

Notice of Completion & Environmental Document Transmittal

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For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2018112044

Project Title: University Commons Redevelopment Project

Lead Agency: City of Davis Department of Community Development and Sustainability Contact Person: Eric Lee, Planner

Street Address: 23 Russell Boulevard, Suite 2 Phone: (530) 757-5610

City: Davis Zip: 95616 County: Yolo

Project Location: County: Yolo City/Nearest Community: Davis

Cross Streets: 737-885 Russell Boulevard Zip code: 95616

Lat/Long/: 38 ° 32 ' 50.9 " N/ 121 ° 42 ' 37.2 " W Total Acres: 8.25

Assessor's Parcel No. 034-253-007 Section: 9 Twp: 8N Range: 2E Base: MDBM

Within 2 miles: State Hwy#: 113, 80 Waterways: Putah Creek

Airports: U.C. Davis University Airport Schools: Caesar Chavez Elementary, Robert E. Willett Elementary, North Davis

Railways: Union Pacific Schools: Elementary, Patwin Elementary, Peregrine School, Ralph Waldo Emerson Junior High, Davis Senior High, Martin Luther King High, Davis Independent Study, and University of California, Davis.

Document Type:

- CEQA: [ ] NOP [x] Draft EIR [ ] Early Cons [ ] Supplement/Subsequent EIR [ ] Neg Dec (Prior SCH No.) [ ] Mit Neg Dec [ ] Other:
NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI
Other: [ ] Joint Document [ ] Final Document [ ] Other:
Governor's Office of Planning & Research After 12PM NOV 05 2019

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [x] Rezone [ ] Annexation
[x] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [x] Other: Preliminary Planned Development

Development Type:

- [x] Residential: Units 264 Acres N/A
[ ] Office: Sq.ft. Acres Employees
[x] Commercial: Sq.ft. 136,800 Acres 8.25 Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational
[ ] Recreational
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[x] Other: Parking garage (246,000 sf)

Project Issues That May Have A Significant Or Potentially Significant Impact:

- [ ] Aesthetic/Visual [ ] Fiscal [ ] Public Services/Facilities [x] Traffic/Circulation
[ ] Agricultural Land/Forest [ ] Flood Plain/Flooding [ ] Recreation/Parks [ ] Vegetation
[x] Air Quality [ ] Forest Land/Fire Hazard [ ] Schools/Universities [ ] Water Quality
[ ] Archeological/Historical [ ] Geologic/Seismic [ ] Septic Systems [ ] Water Supply/Groundwater
[ ] Biological Resources [x] Greenhouse Gas Emissions [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Coastal Zone [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Drainage/Absorption [x] Noise [ ] Solid Waste [ ] Land Use
[ ] Economic/Jobs [ ] Population/Housing Balance [ ] Toxic/Hazardous [x] Cumulative Effects
[ ] Other:

**Present Land Use/Zoning/General Plan Designation:** The 8.25-acre project site is located in the City of Davis, California, north of Russell Boulevard, east of Sycamore Lane, and west of Anderson Road. The project site is currently developed with the University Mall, a 103,695-square-foot (sf) neighborhood shopping center that includes a variety of commercial uses and restaurants. Current tenants include a Trader Joe's grocery store, Cost Plus World Market, and smaller shops and services. Professional offices are located on a partial second floor. The site is designated as Community Retail per the City's General Plan and is zoned PD #2-97B.

**Project Description:** The proposed project would include demolition of approximately 90,653 sf of the existing University Mall building to create a mixed-use development. Buildout of the proposed project would result in the addition of 264 new multi-family residential units and approximately 136,800 sf of retail space, not including the existing Trader Joe's building, which would be retained as-is. The addition of 136,800 sf of retail uses would accommodate shops, restaurants, and other uses. The proposed project would include a three-level parking structure that would be situated beneath a portion of the residential development and would provide parking for residential and retail uses.

The redeveloped University Mall building would include four levels of residential uses over three levels of parking and four levels of residential uses over retail uses. At buildout, the redeveloped University Mall building would be seven stories and approximately 80 feet in height, with the northeast portion along Anderson Road stepping down to three stories and 44 feet in height. Two new buildings, identified as Retail 7 and Retail 8, would be added to the site adjacent to Russell Boulevard and would consist of approximately 34,000 sf of new retail space. The existing 13,200-sf Trader Joe's grocery store building, located on the southwestern portion of the site, would remain unchanged at project buildout.

The proposed 264 multi-family residential units would include a mix of unit types with a total of 622 bedrooms and 894 beds. Due to the immediate proximity of the project site to the UC Davis campus and the demand for student housing, the proposed residential development would be focused on student use, but would be available for non-students as well. The residential units would be arranged around three separate courtyards, one of which would contain a pool and outdoor lounge area, as well as additional amenities such as a fitness room, bicycle storage, a bike repair station, and a rooftop terrace. The proposed project would also provide pedestrian walkways throughout the property, as well as access to existing off-street bikeways adjacent to the site.

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Implementation of the proposed project would require the following entitlements from the City of Davis:

1. Certification of the EIR and adoption of the Mitigation Monitoring Plan. Before the City can approve the proposed project, the City must certify that the EIR was completed in compliance with the requirements of CEQA, that the decision-making body has reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the City of Davis. Approval of the EIR also requires adoption of a Mitigation Monitoring Plan (MMP), which specifies the methods for monitoring mitigation measures required to eliminate or reduce the project's significant effects on the environment. The City would also be required to adopt Findings of Fact, and for any impacts determined to be significant and unavoidable, a Statement of Overriding Considerations, as part of project approval.
2. General Plan Amendment. The proposed project would require a General Plan Amendment to create a new land use designation of Mixed-Use Urban Retail that allows for large-scale, multi-story mixed-use development and a land use map amendment to apply the designation to the site.
3. Rezone/Preliminary Planned Development. The proposed project would require a rezoning to establish a new Preliminary Planned Development (PD #03-18) for the project site, consisting of development standards for the proposed project and allowable mix of uses.
4. Development Agreement. The proposed project includes a request for approval of a Development Agreement for the proposed mixed-use development. The agreement would be between the City of Davis and Brixmor Property Group, Inc.

In addition, the proposed project would require a separate application for a Final Planned Development, Site Plan, and Architectural Review when building design and final site details have been determined.

**Reviewing Agencies Checklist**

*continued*

*Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.*

X	Air Resources Board		Office of Emergency Services
	Boating & Waterways, Department of	X	Office of Historic Preservation
	California Highway Patrol		Office of Public School Construction
X	Caltrans District # 3		Parks & Recreation
	Caltrans Division of Aeronautics		Pesticide Regulation, Department of
	Caltrans Planning (Headquarters)		Public Utilities Commission
	Coachella Valley Mountains Conservancy		Reclamation Board
	Coastal Commission	X	Regional WQCB # 5S
	Colorado River Board Commission		Resources Agency
	Conservation, Department of		S.F. Bay Conservation & Development
	Corrections, Department of		San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
	Delta Protection Commission		San Joaquin River Conservancy
	Education, Department of		Santa Monica Mountains Conservancy
	Office of Public School Construction		State Lands Commission
	Energy Commission		SWRCB: Clean Water Grants
X	Fish & Wildlife Region # 2	X	SWRCB: Water Quality
	Food & Agriculture, Department of		SWRCB: Water Rights
	CalFire		Tahoe Regional Planning Agency
	General Services, Department of	X	Toxic Substances Control, Department of
	Health Services, Department of	X	Water Resources, Department of
X	Housing & Community Development		Other:
	CalRecycle		Other:
X	Native American Heritage Commission		

**Local Public Review Period**

Starting Date November 6, 2019

Ending Date December 20, 2019

**Lead Agency:** City of Davis

**Project Applicant:** Brixmor Property Group

Consulting Firm: Raney Planning & Management, Inc.

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City/State/Zip: Carlsbad, CA 92008

City/State/Zip: Sacramento, CA 95834

Phone: ( 858 ) 202-1113

Contact: Nick Pappani

Phone: ( 916 ) 372-6100

**Signature of Lead Agency Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Authority Cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.