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Notice of DeterminationCity of Davis
Community Development
County ClerkCounty of Yolo
625 Court Street
Woodland, California 95695**FROM:** City of Davis
Community Development & Sustainability Dept
23 Russell Boulevard, Suite 2
Davis, California 95616**SUBJECT:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code**Project Title:** Trackside Center Mixed-Use Project**Project File:** Planning Application #15-41 for Specific Plan Amendment #2-15; Preliminary Planned Development/Rezone #4-15; Final Planned Development #5-15, Design Review #15-15, Demolition #5-15, SCEA/IS #4-17**Contact Person:** Eric Lee, Planner **Telephone:** (530) 757-5610 x 7237;
Email: elee@cityofdavis.org**Project Location:** 901-919 3rd Street (APN: 070-324-002), City of Davis, Yolo County

Project Description: The proposed project removes two existing one-story commercial buildings and constructs a new 47,983 square-foot, four-story mixed-use building. The new building consists of 8,950 square feet of retail space on the ground floor and 27 apartment units on upper three floors. Project site improvements include surface parking, an outdoor plaza on the west side, landscaping, drainage, sidewalks, pedestrian and bicycle facilities, and alley improvements. The project site also includes an area leased from the Union Pacific Railroad Company which has historically been used by the subject property. The lease area is located along the west side of the project site where the outdoor plaza and several parking spaces would be located. Required project entitlements consist of:

- Amendment to the Core Area Specific Plan to address the proposed density of 39.1 dwelling units/acre (51.4 dwelling units/acre without the lease area);
- Ordinance rezoning of the site to a new Planned Development (PD) Zoning based on the existing Mixed-Use (M-U) Zoning; and
- Final Planned Development, Design Review, and Demolition of site plan and architectural review.

This is to advise that the City of Davis, as Lead Agency, has approved the above described project on **November 14, 2017** and has made the following determination regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Sustainable Communities Environmental Assessment – Initial Study was prepared for this project pursuant to the provisions of CEQA.

NOV 15 2017
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DEC 15 2017

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3. Mitigation measures were made a condition of the approval of the project.
4. A Statement of Overriding Considerations was not adopted for this project.

This is to certify that the final Sustainable Communities Environmental Assessment – Initial Study and record of the project approval is available to the General Public at: City of Davis, Community Development Department, 23 Russell Blvd., Davis, CA 95616.



Signature

Planner
Title

November 15, 2017
Date