroom unit, 1.5 spaces be provided for a two bedroom dwelling unit, 2 spaces be provided for a 3 bedroom unit and an additional space be provided for additional bedrooms or accessory dwelling unit. Parking standards for B Street are to provide 1 space for a one bedroom unit and two spaces for a 2-3 bedroom unit with an additional parking space for each additional bedroom or accessory dwelling unit, with no in-lieu fees allowed for residential parking. Planning policies encourage provision of units with smaller numbers of bedrooms in the downtown. Development projections for the project assume a two bedroom/unit average.

The project will increase demand for parking in the vicinity of the project area as the zoning provisions proposed allowing non-residential parking to be provided via in-lieu fees consistent with other mixed use zones. Residential units in mixed use projects on sites in subarea D "Retail with Offices" may meet parking requirements above a minimum of one space/dwelling unit on site via in-lieu fees. This provision is considered necessary to facilitate mixed use development given the relatively small parcel sizes and cost of underground parking. Provision of parking on site will be encouraged and a Floor Area Ratio (FAR) Bonus of 0.5:1 is proposed as an incentive for provision of underground or semi-depressed parking.

The availability of on-street parking in the area is controlled by permit districts. There is some unrestricted on-street parking on B Street between 2nd and 3rd Streets and some 2 hour time restricted parking on B Street between 2nd and 4th Street. There is some one hour time restricted parking on 3rd Street between A and B Streets. Other Street segments in the project area and University/Rice Lane Neighborhood are within the "W" permit zone which prohibits on street parking between 8:00 AM to 10:00 PM Monday through Friday except with a "W" permit which is available for purchase by residents and businesses west of B Street. New residents and businesses may purchase a permit, but this will increase demand on a fixed parking supply.

Existing Design Guidelines call for redevelopment projects on B & 3rd Streets to provide auto access via the alleys. This could result in a minor increase in the number of on street parking spaces on B Street between 2nd and 3rd Street, when the existing driveways are removed.

The project parcels are located within the Core Benefit Area of the Davis Downtown Business Investment District (DBID) which was established to provide services and improvements to assist businesses in the downtown, including the provision and management of parking. Businesses operating within this district will be subject to an annual DBID assessment.

The EIR prepared for the CASP found that the increased demand for off street parking was a significant unavoidable impact of the plan even with implementation of mitigation measures, and a statement of overriding considerations was adopted. Though residential parking standards for new residential units in the project area will be equivalent or greater than existing zoning standards, the increased number of dwelling units and commercial space allowed will increase demand for on-street parking and exacerbate existing parking conditions. The proposal to allow payment of in-lieu parking fees to meet parking requirements for non-residential space and some residential parking will further increase this impact. For this reason, parking impacts of the project and identification of mitigation measures will be addressed in the EIR.

Below is a list of elements that could be considered in a district approach to mitigating parking impacts:

- Expand existing X permit parking district to include 3rd Street and potential B Street properties.
- Pursue agreements/policies with UC Davis to accommodate parking on campus for existing and future UC Davis related tenants in the neighborhood.
- Consider amendments to the parking time limits and/or installation of parking meters on 3rd Street to better serve commercial uses.
- Pursue a joint car share program with other agencies such as Yolo TMA and UC Davis, the City has begun discussions with these agencies.
- Consider Redevelopment Agency participation in combination with in-lieu fees to develop consolidated parking facilities.
- Create a new Central Park parking district. This could be implemented with a series of lots or a centralized facility integrated into a larger project such as the school district site at the north end of the Park.

g) The project will not conflict with, and by providing higher density compact mixed use development should function in support of adopted policies/plans/programs supporting alternative transportation programs.

Standard Condition

1. Prior to the issuance of the building permit, the off-street parking plans and driveway configurations must be submitted subject to review and approval of the City Engineer. Final details to the parking plans will be approved at that time.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS - - Would the project:				
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-g) The proposed project would not have a significant impact on utilities or services in that new systems or substantial alterations will not be needed to provide service to the amount of future development permitted on the parcels under the proposed land use designations.

There are a number of power poles that are located within the City's alley right of way that may need to be relocated or placed underground at some future time in order to expand clearance width along the alley. The need for their removal/relocation will be addressed as part of the traffic analysis. Should the undergrounding of these power poles be pursued, the work should be coordinated with any other right of way improvements with developing property owner contributions for a proportionate share of the costs applied as a standard condition of development.

Standard Conditions:

1. Prior to the issuance of site development permits, the owner/developers shall obtain approval from the fire department that:

- a) All necessary public services, including water service and fire hydrants, meet fire department standards; and
 - b) Vehicle access is sufficient to accommodate fire department equipment and
 - c) Fire sprinklers are provided in any building over 5,000 square feet.
2. Prior to the issuance of site development permits, the owner/developer shall obtain approval from the City of Davis Police Department regarding compliance with the City Building Security Ordinance and other safety recommendations regarding building security as well as employee and patron security.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE –				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

human beings, either directly or indirectly?				
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a, b, c) Based on the findings of this Initial Study it has been determined that the majority of project impacts are less than significant or can be made to be less than significant through application of the City of Davis’s standard conditions of approval for new developments. The cumulative Air Quality and Noise impacts of the project are considered to have been adequately addressed in the Core Area Specific Plan and General Plan EIR’s and the Statements of Overriding Considerations for these impacts are incorporated here by reference. However, because of the number of properties involved, it has also been determined that the redevelopment that could occur as a result of the project could contribute to potentially significant cumulative impacts on area Cultural resources, traffic conditions, parking supply and aesthetics and these four impact areas will be analyzed in a Focused Program Environmental Impact Report.

References and Sources:

General Plan (May 2001)
 General Plan EIR (January 2000 DEIR, May 2000 FEIR)
 Core Area Specific Plan (November 1996)
 Core Area Specific Plan EIR (February 1996 DEIR, August 1996 FEIR)
 City of Davis Department of Public Works, Utility Map Book, September 2003
 Davis Downtown and Traditional Residential Neighborhoods Design Guidelines and Negative Declaration, July 2001
 City of Davis Traffic Demand Model 2003
 Cultural Resources Inventory, 2003.
 B & 3rd Streets Historical Analysis, 2005

APPENDIX 7.2 REVISED NOP

Revision to Notice of Preparation/ Minor Addition to Project Area

To: State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, CA 95814

Subject: Revision to Notice of Preparation of a Draft Environmental Impact Report
For B & 3rd 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 21st 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 & 3rd 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.

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 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 & 3rd 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. 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 property on 2nd 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,

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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,

**Table 1 (Revised)
Proposed Land Use and Zone Changes**

Change from University Ave Transitional District to B Street Transitional Dist.	
APN	Address
70 065 10	217 B St
70 065 11	225 B St
70 065 12	229 B St
70 073 11	311 B St
70 073 12	315 B St
70 073 13	319 B St
70 073 14	325-327 B St
70 073 15	333 B Street
70 073 17	337 B Street (Historic Designation)
70 073 16	246 Fourth Street
Change from University Ave. Transitional District to Retail with Offices	
70 065 13	233 B St
70 073 10	305 B St
Change from Low Density Residential to B Street Transitional	
70 065 6	239 Second Street (Baker's Square Parking)
Change from Low Density Residential to Retail with Offices	
70 073 7	235-239 Third Street
70 065 2	236 Third St
70 065 1	232 Third St (Historic Designation)
	240 Third St
70 065 3	232 University Ave
Remains Retail with Offices	
70 065 9	255 Second St (Baker's Square)
70 065 14	241 B St. (Live Work)
70 073 8	247 Third St. (Sam's)
70 073 9	301 B St (Ciocolat)
70 073 6	231 Third St (Navin's/residential)

**Table 2
Development Projections Revised (2/2/06)**

Project Subarea	Existing				Proposed				Net chg		
	du	Com. s.f.	Office s.f		du	Com. s.f.	Office s.f		# mf du	Com. s.f.	Office s.f
B St. 2nd - 3rd											
Retail w/offices	0	3,600	0		20	6,000	0		+20	+2,400	0
University (B) Transitional	17- 19	0	0		32 39		800		+15 20		+800
<u>Low Density Res.</u>											
B St. 3rd -4th											
Retail w/offices	0	0	0		0	0	0		0	0	0
University (B) Transitional	9 8	0	0		19 -20	0	0		+10- 11	0	0
3rd St B – Univ.											
Retail w/offices	3	4,360 <u>4,630</u>	0		49 39	8,200 <u>10,200</u>	19,200 <u>17,000</u>		+39 <u>+28</u>	+3,570 <u>+3,000</u>	19,200 <u>19,600</u>
Low Density Res.	7 6	0	0		0	0	0		0		
Total	36- 38	7,960 <u>8,230</u>	0		120 <u>117</u>	14,200 <u>16,200</u>	19,200 <u>17,800</u>		+84-85 <u>79</u>	+5,970 <u>+7,970</u>	19,200 <u>17,800</u>

Notes:

- 1) Properties at the corners of B & 3 rd and the property at 232 University are included in the 3rd Street figures.
- 2) Property at 246 4th Street is included in the B St. 3rd-4th subarea.
- 3) Total shows addition of two B Street parcels in 3rd Street Retail w/offices subarea.
- 4) Existing duplex units are counted as single family dwelling units.
- 5) Property at the corner of B & 2nd Street and 239 Second Street are included in the B Street 2nd-3rd figures.
- 6) Under the assumptions the new units are listed under the proposed zoning designation.
- 7) Development Assumption figures have been modified to reflect addition of a new parcel (239 2nd) and continuing refinement including a shift of nonresidential space on one parcel from office use to general commercial use and reduction in projected dwelling units on another parcel. The trip generation rate for both commercial uses is the same.

APPENDIX 7.3 NOP COMMENTS

Comment Letters Received on the NOP

Public Agencies	Date Received
Pacific Gas and Electric Company	Jan. 9, 2006
Yolo County Transportation District	Jan. 13, 2006
Caltrans	Feb. 8, 2006
Caltrans	Feb. 14, 2006
State Clearinghouse SCH# 2006012026	Jan. 11, 2006
State Clearinghouse	Feb. 16, 2006
Individuals	
John M. Burnham	Jan. 17, 2006
Karen Kane	Jan. 25, 2006
Cathy Forkas	Jan. 26, 2006
Wendy J. Nelson	Feb. 3, 2006
David Kane	Feb. 5, 2006
Maria Ogrydziak	Feb. 6, 2006
Bill Cavins	Feb. 6, 2006
Sabrina O'Hanleigh	Feb. 6, 2006
Esther Polito	Feb. 6, 2006
James Zanetto	Feb. 6, 2006
Jim Becket	Feb. 6, 2006
Chuck Roe	Feb. 6, 2006
Tedda Oldknow	Feb. 6, 2006
Other	
EIR Scoping Meeting Roster	Jan. 19, 2006
HRMC EIR Scoping Meeting Roster	Jan. 23, 2006
HRMC EIR Scoping Meeting Minutes	Jan. 23, 2006



*Pacific Gas and
Electric Company™*

WE DELIVER ENERGY.™

5555 Florin-Perkins Road
Sacramento, CA 95826

January 9, 2006

Sarah Worley
Planning Division
City of Davis
23 Russell Blvd.
Davis, CA 95616

PG&E File No: 05-515

Project Name: B & 3rd Street – Environmental Impacts

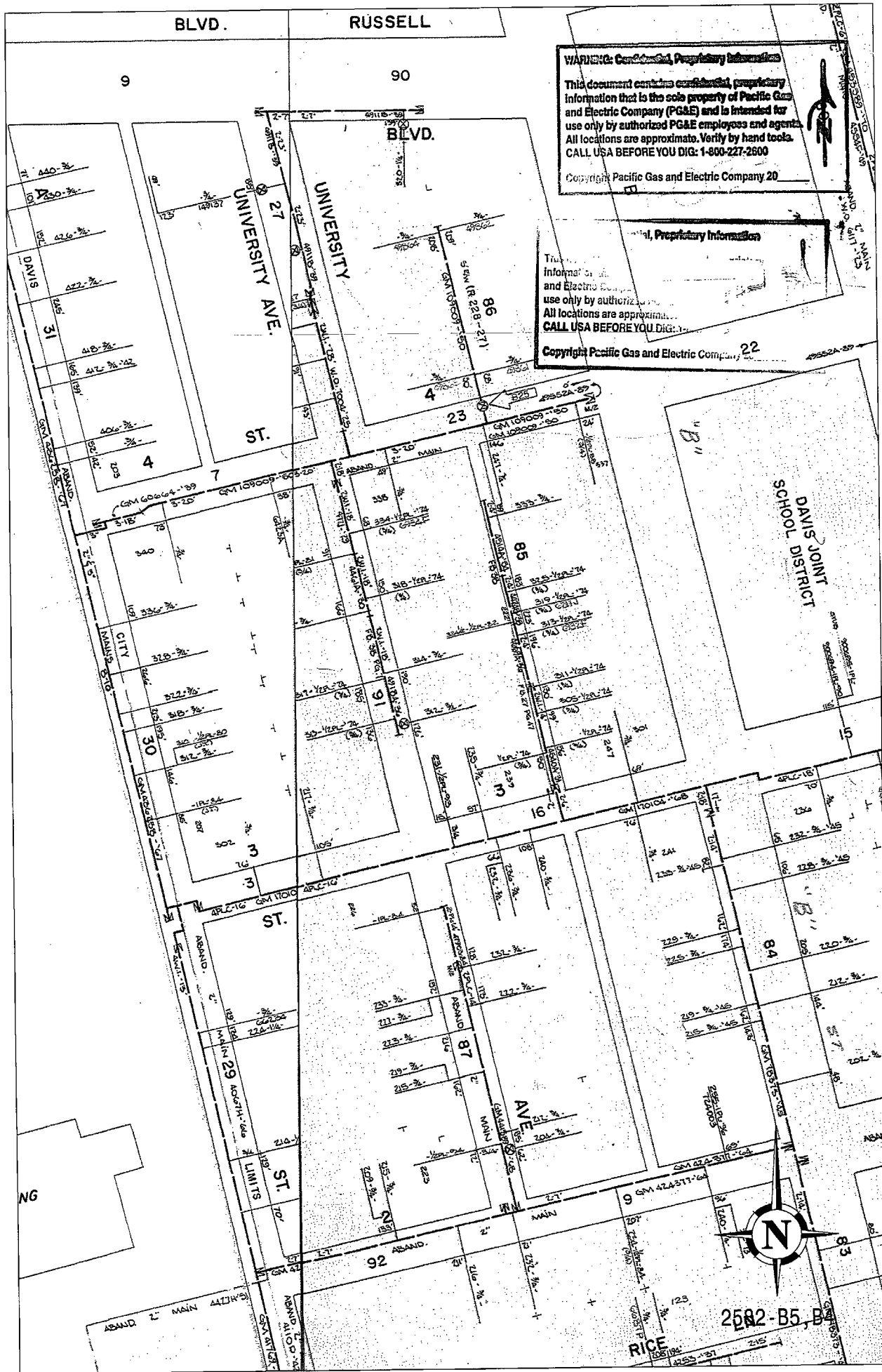
Note: Please incorporate the gas facilities and/or electric facilities from the attached plat maps into your plans. Check your plans for conflicts. It is the responsibility of the agency or developer to pothole existing facilities if needed to determine if there are any conflicts. An Application for gas service is required and you must allow 6 to 8 weeks to remedy any conflicts. If any pipe coating is damaged during excavation, please contact Gas Maintenance & Operations in your County and we will send someone to repair the damaged pipe wrap.

Sacramento County	(916) 386-5153
Solano County	(707) 440-5759
Yolo County	(530) 661-5157

If you have any questions regarding conflicts with our existing facilities or regarding new service to your project, you can contact Mike Reeves, 50 Kentucky Street, Woodland, (530) 661-5659

Sincerely,

Roosevelt Harris
5555 Florin Perkins Rd.
Sacramento CA 95826



WARNING: Confidential, Proprietary Information

This document contains confidential, proprietary information that is the sole property of Pacific Gas and Electric Company (PG&E) and is intended for use only by authorized PG&E employees and agents. All locations are approximate. Verify by hand tools. CALL USA BEFORE YOU DIG: 1-800-227-2500

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Copyright Pacific Gas and Electric Company 20



25R2-B5, B

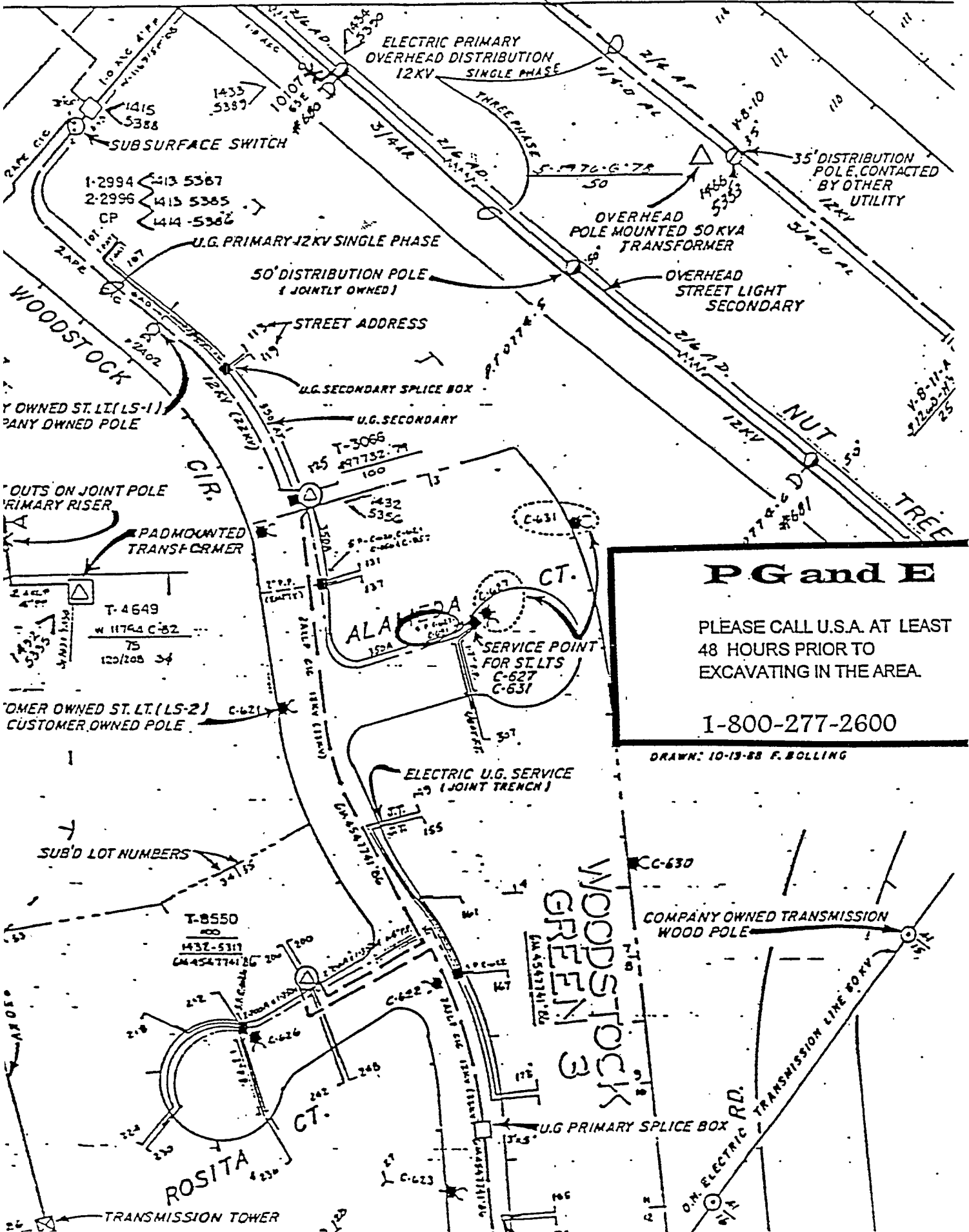
OVERHEAD LINE MAP
SCALE 1"=100'

SACRAMENTO DIVISION
ELECTRIC DEPARTMENT
TYPICAL MAPPING SYMBOLS

Q-13-12

ENGINEERING MAP NUMBER → Q-13-7

MAP NUMBER



PG and E

PLEASE CALL U.S.A. AT LEAST
48 HOURS PRIOR TO
EXCAVATING IN THE AREA.

1-800-277-2600

DRAWN: 10-19-88 F. BOLLING

Received via email to sworley@cityofdavis.com 1/13/06

Dear Ms. Worley:

Staff at the Yolo County Transportation District has received your Request for Comments regarding the proposed project at B and 3rd Streets in Davis. Our primary concern at this time is the preservation of the current bus stop on B Street, near 3rd Street, on the east side of the project location. Our ability to safely provide bus service to the project location will be very important, given the planned higher density residential and mixed-use development.

Please contact me or our Planner, Erik Reitz, at (530) 661-0816 if we can provide further information.

Thank you for the opportunity to comment on this project.

Troy Holt

Deputy Director

Yolo County Transportation District

350 Industrial Way

Woodland, CA 95776

Phone: (530) 661-0816, ext.18

Fax: (530) 661-1732

tholt@yctd.org

DEPARTMENT OF TRANSPORTATION

DISTRICT 3 – SACRAMENTO OFFICE
2389 GATEWAY OAKS DRIVE, SUITE 100
SACRAMENTO, CA 95833
PHONE (916) 274-0635
FAX (274) 274-0648
TTY (530) 741-4509



*Flex your power!
Be energy efficient!*

February 8, 2006

06YOL0001
03-YOL-80 PM 0.390
B & 3rd Streets Visioning Process
Notice of Preparation for DEIR
SCH#2006012026

Ms. Sarah Worley
City of Davis
23 Russell Boulevard
Davis, CA 95616

Dear Ms. Worley:

Thank you for the opportunity to comment on the B & 3rd Streets Visioning project's Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR). Our comments are as follows:

- Caltrans anticipates that traffic volumes from the proposed project may result in significant impacts to the Richards Boulevard/Interstate-80 (I-80) interchange. We request that the project's Traffic Impact Study (TIS) analyze that interchange and the 1st Street/E Street intersection. The TIS should be prepared in accordance with the "Guide for the Preparation of Traffic Impact Studies" which can be found on our website at:
<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>. We request that the TIS use a four-hour peak-hour timeframe (6:00 a.m. to 10:00 a.m. and 3:00 p.m. to 7:00 p.m.) rather than a two-hour timeframe as noted on Page 29. We request the opportunity to review and comment on any revised scope of the TIS.

If you have any questions regarding these comments or to contact us regarding the Traffic Impact Study, please contact Patrick Tyner at (916) 274-0558.

Sincerely,

A handwritten signature in black ink that reads "Alyssa Begley".

ALYSSA BEGLEY, Acting Chief
Office of Transportation Planning—South

"Caltrans improves mobility across California"

DEPARTMENT OF TRANSPORTATION

DISTRICT 3 – SACRAMENTO OFFICE
2389 GATEWAY OAKS DRIVE, SUITE 100
SACRAMENTO, CA 95833
PHONE (916) 274-0614
FAX (274) 274-0648
TTY (530) 741-4509



*Flex your power!
Be energy efficient!*

February 14, 2006

06YOL0001
03-YOL-80 PM 0.284
B & 3rd Street Visioning Process
Notice of Preparation
SCH#2006012026

Ms. Sarah Worley
City of Davis
23 Russell Boulevard
Davis, CA 95616

Dear Ms. Worley:

Thank you for the opportunity to comment on B & 3rd Street Visioning Notice of Preparation (NOP) and for the opportunity to discuss our concerns with you and your staff via telephone on Thursday, February 9th. We received your updated figures for reduced cumulative trip distributions for this development and have had our Office of Traffic Operations review and analyze the numbers. Our comments are as follows:

- Using the revised figures, it appears that the peak hour traffic impacts from this development do not warrant including the Richards Boulevard/Interstate 80 interchange in the City's Traffic Study. While there is the possibility of the development contributing to longer queue lengths on the Richards Boulevard ramp to westbound Interstate 80, this should be monitored by the City of Davis to address any future impacts to these facilities.

Again, we would like to thank you for discussing this project and working together to come to an appropriate resolution. If you have any questions regarding these comments, please contact Patrick Tyner at (916) 274-0558.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce de Terra".

BRUCE de TERRA, Chief
Office of Transportation Planning—South

"Caltrans improves mobility across California"



STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Arnold
Schwarzenegger
Governor

Sean Walsh
Director

Notice of Preparation

January 9, 2006

RECEIVED
JAN 11 2006
City of Davis
Planning & Building

To: Reviewing Agencies
Re: B & 3rd Streets Visioning Process
SCH# 2006012026

Attached for your review and comment is the Notice of Preparation (NOP) for the B & 3rd Streets Visioning Process draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Sarah Worley
City of Davis
23 Russell Blvd.
Davis, CA 95616

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

for Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2006012026
Project Title B & 3rd Streets Visioning Process
Lead Agency Davis, City of

Type NOP Notice of Preparation
Description B & 3rd Streets Visioning Process proposing amendments to the General Plan, Core Area Specific Plan, Zoning District Planned Development PD 2-86A, Downtown and Traditional Neighborhoods Design Guidelines, and CASP Land Use 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, and higher density residential and mixed-use development.

Lead Agency Contact

Name Sarah Worley
Agency City of Davis
Phone (530) 757-5610 **Fax**
email
Address 23 Russell Blvd.
City Davis **State** CA **Zip** 95616

Project Location

County Yolo
City Davis
Region
Cross Streets B Street, 2nd and 4th Street, 3rd, A and B Streets, University Avenue
Parcel No. 21 Parcels
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use

Project Issues Aesthetic/Visual; Noise; Archaeologic-Historic; Air Quality; Traffic/Circulation

Reviewing Agencies Resources Agency; Department of Water Resources; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Game, Region 2; Native American Heritage Commission; Department of Health Services; Caltrans, District 3; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 5 (Sacramento)

Date Received 01/09/2006 **Start of Review** 01/09/2006 **End of Review** 02/07/2006

<input type="checkbox"/> <u>Resources Agency</u> Nadell Gayou	<input type="checkbox"/> <u>Fish & Game Region 3</u> Robert Floerke	<input type="checkbox"/> <u>Public Utilities Commission</u> Ken Lewis	<input type="checkbox"/> <u>Caltrans, District 8</u> Dan Kopulsky	<input type="checkbox"/> <u>Regional Water Quality Control Board (RWQCB)</u>
<input type="checkbox"/> <u>Resources Agency</u> Nadell Gayou	<input type="checkbox"/> <u>Fish & Game Region 4</u> Mike Mulligan	<input type="checkbox"/> <u>State Lands Commission</u> Jean Sarino	<input type="checkbox"/> <u>Caltrans, District 9</u> Gayle Rosander	<input type="checkbox"/> <u>RWQCB 1</u> Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> <u>Dept. of Boating & Waterways</u> David Johnson	<input type="checkbox"/> <u>Fish & Game Region 5</u> Don Chadwick Habitat Conservation Program	<input type="checkbox"/> <u>Tahoe Regional Planning Agency (TRPA)</u> Cherry Jacques	<input type="checkbox"/> <u>Caltrans, District 10</u> Tom Dumas	<input type="checkbox"/> <u>RWQCB 2</u> Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> <u>California Coastal Commission</u> Elizabeth A. Fuchs	<input type="checkbox"/> <u>Fish & Game Region 6</u> Gabrina Gatchel Habitat Conservation Program	<u>Business, Trans & Housing</u>	<input type="checkbox"/> <u>Caltrans, District 11</u> Mario Orso	<input type="checkbox"/> <u>RWQCB 3</u> Central Coast Region (3)
<input type="checkbox"/> <u>Colorado River Board</u> Gerald R. Zimmerman	<input type="checkbox"/> <u>Fish & Game Region 6 I/M</u> Tammy Allen Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> <u>Caltrans - Division of Aeronautics</u> Sandy Hesnard	<input type="checkbox"/> <u>Caltrans, District 12</u> Bob Joseph	<input type="checkbox"/> <u>RWQCB 4</u> Jonathan Bishop Los Angeles Region (4)
<input type="checkbox"/> <u>Dept. of Conservation</u> Roseanne Taylor	<input type="checkbox"/> <u>Dept. of Fish & Game M</u> George Isaac Marine Region	<input type="checkbox"/> <u>Caltrans - Planning</u> Terri Pencovic	<input checked="" type="checkbox"/> <u>Cal EPA</u>	<input type="checkbox"/> <u>RWQCB 5S</u> Central Valley Region (5)
<input type="checkbox"/> <u>California Energy Commission</u> Roger Johnson	<input type="checkbox"/> <u>Other Departments</u>	<input type="checkbox"/> <u>California Highway Patrol</u> John Olejnik Office of Special Projects	<input type="checkbox"/> <u>Air Resources Board</u>	<input type="checkbox"/> <u>RWQCB 5F</u> Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> <u>Dept. of Forestry & Fire Protection</u> Allen Robertson	<input type="checkbox"/> <u>Food & Agriculture</u> Steve Shaffer Dept. of Food and Agriculture	<input type="checkbox"/> <u>Housing & Community Development</u> Lisa Nichols Housing Policy Division	<input type="checkbox"/> <u>Airport Projects</u> Jim Lerner	<input type="checkbox"/> <u>RWQCB 5R</u> Central Valley Region (5) Redding Branch Office
<input checked="" type="checkbox"/> <u>Office of Historic Preservation</u> Wayne Donaldson	<input type="checkbox"/> <u>Dept. of General Services</u> Public School Construction	<input type="checkbox"/> <u>Dept. of Transportation</u>	<input type="checkbox"/> <u>Transportation Projects</u> Kurt Karperos	<input type="checkbox"/> <u>RWQCB 6</u> Lahontan Region (6)
<input checked="" type="checkbox"/> <u>Dept. of Parks & Recreation</u> Environmental Stewardship Section	<input type="checkbox"/> <u>Dept. of General Services</u> Robert Sleppy Environmental Services Section	<input type="checkbox"/> <u>Caltrans, District 1</u> Rex Jackman	<input type="checkbox"/> <u>Industrial Projects</u> Mike Tollstrup	<input type="checkbox"/> <u>RWQCB 6V</u> Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> <u>Reclamation Board</u> DeeDee Jones	<input checked="" type="checkbox"/> <u>Dept. of Health Services</u> Veronica Rameriz Dept. of Health/Drinking Water	<input type="checkbox"/> <u>Caltrans, District 2</u> Marcelino Gonzalez	<input type="checkbox"/> <u>California Integrated Waste Management Board</u> Sue O'Leary	<input type="checkbox"/> <u>RWQCB 7</u> Colorado River Basin Region (7)
<input type="checkbox"/> <u>S.F. Bay Conservation & Dev't. Comm.</u> Steve McAdam	<input type="checkbox"/> <u>Dept. of Health/Drinking Water</u>	<input checked="" type="checkbox"/> <u>Caltrans, District 3</u> Katherine Eastham	<input type="checkbox"/> <u>State Water Resources Control Board</u> Jim Hockenberry Division of Financial Assistance	<input type="checkbox"/> <u>RWQCB 8</u> Santa Ana Region (8)
<input checked="" type="checkbox"/> <u>Dept. of Water Resources</u> Resources Agency Nadell Gayou	<input type="checkbox"/> <u>Independent Commissions/Boards</u>	<input type="checkbox"/> <u>Caltrans, District 4</u> Tim Sable	<input type="checkbox"/> <u>State Water Resources Control Board</u> Student Intern, 401 Water Quality Certification Unit Division of Water Quality	<input type="checkbox"/> <u>RWQCB 9</u> San Diego Region (9)
<input type="checkbox"/> <u>Conservancy</u>	<input type="checkbox"/> <u>Delta Protection Commission</u> Debbie Eddy	<input type="checkbox"/> <u>Caltrans, District 5</u> David Murray	<input type="checkbox"/> <u>State Water Resources Control Board</u> Steven Herrera Division of Water Rights	<input type="checkbox"/> <u>Other</u>
<input type="checkbox"/> <u>Fish and Game</u>	<input type="checkbox"/> <u>Office of Emergency Services</u> Dennis Castrillo	<input type="checkbox"/> <u>Caltrans, District 6</u> Marc Birnbaum	<input checked="" type="checkbox"/> <u>Dept. of Toxic Substances Control</u> CEQA Tracking Center	
<input type="checkbox"/> <u>Dept. of Fish & Game</u> Scott Flint Environmental Services Division	<input type="checkbox"/> <u>Governor's Office of Planning & Research</u> State Clearinghouse	<input type="checkbox"/> <u>Caltrans, District 7</u> Cheryl J. Powell	<input type="checkbox"/> <u>Department of Pesticide Regulation</u>	
<input type="checkbox"/> <u>Fish & Game Region 1</u> Donald Koch	<input checked="" type="checkbox"/> <u>Native American Heritage Comm.</u> Debbie Treadway			
<input checked="" type="checkbox"/> <u>Fish & Game Region 2</u> Banky Curtis				



STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Arnold
Schwarzenegger
Governor

Sean Walsh
Director

Notice of Preparation

February 10, 2006

RECEIVED
FEB 16 2006
City of Davis
Planning & Building

To: Reviewing Agencies
Re: B & 3rd Streets Visioning Process
SCH# 2006012026

Attached for your review and comment is the Notice of Preparation (NOP) for the B & 3rd Streets Visioning Process draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Sarah Worley
City of Davis
23 Russell Blvd.
Davis, CA 95616

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

for Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2006012026
Project Title B & 3rd Streets Visioning Process
Lead Agency Davis, City of

Type NOP Notice of Preparation
Description B & 3rd Streets Visioning Process proposing amendments to the General Plan, Core Area Specific Plan, Zoning District Planned Development PD 2-86A, Downtown and Traditional Neighborhoods Design Guidelines, and CASP Land Use 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, and higher density residential and mixed-use development.

Lead Agency Contact

Name Sarah Worley
Agency City of Davis
Phone (530) 757-5610 **Fax**
email
Address 23 Russell Blvd.
City Davis **State** CA **Zip** 95616

Project Location

County Yolo
City Davis
Region
Cross Streets B Street, 2nd and 4th Street, 3rd, A and B Streets, University Avenue
Parcel No. 22 Parcels
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use

Project Issues Aesthetic/Visual; Traffic/Circulation; Archaeologic-Historic; Other Issues

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 2; Native American Heritage Commission; Department of Health Services; California Highway Patrol; Caltrans, District 3; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 5 (Sacramento)

Date Received 02/09/2006 **Start of Review** 02/10/2006 **End of Review** 03/13/2006

NOP Distribution List

County: Yolo

SCH#

<input type="checkbox"/> <u>Resources Agency</u>	<input type="checkbox"/> Fish & Game Region 3 Robert Fioerke	<input type="checkbox"/> Public Utilities Commission Ken Lewis	<input type="checkbox"/> Caltrans, District 8 Mark Roberts	Regional Water Quality Control Board (<u>RWQCB</u>)
<input checked="" type="checkbox"/> Resources Agency Nadell Gayou	<input type="checkbox"/> Fish & Game Region 4 Julia Vance	<input type="checkbox"/> State Lands Commission Jean Sarino	<input type="checkbox"/> Caltrans, District 9 Gayle Rosander	<input type="checkbox"/> <u>RWQCB 1</u> Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> Dept. of Boating & Waterways David Johnson	<input type="checkbox"/> Fish & Game Region 5 Don Chadwick Habitat Conservation Program	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> Caltrans, District 10 Tom Dumas	<input type="checkbox"/> <u>RWQCB 2</u> Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Fish & Game Region 6 Gabrina Gatchel Habitat Conservation Program	<u>Business, Trans & Housing</u>	<input type="checkbox"/> Caltrans, District 11 Mario Orso	<input type="checkbox"/> <u>RWQCB 3</u> Central Coast Region (3)
<input type="checkbox"/> Colorado River Board Gerald R. Zimmerman	<input type="checkbox"/> Fish & Game Region 6 I/M Tammy Allen Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> Caltrans - Division of Aeronautics Sandy Hesnard	<input type="checkbox"/> Caltrans, District 12 Bob Joseph	<input type="checkbox"/> <u>RWQCB 4</u> Jonathan Bishop Los Angeles Region (4)
<input type="checkbox"/> Dept. of Conservation Roseanne Taylor	<input type="checkbox"/> Dept. of Fish & Game M George Isaac Marine Region	<input type="checkbox"/> Caltrans - Planning Terri Pencovic	<input checked="" type="checkbox"/> <u>Cal EPA</u>	<input type="checkbox"/> <u>RWQCB 5S</u> Central Valley Region (5)
<input type="checkbox"/> California Energy Commission Roger Johnson	<input type="checkbox"/> Dept. of Fish & Game M George Isaac Marine Region	<input type="checkbox"/> California Highway Patrol Mark Mulgrew Office of Special Projects	<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> <u>RWQCB 5F</u> Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> Dept. of Forestry & Fire Protection Allen Robertson	<u>Other Departments</u>	<input type="checkbox"/> Housing & Community Development Lisa Nichols Housing Policy Division	<input type="checkbox"/> Airport Projects Jim Lerner	<input type="checkbox"/> <u>RWQCB 5R</u> Central Valley Region (5) Redding Branch Office
<input checked="" type="checkbox"/> Office of Historic Preservation Wayne Donaldson	<input type="checkbox"/> Food & Agriculture Steve Shaffer Dept. of Food and Agriculture	<input type="checkbox"/> Dept. of Transportation Projects Kurt Karperos	<input type="checkbox"/> Transportation Projects Kurt Karperos	<input type="checkbox"/> <u>RWQCB 6</u> Lahontan Region (6)
<input checked="" type="checkbox"/> Dept. of Parks & Recreation Environmental Stewardship Section	<input type="checkbox"/> Dept. of General Services Public School Construction	<input type="checkbox"/> Dept. of Integrated Waste Management Board Sue O'Leary	<input type="checkbox"/> Industrial Projects Mike Tollstrup	<input type="checkbox"/> <u>RWQCB 6V</u> Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> Reclamation Board DeeDee Jones	<input type="checkbox"/> Dept. of General Services Robert Sleppy Environmental Services Section	<input type="checkbox"/> State Water Resources Control Board Jim Hockenberry Division of Financial Assistance	<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	<input type="checkbox"/> <u>RWQCB 7</u> Colorado River Basin Region (7)
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<input checked="" type="checkbox"/> Dept. of Health Services Veronica Rameriz Dept. of Health/Drinking Water	<input type="checkbox"/> State Water Resources Control Board Student Intern, 401 Water Quality Certification Unit Division of Water Quality	<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	<input type="checkbox"/> <u>RWQCB 8</u> Santa Ana Region (8)
<input checked="" type="checkbox"/> Dept. of Water Resources Resources Agency Nadell Gayou	<u>Independent Commissions, Boards</u>	<input type="checkbox"/> State Water Resources Control Board Steven Herrera Division of Water Rights	<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	<input type="checkbox"/> <u>RWQCB 9</u> San Diego Region (9)
<input type="checkbox"/> Conservancy	<input type="checkbox"/> Delta Protection Commission Debbie Eddy	<input type="checkbox"/> Dept. of Toxic Substances Control CEQA Tracking Center	<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	<input type="checkbox"/> Other _____
<input type="checkbox"/> Fish and Game	<input type="checkbox"/> Office of Emergency Services Dennis Castrillo	<input type="checkbox"/> Department of Pesticide Regulation	<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	
<input type="checkbox"/> Dept. of Fish & Game Scott Flint Environmental Services Division	<input type="checkbox"/> Governor's Office of Planning & Research State Clearinghouse		<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	
<input type="checkbox"/> Fish & Game Region 1 Donald Koch	<input checked="" type="checkbox"/> Native American Heritage Comm. Debbie Treadway		<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	
<input checked="" type="checkbox"/> Fish & Game Region 2 Banky Curtis			<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	

City of Davis
Community Development Department
23 Russell Blvd.
Davis, CA
95616

Jan. 14th, 2006

RECEIVED

JAN 17 2006

City of Davis
Planning & Building

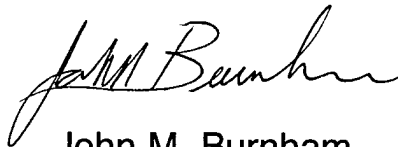
RE: B & 3rd Street Visioning Project

Dear Sir or Madam,

Please use Alternative 3, the high density alternative. We are a university city now, and high density along B will help concentrate our students closer to the university.

However, please do not allow in-lieu fees for required parking. Below ground parking should be mandated. The high density design requires substantial parking, and below grade level parking garages are usually used in university settings.

Thank you for your time and patience.



John M. Burnham

John M. Burnham
906 Colby Drive
Davis, CA
95616

From: "Karen Kane" <kkane@microeye.com>
To: "Sarah Worley" <SWorley@ci.davis.ca.us>
Date: 2/6/2006 11:08:36 AM
Subject: B Street EIR

Hi, Sarah.

Another comment I want to make is about traffic in the alley between 3rd and 4th.

I have been counting cars over the last 6 weeks, and there have never been fewer than 19 cars and there are more usually 23 cars parked behind the houses in this block. I am not counting cars parked in parking lot areas, such as Sam's and the apartment building that is near the South end of the alley. Just the spaces directly behind the houses.

There are more cars on the nights when there are parties, such as most weekend nights. I have not ventured out to count cars on those nights.

If you added 40 living units in this block alone, I think the number of autos would be excessive. There is no where to put them. In lieu of fees to help someone, but not the residents—whether renters or owners. I think they only help the developers.

Parking is not the only issue. Traffic already speeds up and down the alley (I mean speed). My gate opens about 18 inches from the edge of the alley. Of course I know not to dash out into the alley, but does everyone know this? What about new families? What about the Frye's kid(s) as they grow up and become ambulant?

I really think that if there were to be more living units constructed, there would have to be a reasonable number of parking spaces for each one (1/2 spaces are absurd, as cars aren't made in those dimensions), and traffic speed and flow would have to be carefully managed. Perhaps one-way? Speed bumps? Puncture strips?

Thanks,

Karen Kane

246 4th St.

Owner/Resident Holdout



RECEIVED

JAN 26 2006

City of Davis
Planning & Building

B and Third Street Visioning Process
EIR Scoping Meeting
January 19, 2006
Third and B, Teen Center

The Environmental Impact Report should consider...

(Attach additional sheets if desired; All comments must be received by February 6, 2006)

Parking & traffic flow.

A 2-Bdrm unit will have a minimum of 2 cars.

Alternative parking will be extremely limited due to high parking needs
↳ (as in on street parking) of downtown.

Traffic on B street already backs up for 2 blocks during
rush hour.

Home businesses will ^{likely} require deliveries, further impeding traffic.

In addition, the Planning Commission and City Council should consider ...

Please give details in terms of bedrooms, vs. in terms
only of 'dwelling units.' "Dwelling units" does not give
enough information to evaluate parking or
population density.

Name and address

Cathy Forkeas
336 K Street
Davis

Comments/questions/concerns to

Sarah Worley, AICP
Economic Development Specialist
City of Davis, 23 Russell Boulevard
(530) 757-5610
fax (530) 757-5660
sworley@ci.davis.ca.us

(email address)

cforkeas@yahoo.com

Please add me to your email list

From: <Wenjnel@aol.com>
To: <SWorley@ci.davis.ca.us>
Date: 2/3/2006 3:28:58 PM
Subject: B Street Initial Study

As a professional archaeologist, who lives in Davis, I am submitting the following comments on the B Street Initial Study:

Archaeology - there is no evidence that a records search was completed or how the study area was defined. If a records search was conducted, it would have revealed a prehistoric site located perhaps a half a mile from the project at the corner of 1st and A streets. This is a significant and fairly large site, likely containing human remains. The potential for discovery of human remains is a serious matter. Were the Wintu, as most likely descendants, contacted

for comments? Depending on the honesty and integrity of the construction crew to report any "important" artifacts is highly inadequate.

As ex-Chair of the City of Davis Historical Resources Management Commission and a professional cultural resources manager, I submit the following:

Land Use and Planning - the impacts would be significant - checking the "less than significant" box shows a complete disregard for the Design Guidelines and the Core Area Specific Plan. The plans for B Street are inconsistent with the General Plan, which, as you know, has the very strongly worded goal and policy that states the "city will designate, preserve and protect historic resources."

As a citizen of Davis I am appalled that the city is spending so much of our funds and human resources to line the pockets of a handful of developers, architects, and non-resident homeowners. What the city is proposing will negatively impact the historic character and charm of B Street, something that most

Davis citizens consider an important part of living in Davis.

Sincerely,

Wendy J. Nelson Ph.D. RPA

From: "David Kane" <dkane@microeye.com>
To: <sworley@ci.davis.ca.us>
Date: 2/5/2006 9:31:18 PM
Subject: Comments on Scope of B & 3rd Street Visioning Process EIR

Sarah,

There are two issues we want to raise in regards to the scope of this EIR.

First, the proposed scope includes the study of the Vision 3 option which is inappropriate and a waste of resources. We attended both community workshops and as far as we are aware no one was in favor of this option. It requires consolidating all the parcels under a single entity, and there are no realistic plans or political support for that to happen. Therefore we would argue that this option should be removed from the scope to permit more careful study of likely impacts.

Second, the attached letter and proposal from fifteen residents of the affected neighborhood was submitted to staff and to the joint meeting of the City Council, Planning Commission and Historical Resource Commission on April 26, 2005. As you may recall we outlined an infill vision for the project area that accommodates higher density than either Vision 1 or 2 while maintaining historical resources and working within the existing design guidelines.

Our proposal was addressed by both commissions but ignored in the staff report. One could argue that an unsolicited proposal from a group of neighbors should not be given the same weight as the results of public workshops. But in reality the staff recommended vision includes concepts (such as the possibility of four stories at the corner of 3rd and B) that come directly from proposals floated by property owners - so the concept of public input as it applies here is somewhat broad. The EIR is the appropriate place to evaluate the impacts of a vision that increases density without compromising the established design guidelines or general plan principles. In addition the recent infill build-out on D Street that the proposal references should make quantification of impacts more straightforward.

Regards,

David and Karen Kane

246 4th Street

Davis, CA 95616

530 753-7729

From: Maria Ogrydziak Architect
241 B Street, Davis, CA 95616
530-756-2346
maria@oarch.com

To: Sarah Worley, AICP
Economic Development Specialist
City of Davis

Date: February 6, 2006

Re: B and Third Street Visioning Process
EIR Scoping Session Comments

Following are my comments on the EIR Scope:

- Clarify that “attached multi-family developments” include developments composed of discrete buildings separated by multi-inch air gaps.

- “Owner-occupied condominium units” is a troublesome term due to current construction liability laws. Encourage owner-occupancy without suggesting that it be achieved solely through the construction of condominiums. With current liability laws in place, the condominiums are likely to be rented for ten years before being put up for sale. We want to construct for-sale units. Neighbors also want owner-occupied units, not rentals.

- Consider whether it would be more appropriate that the status quo condition reflect the maximum build-out possible under existing rules, including build-out of granny flats and addition of bedrooms and parking. For the status quo option, the residents per dwelling unit should reflect the high number of students and cars currently in each rental unit in the study area. The number per household is certainly more than the 2.47 per dwelling unit projected for the proposed project.

- There is no direct knowledge that the property owners will realize a significant windfall through this rezoning. This is an assumption made by staff and is not based on actual figures.

- Clarify how costs for city improvements will be borne by the city, property owners, and existing residents. Examples of such improvements are undergrounding of power poles and Third Street improvements. For instance, power poles serve more than the properties being developed.

From: "Bill Cavins" <bcavins1@dcn.org>
To: <sworley@ci.davis.ca.us>
Date: 2/6/2006 12:08:02 PM
Subject: B St Visioning EIR

I have the following concerns about the staff supported Vision for the B St., Third Street area:

The University Ave area already has the highest density of housing in town because of the 2 and 3 story apartments. It would likely destroy our neighborhood as we know it to expect it accomodate 101 more units of multifamily when the whole of the core area only has 310 (Table 3 of Initial Study). The Core Area Specific Plan called for an increase of a little over 100 multifamily units, but that was for the whole of the core area. To claim that the projected development falls within projections for 2010 is misleading.

There are other sections of the 3rd St corridor and core area that should receive infill before compounding the parking and noise problems that already impact our neighborhood.

The EIR initial study correctly noted, the traffic impact on the area does have a "potentially signicant impact". Here we are talking about more than doubling the average daily trips generated in an area that is supposed to be "pedestrian friendly" and a corridor between town and gown, and an "urban village". This seems unacceptable.

Bill Cavins

227 University Ave

Davis

Original Message-----

From: Sabrina O'Hanleigh <mailto:sabrinao@dcn.org>

Sent: Monday, February 06, 2006 11:50 AM

To: Sarah Worley

Subject: EIR scoping comments

Dear Sarah,

Please find below my response to the EIR Scoping meeting for the 3rd and B street Projects which was held in January of this year.

Thank you for your time.

The University Avenue/Rice Lane traditional neighborhood is a very special neighborhood that is already very dense, (one of the densest neighborhoods in the city), complex, houses historic resources, and is challenged with extremely limited parking and whose traffic seems to be at its maximum capacity.

The projects proposed for study would increase the density to more than 60 dwelling units per acre. That is more than two times the density allowed in the City's current general plan. The project description states that 85 additional dwelling units would be added. Increasing the residential units so greatly will disrupt the daily balance and quality of life for the residents of this neighborhood, and the non-residents who utilize it. The impact will be too great.

The impacts include noise, traffic, parking, light, air, garbage, land use, and privacy. I believe strongly that all these areas should be studied.

- Noise: The noise from the additional people and traffic would carry throughout the neighborhood. Not to mention the additional gardeners that use leaf blowers that will also come with the added use. UCD events at Toomey field and other areas on campus create great impact on the neighbors. Events at Central Park are often too loud and invade the homes of neighbors. Additional people and traffic will just add to the already large amount of extemporaneous noise that residents have to deal with.
- Traffic: In the initial study it states that trip generations for the area more than double. In the project vicinity they will increase from 820 to 1907 average daily trips for the project area and vicinity. This greatly changes the quality of life for not only the area residents but also for the community members who utilize and travel through the area.
- Parking: Parking is already at a premium. I am told that a parking count will be done only once for this study. It really needs to be done more than once at different times of the day. This neighborhood is filled with many students. They drive to work, school, and for pleasure, all on varying schedules that do not meet a "norm". And, most of them have cars. For example, the house at 233 University Avenue houses 5 and sometimes 6 students, all of whom own cars which they drive and park. They have 3 parking spaces behind their house which they use in a hap-hazard manner. On University Avenue between 2nd and 3rd

there are three apartment complexes. Supposedly the students living there have parking spaces. Many of them park in the street. And, it is common to see cars parked up on the space between the sidewalk and the front doors in front of 218 University at Villa Verde apartments. Also, what about the pedestrians who utilize these streets to travel to and from the downtown area and campus.

- There is no viable off-site parking structure planned for these projects. Where will all the cars go?
 - In addition, Council member Ted Puntillo stated at a council meeting that he would not support infill projects in this area if parking was not provided for the new projects.
-
- Light: The natural sunlight that will be blocked by three and four story buildings will affect the light coming through to people's gardens, windows, and the street. Will trees be removed? Will they need to be removed because of lack of light? Removing trees will also impact the air quality. A study of the light lost will need to be done. And, neighbors should not have to be subjected to loss of trees in a city committed to the use of trees in its environmental and aesthetic goals and quality of life.
 - Garbage: Garbage is already an issue because of the one way street and parking which creates challenges for residents and the garbage collectors. Often times, garbage is not collected because people trying to move their cars out of parking spaces move garbage and recycling bins back up onto the sidewalk without owners' being notified. Sometimes that garbage is moved carelessly by people and is dumped over into the street and the sidewalk. Adding more garbage pick-up will just increase the amount of garbage being strewn about and frustration for both these groups.
 - Land Use: I do not understand how the city staff can state that there will be a "less than considerable impact" on land use. The demolition of the buildings in the project will drastically change the historic character of the neighborhood. Doesn't the CASP foster reinvestment consistent with historic conservation?
 - The addition of so many large scale buildings to this neighborhood will cut down on the privacy of the closest neighbors. This is just rude, unthoughtful, and invasive.

In addition to these issues, I have a few others. I will bullet them below.

- Most importantly, there has been no neighborhood assistance on how to understand this whole process and the languaging used by planning personnel. The city needs to provide meetings or workshops which provide lay people the understanding of this very complex process. Doesn't good planning dictate that neighbors be directly involved in the planning process? And, while city staff has

held private meetings with the developers, they have initiated none with the area residents.

- While workshops were held for “visioning” of B and Third streets last year, these workshops, which I attended, had the feel of being directed toward the view of the developers. There was very little room for any input rather than those ideas guided by the facilitator, Bruce Race, which seemed to come from the city. It was very frustrating to me to be there.
- The CASP classifies this neighborhood as residential with pockets of mixed-use and emphasis on sensitive infill that retains the neighborhood character. This project does not meet these requirements.
 - I think it should also be stated that people treat the residential aspect of this neighborhood as one that is not friendly to families and thought to not have families as residents. This is just not true. Currently there are four families with young children (total number being 8). This is a neighborhood that is appealing to families and, yet, is inaccessible to them. Any development proposed in this area should take that into account and create room for them.
- On April 26, 2005, a group of 15 residents proposed an infill vision to the joint meeting of the City Council, Planning Commission, and Historical Resources Commission. In that proposal we presented a plan that included higher than existing density, higher even, than Vision 1 or 2 you present, and still retained the historic character of the neighborhood and works within the city guidelines. It also works within the existing design guidelines. This proposal has been ignored by city staff. Why is that when the current proposals being considered have been created by property owner developers? Please see the attached letter and proposal for more detail.
- Good design: It has been stated that good design should be considered for any project being developed. The problem is that, in reality, there are no architects anywhere in the process of reviewing these developments by the city. Neither City Staff, nor the Planning Commission, nor the City Council contain an architect with the experience and knowledge of good design.
- This is a very special neighborhood and should be treated as such. It should be treated as a whole neighborhood and not in the piece-meal fashion of this EIR scope. Why are so many amendments being proposed to a general plan and CASP which were painstakingly created just a few years ago? It seems that to have to amend a plan this much is making a statement that the city staff disagrees with the plan and wishes to move ahead with their own ideas. It just doesn't make sense.

April 21, 2005

Dear City Council Members, Planning and Historical Resources Commissioners,

We are a group of University Avenue/Rice Lane Neighborhood residents. We strongly support infill to bring more residents downtown. Some of us participated in at least one of the two B Street Visioning workshops last winter. Unfortunately, the summary document from those workshops disappointed all of us. Both options in the summary would radically alter the character of our neighborhood and negatively impact the residential quality of life in this active, diverse and sometimes challenging area of town.

We realized that we, as residents, have a better understanding of our neighborhood's complexity than many of the workshop's participants had. We don't see our neighborhood as a place to develop; we see it as a place to live. Therefore, we decided to give you other options that would still add a reasonable number of infill units and be economically viable, while also supporting our residential character.

Accordingly, we held our own series of meetings over the last month. Our goals were to study the options and see if we could develop viable alternatives. We would like to thank city staff members Ken Hiatt and Sarah Worley for attending two of those meetings, answering questions, and generally helping us understand the planning process. Their assistance was invaluable.

We have now completed the following two initial tasks:

1. The development of a consensus set of guiding principles for infill projects that are both economically viable and maintain the residential neighborhood and its residential character; and
2. The description of project models for B Street and for Third Street that we can support.

Attached is the result of our work. We will present a brief oral summary on Tuesday evening.

We hope that, after viewing all the options, you will agree with us. If you do, everyone wins. The city will get quality infill, developers will make a fair profit and neighbors will see compatible reinvestment in properties that have been ignored too long. We love living here, and we believe others will too, if we do it right.

Sincerely (in alphabetical order),

Ursula Abbott

Bill Cavins

Kari Fry

Karen and David Kane

Sinisa Novakovic

Sabrina O'Hanleigh

Tedda Oldknow

Sue and Jack Palmer

Esther and Vito Polito

Maynard Skinner

Vicki Thomson

Mike Yackey

BASIC PRINCIPLES AGREED TO BY NEIGHBORHOOD PARTICIPANTS

- Protect the residential neighborhood and its residential character.
- Support new residential development that is economically viable AND compatible with the existing residential character.
- Ensure that residential remains the primary use, rather than a secondary use sandwiched between commercial areas.
- Provide ownership housing opportunities, not rental.
- Reuse “character-contributing” older structures where possible.
- Manage/locate parking and traffic to preserve neighborhood as a pedestrian friendly area and still provide adequate parking for residential uses. We will not support plans that allow unmet needs today while collecting parking in-lieu fees for a future parking structure. Such a plan will burden the neighborhood with parking problems for many years.
- Upgrade the infrastructure (sewer, storm water, roadway and alley surfaces).
- Ensure that all infill and redevelopment supports the quality of life of new and existing residents.
- Maintain scale of neighborhood – two stories.

PROPOSAL FOR GUIDING B STREET INFILL

B Street Infill Policies

- Integrate the best of the old with quality new construction.
- Provide residential units with live/work and home office uses. Keep the residential focus on B Street facing the park. B St. west of the park is not a location for new retail and commercial services. It is an excellent location for denser residential development, designed appropriately.
- Limit new construction to two stories in height, with no more than three bedrooms per unit. New development can be larger than existing, but should be visually compatible such that the old can be woven in with the new in a manner that respects Davis’ heritage while enhancing its future. The three-storey model that has been proposed is uniquely unsuited to infill in Davis’ older residential neighborhoods and will not meet the needs of Davis’ older residents and “empty nesters” (a key group that has been identified for central city infill projects). Further, three story townhouses will yield larger units that are more likely to turn into large student rentals, exacerbating problems in a neighborhood that already has a large number of student apartments.
- Maintain privacy, solar access, light and air for adjacent single family houses on and behind B Street and on Fourth. This includes the historic MacDonald house on B (the Gordon’s), the Kane’s house on Fourth, and all residential properties on the east side of University Avenue.
- Upgrade alleys and limit use to residential only.
- Provide adequate parking for all new units.
- Maintain large trees and sense of open space on B Street facing the park.

- The D Street Terraces project in downtown Davis has a site plan similar to what the neighborhood would support on B Street.

Why the D Street Terraces Model Works for B Street

From a developer's perspective, D Street Terraces is a proven, economically viable infill project. In fact, a project of this type can provide an excellent economic return for developers.

From an urban planning perspective, the D Street Terraces site plan would triple the density on B Street, save the best of the older houses, allow selective demolition, and provide the market rate affordable housing opportunities desired by a diverse group of potential residents, from young workers to retirees. The deeper lot sizes and the alley access on B Street should allow a designer to improve the D Street site plan, possibly turning the site plan's interior parking court into a green common area. The result will be a high quality of life for a greatly increased number of residents.

From a city policy perspective, the D Street Terraces site plan is consistent with the city's General Plan, Core Area Specific Plan, Design Guidelines and even the goal of the existing zoning standards for B Street development. For example, the zoning allows a minimum lot size of 2400 sq. ft.; the D Street Terraces project applied on B Street would yield an average lot size of 2500 sq. ft. The zoning will need to be "tweaked," but not rewritten. The other plans and policies may need little or no revision at all.

From the perspective of neighborhood homeowners, increasing the number of housing units on B Street in a manner consistent with the intent of our existing planning equals infill we can support. Neighborhood residents have been on the barricades for too many years. Now is not the time to set aside carefully thought-out citizen planning efforts in favor of unneeded "new visions." In fact, there is never a time or a reason. If properly designed and planned, with adequate protections for the adjacent single-family residences, the D Street Terraces model can yield exemplary infill housing.

Using D Street Terraces site plan as a model for B Street development will enliven the park face and our residential neighborhood, resulting in economically viable reinvestment that supports the city's infill housing goals. It will significantly increase the number of long-term residents in the Core Area who daily shop, dine and participate in the community's urban life. It offers an urban solution suited to Davis, integrating Davis' small town character into a dense urban design scheme that will result in carefully planned, sensitively designed infill at a scale in keeping with city character. It works in downtown Davis, and it will work on B Street.

We can meet the city's adopted policies without embarking on a time consuming, expensive and potentially divisive planning process. Sensitively designed, economically viable infill is right for everyone, homeowners, residents, landlords, developers, business owners and the city. Let's do it right.

HISTORICAL PERSPECTIVE REGARDING THE 3RD STREET CORRIDOR

In the early 60's, the City of Davis envisioned a lively pedestrian/bicycle corridor linking the downtown with the University. The plan was for a mix of businesses along the way which would bring "street charm" to this link between the two entities.

Unfortunately, it didn't happen. Third street from A to University is dominated by food establishments:

- from University to B—a copy shop, a small restaurant and single family rentals
- from B to C—another restaurant
- from C to D—single family homes converted to a restaurant and small businesses
- from D to E—another restaurant, two small businesses and a bank

Most of the property is in a state of disrepair and only a few of the structures are of high quality.

This area now has dramatically less parking since it did when Third Street was first envisioned as a retail corridor. At that point there was a university parking lot at the A Street corner with unlimited free parking on the weekends. There was also a large free parking lot at 3rd and B, in what is now southern end of Central Park. These two lots helped support existing retail and made the vision for additional retail feasible. They are gone and nothing is likely to take their place.

It is proposed that the single family homes in the block from University Ave to B St. be replaced by multi story structures with retail on the first floor. The long-term commercial trend on 3rd street has been dominated by restaurants and it is doubtful if there is room for more. As for other businesses, the lack of parking, congestion, and high price of land on 3rd St. make this a difficult area for any that interact with the public. .

Accordingly, our recommendation is to allow two story town houses, no retail, no apartments, with parking on site or underground. Live/work town houses would be allowed as a conditional use. Two story buildings are consistent with most of the structures in the neighborhood and would increase the density while allowing space for adequate parking. The historic house at the South East corner of University Ave and 3rd St. should be moved one parcel to the south and reoriented to face University Ave.

339 University Avenue
Davis California, 95616
February 6, 2006

Associate Planner Sarah Worley
City of Davis Community Development Department
23 Russell Boulevard
Davis CA 95616

Dear Sarah,

I am submitting the comments below as directed by the Notice of Preparation for the B Street Visioning Project's EIR scoping.

I want to state clearly from the outset that my biggest disappointment in this project has been the lack of substantive neighborhood involvement. The courtesy and consideration that was extended by staff to the investment property owners included numerous private meetings, as you have stated in your staff reports. The same considerations should have extended to those of us who own and live here. I am particularly distressed to learn from the Kanes that they have never been invited to the private meetings with B Street property owners, even though the Kanes own property in the study zone.

If large "community meetings" were obviously not sufficient in terms of gathering information and input from the investment property owners, they were also not sufficient for gathering information from neighborhood residents. We are a neighborhood which has gone on the record with statements in support of infill and a proposal which could have increased density three-fold, yet the neighborhood's infill option has never been studied or discussed by staff. Infill is about building consensus, not marginalizing neighbors. I am discouraged by the process that has been used to date.

The alternatives proposed by staff in the NOP are virtually the same as those alternatives that were developed by staff prior to the historical consultant's report. Why haven't the alternatives been adjusted to study infill potential that is more sensitive to historical conservation? Unless the alternatives are revised, the result of the proposed EIR study will be an incomplete vision and, in my mind, a false picture of the types of economically viable and reasonably sensitive infill that can be accommodated.

The rest of my comments follow:

- 1. Initial Study: Land Use and Planning.** The analysis provided by staff leading to "less than significant impact" is inaccurate. The project has a potentially significant impact because it is in direct conflict with the design guidelines, which were adopted, in part, as a Core Area Specific Plan mitigation. The mitigation is cited in the authorizing resolution adopting the guidelines, a copy of which I provided to staff at the Historical Resources Management Commission.

A review of the design guideline goals will show that the goals foster reinvestment consistent with historic conservation. The project being studied is not consistent with the goals of the guidelines. Too many contributing buildings will be demolished, changing the historic character of the street. Therefore, you cannot amend the “special character area” guidelines and reinsert them into the existing document without being in serious conflict with the document’s goals. While there is no question that CASP and the guidelines can be amended as part of a new project approval process, there is also no question that the project is in serious conflict with the existing documents. Impacts are therefore potentially significant.

The analysis should be amended to correctly describe the legal status of the design guidelines, and the conclusion of the analysis should be that the project may have a potentially significant impact in that it is in direct conflict with the goals of an adopted mitigation. As a result, Land Use and Planning issues should be studied in the EIR.

It has just come to my attention that the city has written a revised notice of preparation. The acreage has been corrected from 2 acres to 4 acres, but there is no indication of whether staff is referring to net or gross acreage. That needs to be clarified in order to evaluate the density in terms of city planning policies.

- 2. Initial Study: Transportation and Traffic:** The proposal is to study the existing and cumulative travel impacts from 7 to 9 AM and 4 to 6 PM. Traffic impacts are also significant mid-day, when downtown has a number of lunch time visitors. Parking impacts are greatest in the evening. The traffic study should also include a study of impacts on the alleys, which are shared by the single family residents. An increase in noise and traffic in the narrow alley can have a significant impact on these remaining homes.

Paragraph (f) in this section indicates that the planners intend to retain the CASP requirement for auto access only via the alleys behind B Street developments. Why this one CASP requirement being retained, while so many others are being jettisoned? The potential for driveways directly onto B Street should be studied, to alleviate the burden of increased alley traffic on the single family homes adjacent to the subject parcels.

Re. the parking mitigations proposed for future study: I do not believe that in-lieu parking in this area is viable or appropriate. There is no parking structure in the immediate vicinity being planned. The proposed structure between E and F, 3rd and 4th, is too far away to meet this project’s needs. The “in-lieu” parking concept provides money for the city’s coffers, and headaches for the neighbors. It should not be considered. In fact, at the time that Councilmember Puntillo voted for considering this project, he clearly stated that if the parking problems could not be solved, he would not support the project. Collecting fees rather than providing parking does not solve the problem.

Suggesting that a future parking structure could be built on school district property is conjecture, and not an adequate mitigation. Pursuing agreements with UC Davis for “UC related tenants” sounds feasible, but may be inconsistent with UC policy. The city cannot rely on a mitigations that require the use of land over which the city has no control.

Finally, while changing the timed parking on 3rd Street sounds viable, it does not take into consideration the proximity of the UC central campus. Any additional time limited parking is likely to be used by students and campus visitors, bringing still more cars into the neighborhood without meeting the project generated parking needs.

- 3. Initial Study: Noise** Our neighborhood is subjected to noise and light impacts outside of the city's control (on university land) that have significant negative impacts on occasion. Toomey field, while being abandoned for football, is and will continue to be used heavily for track and field and practices. Field lights, the stadium’s public address systems, and the large number of visitors and crowd noise take their toll on those living here. On the other side of the neighborhood, Central Park events frequently exceed noise limits. This project proposes to increase the number of residents six-fold, and add increased traffic noise and commercial visitors. While the city maintains that all project components will be within the required noise standards, at what point will all the cumulative noise impacts make the neighborhood untenable? This cumulative impact is a very real concern, given the level of noise on campus and in Central Park, as well as the noise inherent in a neighborhood with many students, parties and traffic.
- 4. Initial Study: Aesthetics** While staff is correct that the historical character changes may be a potentially significant (item b) staff has erred in determining that the project would not degrade the visual character of the site or its surroundings (item c). The visual character of the neighborhood has potential to be substantially degraded, regardless of the presence of historical resources. Please remember, this is first and foremost a one and two story residential neighborhood. The removal of open space, destruction of trees, and increase in paving for parking, as well as the additional height and mass, would all have a cumulative potential for significant impact on the visual character of the surroundings, regardless of the presence or lack of historic resources.
- 5. Initial Study: Biological Resources** Am I correct that staff is stating that a developer who saves one “tree worth saving” would get a .5:1 FAR bonus? This is far too great a bonus to offset the benefit of saving a single tree.
- 6. Alternative Number 1: No project** I realize that this is a typical alternative for an EIR. However, I believe staff has too narrowly defined a no project alternative by stating that the existing zoning standards (as well as design guidelines and CASP) will be used for the “no project” study.

Staff's approach will give a false view of the type of infill that is currently consistent with the CASP, the Design Guidelines and the zoning intent. Given that individual PD zoning is used frequently in this community, staff should be guided by the CASP, the DG and the intent of the PD-2 896 zoning, rather than each and every PD 2-86 standard.

To that end, the neighbors have already provided an example of what can be accomplished. This example is part of the April 2005 joint meeting record. It is a viable alternative of what can be done, albeit not the only alternative. Alley houses behind B Street, with the retention of any houses on B determined to be historic contributors, would also be a viable no project alternative. All of these all within the framework of CASP and DG and the purpose of PD 2-86. Either the "no project" study or the "lower density study" should include the neighborhood's alternative.

- 7. Alternative Number 2 – Lower Density:** Staff has provided lower density alternative which does not appear to be consistent with historic conservation. Instead, a study of alternatives to the project should include at least one lower density study that is completed in close consultation with the historical consultant. The goal should be to save as much context as possible while providing for greater infill than might otherwise be done under the revised "no project" alternative described above.

For example, it is likely that such a study would recognize that the block with the highest degree of integrity – B Street between 3rd and 4th – should have the least demolition. In this block, alley townhouses or a project similar to the 312 D Street project prototype presented by the neighbors would be desirable. On the other blocks where integrity has already been highly compromised, a higher degree of new construction could occur. But all construction would be more sensitive to neighborhood patterns of open space, mass and height. What staff is proposing is an alternative that is less dense, but not less of an impact in terms of potential change to the neighborhood's historic character.

- 8. Alternative Number 3:** The staff's "more dense" alternative proposes removing historic resources. Our General Plan has a very clear goal and policy statement that the city will "designate, preserve and PROTECT historic resources." The Council should not be spending the city's money to study an alternative in such significant conflict with the general plan.

When I made this comment at the Historical Resources Management Commission, Developer Chuck Roe commented that other general plan policies in favor of densification may outweigh the historical resource policy. That statement is clearly inaccurate. The city has thousands of parcels that can be densified; and less than 40 parcels which have historic resources. Obviously, the

city can be in favor of density and protect resources at the same time. These policies are not in conflict.

While my comments above apply the alternative 3, I also want to note for the record that the main project does not protect historic resources either, in that it radically degrades the historical integrity of the neighborhood. It is likely that the city may need to amend the General Plan as well in order to proceed with this project, let alone alternative 3.

- 9. Design in General:** The staff has repeatedly said that requirements for good design and quality materials will mitigate the visual impacts of the development. In reality, design review is done mainly by staff, some of whom are untrained in design, by the Planning Commission on which there are no architects or landscape architects, and often by the City Council. Many factors go into a vote on a project, not the least of which is political consideration. All of us have seen Commissioners or Council vote to approve a project that staff has said is deficient in design. As long as decisions are made in this fashion, mitigation that rely on quality design and materials are not viable.

I also refer you to my comments before the January Historical Resources Management Commission in regard to archeological resources. I expect they will be adequately reflected in the minutes of that meeting.

Thank you for the opportunity to comment. Please do not hesitate to contact me if you have any questions.

Sincerely,

Esther Polito

From: "james zanetto, architect" <zanetto@dcn.org>
To: sarah worley <sworley@ci.davis.ca.us>
Date: 2/6/2006 2:04:24 PM
Subject: B and 3rd EIR Scoping Comments

Sarah Worley,

Attached please find my comments.

Please reply to confirm that you have received these.

Jim

February 5, 2006

SarahWorley, AICP
Economic Development Specialist
City of Davis
sworley@ci.davis.ca.us

RE: B and Third Street Visioning Process
EIR Scoping Session Comments

Sarah Worley,

The following are my comments:

1) The Environmental Impact Report should consider:

- Planning for a new housing type: Shared Car Households (SCH).
- Shared Car Households:
 - Greatly reduce the impact of density increases at infill sites.
 - Typical Shared Car Households include seniors, students, local workers including university faculty moving from other urban areas where a car is unnecessary, and low income residents.
 - Are a form of affordable housing due to the elimination of significant monthly expenses such as auto loan payments, fuel, maintenance and auto insurance. Also the cost of the housing itself is reduced due to the elimination of auto circulation, storage and shading expenses.

2) In addition, the Planning Commission and City Council should consider:

- Methods to implement Housing for Shared Car Households:
 - Establish a city-wide shared car program that individual projects and businesses can subscribe to.
 - Work with UCD to develop a city-university shared car program.

- Work with SACOG to gain grants and implementation assistance.
- Establish new zoning guidelines for reduced parking requirements for SCH housing.
- Explore methods to restrict SCH from having or storing a car on site or off site.
- Reduce developer impact fees due to decreased environmental impacts including:
 - reduced noise, air pollution, and congestion on existing neighborhoods,
 - reduced road maintenance needs,
 - increased bike and pedestrian safety,
 - reduced pavement and increased open space potential, and
 - increased viability of businesses due to increased parking availability.
- Developing "overlay zones" where SCH
 - are strongly encouraged (locations in the core area and adjacent to the university),
 - are encouraged (locations within walking distance of the core area and university),
 - are allowable (citywide?).
- Work with local businesses, especially grocery stores, to encourage delivery services (such as the current Safeway program), and to provide staff car availability so individual car use is not required.
- Include availability of the most fuel efficient, low pollution vehicles available with professional maintenance programs to maximize their performance, as well as larger vehicles for moving heavier items.
- Directing Staff to explore locations where shared cars could be housed.
- Directing staff to report on nationwide SCH programs such as Flex Car (www.flexcar.com), and Zip Car (www.zipcar.com), or the feasibility of establishing a local shared car cooperative.
- Directing Staff to report on community based SCH (Google shared car households) in other communities/regions such as:
 - Chapel Hill, North Carolina (joint city/university program)
 - San Diego, Los Angeles, and San Francisco,
 - Portland, Oregon
 - Seattle
 - Chicago
 - Minneapolis/St. Paul Neighborhood Energy Consortium, www.HOURCAR.org.
 - Washington, D.C.
 - European models:
 - Berlin, www.eaue.de/winuwd/86.htm.
 - Delft

c: Bob Segar, Assistant Vice Chancellor for Campus Planning

From: Jim Becket <jimbecket@sbcglobal.net>
To: Sarah Worley <sworley@cityofdavis.org>
Date: 2/6/2006 2:32:33 PM
Subject: B and 3rd EIR scope

Sarah: From my perspective, I think the scope of the proposed EIR is fine. I think my major concerns with the project will be addressed. I'm not sure whether my concerns fall under aesthetics or cultural resources, but since they are both to be addressed, they will be in there somewhere. Jim

From: Chuck Roe <chuckr@davispyramid.com>
To: Sarah Worley <SWorley@ci.davis.ca.us>
Date: 2/6/2006 3:39:16 PM
Subject: EIR Comment

Sarah,

Thanks for taking the time for our discussion the other day. I have decided to confine my EIR comments to the Aesthetics issue. It sounds as if Staff will address many other issues in this process that should rightfully and more forcefully come from Staff. I appreciate your diligence in this process. I have attached my comment. We will not be making other EIR comments and in the spirit of forward progress and fairness within the process, I suggest you not take additional comments after today's deadline.

Chuck Roe

CC: Paul Aikins <paulaai@jps.net>, "Rutheiser, Mark"
markr@davispyramid.com

B Street EIR Comments 2/6/06

The Aesthetics analysis is interesting. From one point of view we are contemplating changing the aesthetics of this street from its historical setting. This is an impact. From another point of view, we are contemplating improving the aesthetics to a much more appropriate setting for Central Park. Is this second point of view being analyzed and given any weight by the EIR? Should the EIR not factor that in a positive way?

This park neighborhood has historically been a scene of much change. Within the last 20 years it has seen the addition of the south portion of Central Park along with the Farmers Market structure, the Teen Center, The Crepeville Building, public fountains and even a basketball court. The neighborhood has become a much more publicly held space with the new park and so the aesthetics of B St. must be considered in that context.

Great urban public spaces are traditionally framed by significant architecture that provides a pleasing backdrop. It is in the public interest to encourage that Central Park receive a more upscale urban setting than the deteriorating student rentals.

Positive and creative additions to this street have been applauded in the past. Our proposal featuring creatively designed and individually owned townhomes will be looked on positively by the community as a whole. Our other downtown projects like Aggie Village, the Crepeville Building, The Lofts, The McCormick Building, etc. have been seen as aesthetically positive and have had broad-based community support. This positive impact should also be analyzed by the EIR.

From: "Tedda Oldknow" <teddaoldknow@hotmail.com>
To: <SWorley@ci.davis.ca.us>
Date: 2/6/2006 4:38:06 PM
Subject: B & 3rd Visioning Process - EIR Scoping Meeting

Dear Sarah,

These are my comments concerning the scope of the EIR:

Land Use-I think it is imperative to admit there will be significant impact from the six fold increase in density that is proposed.

Traffic-Most traffic is during the day between 9am and 6pm. Why was this omitted? That does not make sense. Also traffic in alleys is not discussed.

Noise-again, the large population increase will have a significant impact.

I am disappointed at the scope, the City Staff doesn't take the impacts of this proposed increase in population seriously.

I am also extremely dissatisfied that the views of the residents have been continually dismissed.
Theodora Oldknow



B and Third Street Visioning
 EIR Scoping Meeting
 January 19, 2006
 Roster of Attendees

<u>Name</u>	<u>Address</u>	<u>Did you receive a notice?</u>
Randii MacNear	DFM PO Box 1813	Yes
Cozy Zimmerman	200 B St "D"	yes
Hahn Lin	333 "B" St.	yes
Maria Ognjeziak	241 B St.	yes.
David Ognjeziak	241 B Street	yes
Jane Ross	228 B St.	yes
Mike Harrington	217 2nd St.	yes
JAMES ZANETTO	2459 CREEK HOLLOW	YES
David Kane & Karen Kane	246 4th St	YES
Nancy & Paul Anin	311 B St. 315 B St.	yes
Cathy Forkas	336 K Street	No
Tom Allis	404 K Street	Yes
Carl Lubawy	2484 Watsonway Pl Dr Sacramento	Yes
MARK RUTHEISER	133 D ST, #F	YES
CHUCK ROE	236 GUAYMAS Pl.	?
Mike Yackey	242 Rice Lane	yes
SUNNY SHINE	(232 B St: OWN) 36 college park	yes.
Sabrina O'Hanleigh	227 University Ave	Yes.
Bill Carvis	227 University Ave	Yes.

COMMUNITY DEVELOPMENT DEPARTMENT

23 Russell Boulevard – Davis, California 95616
530/757-5610 – FAX: 530/757-5660 – TDD: 530/757-5666



B & 3rd Street Visioning
HRMC EIR Scoping Meeting
January 23, 2006
Roster of Attendees

Name

Address

Email (if you wish to be added to Project email List)

Mike Harrington 217 2nd St.

Mikeh at dcw.org

<u>Name</u>	<u>Address</u>
<u>Others present</u>	HMRC
Nancy Arkin	Richard Berteaux
Paul Arkin	Christine Ottaway
Chuck Roe	Diana Tibor
Bob Lindley	Rend Hebert
Jim Beckett	Gale Sosnick
Esther Polito	April Marie Zeman
Phyllis Hargis	Richard Rifkin
Rhonda Reed	Xzandrea Fowler
Tim Allis	Sarah Worley
David Ozydzial	Don Saylor
Mike Harrington	Bill Emten
	Sneila McElroy
	Torrea Cummings



Historical Resources Management Commission Minutes
Monday, January 23, 2006
Hattie Weber Museum

Commissioners present: Richard Berteaux, Rand Herbert (Chair), Chris Ottaway,
Diana Tibor (Vice Chair), Richard Rifkin, Gale Sosnick, April Zeman,
Staff present: Assistant Planner Xzandrea Fowler, Program Assistant Torrey
Cummings, Economic Development Specialist Sarah Worley,
Community Development Director Bill Emlen.

1. Call to Order: Chair Herbert called the meeting to order at 7:30 PM.

2. Approval of Agenda:

Action: Commissioner Rifkin moved, and Commissioner Zeman seconded, approval of the agenda. Motion passed unanimously.

3. Approval of Minutes: Minor correction noted.

Action: Commissioner Rifkin moved, and Commissioner Ottaway seconded, approval of the December 19, 2005 minutes. Commissioner Sosnick abstained. Motion passed unanimously.

4. Public Communications: David Robinson of TREE Davis spoke regarding the tour of historic trees in the downtown area, and briefly informed the commission of their related activities.

5. Written Communications: None.

6. Museum Report: Curator Haig briefly reported on the recent meeting of the Yolo County Historical Society which took place at the museum.

7. City Council, Commissioner, and Staff Communications:

A. Council Liaison Communications: Council Liaison Saylor commented that the item on the agenda has been in process for a long time, and the council is hopeful that the eventual outcome will be mindful of the many sides of the issue.

B. Commissioner Comments:

- Commissioner Berteaux announced that Architect Richard Plum has died recently, and suggested that some recognition of his contribution to Davis be made. Council Member Saylor suggested asking the Mayor to issue a proclamation in his memory.
- Commissioner Rifkin inquired whether or not the City has received applications for projects in the area described in the 3rd and B Street "Visioning" process. Saylor, Worley and Emlen replied that there is one formal application on hold pending the outcome of the process, and while there are no formal pre-applications, there are several projects which are not yet at the pre-application stage of the process.

C. Staff Comments: none

- 8. Environmental Impact Report, B and 3rd Streets “Visioning”** Commission Chair Herbert stated that the item was not a Public Hearing item, and the commission’s focus is on Cultural Resources, and areas of overlap such as planning and tree removal.

Staff Liaison Fowler introduced the project, explaining that when there are no substantial concerns, the commission may recommend a Categorical Exemption, but the Initial Study/Checklist is used when this can’t be done. She went on to explain that if the possible impacts rise to the level of “potentially significant,” an EIR is required. She asked the commission to comment on the documents presented to ensure the city is addressing all potential impacts.

Economic Development Specialist Sarah Worley stated that she was there to answer questions about the study and the process, and to hear if there were additional environmental factors that needed to be addressed that were not already considered in the report. Worley pointed out that there had been a small addition to the study area of the parking area across the alley from Baker’s Square, which had been included because it was originally part of a legal requirement for Baker’s Square to have more parking.

At this point, discussion began.

Commissioner’s Questions and Comments on the proposed project and the report:

- What or who determined the boundaries of the project area?

Worley reviewed the process, stating that it began with the parcels on B Street. Questions were raised during the process as to why 3rd Street wasn’t included so the study area was then expanded to include the area around the intersection of 3rd and B streets and on 3rd Street between B and University Ave.

- The checklist assumes that the Design Guidelines will be modified for this project.

Worley responded that portions of the Design Guidelines will be modified under the project, as well as the Core Area Specific Plan.

- A concern of the commission is that since the Design Guidelines were created by a public process, they should not be altered in isolation.

Bill Emlen responded that any rewriting of the Guidelines would be a public process as well.

Esther Polito spoke as a resident and of the University/Rice Lane neighborhood, with comments collected by a group of people but presented as her own comments. She stated that while the archeological mitigation is sufficient under the General Plan, because of the proximity to known archeological sites on campus, the mitigation measures from the Core Area Specific Plan should be used instead, as they are more appropriate to the location. She said that at a minimum, an informational study of known sites should be conducted, and an archaeologist

should be on site for subsurface projects; she also stated that a record search should be done. In addition, she stated that in the Land Use and Planning section of the checklist, the initial study fails to report that the Design Guidelines are themselves a mitigation measure for the Core Area Specific Plan- the special character area cannot be modified as proposed in the project being studied without changing the goals of the Design Guidelines, which is to foster redevelopment that is consistent with historic preservation. She stated that the impacts to planning and land use are potentially significant for this reason. Regarding the studied alternatives, she stated that the highest density alternative would remove the historical resources, and as such is contrary to the specific goals and policies in the 2001 General Plan regarding designating, preserving, and protecting historic resources. She went on to say that it is her belief that it is not appropriate to spend public money studying an alternative that is specifically counter to a strongly stated General Plan policy.

Chuck Roe spoke, stating that it is acceptable to spend public money studying alternatives counter to parts of the General Plan because there are many examples of pro-density language in the General plan. He stated that when the council approved the Design Guidelines, they said the 3rd and B area should be revisited within a year, and it is finally happening.

Rhonda Reed spoke, saying that although there are conflicting policies within the General Plan, historical resources are unique, and it is appropriate to take the concern for their preservation seriously, and find what possibilities are available before spending time and money developing alternatives that conflict.

Commissioner Herbert stated that the Design Guidelines have an established status in how the city will pursue a process under CEQA in conservation districts, and requested that the city attorney be consulted to clarify the question of the relationship between the Design Guidelines as mitigation, and CEQA.

Relocation of structures

- Commissioners wanted more information about the proposed relocation of structures.
- Commissioners voiced a concern that even if the relocation kept a building from being demolished, it would still have a negative impact on factors such as setting.

Commissioner Hebert stated that 13 of the structures did not rise to the level of being eligible for designation, but they are still pre 1945 and contribute to the context of the neighborhood. The report says two will be retained and one relocated to another traditional neighborhood. The City has purchased property on 3rd Street is the City considering this site?

Worley replied that this is a possibility or another site in a Traditional Residential Neighborhood. The EIR would look at the impacts of relocating the historic properties, as well as the likelihood and feasibility.

Bob Lindley stated that he had heard from a real estate agent that the 232 3rd Street property had been moved in the 1950s.

Commissioner Herbert asked if this was the only structure looked at for relocation?

Worley responded that the project considers shifting (232 University) to face structures on the other side of the street (University Ave.). 311 B could also be relocated to another site in a Traditional Residential Neighborhood.

Sheila McElroy of Circa: Historic Property Development replied that the dwelling has always existed on the site based on historical maps and other sources, and if they have documentation of that claim, it should be brought to the city's attention. She added that the relocation of any structure will be addressed in the report.

Comments and Questions regarding the Environmental Factors Potentially Affected portion:

- On page 8, why has the "Mandatory Findings of Significance" box not been checked?
- Why is the "Land Use and Planning" category not checked as potentially significant, because rewriting the Design Guidelines will have an impact on land use and planning?
- If the city has designated something as a landmark, it is significant under CEQA, even if it is not on the California Register.

Staff Fowler clarified that the Mandatory Findings of Significance box should be checked.

Worley stated that Land Use and Planning is not marked because in the City as a whole the project is not large. The General Plan General Plan and Core Area Specific Plan account for a certain amount of growth and the project falls within the amount of development projected to occur in the CASP EIR and General Plan EIR. The City has a public administrative process for amending its policies. The project is consistent with most existing land use policies and consists of amendments to refine land use and planning policies to address some areas of conflict. The EIR will examine the environmental impacts of these amendments. We need to address the physical outcome.

- The commission is not opposed to densification, but wants to know why it is not considered a significant impact to change zoning that affects a traditional neighborhood.
- What would this mean for the neighboring properties not within the boundary?

McElroy stated that the EIR will address the impact to properties immediately outside the project area.

- Commissioners wished to confirm that the projects that would come forward are not consolidated.

Worley responded that they are not consolidated, the projects will come forward one at a time, and will still be subject to design review.

- Commissioners wanted to know what specifically would change in the Design Guidelines. The response was that changes to the text and graphics of some sections have been drafted in order to allow taller, higher density development, but final text changes have not yet been determined.

- Why is the Biological Resources box not checked when removal of trees will impact the setting?

Worley Replied that there are 4 trees listed as “Worth Saving” and while the city would try to save all major trees, mitigation for tree removal has already been identified and adopted in the City’s Tree Preservation Ordinance.

Commissioner Herbert replied that trees are not only considered individually, but contribute as a whole to the setting; even if they are not individually significant, they are as a group.

McElroy stated that the EIR will address the removal of trees in terms of setting and environment, not biological resources.

Bill Emlen, Community Development Director, added that the tree canopy will be discussed in the EIR, and the Tree Commission will review the Draft EIR.

Comments and Questions Regarding the Cultural Resources Section:

- At minimum, a record search of known archeological sites is necessary.
- There may already be an archaeological survey in the Information Center that serves Yolo County.

Sarah Worley stated that the City has two standard conditions related to addressing archaeological impacts, one requires an archaeologist to be present on site during excavation and one requires an archaeologist to be called if something is uncovered during construction. The condition requiring an archaeologist to be present on site would be appropriate for any project with excavation, but is not necessary for projects that do not go below grade.

Tim Allis, a resident of the University/Rice Lane area, said that he has dug up arrowheads in his garden, so sites could be present in the area.

Esther Polito stated that on the Southern Pacific Depot project, an archaeologist trained the foreman on what to look for, so an archaeologist did not need to be present until work was stopped.

Chuck Roe said that he had an archaeologist on site when excavation went below three feet, and it was not a burden.

- Regarding sense of time and place, the neighborhood as it exists contributes to the overall setting of designated resources.
- Will the EIR discuss cultural landscape factors like trees, setbacks, and other examples of ‘negative space’?

Sheila McElroy responded that yes, mitigation and all seven aspects of integrity will be addressed, including setting.

- What would mitigate for loss of setting? What has been proposed in the past in other instances to mitigate for loss of setting?

Sheila McElroy responded that there was an Army Corps of Engineers project in San Jose which called for the demolition of a neighborhood of working class immigrant cottages built between 1890 and 1920. She stated that they were able to identify which cottages could stay in place, which could be relocated within the neighborhood, and to mitigate for the loss of individual gardens and plantings, a central heritage garden was built.

- It is very difficult or impossible to mitigate for loss of setting.
- On page 23, paragraph A, it says the project is consistent with the intent of existing Design Guidelines.

Sarah Worley responded that it should be “as amended,” since three ‘special character area’ sections of the Design Guidelines would be amended.

Esther Polito stated that the ‘Special Character Area’ sections cannot be amended and still be consistent with the Design Guidelines goals.

- Design Guidelines are the tools that the city has to work with development in a proper way for CEQA and the public.
- A major project may have a negative effect on someone who lives within the special character area.

Sheila McElroy stated that the EIR will attempt to address that as well, on an overall level, not a property specific one.

- Baker’s Square and the large apartment buildings have already had a negative effect on the area, and were probably originally occupied by small cottages. How do we know that the future projects will not be similarly negative?

David Ogrydziak, a resident of the area, commented that he and his wife are the only owner-occupants of the B street area.

- Owner’s opinions should be considered.
- Can the commission or council revisit the four story allowance on Third Street? Four stories are too many, even on an alley.

Sarah Worley responded that there will be workshops, staff reports and public hearings on the proposed amendments and the three to four story allowance can be revisited during the public process.

- Does the city have a sense of how quickly projects will come forward?

Bill Emlen responded that most owners are interested, and the speed depends on the real estate market.

- Without a cohesive design, or a sense of continuity, the developments could have aesthetic problems.

Council Member Saylor stated that individual projects without an overall look is not the objective, and that the visioning process addresses this. What ever is proposed will have to fit within the new guidelines.

- During the “visioning” workshops, the designs presented looked like a single project to redevelop the whole area.
- Why not use existing guidelines to direct new development?

Council Member Saylor replied that if the projects were reviewed one at a time, they would have been scrutinized in terms of how they fit with the whole, so the area was set apart.

Rhonda Reed stated that the individual projects were asking for exceptions to the Design Guidelines, so rather than approve the exceptions piece-meal, they decided to look at the area they were within.

- Isn't this one big exception?

David Ogrydziak stated that densification can not be accomplished under the Design Guidelines.

Commissioner Herbert responded that densification has been achieved in parts of east Davis, very successfully, in accordance with the Guidelines.

Esther Polito commented that the alternative that involves removal of the historic properties should not be considered.

Sheila McElroy responded that under CEQA, a no project alternative is looked at, as well as an extreme project, and some in between, typically totaling three to five alternatives.

- Since none of us are CEQA attorneys, can we ask the City attorney to look into this for us, whether or not it is a violation of the general plan to study an alternative that is oppositional to its goals, and if CEQA requires us to study the most extreme alternative?

Bill Emlen responded that the project deals with some areas of tension within the General Plan, and it is worth looking at the full range of alternatives.

Don Saylor said that the impact of the most extreme alternative would be addressed in the EIR.

Sarah Worley responded that it is appropriate to examine the full range of options because we are proposing to amend zoning regulations. The purpose of the EIR is to assess the impacts of implementing policies to allow higher densities and mixed use development in

these three special character areas. The EIR will address a “No Project” alternative that will assess build-out under existing zoning, allowing some conversions to office uses and some additional units along the alleys. The differences between the other alternatives are not that great and include different assumptions for different unit counts and type of commercial uses on different sites. It is important to examine a full range of choices.

Esther Polito responded that it is not the proposed density that is the problem, but rather the removal of historic resources.

Tim Allis stated you could still examine a high density model but not include the removal of resources.

Questions and Comments on Consultant Sheila McElroy’s report:

Sheila McElroy introduced her report, briefly recapping her research sources. She said she looked at the development patterns of the area, which are not discussed in depth in the city’s context statement. She briefly reported on her findings.

Commissioner Sosnick wanted the square footage of the structures to be included in the report to see if the buildings were viable for today’s lifestyle.

McElroy responded that that type of information is never included in a historical report because it is not relevant to the question of whether or not a building is historic.

Chuck Roe wanted to clarify that the properties listed as eligible for designation have not actually been so designated.

Commissioners and McElroy confirmed, but stated that cities have to treat eligible properties as if they were designated for the purposes of CEQA.

McElroy also confirmed that the analysis will also look at currently designated resources.

Curator Haig stated that the city has had three surveys, and it is her opinion that they have been sufficient.

- Alleys are important character defining features of the neighborhood, but there is no discussion of their integrity.

Sheila McElroy stated that they will be part of the EIR discussion of setting and landscape.

- Regarding 301 B Street, arguments under criterion 2 or B are most difficult. Is it eligible under B without C?

McElroy stated that criterion B is a higher level of significance in this case, but criterion C Supports B, because the structure has sufficient integrity that the person, Judge Scott, would be able to recognize it if he saw it today.

- It is difficult to establish importance of the resource in relation to the person of Judge Scott. It is rare that a residence rises to that level, very few are found to meet the criteria. Have you found out anything about his business location? If the importance can be established, please do so.

Jim Becket stated that if anyone wanted information about the importance of Judge Scott to Davis, they should talk to him.

- The apartments on 4th and B streets detract from the traditional neighborhood? Are they designated historic?

McElroy confirmed that while they detract from the traditional neighborhood, they may still be important.

- In terms of format, it would be nice to have the list on one side, and a map on the other, and status of the buildings.
- If there were a historic district, this area would be part of it. Will we be considering it?
- The decision has already been made not to look at a historic district.
- The Eggelston property at 232 3rd Street is missing from the report.

Commissioner Herbert reminded the commission that further comments be directed to Staff Fowler.

9. Adjourn: Chair Sosnick moved, and Commissioner Zeman seconded the motion, to adjourn. Motion passed unanimously. Meeting was adjourned at 10:04 p.m.

Respectfully submitted,

Xzandrea Fowler
Assistant Planner

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APPENDIX 7.4 DATA TABLES

Table 7.4-1 Project Data

		Existing					Proposed					
	Zone Change	Address	Hist. Status	Lot Size	# DU	non-res sf	Merged Lot Area	area less 7' row	Project Development Assumptions	#DU	prop. zoning du/ac	Parking total # (in/lieu)
B Street 2nd to 3rd St	Low Density Res. to B Street Transitional	239 2nd St	NA	6450	0		6450	na	4 du 800 off	4	24	8
	Remains Retail with Offices	255 2nd St	NC	18553	0	3600	18553	17688	20 du 6000 com	20	40	42 (22)
	University Ave. Transitional to B Street Transitional	217 B St	NC	13950	17		13950	13299	no chg 17du	17	30	17
		225 B St	C	6750	1				18 du	18	40, 50 w/senior bonus	36
229 B St	C	7500	1		14250	13299						
B Street 3rd to 4th St.	University Ave. Transitional to B Street Transitional	311 B St	EM	7500	1				Elig. Merit relocated/removed			
		315 B St	C	7500	1		15000	14300	7du	7	24	14
		319 B St	C	7500	1		7500	7150	3 du, 2 th, 1 adu	3	22	5
		325-327 B St	NC	7500	2							
		333 B St	NC	7500	1		15000	14300	7 du	7	24	14
		337 B St	M	8000	1		8000	na	no chg 1 du	1	22	1
		246 4th St	C	4000	1		4000	na	no chg 1 du	1	22	2
3rd Street - B St. - Univ. Ave	University Ave. Transitional to Retail With Offices	233 B St ZC	C	7500	1		7500	7150	4du	4	30	5
		305 B St	C	7500	1				See 301 B St. Below			
	Remains Retail with Offices	247 Third St.	C	1500	0	670			retain eligible historic (2360) 6 du 3000 com/4000 off			23 (11)
		301 B St nonres	EL	6000		2360	15000	14300		6	30-40	
		241 B St.	NC	10500	1		10500	10010	3 du, 9000 com (6000 off, 3000 com)	3	40	7
		231 Third St	NC	6000	2	1600	6000		no chg 2du, 1600 com,	2	30	5
	Low Density Residential to Retail with Offices	236 3rd St	C	3906	1		19350	19350	relocate historic on site 15 du 1000 sf/ 1 bd + off./bd 7000 com	15	40	17 (14) + hist credit
232 Third St		M	5590	1								
240 3rd St		C	9854	1								
232 Univ.		NC		1								
	235-239 3rd St	C	12000	2		12000	12000	9 du live/work, 2600 com	9	40	19 (9)	
	(3.972 net acres)		17.3K	38	8230			25, 700 Net New Commercial	79 Net New DU	173 (76)		

Notes: 1) Historic Status: EL = Eligible Landmark, M = Merit, EM = Eligible Merit, C = Contributor to District, NC = Non-Contributor, NA = not applicable
 2) Ratio of residential/commercial for mixed use developments unique for each site. Assumed densities under the project are higher than proposed zoning densities for three sites by a total of 7 du with lower residential/higher commercial ratios on other sites. All new development must meet final zoning standards.

Table 7.4-2 EIR Development Assumptions for Project and Alternatives

7.0 Appendices

Address	Project - Vision 4 Spc. Chctr.	Alt 3 Greater Intensity (B)	Alt 2 Lower Intensity (A)	Alt. 1 No Project/Existing	Alt. 4 Neighbors Alt.	
Univ. Ave Trans. Dist. To B Street Trans. Dist				Zoning Conditions	Two Story Max.	
217 B St	no chg 17du/34 bd	Properties developed with 23 du 19 TH, 4 adu	no chg, 17 du, 34 bd	no chg, 17 du, 34 bd	no chg, 17 du, 34 bd 17 pkg	
225 B St	18 du, (16 -2 bdrm, 2-1bdrm)		3 du, 2 th, 1 adu	1586 office in exist, 1 du added	retain 2 exist du	
229 B St	19 pkg, 18 electric car spaces		3 du, 2 th, 1 adu	1763 office in exist, 1 du added	add 4 TH in rear, 9 pkg min	
233 B St zone chg	see below		3 du, 2 th, 1 adu	2 du 1P 1adu	3 TH 5 pkg	
305 B St zone chg	see below		see below	5 du, 3TH 2 adu	1 du	1 exist du, 2 pkg (shared rear)
311 B St Elig. HIST - Merit	du elig.for hist. removed		elig Hist relocated/removed	2 du, 1 elig. Hist.1 adu added	1462 office in elig hist, 1P added	Retain existing 2 du, add
315 B St	7, 2-3 bdrm + study, 14 pkg	11 du, 8 2bdrm TH, 3 1 bdrm adu	3 du, 2 th, 1 adu	1168 office in exist, 1P added	4, 2 bdrm 9 pkg min	
319 B St	3 du, 2 th, 1 adu	4 du, 2 TH, 2 adu	3 du, 2 th, 1 adu	2 du 1P exist, 1adu	2 du, 1p exist 1p new, 4 pkg	
325-327 B St			5 du, 3TH 2 adu	3 du 2 P 1 adu		
333 B St	7, 2 bdrm + study, 14 pkg	11 du, 8 TH, 3 adu	3 du, 2 th, 1 adu	2 du 1P 1adu	6, 2 bdrm + study, 9 pkg min	
337 B St HIST- Merit	no chg 1 du	2 du, 1 existing historic removed	1 du, historic no chg	1 du hist, no chg	2 du, 1 hist, 1 adu 2 pkg	
246 Fourth St	no chg 1 du	no chg 1du	no chg 1 du	no chg 1 du	no chg 1 du 2 pkg	
Single Family to B St Transition Dist						
239 Second St	4 du / 800 1bdr + off/bd 800 off	4 du 800 1bdr + off/bd 800 off	3 TH	no chg (14 parking)	no chg (14 parking)	
Single Family to Retail with Offices						
235-239 Third St	9 du live/work, 2600 com 2/1700 1bdrm + office/bd+ study 3/1150 1 bd+office/bd 1/1350 1 bd+office/bd 1/1400 1 bd+study 2/450 studio	15 du 2bdrm / 5000 com NOT 24 1bdrm from Alt B assume 1/3 drop in # of du by switch to 2bdrm	10 du 6,000 (based on initial preliminary plan)	2725 office in exist 2 du added in rear	8,000 office, 16 pkg	
236 Third St	relocate historic on site	5 du 2bdrm + study	relocate historic on site	no chg 1 du res	10,000 office, 17 pkg (3 pkg hist credit) relocate 1 Hist on site, 2 pkg	
232 Third St HIST - Merit	15 du 1000 sf/ 1 bd + off./bd	6000 com	10 du 1000 2 bd	no chg 1du res retain hist		
240 Third St	7000 com	14000 office	4000 com	no chg 1du res		
232 University Ave				2 du 1P 1adu		
Retail with Offices						
255 Second St	20 du 2 bd/1bdr + off/bd 800-1000 6000 com	20 du 2 bd 6000 com	14 TH 2 bdrm	no chg, 3600 com	no chg 3600 com, 27pkg	
233 B St (NEW from Univ Trans	4du TH, 2100	see above	see above	720 off in exist, 1P du	see above	
241 B St.	3 du, 1 5000, 2 1500 9000 (6000 off, 3000 com)	16 du, 2bd, 5000 com	2 du 1P 1adu 2274 office (c)	2 du 1P 1 adu 2500 off.	2 du 1P 1 adu, 1000 off. 5 pkg	
247 Third St.	retain eligible historic (2360) 6 du, 2 bd 800, 3000 com	20 du, 2bd, 7200 com 1 du eligible for historic removed	4 du, 6000 com (3000 exists) retain elig. historic	no chg 670 com	3,600 office (pkg shared) 301 B - no chg ret elig. Hist 2360 com, 12 pkg (shared)	
301 B St Elig. HIST - Landmark	4000 off			no chg ret elig. Hist. 2360 com		
305 B St (NEW from Univ. Trans				no chg 1 du		
231 Third St	no chg 2du,1600 com, 1600 basement	no chg 2du,1600 com, 1600 basement	no chg 2du,1600 com, 1600 basement	no chg 2du,1600 com, 1600 basement	no chg 2du,1600 com, 1600 basement 5 pkg	

Table 7.4-3 EIR Development Data for Project and Alternatives

7.0 Appendices

Address	Existing					Project							Alt 1 No Project					Alt 2 Lower Intensity					Alt 3 Higher Intensity					Alt 4 Neighbors Alt							
	Lot Size	House, Bldg S.F.	# DU	Bd rms	Com. Lot Area	no. du	adu	# bd rm	size du	non res sf	less exist com	Dev type	no. du	adu	# bd rm	com sf	less exist	no. du	adu	# bd rm	com sf	less exist	no. du	adu	# bd rm	com sf	less exist	no. du	adu	# bd rm	com sf	less exist			
B St 2nd -3rd																																			
239 2nd St	6450	0	0	0	0	4	8	800	800		off	0			0			3	0	6	0		4		8	800									
255 2nd St	18553	3600	0	0	18553	20	40	1200	6000	-3600	com	0			3600	-3600	14		28		-3600	20		40	6000	-3600				3600	-3600				
217 B St	13950	15059	17	34	13950	17	34					17		34			17		34								17		34						
225 B St	6750	1586	1	4			34					1	4	1586			3	1	5																
229 B St	7500	1763	1	3	14250	18		1400	0			1	3	1763			3	1	5			23	4	42			6		15						
B St 3rd-4th																																			
311 B St	7500	1462	1	3								1		1462			2		4																
315 B St	7500	1168	1	2	15000	7	19	1750				1		1168			3	1	5			11	3	19			6		13						
319 B St	7500	1239	1	3	7500	3	1	5	1400			2	1	4			3	1	5			4	2	6			2		5						
325-327 B St	7500	1556	2	4								3	1	5			5	2	8																
333 B St	7500	1122	1	3	15000	7	14	1500				2	1	4			3	1	5			11	3	19			6		12						
337 B St H	8000	1400	1	3	8000	1	3	0				1		3			1		3			2	1	4			2	1	4						
246 4th St	4000	987	1	3	4000	1	3	1167				1		3			1		3			1		3			1		3						
3rd St B-Univ.																																			
233 B St ZC	7500	720	1	2	7500	4	8	2100				1		2	720			3	1	5		see above					3		6						
241 B St.	10500	2274	1	3	10500	3	7	1/5000 2/1500	9000		6Kof 3K c	2	1	4	2274			2	1	4	2274		16		32	5000		2	1	4	1000				
236 3rd St	3906	1464	1	3								1		3																					
232 3rd St H	5590	942	1	2								1		2																					
240 3rd St			1	2								1		2																					10000
232 Univ.	9854	1888	1	2	19350	15	30	1400	7000		off	2	1	3			10		20	4000		5		10	20000		1								
231 Third St	6000	1595 c	2	4	6000																						2		4	1600	-1600				
231 Third St		1617 r																																	
231 Third St		1595 b				2	4	800	1600	-1600		2		4	1600	-1600	2		4	1600	-1600	2		4	1600	-1600									
235-239 3rd St	12000	2725	2	5	12000	9	16	varies	2600		com off	2		4	2725			10		20	6000		15		30	5000								8000	
247 Third St.	1500	670	0							-670					670							20			7200	-670				3600	-670				
301 B St nres	6000	2360	0					800	2360	-2360	ec				2360									40		-2360			2360	-2360					
305 B St. ZC	7500	990	1	2	15000	6	12		4640		ncom	1	0			-3030	4		8	6000	-3030	see above					1								
Subtotal	17.3 K		38	87		117	1	237	34000	-8230	ec	43	5	84	19928	-8230	89	9	172	19874	-8230	134	13	257	45600	-8230							-8230		
Total ac	3.972																																		
Proposed			38			117		237	34000			43		84	19928		89		172	19874		134		257	45600		49	2	100	30160					
Less Existing			-38			-38		-87	-8230			-38		-87	-8230		-38		-87	-8230		-38		-87	-8230		-38		-87	-8230					
NET NEW			0			79		150	25770			5	5	-3	11698		51	9	85	11644		96		170	37370		11	2	13	21930					

**APPENDIX 7.5 CA HISTORIC RESOURCE
STATUS CODES**

**APPENDIX 7.6 SECRETARY OF INTERIOR
STANDARDS FOR REHABILITATION**

APPENDIX 7.7 OVERVIEW OF NOISE MITIGATION OPTIONS

**APPENDIX 7.8 STATE CULTURAL RESOURCE
DATA BASE SEARCH**