

PLANNING AND BUILDING DEPARTMENT

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NOTICE OF AVAILABILITY AND PUBLIC HEARING

**DRAFT ENVIRONMENTAL IMPACT REPORT
for the
CITY OF DAVIS GENERAL PLAN UPDATE
AND THE ESTABLISHMENT OF A NEW JUNIOR HIGH SCHOOL SITE**

TO: Interested Agencies and Individuals

FROM: Bob Wolcott, Senior Planner, Planning and Building Department *BW*

DATE: January 7, 2000

Project Description. The City of Davis proposes an update to the City of Davis General Plan. The General Plan has been updated and revised through a lengthy and comprehensive public participation process. The General Plan is the blueprint for the community's future providing visions, land use map principles, goals, policies and action statements to guide the city's decisions through the year 2010 for a 160 square mile planning area.

California's State Planning Law requires each city and county to prepare and adopt a comprehensive, long term general plan for the physical development of the city and any land outside its boundaries that, in the planning agency's judgment, bears a relation to its planning.

The California Environmental Quality Act (CEQA) requires that all state and local government agencies consider the environmental consequences of programs and projects over which they have discretionary authority before taking actions. The purposes of the EIR are to inform agencies and the public of significant environmental effects associated with the proposed program, identify ways to minimize significant effects of the program, and describe reasonable alternatives to the program that would avoid or reduce the program's significant effects. A Program EIR, rather than a Project EIR, is used where the local agency proposes a series of related actions that are linked geographically, logical parts of a plan or individual activities that have similar environmental effects that can be mitigated in similar ways.

The General Plan Update EIR is a Program EIR. It is a first-tier environmental document that assesses and documents the broad environmental impacts of a program with the

understanding that detailed site-specific review may be required to assess future projects implemented under the program.

The City of Davis is working with the Davis Joint Unified School District (DJUSD) to develop a new junior high school in the community. The Signature site is the preferred site alternative, including two potential layouts, although alternative sites are assessed. It is the intent of the DJUSD to use this EIR as a project-level environmental assessment of their proposed project under CEQA, although the EIR may identify additional detailed analyses needed in the future when a detailed site plan is available.

The General Plan Update would replace the existing General Plan policies and land use map. The plan update includes the state-required elements (land use, circulation, housing, open space, conservation, safety and noise), as well as several optional elements, that contain relevant goals, policies and action statements that will guide community planning. The proposed land use map would implement one of several possible land use alternatives.

The General Plan Update continues many of the policies in the existing General Plan, including: maintaining a compact, university-oriented town surrounded by farmland and habitat; slow managed growth; core as the retail center; neighborhoods served by retail, schools, parks and greenbelts; mix of housing types; and balanced transportation with a significant commitment to bikeways. The updated General Plan includes new and expanded policies, including: encouragement of infill and pedestrian and transit oriented development; moderate increases in allowable residential densities and commercial intensities; reduced level of service standards for roads; encouragement of economic development; an action to increase agricultural mitigation requirements; and an action to establish an urban boundary / limit line.

Land Use Alternatives. The land use alternatives represent a full range of reasonable land use possibilities and include several major study sites. In addition to the existing 1998 “baseline” land use conditions (which has been titled Alternative 1), the alternatives consist of:

- Alternative 2, No Project Alternative / Existing General Plan As Amended
- Alternative 3, Reduced Buildout Scenario
- Alternative 4, Community Expansion Scenario with Oeste Campus
- Alternative 5, Community Expansion Scenario with Davis Technology Campus

The major study sites are the major components of the land use alternatives and consist of:

- Nishi/Gateway
- Covell Center
- Signature/New Junior High School
- Mace Ranch Interior Retail
- Under Second Street

- Sutter-Davis Hospital North
- Davis Technology Campus
- Intervening Lands between the City and Davis Technology Campus
- Oeste Campus

The land use alternatives are evaluated at an equal level of detail in the DEIR so that the City Council can select a final land use plan from the components of the alternatives. The estimated City population in the year 2010 under the land use alternatives ranges from approximately 62,000 to 65,000.

Draft EIR. The City and its consultant, Jones and Stokes Associates, have prepared a Draft Environmental Impact Report (DEIR) which analyzes the environmental effects of the General Plan Update pursuant to the requirements of the California Environmental Quality Act (CEQA). The City Council will consider this information when deliberating the project.

The DEIR identifies significant and unavoidable impacts, including the following:

- Consistency with general plan land use policies (Alts. 4, 5)
- Conversion of agricultural land to urban use (Alts. 2, 3, 4, 5)
- Change in views (Alts. 2, 3, 4, 5)
- Potential increase in light and glare (Alts. 4, 5)
- Adequacy of fire protection infrastructure (Alts. 2, 3, 4, 5)
- Impacts on water supply and distribution (Alts. 4, 5)
- Impacts on sewer mains and capacity (Alt. 4)
- Consistency with general plan mobility policies (Alt. 5)
- Impacts on roadway system (Alts. 2, 3, 4, 5)
- Impacts to bicyclists and pedestrians (Alts. 2, 3, 4, 5)
- Impacts to transit services (Alt. 5)
- Consistency with general plan air quality policies (Alts. 3, 4, 5)
- Increases in PM10, ROG, and NOx emissions (Alts. 2, 3, 4, 5)
- Increases in local CO emissions resulting from traffic increases (Alts. 2, 3, 4, 5)
- Consistency with general plan noise policies (Alts. 2, 3, 4, 5)
- Exposure of sensitive uses to construction noise (Alts. 2, 3, 4, 5)
- Exposure of sensitive uses to operations noise (Alts. 2, 3, 5)

Public Review and Comments. The DEIR is now available for public review at the Planning Division of the Planning and Building Department, 23 Russell Boulevard, Davis, California, 95616. The document is also available for review at the Davis Branch of the Yolo County Library, 314 East 14th Street, Davis, CA, 95616.

The City requests your comments on the DEIR during the 48-day public review period which begins on Friday, January 7, 2000 and ends on Thursday, February 24, 2000. Written comments must be received by the close of the comment period.

Comments should be directed to Bob Wolcott, Senior Planner by one of the following methods: (1) By mail or delivery to the City of Davis Planning and Building Department, 23 Russell Boulevard, Davis, CA 95616; or (2) By FAX at (530) 757-5660; or (3) By email to rwolcott@dcn.davis.ca.us.

A Planning Commission hearing to receive verbal comments from the public regarding the adequacy of the DEIR is scheduled for Thursday, February 10, 2000 at 7:00 p.m. at the Community Chambers at City Hall, 23 Russell Boulevard, Davis, CA, 95616. The exact time of this item on the agenda has not been determined at this time.

Final public hearings by the Planning Commission and City Council for the certification of the EIR and adoption of the General Plan Update are tentatively scheduled for April, 2000. The exact dates have not been determined at this time.

Additional Information. For more information regarding this project, please contact Bob Wolcott of the Planning and Building Department at (530) 757-5610 or by email to rwolcott@dcn.davis.ca.us.

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