



Public Notice of Availability

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Project Title: Planning Application #77-07; General Plan Amendment, Rezoning and Preliminary Planned Development, Development Agreement, Affordable Housing Plan, Vesting Tentative Map, Final Planned Development, and Mitigated Negative Declaration for Residential lots at The Grande School Site

Project Location: South side of Grande Avenue near Intersection of Mercedes Avenue; Bordered by Grande Avenue on the north, Residential Developments on the East and West, and Covell Park on the South; APN: 35-097-12

Description of Project. The applicant requests approval of planning entitlement applications consisting of 1) General Plan Amendment, 2) Rezoning and Preliminary Planned Development, 3) Development Agreement, 4) Affordable Housing Plan, 5) Vesting Tentative Map, 6) Final Planned Development, and 7) Mitigated Negative Declaration for the development of 41 single-family residential homes. The proposed project will involve the following:

1. The changing of the General Plan land use map designation for the 8.83 gross acres parcel from Public/Semi-public to Residential Low-Density (General Plan Amendment). The amendment will provide a consistent General Plan and Zoning Ordinance land use maps designations, which would facilitate the proposed residential development;
2. The changing of the zoning designation of the subject site from Residential One-family to a Planned Development Residential One-family (Rezoning and Preliminary Planned Development). The site is designated Public/Semi-public in the General Plan land use map and Residential One-family district in the Zoning Ordinance land use map. The proposed rezoning will resolve the conflict between the General Plan and the Zoning Ordinance. Some deviations from Residential One-family district development standards are requested to accommodate the proposed planned development. The deviations for the market-rate lots pertain to yard setbacks, lot width, and minimum lot size. The deviations for the affordable housing lots pertain to yard setbacks, lot width, floor area ratio, lot coverage, usable open space, and minimum lot size (Rezoning and Preliminary Planned Development);
3. Approval of a Development Agreement to govern the affordable housing and middle-income housing component of the proposed development. The proposal is to give preference to DJUSD employees for the affordable and middle-income units, while indemnifying the City of Davis (Development Agreement);
4. The subdivision of the 8.83 gross acre parcel into 41 lots for single-family residential development, including provision of greenbelt parcels to the east and west of the site, additional parkland dedication to be added to Covell Park to the south, Grande Avenue improvements, and internal public roadway. The proposed lots will range in sizes as follows:
 - Market-rate lots from 4,736 to 7,602 square feet (27 total)
 - Middle-income lots from 4,660 to 5,131 square feet (6 total)
 - Low-income lots from 4,095 to 5,428 square feet

The units' breakdowns are as follows: 1) Market-rate lots, 27; 2) Affordable lots, 8; and 3) Middle-income lots, 6 (Vesting Tentative Subdivision Map).

5. The final planned development will establish final zoning standards for the 41 lots, which include yard setbacks, building heights, lot coverage, floor area ratio, parking, and usable open space (Final Planned Development); and
6. The environmental review and determination to evaluate and address any potential environmental impacts of the proposed project (Mitigated Negative Declaration).

According to the applicant, the DJUSD has determined the site to be surplus property. The applicant states that the purpose for the requested project applications is to accord the DJUSD opportunity to create potential additional value through the eventual sale of the property in order to generate needed funds for DJUSD facilities. The applicant adds that the DJUSD has not determined whether to sell the property to a master developer, or more than one developer, or small builders, or a combination of these, in order to obtain the best value to the DJUSD. The applicant reiterates that the sale of the property would generate funds for maintaining and upgrading existing facilities. DJUSD estimates that there is approximately \$20 million in deferred facilities needs.

Lead Agency: City of Davis, Community Development Department, 23 Russell Boulevard, Davis, CA 95616

Contact Person: Ike Njoku, (530) 757-5610 e-mail: injoku@cityofdavis.org

Document may be obtained at:

- City of Davis, Community Development Department, 23 Russell Blvd., Davis, Ca 95616;
- Yolo County Library, Davis Branch, 315 East 14th Street, Davis, Ca 95616; and
- UCD Library, Government Documents Department, UCD, Davis, Ca 95616

Public Review Period: *Begins:* November 3, 2008 *Ends:* December 16, 2008

Tentative Public Meeting(s):

City Council – December 16, 200*

Anyone interested in this matter is invited to comment on the document by written response or call Planning and Building Department with comments. Project Planner is Ike Njoku, (530) 757-5610, or Email: injoku@cityofdavis.org.

Signature: _____ *Name:* Ike Njoku, Planner/Historical Resources Manager