Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020100103

Project Title: Downtown Davis Specific Plan and Form Based Code

Lead Agency: City of Davis

Contact Name: Eric Lee, Planner

Email: elee@cityofdavis.org Phone Number: (530) 757-5610 ext. 7237

Project Location: Bound generally by 1st St., A St., Russell Blvd, 5th St., E. 8th St., and Union Pacific RR; Yolo County

City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project is intended to implement the community's vision for the Downtown for reinvestment and future development through a 2040 horizon year. The proposed project would replace the former 1996 Core Area Specific Plan and includes more regulatory authority, largely through the Form-Based Code. Once adopted, the Specific Plan would serve as the overarching land use policy document and provide new zoning and development standards that guide long term development and infrastructure and foster a vibrant Downtown Davis with a mix of residential and non-residential uses. The proposed project would consolidate or amend several existing plans and regulations. The proposed project allows for the addition of 1,000 residential units and 600,000 square feet of nonresidential development in the project area by 2040. The project area is largely built out, the proposed project assumes development would occur as either infill of vacant lots or redevelopment of underutilized sites. The project would include adoption of the Specific Plan, a General Plan Amendment for the Specific Plan land use changes, and Zoning Ordinance Amendments for the Form-Based Code, rezone of the plan area, and related code changes.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR identifies significant impacts for the following California Environmental Quality Act (CEQA) environmental topic areas: aesthetics, air quality; biological resources, cultural resources, hazardous materials, greenhouse gas emissions, and noise. As described in the Draft EIR, all impacts related to biological resources, and hazardous materials can be fully mitigated to less-than-significant levels through the mitigation measures incorporated into the Draft EIR. However, the proposed project's impact to aesthetics, air quality, cultural resources, greenhouse gas emissions, and noise has been determined to remain significant and unavoidable even after implementation of the feasible mitigation measures set forth in the EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

NOP comments included Caltrans comments about traffic operations information and modeling data to be used in the document and Native American Heritage Commission comments addressing Public Resource Code requirements for tribal consultation and evaluating impacts to cultural resources, but were not identified as areas of controversy.

NOP comments from the general public addressed issues related to aesthetics, historic resources, land use and planning, noise, and transportation as part of the project's anticipated development. Different concerns were raised about the intensity of development at specific locations and various approaches or suggestions to address concerns. The Draft Downtown Davis Specific Plan included a robust a public engagement process and was developed with substantial public participation.

Provide a list of the responsible or trustee agencies for the project.

None