

Appendix A

Notice of Preparation, Initial Study, and NOP Comments



NOTICE OF PREPARATION AND INITIAL STUDY

FOR THE

WEST DAVIS ACTIVE ADULT COMMUNITY PROJECT

APRIL 2017

Prepared for:

City of Davis
23 Russell Boulevard
Davis, CA 95616
(530) 757-5610

Prepared by:

De Novo Planning Group
1020 Suncastr Lane, Suite 106
El Dorado Hills, CA 95762
(916) 949-3231

D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



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Notice of Scoping Meeting and Preparation of a Draft Environmental Impact Report

Date: April 14, 2017

Subject: Notice of Scoping Meeting and Preparation of a Draft Environmental Impact Report for the West Davis Active Adult Community Project

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Organizations and Interested Persons

Lead Agency: City of Davis
Community Development and Sustainability Department
23 Russell Boulevard, Suite 2
Davis, CA 95616
Phone: 530-757-5652
Email: khess@cityofdavis.org

SCOPING MEETING: On Wednesday, April 26, 2017 starting at 4:45 p.m. the City of Davis Community Development and Sustainability Department will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed Draft Environmental Impact Report (EIR) for the West Davis Active Adult Community Project. This meeting will be held at Davis City Hall, located at 23 Russell Boulevard, Davis, CA 95616. The meeting will run from 4:45 p.m. to 6:45 p.m.

This meeting will be an open house format and interested parties may drop in to review the proposed project exhibits and submit written comments at any time between 4:45 p.m. and 6:45 p.m. Representatives from the City of Davis, the EIR consultant, and the Applicant will be available to address questions regarding the EIR process. Members of the public may provide written comments throughout the meeting.

If you have any questions regarding this scoping meeting, contact the project planner, Katherine Hess at khess@cityofdavis.org, or by phone at: 530-757-5652.

NOTICE OF PREPARATION: This is to notify public agencies and the general public that the City of Davis, as the Lead Agency, will prepare a Draft EIR for the West Davis Active Adult Community Project. The City is interested in the input and/or comments of public agencies and the general public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project, and public input. Public agencies will need to use the EIR prepared by the City when considering applicable permits, or other approvals for the proposed project.

Project Title: West Davis Active Adult Community

Project Location: Yolo County Assessor's Parcel Number (APN) 036-060-05

COMMENT PERIOD: Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 p.m., Monday, May 15, 2017.

COMMENTS/INPUT: Please send your input, comments or responses (including the name for a contact person in your agency) to: Attn: Katherine Hess, City of Davis Community Development and Sustainability Department, 23 Russell Boulevard, Suite 2, Davis, CA 95616, or by email at: khess@cityofdavis.org.

PROJECT DESCRIPTION: The project site is currently undeveloped and has been previously used for agricultural uses. The project includes development of 325 for-sale residential housing units, which will consist primarily of single-family detached units (of which 80%, or 260 units, will be dedicated for seniors), 150 affordable senior apartments, an approximately three-acre Activity and Wellness Center, which is anticipated to include a pool, public restaurant, outdoor patio, and parking lot, an approximately three-acre parcel for University Retirement Community expansion, small dog park and associated greenways, drainage, agricultural buffers, and off-site stormwater detention facilities. Upon completion of the project, the approximately 74-acre site would provide up to 505 dwelling units and 3.1 miles of off street biking and walking paths within the project area and an additional 0.25 miles of off street biking and walking paths offsite. While the land use plan currently contains 505 units, the project impacts will be evaluated at 560 units to allow for consideration of a zone of other higher density residential to be included in the Activity and Wellness Center and in the Cottages area, if appropriate.

AREAS OF POTENTIAL IMPACTS: The Draft EIR will examine most of the environmental areas contained in Appendix G of the State CEQA Guidelines, with the exception of Mineral Resources. The topics to be addressed in the Draft EIR include: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Tribal and Cultural Resources, Geology/Soils, Greenhouse Gases/Climate Change, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Population/Housing, Public Services, Recreation, Transportation/Circulation, Utilities, Cumulative Impacts, and Growth Inducing Impacts.

INITIAL STUDY: An Initial Study has been prepared for this project. The Initial Study identifies environmental areas/issues that would result in No Impact or a Less than Significant Impact, and environmental areas/issues that would result in a Potentially Significant Impact. All Potentially Significant Impact areas/issues will be addressed in greater detail in the Draft EIR. Areas/issues that would result in No Impact or a Less than Significant Impact, as identified in the Initial Study, will not be addressed further in the Draft EIR.

ADDITIONAL INFORMATION: Copies of the Initial Study, including additional information on the project proposal is on the city's website at: <http://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/west-davis-active-adult-community>.

Date: _____

Signature: _____

Name/Title: _____

Phone/Email: _____

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INITIAL STUDY

PROJECT TITLE

West Davis Active Adult Community

LEAD AGENCY NAME AND ADDRESS

City of Davis
23 Russell Boulevard
Davis, CA 95616

CONTACT PERSON AND PHONE NUMBER

Katherine Hess, Community Development Administrator
City of Davis
Department of Community Development and Sustainability
(530) 757-5652

PROJECT SPONSOR'S NAME AND ADDRESS

David Taormino
505 Second Street
Davis, CA 95616
(530) 231-5519

PURPOSE OF THE INITIAL STUDY

An Initial Study (IS) is a preliminary analysis which is prepared to determine the relative environmental impacts associated with a proposed project. It is designed as a measuring mechanism to determine if a project will have a significant adverse effect on the environment, thereby triggering the need to prepare an Environmental Impact Report (EIR). It also functions as an evidentiary document containing information which supports conclusions that the project will not have a significant environmental impact or that the impacts can be mitigated to a "Less Than Significant" or "No Impact" level.

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the proposed West Davis Active Adult Community Project (project) may have a significant effect upon the environment. Based upon the findings and mitigation measures contained within this report, environmental impacts are significant enough to warrant the preparation of an EIR.

PROJECT LOCATION AND SETTING

PROJECT LOCATION

The project site consists of approximately 74 acres located northwest and adjacent to the City of Davis within the City of Davis Sphere of Influence (SOI) of unincorporated Yolo County. The project site is bounded by existing agricultural land within unincorporated Yolo County (within the City's SOI) to the west, a mapped rural residential subdivision lots to the north, the Sutter

Davis Hospital and Risling Court to the east, and West Covell Boulevard to the south. The project site can be identified by Yolo County Assessor's Parcel Number (APN) 036-060-05.

The project's regional location is shown in Figure 1, the project area and site boundary are shown in Figure 2, and the APN map is shown in Figure 3. It is noted that the proposed project includes development of an off-site detention basin to the east of the project site, adjacent to and west of John Jones Road. A proposed drainage conveyance channel would connect the northern project boundary to the proposed detention basin.

EXISTING SITE USES

The project site is currently undeveloped and has been previously used for agricultural uses. The site is nearly level at an elevation of approximately 47 to 50 feet above mean sea level (MSL). Figure 4 shows the U.S. Geological Survey (USGS) topographic map. Existing trees are located along the western and eastern project site boundaries, as well as within the southeastern corner of the site. Risling Court, an existing public access roadway to the Sutter Davis Hospital, is located along the southernmost portion of the eastern project site boundary. An existing drainage channel (known as the Covell Drain) conveys runoff from west to east north of Covell Boulevard. Frontage improvements along Covell Boulevard are limited but include a bus shelter, a section of curb, and traffic signs and signals. Figure 5 shows an aerial view of the project site.

SURROUNDING LAND USES

The project site has developed land uses on three sides. The land directly to the north of the project site is Binning Ranch, an improved, final mapped, but unbuilt seven lot rural residential subdivision. Further north is a single-family rural residential development known as the Binning Farms community. Public/Semi-Public land uses such as Sutter Davis Hospital, Sutter Medical Foundation, North Davis Water Tank, and the Sutter Drainage Pond are located directly adjacent to the project site to the east. Further to the east are existing developed General Commercial land uses located west of SR 113 and east of John Jones Road. The parcels south of West Covell Boulevard are designated Residential – High Density by the City's General Plan (including the University Retirement Community and the Saratoga West Apartments). Residential – Low Density land uses also exist south of the project site (including the Evergreen and Aspen Neighborhoods). Additionally, land west of the project site consists of agricultural uses and fallow land with a few ranchette-style single family homes and associated structures located along County Road (CR) 99.

GENERAL PLAN AND ZONING DESIGNATIONS

The project site is currently designated Agriculture by the Yolo County General Plan Land Use Map and as both Agriculture and Urban Agriculture Transition Area by the City of Davis General Plan Land Use Map. The project includes a City of Davis General Plan Amendment to change the land use to the following City designations: Residential – Medium Density, Residential – High Density, Residential Greenspace Overlay, Urban Agriculture Transition Area, and Mixed Use. The project site is currently zoned as Agricultural Intensive (A-N) by the County's zoning code. The project includes pre-zoning as a Planned Development (PD) for the City of Davis. The zoning change would go into effect after the proposed annexation. The existing County General Plan land

use designation and proposed City land use designation for the site is shown on Figure 6. The existing County zoning and proposed City pre-zoning for the site is shown on Figure 7.

PROJECT DESCRIPTION

PROJECT OBJECTIVES

Consistent with CEQA Guidelines Section 15124(b), a clear statement of objectives and the underlying purpose of the proposed project shall be discussed. The principal objective of the proposed project is the approval and subsequent implementation of the West Davis Active Adult Community Project (the proposed project). The quantifiable objectives of the proposed project include annexation of approximately 74 acres of land into the Davis City limits, and the subsequent development of land, which would include: for-sale residential housing units, affordable senior apartments, an Activity and Wellness Center, University Retirement Community expansion, and associated greenways, drainage, agricultural buffers, and off-site stormwater detention facilities.

The proposed project identifies the following objectives:

- Create a community that connects the City's senior population to existing services and facilities in West Davis.
- Design a neighborhood with homes to support an active lifestyle for older adults.
- Create a diverse community that provides housing for multiple generations and lifestyles.
- Provide Davis residents with housing options that meets their long-term needs so they remain local rather than leave the City.
- Provide a community that is not isolated from the rest of the City by providing public gathering spaces for all City residents.

PROJECT CHARACTERISTICS

The project includes development of 325 for-sale residential housing units, which would consist primarily of single-family units, 150 affordable senior apartments, an approximately three-acre Activity and Wellness Center, which is anticipated to include a pool, public restaurant, outdoor patio, and parking lot, an approximately three-acre parcel for University Retirement Community expansion, small dog park and associated greenways, drainage, agricultural buffers, and off-site stormwater detention facilities. Upon completion of the project, the approximately 74-acre site would provide up to 505 dwelling units and 3.1 miles of off street biking and walking paths within the project area and an additional 0.25 miles of off street biking and walking paths offsite. While the land use plan currently contains 505 units, the project impacts will be evaluated at 560 units to allow for consideration of a zone of other higher density residential to be included in the Activity and Wellness Center and in the Cottages area, if appropriate.

The conceptual master plan is shown on Figure 8.

Proposed Land Uses

Table 1 provides a summary of the land uses proposed for the project.

Table 1: Land Use Summary

<i>LAND USE</i>	<i>ACREAGE</i>	<i>DENSITY</i>	<i>UNITS</i>
Greenway facing homes, bungalows, and small builder lots	26.86	8.9	238
Cottages	5.27	12.0	64
Public Right of Way	17.59	-	-
Dog Park	0.77	-	-
Greenway	4.69	-	-
Urban Agriculture Transition Area	7.19	-	-
Mixed Use Area	5.27	14.8	78
Senior Affordable Apartments	3.83	40.0	150
University Retirement Expansion Site ¹	3.03	10.0	30
Total	74.5	6.7	560

NOTES: SF = SQUARE FEET.

¹ INCLUDED IN INFRASTRUCTURE CALCULATIONS AS 30 UNITS.

The analysis in this environmental document addresses potential impacts associated with the full development of the project, which includes a total of up to 560 residential units on the 74-acre project site.

Residential – Medium Density

The Conceptual Master Plan for the project reflects 325 medium density units, of which 80% (260 units) will be senior-friendly, and 53 units will be single family detached ownership units built on lots larger than 5,000 square feet in area. All 325 medium-density units would be single story with various architectural styles and structures. A second level, above the garage only, would be included for caregiver use, which are anticipated would range in size from approximately 900 square feet (sf) to 1,800 sf.

The three-acre University Retirement Community expansion would be located in the southeastern corner of the project site. This would provide expansion opportunities for the University Retirement Community which is currently located directly south of the proposed expansion site, on the opposite side of Covell Boulevard. The existing University Retirement Community has remodeled and added onto their facility and is currently evaluating their expansion needs to meet the growing demand for their services.

Residential – High Density

The project includes reservation of land for 150 affordable apartments for seniors 62 years and older. The affordable units would be located in the southwestern corner of the project site, west of the proposed University Retirement Community expansion.

The proposed project has a total requirement to include 60 affordable units. The project proposes to provide these 60 affordable units as rental housing units developed within the subdivision. Fifty-Seven of these affordable units must have rents affordable on average to households whose incomes do not exceed 65 percent of the Yolo County median income. An additional three of these affordable units must have rents affordable to households whose incomes do not exceed 40 percent of the Yolo County median income.

At least 60 of the high-density units would meet the minimum income and rent targets above. However, based on currently available affordable housing subsidy funding, it is anticipated that approximately 35 percent of the units would be affordable to households whose incomes do not exceed 25 percent of the Yolo County median income, 35 percent of the units would be affordable to households whose incomes do not exceed 50 percent of the Yolo County median income, and 30 percent of the units would be affordable to households whose incomes do not exceed 60 percent of the Yolo County median income.

Construction of the 150 affordable senior apartment homes would occur in two 75-unit phases in order to ensure that local Davis residents are the primary market for occupancy. Construction of the affordable senior apartments would be phased in order to reach an aging Davis population over an extended period of time. The senior apartment homes concept drew inspiration from Eleanor Roosevelt Circle, an existing 60-unit affordable senior housing complex in east Davis developed in 2006. The project would include on-site services coordination staff that would facilitate appropriate health, educational and recreational activities, and supportive services for the residents.

Mixed Use

The approximately three-acre Activity and Wellness Center would be located in the central portion of the project site and would be connected to the remainder of the site by greenway paths. The outdoor space at the proposed Activity and Wellness Center would be able to accommodate local music and events in Davis. The open space around the Activity and Wellness Center is anticipated to include a pool, sport courts (possibly including pickle ball or bocce ball), and lawn areas for soccer practices or games. The exact uses and facilities would be finalized through ongoing coordination with the City and the ongoing public outreach process. Current plans for the facility include a public restaurant, meeting rooms, catering kitchen and dining areas, fitness center, yoga room(s), extensive outdoor patio, and a covered parking lot which could serve as a location for markets and other events. In addition, as a way of considering providing for additional housing types, 15 to 30 loft units are being evaluated for purposes of the EIR.

Residential Greenspace

The project site would be interconnected via a grid of north-south and east-west neighborhood walking and biking paths. The internal greenways would vary in width between 25- to 35-feet wide, with 10-foot concrete paths, providing connection between the site access points, the residential housing units and the activity and wellness center. The project also includes a perimeter 1.4-mile bicycle/pedestrian path that connects into the proposed internal greenway system and the existing City bicycle and trail system. Exercise stations and detailed way finding signage with distance markers would be constructed along the path to encourage an active lifestyle

Dog Park

A 0.77 acre fenced dog park, programmed for smaller dogs, would be included as part of the project. It would be located near the secondary access off of Covell Blvd.

Urban Agriculture Transition Area

The project would include an urban agriculture transition area along the northern and western project boundary adjacent to existing agricultural lands. Pursuant to Section 40A.01.050 of the City's Municipal Code, the proposed agricultural buffer along the northern and western boundaries of the project site would be a minimum of 150-foot wide and would be planted with Californian native plants. Additionally, the transition area would include an approximately 50-foot wide multi-use trail, adjacent to the agricultural buffer area. The perimeter trail would loop around the north and west edges of the project site, connecting to off street paths proposed within the development and connecting to Risling Court and Covell Boulevard.

Proposed Circulation Improvements

The proposed vehicular and alternative transportation (i.e., bicycle, pedestrian, and transit) circulation improvements are discussed in detail below.

Vehicular Circulation

The existing streets providing access around the project site include Covell Boulevard and Risling Court. Covell Boulevard is a major arterial roadway serving the project site and connects the western and eastern limits of the City, continuing as Mace Boulevard in the eastern limits of the City and Country Road 31 west of the City limits.

Access to the project site would be provided via Risling Court, which runs along the eastern edge of the site, as well as an entrance on West Covell Boulevard. The proposed internal north-south and east-west roadways would connect to housing and recreation areas. Cul-de-sacs are included in the project plan within the proposed cottages development area and as a termination for some internal streets.

Along the project frontage, Covell Boulevard is currently a four-lane arterial with Class II bike lanes and dedicated right and left turn lanes west of the intersection with Shasta Drive. Traveling westbound, the road narrows and the road transitions to a two-lane arterial with a two-way left turn (TWLT) lane and Class II bike lanes. The transportation element of the City's General Plan calls for upgrading Covell Boulevard to a four-lane arterial. As part of this project, Covell Boulevard would be expanded to the north within the project site to accommodate four vehicular lanes. Cycling improvements would add a Class I bike trail which would pass behind a new bus island and shelter. These improvements are intended to reduce conflicts between cyclists and buses. Covell Boulevard has been conceptually designed to the extent possible with the 2016 design standards. These standards call for 10-foot and 10.5-foot travel lanes and a 7-foot bike lane on four-lane major arterials.

Risling Court is an existing street section, which currently serves the Sutter Davis Medical Campus. Risling Court currently extends from Covell Boulevard north to the first entrance of the Medical Campus parking lot. As part of the proposed street circulation improvements, Risling Court would ultimately be widened and extended to provide primary access to the neighborhood at two points. This roadway currently includes an approximately 40-foot paved section. On the

east side adjacent to Sutter Hospital is a 15-foot parkway strip, a five-foot sidewalk, and a four-foot parkway strip, which provides a buffer between the sidewalk and the parking area. The proposed street section would be widened from Covell Boulevard to the Sutter Davis Medical Campus entrance. The 104-foot right-of-way would include a 56-foot paved section containing two 12-foot travel lanes, two 8-foot Class II bike lanes, and two 8-foot parking lanes. The sidewalk and parkway strips on the west side of the street are proposed with a 6-foot sidewalk and 5-foot planter strip consistent with the current City Standards.

Risling Court would then be extended from the Sutter Davis Medical Campus entrance to the northern entrance of the proposed neighborhood. This 76-foot right-of-way would include a 52-foot paved section of two 12-foot travel lanes, two 7-foot Class II bike lanes, and two 7-foot parking lanes. Six-foot parkway strips with 6-foot sidewalks would be installed on both sides. Bikers and pedestrians could continue past the termination of Risling Court on a 25-foot wide multipurpose pathway. The extension would connect to the proposed agricultural buffer and the Sutter Davis exercise loop.

The entrance to the proposed Activity and Wellness Center off Risling Court would be located opposite the main entrance to the Sutter Davis Medical Campus. Risling Court provides connection to two proposed primary neighborhood entrances. The entrance streets would include an 84-foot right of way and a 52-foot paved section, 8-foot center medians, 6-foot parkway strips, and 6-foot sidewalks. The paved section would include 12-foot travel lanes, 7-foot Class II bike lanes, and 7-foot parking lanes.

The secondary access point via Covell Boulevard would only allow right in, right out movements. The 64-foot right of way would include a 52-foot paved section with two 12-foot travel lanes, two 7-foot Class II bike lanes, and two 7-foot parking lanes. The sidewalk would be 5-feet wide on both sides.

Two different internal streets are proposed by the project, depending on the anticipated usage. The street section would be a 64-foot right-of-way with a 52-foot paved section with two 12-foot travel lanes, 7-foot Class II bike lanes, 7-foot parking lanes, and a 6-foot attached sidewalk. The second internal street section would be a local street with a 46-foot right-of-way and a 34-foot paved section with two 10-foot travel lanes with Class III bike lanes, 7-foot parking lanes, and 6-foot attached sidewalks.

In addition to the internal streets described above, 25-foot wide streets for bungalow court with cul-de sacs are proposed.

Alternative Transportation Circulation

The project site is located adjacent to a Class I off-street bike trail located along the south side of Covell Boulevard. There is also a Class I trail on the north side of Covell Boulevard, east of the project site and on-street bike lanes on both sides of Covell Boulevard. This infrastructure provides connections to the system of neighborhood greenways and the designated Davis bicycle loop within the City. For planning purposes, it is assumed that all external bicycle and pedestrian trips would use the intersection of Covell Boulevard, Shasta Drive, and Risling Court.

Figure 9 shows the proposed bicycle and pedestrian facilities. The project would provide approximately 4.5 miles of biking and walking paths. This includes 2.4 miles of Class I bikeways (off road pathways), 1.4 miles of Class II bikeways (on street bike lanes), Class III bikeways (bicycle routes) throughout the site, and a 0.7-mile decomposed granite path within the agricultural buffer. The compilation of this infrastructure allows for a 1.4-mile walking path around the perimeter of site and allows connections to the Sutter Davis Parkour and the interior concrete walking/biking paths.

The project would include development of all on-site facilities shown in Figure 9. The proposed bicycle and pedestrian facilities would eventually connect to planned future improvements within the vicinity of the project site, including a future bicycle and pedestrian overcrossing for SR 113 and John Jones Road that is being considered by the City of Davis.

The project site is directly adjacent to public transit stops for the YoloBus and Unitrans systems, which serve Davis and the surrounding area. Adjacent bus stops are located on the north side of Covell Boulevard, near the intersection with Risling Court (at southeast corner of project site), and near the John Jones Road and Covell Boulevard intersection. On the south side of Covell Boulevard, a stop is located approximately 250 feet east of Risling Court.

These stops serve YoloBus lines 220 (between Vacaville and Winters) and 220C (Winters Express) and Unitrans bus lines 230, 231, 232, P and Q. Additionally, Davis Community Transit provides paratransit service for persons with disabilities via a door-to door demand response system in which users of the system call for transportation service when needed. In addition to public transportation, zip cars or other shared service vehicles would be accommodated with parking and charging stations at the proposed Activity and Wellness Center. The bus stop located adjacent to the site would be improved and relocated to accommodate the additional Covell Blvd improvements as part of this project.

Proposed Utility Improvements

The project proposes to connect to existing City utility infrastructure to provide water, sewer, and stormwater drainage.

Water System

The City of Davis currently maintains and operates an above ground water tank and pump station immediately adjacent to the project site (West Area Tank & Pump Station). The City also has two active deep wells within the vicinity of the project site, one immediately east of the Sutter Davis Hospital and one immediately west of the University Retirement Community. The City also operates an intermediate well east of SR 113 near the Davis Waldorf School.

The existing City infrastructure system includes a 14-inch main extending from John Jones Road to the West Area Water Tank and Pump Station; a 12-inch main in John Jones Road and West Covell Boulevard; and a 12-inch main up Risling Court, extending around the hospital and tying into John Jones Road.

The project is not currently planning for a non-potable water source for irrigation of public green spaces. The City of Davis has long term planning goals to provide the City with non-potable water from the waste water treatment plant for irrigation of public green spaces.

Figure 10 identifies the potential water infrastructure layout for the proposed West Davis Active Adult Community. The preliminary water infrastructure for the proposed development is assumed to consist of 8-inch pipes. A future water pressure and flow study would need to be conducted to further refine the proposed pipe sizes throughout the development in order to meet the domestic demands and the fire flow demands. The triggers for the proposed infrastructure would also be defined in this future study to confirm adequate flow can be provided with each phase of the development. The project proposes connection points to the existing system at the existing water tank northeast of the project site, at the existing Risling Court cul-de-sac and in Covell Boulevard at the proposed entrance off Covell Boulevard.

Sewer System

Wastewater treatment for the project area is currently provided by the City of Davis. The City of Davis sewer collection system for the western portion of Davis utilizes pipe under Covell Boulevard ranging from 18-inch diameter on the western end to 36-inch diameter at the eastern edge. The Covell Boulevard truck main extends to Pole Line Road and ties into a 42-inch diameter sewer heading north and east to the City of Davis Waste Water Treatment Plant, located approximately three miles east of Pole Line Road/CR 102. The existing Covell Boulevard trunk main has section of pipe which are hydraulically limited due to the size/slope of the pipe and the tributary flows. A preliminary study of these hydraulically limited segments of the sewer trunk indicates that capacity may exist to serve the project.

Figure 11 identifies the preliminary sewer infrastructure layout for the proposed project. The proposed sewer infrastructure would utilize 8-inch pipes to serve the development. A future sanitary sewer study would need to be conducted to further refine the proposed pipe sizes throughout the development in order to meet the peak flows. The triggers for the proposed infrastructure would also be defined in this future study to confirm adequate flow can be provided with each phase of the development.

The proposed project would pursue water efficient fixtures and water conservation throughout the development in accordance with the 2016 CAL Green Building Code Standard, as adopted by the City of Davis. The project does not anticipate any high use facilities or functions that would generate a large amount of wastewater.

Storm Drainage System

The project site is located within the Covell Drain Watershed, with approximately 17 square miles of the watershed lying upstream of the site. The project site includes the Covell Drain channel, which conveys stormwater and agricultural runoff from western portions of the City of Davis and from portions of unincorporated Yolo County west of the site. In the vicinity of the project site, the Covell Drain flows east along the north side of Covell Boulevard toward SR 113, turning north along the west edge of SR 113, and then discharging to an existing three 10-foot by 5-foot box

culverts under the freeway. East of SR 113, the Covell Drain continues to the northeast along the north edge of Davis, through the Wildhorse Golf Course, and eventually discharges to Willow Slough Bypass northeast of the City.

The City of Davis maintains a storm drain pipe network in the project area which discharges to the Covell Drain. This network collects water from the south side of Covell Boulevard and pipes to the north into the existing channel. Storm drain pipes ranging from 15-inches to 42-inches provide collection and conveyance of stormwater throughout the Sutter Hospital Facility and along John Jones Road, tying into the Covell Drain parallel to SR 113.

The City of Davis also maintains a stormwater detention pond adjacent to the West Davis Water Tank site. The pond provides attenuation for the stormwater associated with the water tank site and the Sutter Davis Hospital site.

As shown on Figure 12, the proposed drainage infrastructure would include greenway swales, a perimeter drainage channel, an offsite detention basin, and relocation of the Covell Drain north to accommodate the widening of Covell Boulevard. The ditch would need to be contained within a culvert under the new entrance from Covell.

A guiding stormwater management principle for project should be that it does not result in new impacts to properties downstream or upstream. Potential impacts include considerations of both stormwater quantity and quality. With regard to stormwater quality, the project would be designed to conform with current City of Davis standard requirements, as discussed below. For water quantity, the objective of this preliminary analysis would be to identify the basic post-project storage volumes needed onsite in order to limit post-project peak discharges and associated peak water surface elevations (WSEs) to estimated existing levels in the Covell Drain on its approach to the SR 113 box culvert.

As such, the proposed project would provide stormwater storage and conveyance facilities that would likely consist of the following components:

Water Quality Mitigation: The project intends to integrate Low Impact Development (LID) measures throughout the project to provide stormwater quality treatment. These LID measures would likely include both volume-based best management practices (BMPs) (i.e., bioretention, infiltration features, pervious pavement, etc.) and flow-based BMPs (i.e., vegetated swales, stormwater planter, etc.). The use of these features would be dependent upon the location and setting within the project site. These treatment measures would be designed in accordance with the City of Davis Storm Water Quality Control Standards. Sizing and configuration of these treatment measures would be determined with the future development of the tentative map and improvement plans for the project.

Mitigation for Increase in Project Site Discharge Due to Development: In addition to the water quality treatment measures, the project proposes to provide mitigation for the expected increase in the site's post-project peak discharge relative to pre-project conditions. As a result of the project development, the effective impervious area for the site would increase, which in turn would increase the peak rate of runoff from the site.

The project is proposing 9.8 acres of open space/landscaping around the perimeter of and throughout the project site. The resulting 100-year peak discharge from the proposed development was estimated at 53.2 cubic feet per second (cfs).

Proposed mitigation for the pre-to-post increment in peak discharge would be accomplished by integrating of an offsite detention storage with the project, with the design goal of limiting the site's post-development peak flow to existing levels. A detention basin approximately 450-feet by 150-feet with a maximum water depth of 3.4 feet (5.75 acre-feet) may be required.

This detention basin would be located offsite of the northeast of the project site adjacent to the existing City of Davis detention basin. The proposed detention basin would be located within the footprint of the proposed perimeter drainage channel and, pending further discussion with the City, may include expansion and merging with the immediately adjacent City of Davis/Sutter Health detention basin to the south. The depth of the detention basin would be approximately equivalent to the existing City detention basin.

Flood Management System

A substantial portion of the project site is currently located within FEMA Zone A, which are areas determined to flood during the 1% annual flood event. Because Zone A floodplains do not have a published Base Flood Elevation, the depth of floodwater onsite during the 100-year event is undetermined. However, anecdotal information suggests that large storm flooding on and near the project site is expected to be characterized by shallow (possibly one- to two-feet deep), slow-moving flows.

Based on the preliminary hydrology and hydraulic modeling efforts, construction of the proposed project without appropriate drainage/flood mitigations may increase peak discharges in the Covell Drain, and would most likely increase the maximum water surface elevations in the floodplain on and near the site. This potential impact would be mitigated through a combination of proposed detention storage near the existing water tank site and around the perimeter of the project site.

Electricity and Natural Gas

The project site has nearby access to PG&E service for both natural gas and electric service.

The proposed project would provide energy efficient homes. All of the State of California design guidelines for new homes including "tight building envelopes," energy efficient appliances and HVAC, insulation and window efficacy, would be incorporated into the project design. The project development would comply with current City standards, including Tier 1 of the CalGreen codes. Additionally, solar would be incorporated on all of the proposed rooftops. The amount of solar on each home would likely be a ratio of square footage of the home to anticipated electrical usage.

GENERAL PLAN AMENDMENT

The proposed project would require a City of Davis General Plan Amendment to the Land Use Element to change land uses on the project site. Changes to the Land Use Element would include changing the entire approximately 75-acre project site from Agriculture to Residential – Medium Density, Residential – High Density, Residential Greenspace Overlay, Urban Agriculture Transition Area, and Mixed Use. Figure 6 illustrates the current County General Plan land uses within the project site. Proposed General Plan land uses are also shown on Figure 6.

MEASURE R

Because the General Plan Amendment would redesignate the site from Agricultural and Urban Agriculture Transition Area to urban uses, voter approval is required under the Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance (Measure R). Measure R requires approval of Baseline Project Features such as recreation facilities, public facilities, and significant project design features, which cannot be eliminated, significantly modified, or reduced without subsequent voter approval.

PRE-ZONING

The project site is currently within the jurisdiction of Yolo County. Current County zoning for the project site is A-N. The Yolo Local Agency Formation Commission (LAFCo) would require the project site to be pre-zoned by the City of Davis in conjunction with the proposed annexation.

The City's pre-zoning for the project site would be PD. The pre-zoning would go into effect upon annexation into the City of Davis. The existing and proposed zoning for the project site is shown on Figure 7.

ANNEXATION

The project site is currently within Yolo County, and within the City of Davis' SOI. The proposed project would result in the annexation of the approximately 75-acre project site into the City of Davis.

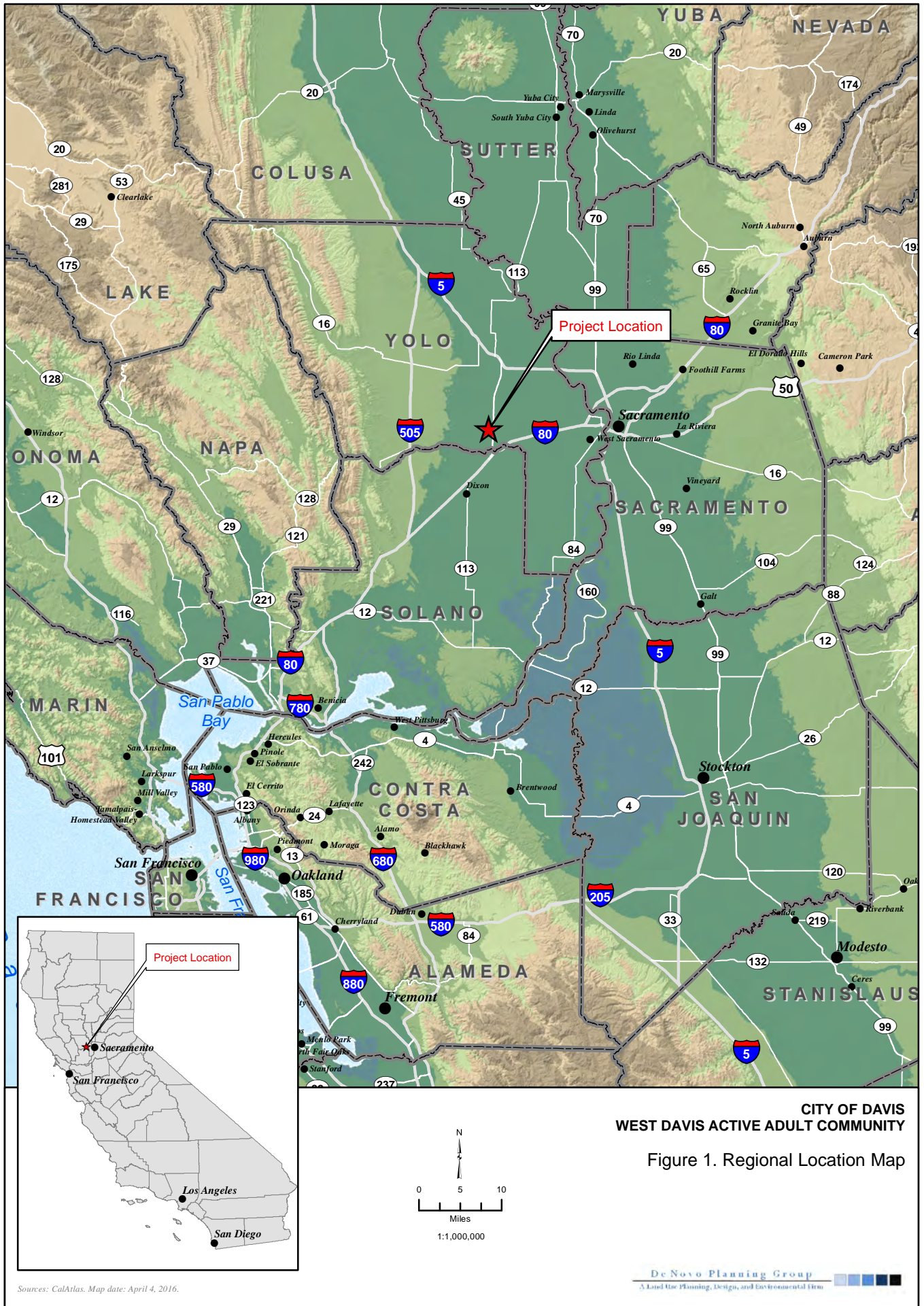
REQUESTED ENTITLEMENTS AND OTHER APPROVALS

The City of Davis is the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), Section 15050.

This document will be used by the City of Davis to take the following actions:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of City of Davis General Plan Amendments (including Measure R voter approval);
- Approval of City of Davis Pre-zoning and Preliminary Planned Development;
- Approval of Annexation;
- Approval of Final Planned Developments and Tentative Subdivision Maps;
- Approval of Grading Plans;
- Approval of Building Permits;
- City review and approval of Project utility plans.

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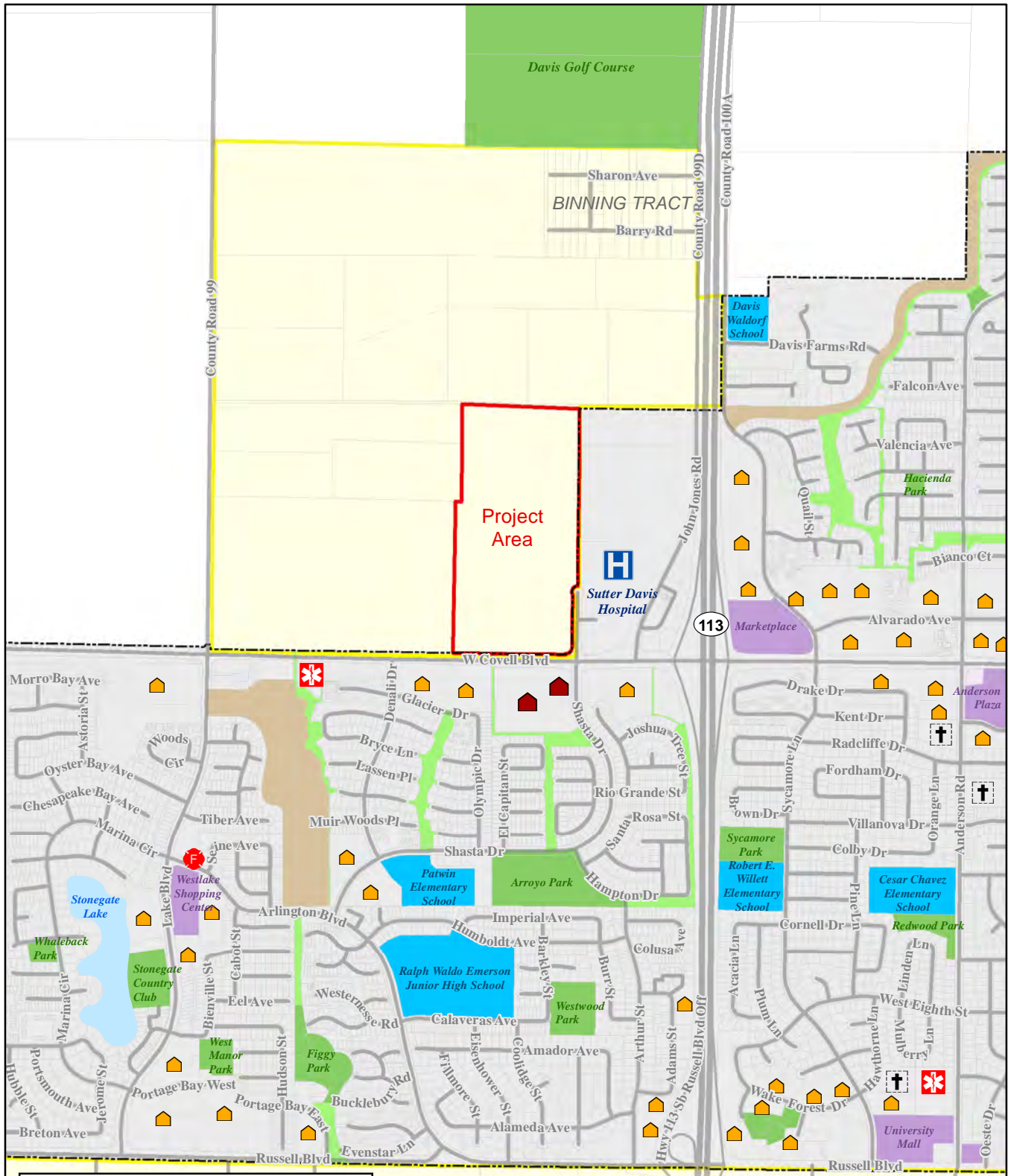


Sources: CalAtlas. Map date: April 4, 2016.

CITY OF DAVIS
WEST DAVIS ACTIVE ADULT COMMUNITY

Figure 1. Regional Location Map

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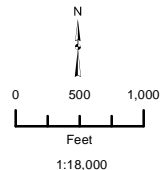


Legend

	Fire Station		Shopping Center
	Apartment Complex		School
	Retirement Community		Parks/Recreation
	Church		Neighborhood Greenbelt
	Medical Center		Natural Habitat Area
	Hospital		Davis City Boundary
			Davis Sphere of Influence

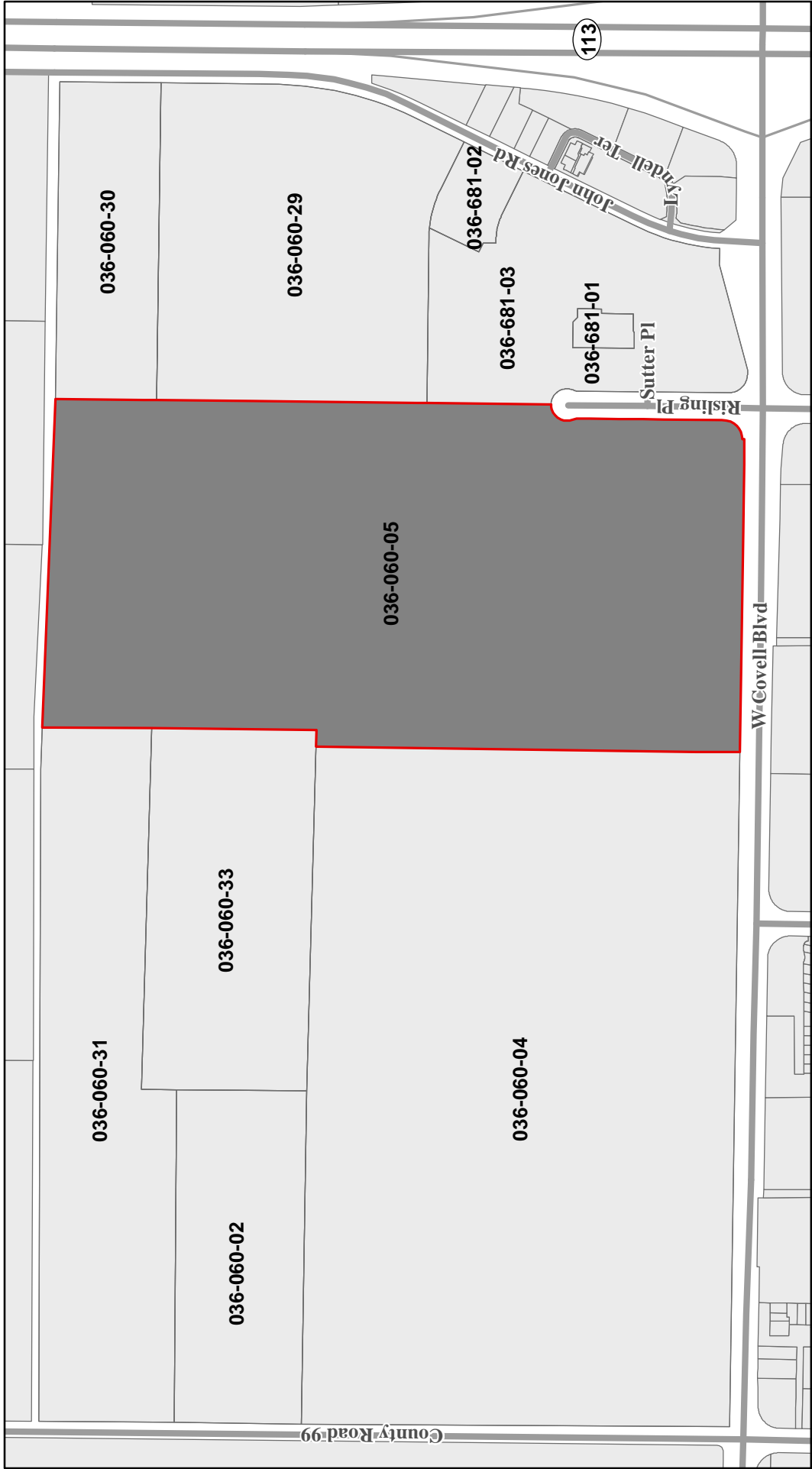
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Figure 2. Vicinity Map



Source: Yolo County GIS; City of Davis GIS; Google Maps. Map date: February 20, 2017.

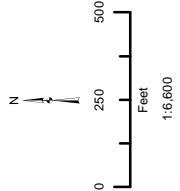
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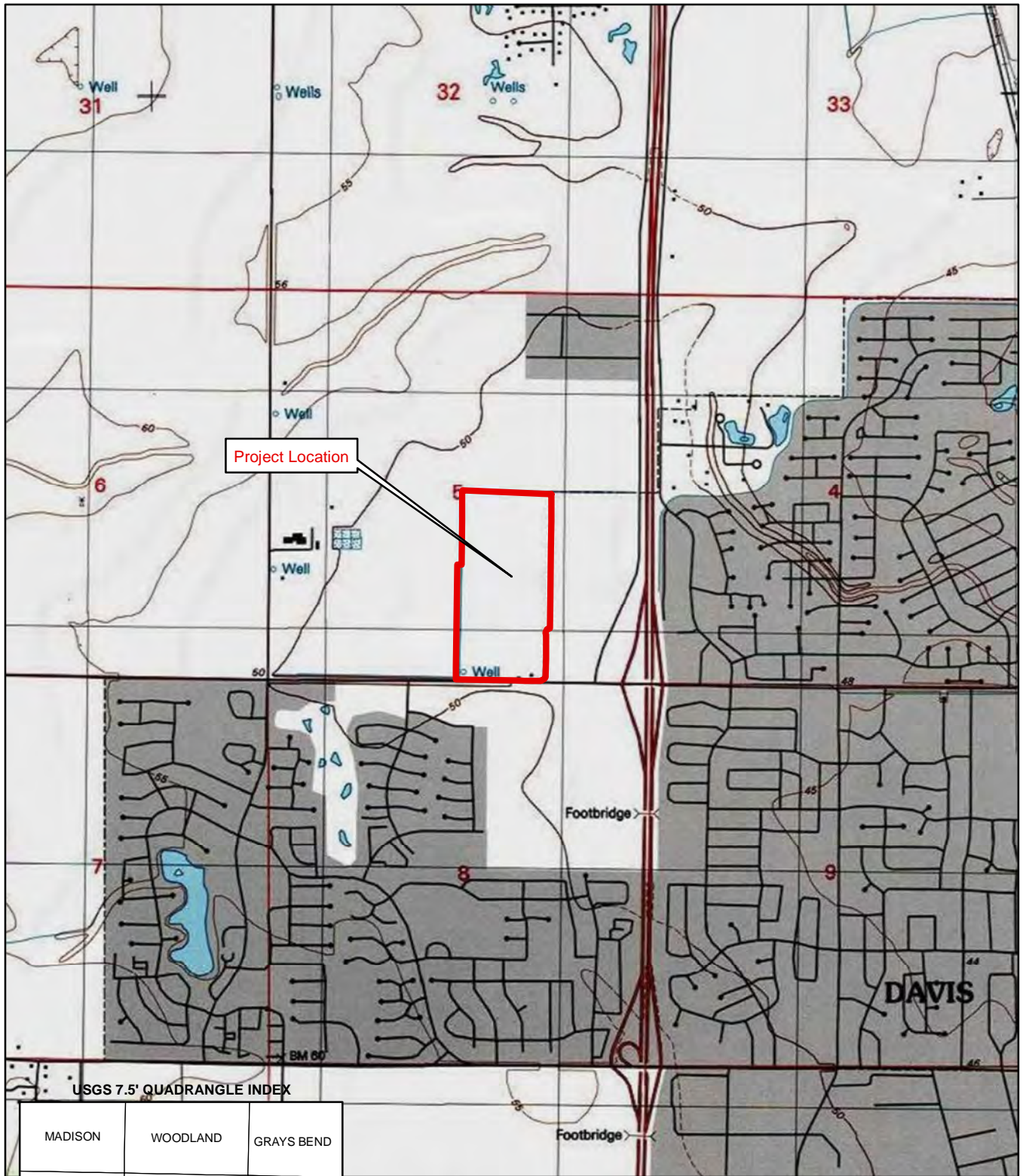
Figure 3. Assessor's Parcel Map

- Legend**
- Assessors Parcels
 - Project Parcel




Source: Yolo County GIS. Map date: February 20, 2017.

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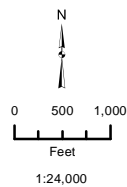


USGS 7.5' QUADRANGLE INDEX

MADISON	WOODLAND	GRAYS BEND
WINTERS	MERRITT 	DAVIS
ALLENDALE	DIXON	SAXON

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Figure 4. USGS Topographic Map
MERRITT QUADRANGLE



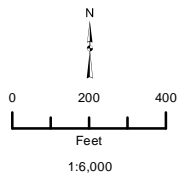
Data sources: Yolo County GIS; ArcGIS Online USGS Topographic Map Service. Map date: February 20, 2017.

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Legend

Project Parcel

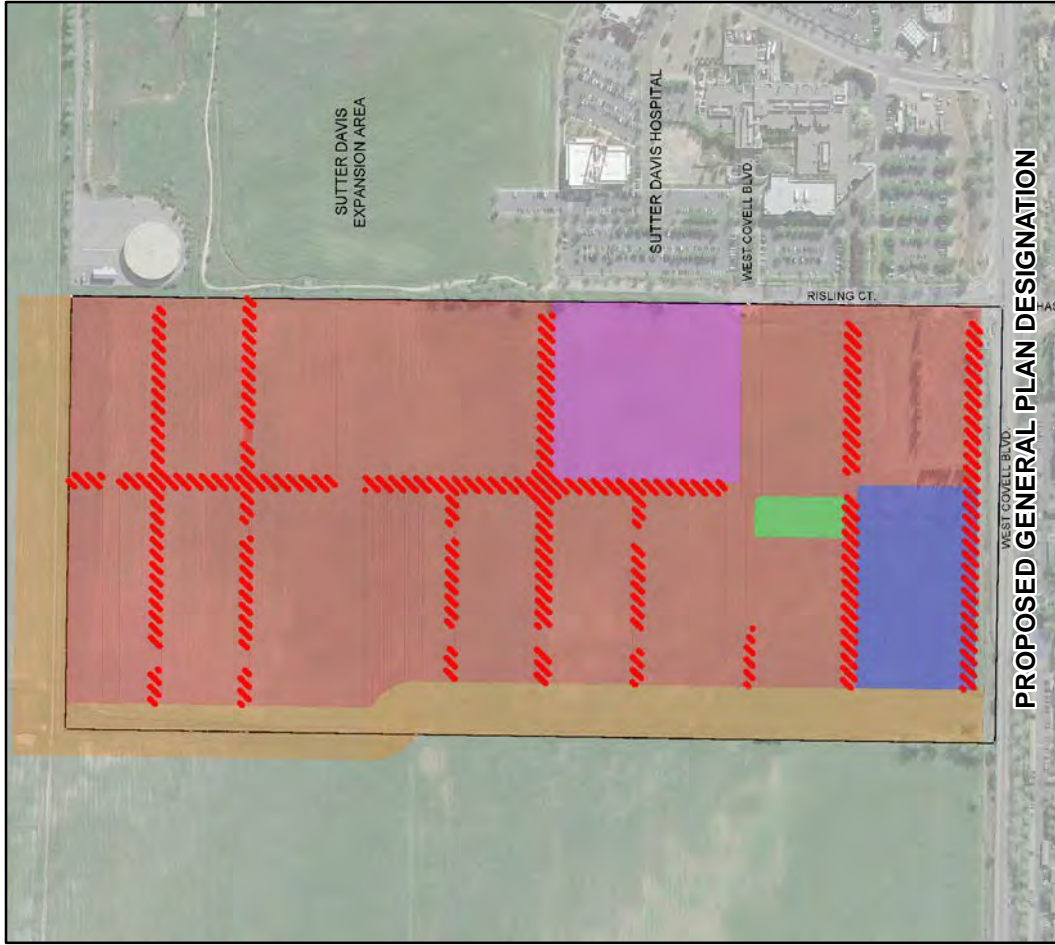


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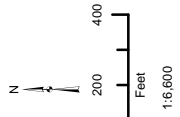
Figure 5. Aerial View of Project Site

Source: Yolo County GIS; ArcGIS Online World Imagery Map Service. Map date: February 20, 2017.

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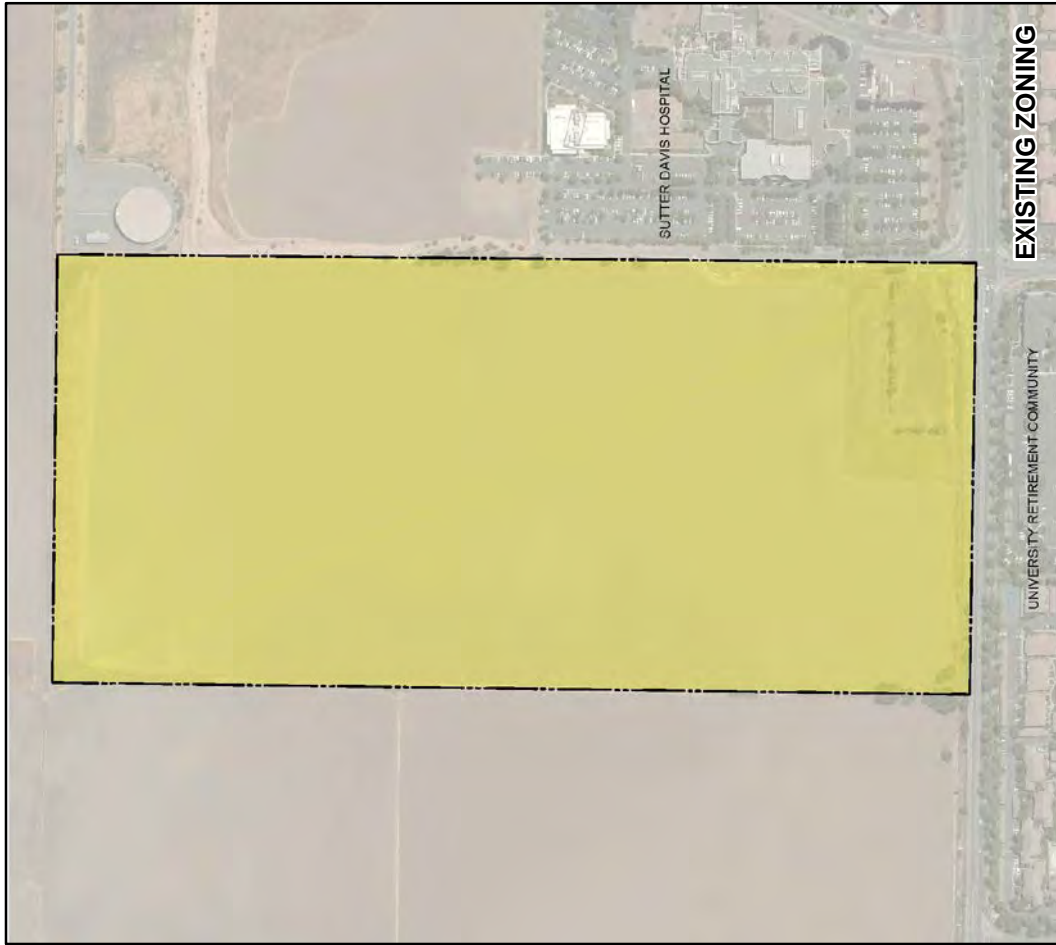
- General Plan Designations**
- Agricultural
 - Park
 - Urban Agriculture Transition Area
 - Residential - Medium Density
 - Residential - High Density
 - Residential Green Space Overlay
 - Mixed Use



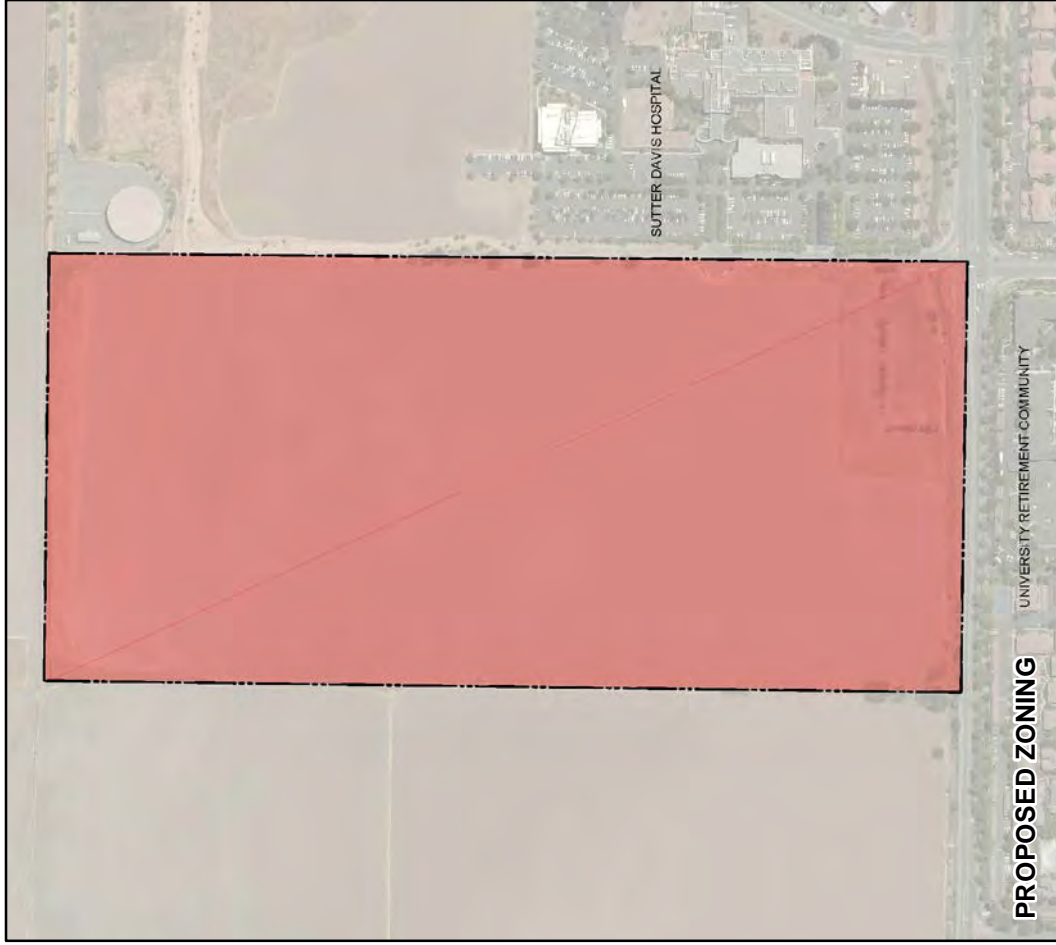
**CITY OF DAVIS
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**Figure 6. Existing and Proposed
General Plan Designations**

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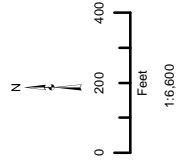
EXISTING ZONING



PROPOSED ZONING

Zoning Designations

- Agricultural-Extensive
- Planned Development (P-D)



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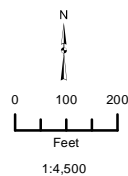
Figure 7. Existing and Proposed Zoning

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Legend

- Property Line
- Right of Way
- Raised Crosswalk



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Figure 8. Conceptual Master Plan

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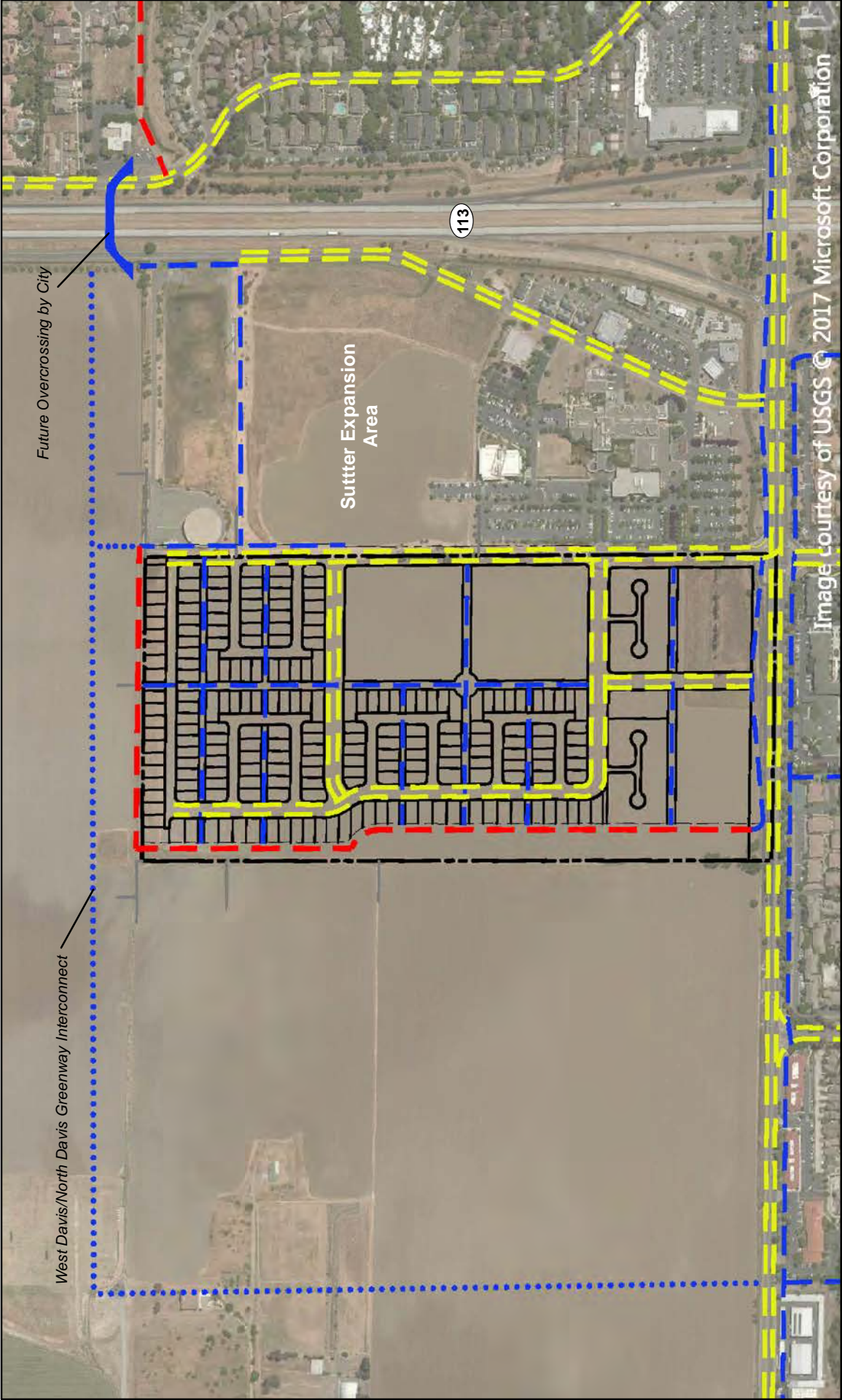
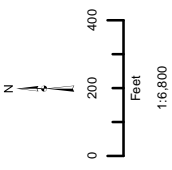


Image courtesy of USGS © 2017 Microsoft Corporation

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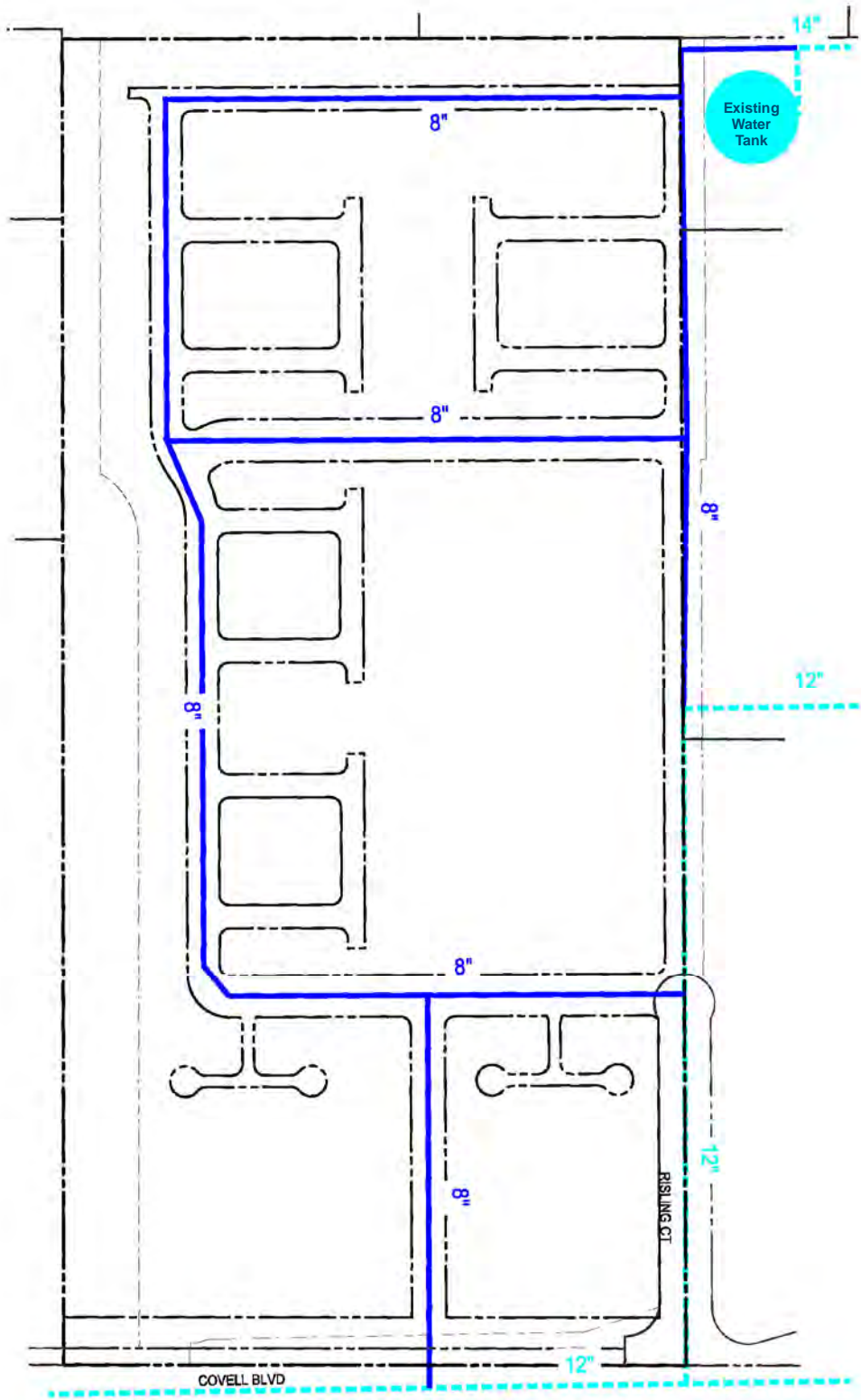
**Figure 9. Bicycle and Pedestrian
Facilities Map**



- Legend**
- Class 1 Bike Trail
 - Class 2 Bike Trail
 - Multi-Use DG Trail
 - Future Class 1 Bike Trail

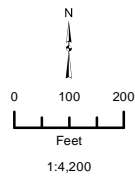
Source: Yolo County; Cunningham Engineering. Map date: April 11, 2017.

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Legend

- - - Existing Water Pipeline
- Proposed Water Pipeline

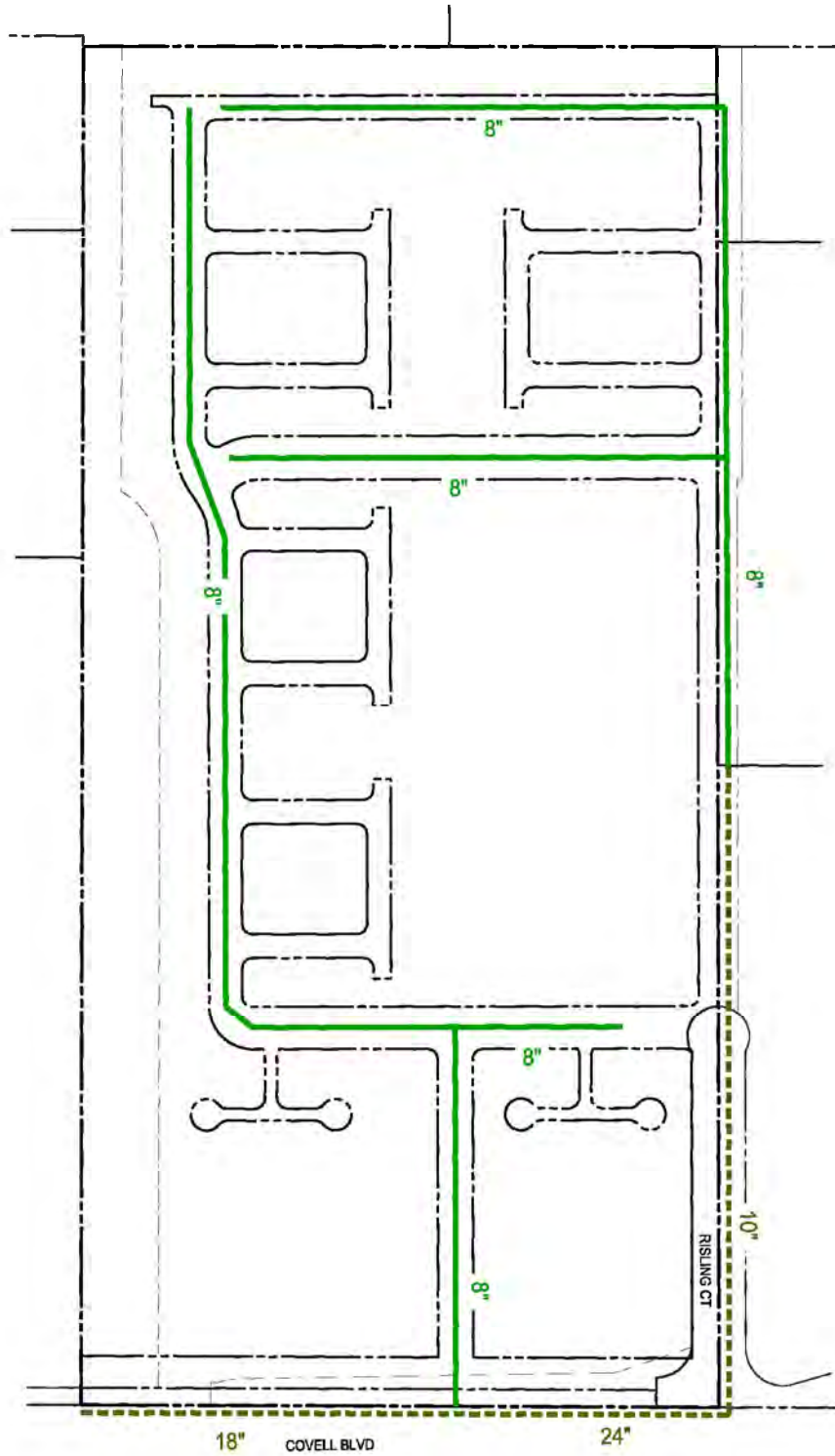


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Figure 10. Water System Exhibit

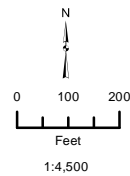
Source: Cunningham Engineering.
Map date: April 11, 2017.

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Legend

- - - Existing Sewer Pipeline
- Proposed Sewer Pipeline

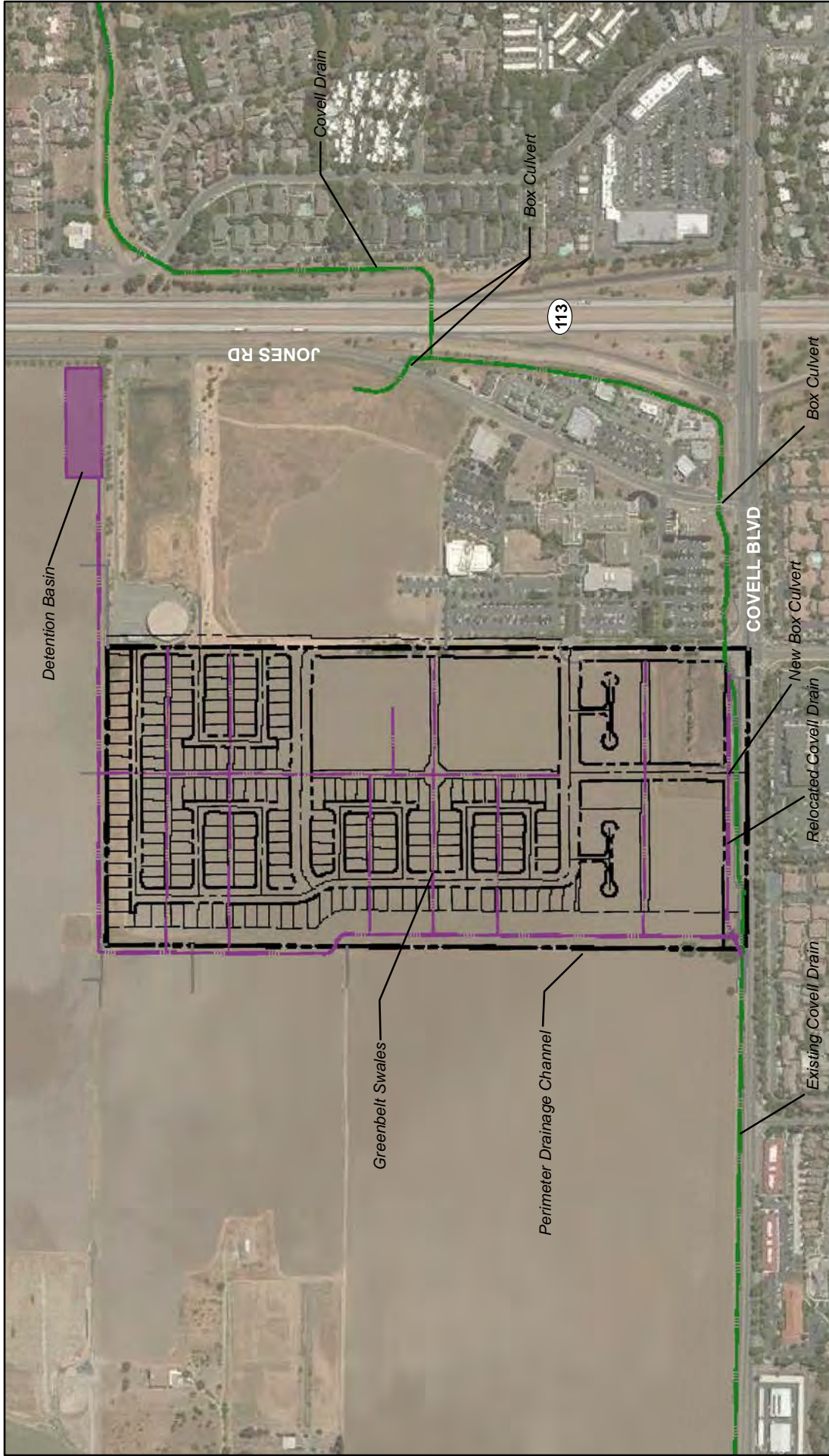


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Figure 11. Sanitary System Exhibit

Source: Cunningham Engineering.
Map date: April 11, 2017.

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Legend

- Existing Drainage Conveyance
- Proposed Drainage Conveyance

Source: Cunningham Engineering, Map date: April 11, 2017.

Figure 12. Drainage Infrastructure Exhibit

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

X	Aesthetics	X	Agriculture and Forest Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources	X	Geology and Soils
X	Greenhouse Gasses	X	Hazards and Hazardous Materials	X	Hydrology and Water Quality
X	Land Use and Planning		Mineral Resources	X	Noise
X	Population and Housing	X	Public Services	X	Recreation
X	Transportation and Traffic	X	Tribal Cultural Resources	X	Utilities and Service Systems
X	Mandatory Findings of Significance				

DETERMINATION

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
X	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

In each area of potential impact listed in this section, there are one or more questions which assess the degree of potential environmental effect. A response is provided to each question using one of the four impact evaluation criteria described below. A discussion of the response is also included.

- **Potentially Significant Impact.** This response is appropriate when there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries, upon completion of the Initial Study, an EIR is required.
- **Less than Significant With Mitigation Incorporated.** This response applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
- **Less than Significant Impact.** A less than significant impact is one which is deemed to have little or no adverse effect on the environment. Mitigation measures are, therefore, not necessary, although they may be recommended to further reduce a minor impact.
- **No Impact.** These issues were either identified as having no impact on the environment, or they are not relevant to the project.

ENVIRONMENTAL CHECKLIST

This section of the Initial Study incorporates the most current Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines. Impact questions and responses are included in both tabular and narrative formats for each of the 19 environmental topic areas.

I. AESTHETICS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	X			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-d): It has been determined that the potential impacts on aesthetics caused by the proposed project will require a more detailed analysis in the EIR. As such, the lead agency will examine each of the four environmental issues listed in the checklist above in the EIR and will decide whether the proposed project will have a potentially significant impact on aesthetics. At this point, a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will provide a discussion of viewsheds, proximity to scenic roadways and scenic vistas, existing lighting standards, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts on aesthetics. This section of the EIR will identify applicable General Plan policies that protect the visual values located along public roadways and surrounding land uses, and will also address the potential for the project to substantially impair the visual character of the project vicinity. The analysis will address any proposed design and landscaping plans developed by the applicant and provide a narrative description of the anticipated changes to the visual characteristics of the project site as a result of project implementation and the conversion of the existing on-site land uses. The analysis will also address potential impacts associated with light spillage onto adjacent properties during nighttime activities.

II. AGRICULTURE AND FOREST RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	X			
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	X			
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1222(g)) or timberland (as defined in Public Resources Code section 4526)?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b), e): It has been determined that the potential impacts on agricultural resources caused by the proposed project will require a more detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed project will have a potentially significant impact on agriculture resources. The analysis will include a discussion of potential impacts related to the proposed on- and off-site improvements, as well as any potential rural-urban agriculture conflicts. At this point, a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the EIR.

The EIR will describe the character of the region's agricultural lands, including maps of prime farmlands, other important farmland classifications, and protected farmland (including Williamson Act contracts). The County Agricultural Commissioner's Office and the State Department of Conservation will be consulted and their respective plans, policies, laws, and regulations affecting agricultural lands will be presented within the analysis.

The EIR will include thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to offset the loss of agricultural lands and Williamson Act cancellations as a result of project implementation.

Responses c), d): There are no forest resources or zoning for forest lands located on the project site. This CEQA topic is not relevant to the proposed project and does not require further analysis. Therefore, there would be ***no impact*** regarding the loss of forest resources.

III. AIR QUALITY -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?	X			

EXISTING SETTING

The project site is located within the boundaries of the Yolo Sacramento Air Quality Control District (YSAQMD). This agency is responsible for monitoring air pollution levels and ensuring compliance with federal and state air quality regulations within the Sacramento Valley Air Basin (SVAB) and has jurisdiction over most air quality matters within its borders. The Sacramento Valley is often described as a bowl-shaped valley, with the SVAB being bounded by the North Coast Ranges on the west, the Northern Sierra Nevada Mountains on the east, and the intervening terrain being flat. The Sacramento Valley has a Mediterranean climate, characterized by hot, dry summers and mild, rainy winters. Average annual rainfall is approximately 20 inches, with snowfall being very rare. According to the Western Regional Climate Center, the prevailing wind direction throughout the year in the project area is from the south¹.

RESPONSES TO CHECKLIST QUESTIONS

Responses a-e): Based on the current air quality conditions in the air basin it has been determined that the potential impacts on air quality caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the five environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact on air quality. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the EIR.

¹ Western Regional Climate Center. Prevailing Wind Direction. Available at: <http://www.wrcc.dri.edu/htmlfiles/westwinddir.html>. Accessed February 2017.

The EIR will include an air quality analysis that presents the methodology, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts on air quality. The air quality analysis will include the following:

- Regional air quality and local air quality in the vicinity of the project site will be described. Meteorological conditions in the vicinity of the project site that could affect air pollutant dispersal or transport will be described. Applicable air quality regulatory framework, standards, and significance thresholds will be discussed.
- Short-term (i.e., construction) increases in regional criteria air pollutants will be quantitatively assessed. The ARB-approved CalEEMod computer model will be used to estimate regional mobile source and particulate matter emissions associated with the construction of the proposed project.
- Long-term (operational) increases in regional criteria air pollutants will be quantitatively assessed for area source, mobile sources, and stationary sources. The ARB-approved CalEEMod computer model will be used to estimate emissions associated with the proposed project. Exposure to odorous or toxic air contaminants will be assessed through a screening method as recommended by the YSAQMD.
- Local mobile-source CO concentrations will be assessed through a CO screening method as recommended by the YSAQMD.

IV. BIOLOGICAL RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-f): Based on the documented special status species, sensitive natural communities, wetlands, and other biological resources in the region, it has been determined that the potential impacts on biological resources caused by the proposed project will require a detailed analysis. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact on biological resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will provide a summary of local biological resources, including descriptions and mapping of plant communities, the associated plant and wildlife species, and sensitive biological resources known to occur, or with the potential to occur in the project vicinity. The analysis will conclude

with a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented in order to reduce impacts on biological resources and to ensure compliance with federal and state regulations.

V. CULTURAL RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			
d) Disturb any human remains, including those interred outside of formal cemeteries?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-d): Based on known historical and archaeological resources in the region, and the potential for undocumented underground cultural resources in the region, it has been determined that the potential impacts on cultural resources caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the four environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact on cultural resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include an overview of the prehistory and history of the area, the potential for surface and subsurface cultural resources to be found in the area, the types of cultural resources that may be expected to be found, a review of existing regulations and policies that protect cultural resources, an impact analysis, and mitigation that should be implemented in order to reduce potential impacts to cultural resources. In addition, the CEQA process will include a request to the Native American Heritage Commission for a list of local Native American groups that should be contacted relative to this project. The CEQA process will also include consultation with any Native American groups that have requested consultation with the City of Davis.

VI. GEOLOGY AND SOILS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	X			
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?	X			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	X			
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses ai, aii, aiii, b, c, d): It has been determined that the potential impacts from geology and soils will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact from geology and soils. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include a review of existing geotechnical reports, published documents, aerial photos, geologic maps and other geological and geotechnical literature pertaining to the site and surrounding area to aid in evaluating geologic resources and geologic hazards that may be

present. The EIR will include a description of the applicable regulatory setting, a description of the existing geologic and soils conditions on and around the project site, an evaluation of geologic hazards, a description of the nature and general engineering characteristics of the subsurface conditions within the project site, and the provision of findings and potential mitigation strategies to address any geotechnical concerns or potential hazards.

This section will provide an analysis including thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with geology and soils.

Response aiv): Landslides include rockfalls, deep slope failure, and shallow slope failure. Factors such as the geological conditions, drainage, slope, vegetation, and others directly affect the potential for landslides. One of the most common causes of landslides is construction activity that is associated with road building (i.e. cut and fill). The potential for landslides is considered remote in the valley floors due to the lack of significant slopes. The site is nearly level at an elevation of approximately 47 to 50 feet above MSL. For these reasons, the probability of landslides occurring on the project site is low. This is a **less than significant** impact, and no additional analysis of this CEQA topic is warranted.

Response e): The proposed project would connect to the municipal sewer system for wastewater disposal. Septic tanks or septic systems are not proposed as part of the project. As such, this CEQA topic is not relevant to the proposed project and does not require further analysis.

VII. GREENHOUSE GAS EMISSIONS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): Implementation of the proposed project could generate greenhouse gases (GHGs) from a variety of sources, including but not limited to vehicle trips, vehicle idling, electricity consumption, water use, and solid waste generation. It has been determined that the potential impacts from GHG emissions by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact from GHG emissions. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X			
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	X			
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	X			
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	X			
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-h): It has been determined that the potential impacts from hazards and/or hazardous materials by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact from hazards and/or hazardous materials. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include a review of existing environmental site assessments and any other relevant studies for the project site to obtain a historical record of environmental conditions. The analysis will also include a review of recent records and aerial photographs. A site reconnaissance will be performed to observe the site and potential areas of interest. Property owners/managers will be interviewed to gather information on the current and historical use of the properties, and the potential for project implementation to introduce hazardous materials to and from the area during construction and operation. If environmental conditions are identified, mitigation measures, as applicable, will be identified to address the environmental conditions.

This section will provide an analysis including the methodology, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with hazards and hazardous materials.

IX. HYDROLOGY AND WATER QUALITY -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?	X			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	X			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	X			
f) Otherwise substantially degrade water quality?	X			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	X			
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	X			
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	X			
j) Inundation by seiche, tsunami, or mudflow?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a-i): Flood hazards can result from intense rain, snowmelt, cloudbursts, or a combination of the three, or from failure of a water impoundment structure, such as a dam. Floods from rainstorms generally occur between November and April and are characterized by

high peak flows of moderate duration. Human activities have an effect on water quality when chemicals, heavy metals, hydrocarbons (auto emissions and car crank case oil), and other materials are transported with stormwater into drainage systems. Construction activities can increase sediment runoff, including concrete waste and other pollutants.

It has been determined that the potential impacts on hydrology and water quality caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the potentially significant environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact on hydrology and water quality. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will present the existing FEMA flood zones, levee protection improvements, reclamation districts, and risk of flooding on the project site and general vicinity.

The EIR will summarize onsite hydrology and hydraulic calculations under existing and proposed conditions. Some of the specific items to be reviewed include: land use classification; acreage calculations; runoff coefficients; time of concentration; and methodology. Calculations will be reviewed for reasonableness and consistency with the site plan and with the City's master plans.

The EIR will evaluate the potential construction and operational impacts of the proposed project on water quality. This section will describe the surface drainage patterns of the project site and adjoining areas, and identify surface water quality in the project site based on existing and available data. This section will identify impaired water bodies, listed pursuant to Section 303(d) of the federal Clean Water Act, in the vicinity of the project site. Conformity of the proposed project to water quality regulations will also be discussed. Mitigation measures will be developed to incorporate best management practices (BMPs), consistent with the requirements of the Central Valley Regional Water Quality Control Board to reduce the potential for site runoff.

This section will provide an analysis including the methodology, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with hydrology and water quality.

Response j): There are no significant bodies of water near the project site that could be subject to a seiche or tsunami. Additionally, the project site and the surrounding areas are essentially flat, which precludes the possibility of mudflows occurring on the project site. This is a **less than significant** impact, and no additional analysis of this CEQA topic is warranted.

X. LAND USE AND PLANNING -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	X			
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	X			

RESPONSES TO CHECKLIST QUESTIONS

Response a-c): It has been determined that the potential land use and planning impacts caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of these environmental issues in the EIR and will decide whether the proposed project has the potential to have a significant impact. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the EIR.

The EIR will include a detailed discussion of the project entitlements, including Annexation, Pre-zoning, General Plan Amendments, and approval of Preliminary and Final Planned Developments as it relates to the existing General Plan, Zoning Code, and other local regulations. The local, regional, state, and federal jurisdictions potentially affected by the project will be identified, as well as their respective plans, policies, laws, and regulations, and potentially sensitive land uses. The proposed project will be evaluated for consistency the City of Davis General Plan, the Zoning Ordinance, and other local planning documents. Planned development and land use trends in the region will be identified based on currently available plans. Reasonably foreseeable future development projects within the region will be noted, and the potential land use impacts associated with the project will be presented.

This section will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to ensure consistency with the existing and planned land uses.

XI. MINERAL RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): No Impact. According to the Davis General Plan, the most important mineral resources in the region are sand and gravel, which are mined on Cache Creek and other channels in Yolo County. There are no known mineral resources located on the project site or in the immediate vicinity. Additionally, there is no land designated or zoned for mineral resources within the City limits or on the project site. Given that no known mineral resources are located in the vicinity of the proposed project, implementation of the proposed project would not result in the loss of availability of a known mineral resource or of a locally-important mineral resource recovery site. Therefore, there would be **no impact** regarding the loss of availability of a known mineral resource that would be of value to the region.

XII. NOISE -- WOULD THE PROJECT RESULT IN:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	X			
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-f): Based on existing and projected noise levels along roadways, and the potential for noise generated during project construction and operational activities, it has been determined that the potential impacts from noise caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the six potentially significant environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact from noise. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the EIR.

The EIR will include a noise study. The noise study will identify the noise level standards contained in the City of Davis General Plan Noise Elements which are applicable to this project, as well as any germane state and federal standards. Continuous (24-hour) and short-term noise measurements will be performed on the project site and in the project vicinity in order to quantify existing ambient noise levels from existing noise sources, including project site roadways and activities associated with the Sutter Davis Hospital. The noise study will provide an estimate of existing traffic noise levels adjacent to the project -area roadways through application of accepted traffic noise prediction methodologies. Any significant noise sources other than local traffic within the project site will be identified and quantified through noise level measurements. The noise study will identify all significant noise impacts due to and upon

development of the proposed project. The noise study will determine the land use compatibility of proposed residential and commercial uses as it may affect existing noise sensitive receptors in the project site. An assessment of construction noise impacts and potential mitigation measures will also be provided. The study will present appropriate and practical recommendations for noise control aimed at reducing any noise impacts.

The EIR will include thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with noise.

XIII. POPULATION AND HOUSING -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

RESPONSES TO CHECKLIST QUESTIONS

Response a): It has been determined that the potential population and housing impacts caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine this environmental issue in the EIR and will decide whether the proposed project has the potential to have a significant impact. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will include a detailed discussion of the project characteristics, including Annexation, Pre-zoning, General Plan Amendments, and approval of Preliminary and Final Planned Developments, and housing proposed by the project as it relates to the existing General Plan Housing Element, and other local regulations. The local, regional, state, and federal jurisdictions potentially affected by the project will be identified, as well as their respective plans, policies, laws, and regulations, and potentially sensitive land uses. The proposed project will be evaluated for consistency the City of Davis General Plan, the Zoning Ordinance, and other local planning documents. Planned development and housing and population trends in the region will be identified based on currently available plans.

This section will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to ensure population and housing consistency with the existing and planned land uses.

Responses b-c): There are no existing housing units located on the project site. As such, implementation of the proposed project does not have the potential to displace existing housing units or displace people as a result of implementation. There is **no impact**, and these environmental topics will not be further addressed in the EIR.

XIV. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	X			
b) Police protection?	X			
c) Schools?	X			
d) Parks?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a)j- v: Implementation of the proposed project would result in increased demand for police, fire protection, schools, parks, and other public facilities in the area. It has been determined that the potential impacts from increased demands on public services caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of these environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact on public services. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

During the preparation of the EIR, the public service providers will be consulted in order to determine existing service levels in the project area. This would include documentation regarding existing staff levels, equipment and facilities, current service capacity, existing service boundaries, and planned service expansions. Master plans from such public service providers and City policies, programs, and standards associated with the provision of public services will be described in the EIR.

The EIR will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented reduce impacts associated with public services.

XV. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	X			
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	X			

RESPONSES TO CHECKLIST QUESTIONS

Response a), b): Implementation of the proposed project would result in increased demand for parks, and other recreational facilities in the area. It has been determined that the potential impacts from increased demands to recreation facilities caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of these environmental issues listed in the checklist above in the EIR, and will decide whether the proposed project has the potential to have a significant impact on recreational facilities. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

During the preparation of the EIR, the recreational facilities and services will be analyzed to determine existing service levels in the project area. This would include documentation regarding existing and future facility needs, current service capacity, and planned service expansions. City policies, programs, and standards associated with the provision of public services will be presented in the EIR.

The EIR will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented reduce impacts associated with recreation.

XVI. TRANSPORTATION AND TRAFFIC -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	X			
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	X			
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-f): The proposed project includes the development of uses that will increase traffic on existing and planned roadways. The circulation design includes roadway improvements intended to accommodate traffic patterns in the area. Based on existing and projected traffic volume levels along roadways, it has been determined that the potential traffic impacts caused by the proposed project will require a detailed analysis in the EIR. As such, the EIR will examine each of the environmental issues listed in the checklist above and will determine whether the proposed project has the potential to have a significant impact from traffic. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is conducted in the EIR.

The EIR will describe existing and future traffic conditions and will identify the trips that will be generated by the project and the projected distribution of those trips on the roadway system. The EIR will analyze traffic impacts associated with the project under existing and cumulative conditions. Potential impacts associated with site access and on-site circulation will also be addressed in the EIR.

The potential transportation impacts will be analyzed using the Synchro traffic operations software, which is based on the Highway Capacity Manual. The traffic analysis will include an

Existing Plus Project condition, Existing Plus Approved Projects Plus Project, and a Cumulative Plus Project condition. Impacts to the bicycle, pedestrian, rail, and transit facilities and services will be also evaluated. Significant impacts will be identified in accordance with the established criteria. Mitigation measures will be identified to lessen the significance of impacts where feasible.

The EIR will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented reduce impacts associated with transportation/traffic.

XVII. TRIBAL CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	X			
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American tribe.	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-b): Based on known historical, cultural, tribal, and archaeological resources in the region, and the potential for undocumented underground cultural resources in the region, it has been determined that the potential impacts on tribal cultural resources caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine the two environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact on tribal cultural resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will include an overview of the prehistory and history of the area, the potential for surface and subsurface tribal cultural resources to be found in the area, the types of tribal cultural resources that may be expected to be found, a review of existing regulations and policies that protect tribal cultural resources, an impact analysis, and mitigation that should be implemented in order to reduce potential impacts to tribal cultural resources. In addition, the CEQA process will include a request to the Native American Heritage Commission for a list of local Native American groups that should be contacted relative to this project, as per the requirements of AB 52. The CEQA process will also include consultation with any Native American groups that have requested consultation with the City of Davis.

XVIII. UTILITIES AND SERVICE SYSTEMS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X			
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	X			
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	X			
g) Comply with federal, state, and local statutes and regulations related to solid waste?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-g): Implementation of the proposed project would result in increased demands for utilities to serve the project. As such, the EIR will examine each of the seven environmental issues listed in the checklist above and will decide whether the proposed project has the potential to have a significant impact to utilities and service systems. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will analyze wastewater, water, and storm drainage infrastructure, as well as other utilities (i.e. solid waste, gas, electric, etc.), that are needed to serve the proposed project. The wastewater assessment will include a discussion of the proposed collection and conveyance system, treatment methods and capacity at the treatment plants, disposal location(s) and methods, and the potential for recycled water use for irrigation. The EIR will analyze the impacts associated with on-site construction of the conveyance system, including temporary impacts associated with the construction phase. The proposed infrastructure will be presented. This will

likely include a system of gravity pipes, pump station(s), and a forcemain(s). The EIR will provide a discussion of the wastewater treatment plants that are within proximity to the project site, including current demand and capacity at these plants. The analysis will discuss the disposal methods and location, including environmental impacts and permit requirements associated with disposal of treated wastewater.

The storm drainage assessment will include a discussion of the proposed drainage collection system including impacts associated with on-site construction of the storm drainage system. The EIR will identify permit requirements and mitigation needed to minimize and/or avoid impacts. The proposed infrastructure will be presented. This will likely include a system of gravity pipes, storage basin(s), pump station(s), and forcemain(s).

The EIR will include an assessment for consistency with City Master Plans and Management Plans that are directly related to these utilities.

The EIR will analyze the impacts associated with on-site and off-site construction of the water system, including temporary impacts associated with the construction phase. The EIR will also identify permit requirements and mitigation needed to minimize and/or avoid impacts, and will present the proposed infrastructure as provided by the project site engineering reports.

The EIR will also address solid waste collection and disposal services for the proposed project. This will include an assessment of the existing capacity and project demands. The assessment will identify whether there is sufficient capacity to meet the project demands.

The EIR will provide thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with utilities and service systems.

XVIV. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	X			
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	X			
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-c): It has been determined that the potential for the proposed project to: degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; reduce the number or restrict the range of a rare or endangered plant or animal; eliminate important examples of the major periods of California history or prehistory; create cumulatively considerable impacts; or adversely affect human beings will require more detailed analysis in an EIR. As such, the EIR will examine each of these environmental issues and will decide whether the proposed project has the potential to have a significant impact on these environmental issues. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

REFERENCES

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WEST DAVIS ACTIVE ADULT COMMUNITY PROJECT
SCOPING MEETING COMMENTS
WEDNESDAY APRIL 26TH, 2017 – 4:45 PM

COMMENTER: TONI TERHAAR AND RUSS KANZ

COMMENTS:

- It is speculative that the low-income portion of the housing development would even be developed.
- The developer has proposed 1-story housing, but the site was meant for 2-story housing.
- The deed says that the property will be an age 55+ community, but deeds can be changed – so this is a contradiction. If it can be changed, how would it only be a 55+ community only?
- Traffic: the access road off of Covell needs to be analyzed by the traffic consultant, since it is a bad spot from a safety standpoint.
- Drainage: The engineering needs to be checked. The ditch surrounding the project site can flood.
- Schools – schools would be impacted because of older people moving out of their existing home in Davis into the project community – the existing homes would then be occupied by younger families with children, thus increasing the burden on the local schools.
- The restrictions on the owner-builder lots surrounding the project site need to be analyzed.
- Traffic: The project will route cars to Covell. Sunday traffic in particular would be a big problem. Also, I-80 Westbound jams up frequently, and the project will make this worse. Also, the intersection of Lake & Covell should be analyzed.
- Regarding the nearby hospital – increased traffic would increase ambulance and other emergency response times.
- Noise: The project will generate additional emergency responders (e.g. ambulances), which would increase noise for nearby communities.
- Lighting: the project lighting may cause issues for nearby residents, including light pollution.
- Aesthetics: The project will be a physically imposing structure that may not be visually pleasing. The project building(s) would be even taller than Sutter Hospital.
- Biological Resource: Swainson's Hawk habitat could be destroyed, or Swainson's hawk nesting ground could be disturbed. Also, Red-shouldered hawks and red-tailed hawks could be affected, and the project's impact to these species and their habitats should be analyzed.
- Traffic: A lot of University workers live in Woodland. Between 3-6pm, there is a lot of traffic on Covell driving home to Woodland. This should be analyzed.
- Cumulative traffic would be an issue, given the development of the new Innovation Center. Other large projects under development and planned for development in Davis should be analyzed within the Cumulative scenario.
- Alternatives: one alternative that should be analyzed is an 'Affordable Housing' alternative, instead of a 55+ community.

DEPARTMENT OF TRANSPORTATION

DISTRICT 3 – SACRAMENTO AREA OFFICE
2379 GATEWAY OAKS DRIVE, STE 150 – MS 19
SACRAMENTO, CA 95833
PHONE (916) 274-0635
FAX (916) 263-1796
TTY 711



*Serious drought.
Help save water!*

May 12, 2017

03-YOL-2017-00030
SCH #2017042043

City of Davis
23 Russell Blvd.
Davis, CA, 95616

Notice of Preparation (NOP) for West Davis Active Adult Community Project

Dear Ms. Katherine Hess:

Thank you for including the California Department of Transportation (Caltrans) in the application review process for the project referenced above. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system. We review this local development for impacts to the State Highway System in keeping with our mission, vision and goals for sustainability/livability/economy, and safety/health. We provide these comments consistent with the State's smart mobility goals that support a vibrant economy, and build communities, not sprawl.

The proposed project is the West Davis Active Adult Community Project which consists of 325 single family homes, 260 of which are for senior citizens, and an additional 150 affordable senior apartments. The project also includes an approximately three acre Activity and Wellness Center, which is anticipated to include a pool, public restaurant, outdoor patio and parking lot.

This project involves an annexation of Yolo County land to the City of Davis and a City of Davis General Plan amendment changing the zoning from the County's Agricultural Intensive (A-N) to the City's Residential – Medium Density, Residential – High Density, Residential Greenspace Overlay, Urban Agriculture Transition Area, and Mixed Use. The zoning change would go into effect after the proposed annexation.

The project is on a site north of Covell Blvd., west of SR113, at the intersection of Shasta Drive and West Covell Blvd. Caltrans desires to continue the long standing coordination with the City of Davis on the Covell Boulevard/SR 113 interchange, specifically to ensure it balances the needs of pedestrians, bicyclists, vehicles, and transit given this planned annexation.

Transit service and bicycle facilities are accessible along Covell Boulevard. Based on our forecasting, this project is expected to generate a minimum of 134 a.m. and 171 p.m. peak hour trips.

Multi-Modal Traffic Analysis

In developing this plan we encourage the City to integrate transportation and land use in a way that reduces Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions by facilitating the provision of more proximate goods and services to shorten trip lengths, and achieve a high level of non-motorized travel and transit use. As such, we encourage the City to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network as well as transit service and bicycle or pedestrian connectivity improvements. The Department also seeks to reduce serious injuries and fatalities, as well as provide equitable mobility options for people who are economically, socially, or physically disadvantaged. Therefore, we ask the City to evaluate the plan for access problems, VMT and service needs that may need to be addressed.

The eventual Draft Environmental Impact Report (DEIR) should include an analysis of the multimodal travel demand expected from the proposed project. The study should include an analysis of the Base Year, (at the time the project opens for business), project only, Base Year plus Project, and cumulative year both with and without project. This analysis should also identify potentially significant adverse impacts from such demands and avoidance, minimization, and mitigation measures needed to address them. Early collaboration, such as sharing the analysis for review and comment prior to the environmental document, leads to better outcomes for all stakeholders.

Given that Caltrans current guidelines are in the process of being updated, a transportation impact study scoping meeting with District staff could be used to discuss the most appropriate methodology for this analysis. At a minimum, the analysis should provide the following:

1. Vicinity maps, regional location map, and a site plan clearly showing project access in relation to nearby roadways and key destinations. Ingress and egress for all project components should be clearly identified. Clearly identify the State right-of-way (ROW). Project driveways, the State Highway System and local roads, intersections and interchanges, pedestrian and bicycle routes, car/bike parking, and transit routes and facilities should be mapped.
2. Project-related VMT including per capita use of transit, rideshare or active transportation modes and VMT reduction factors. The assumptions and methodologies used to develop this information should be detailed in the study, should utilize the latest place based research, and should be supported with appropriate documentation. They should at minimum include:
 - a. Peak hour zone to zone Origin-Destination matrixes
 - b. Weekday zone to zone Origin-Destination matrixes
 - c. Peak hour VMT Calculation based on O-D matrixes and trip generation
 - d. Weekday VMT calculation based O-D matrixes and trip generation
3. Schematic illustrations of walking, biking and auto traffic conditions at the project site and study area roadways, trip distribution percentages and volumes as well as intersection geometrics, i.e., lane configurations, for AM and PM peak periods. Operational concerns for all road users that may increase the potential for future collisions should be identified and fully mitigated. At

minimum provide synchro output for Length of Queue for all off-ramp analyses utilizing the Highway Capacity Manual.

4. The scope of the analysis should include SR-113 mainline, ramps, and ramp intersections. Mitigation proposed in the analysis should include Transportation Demand Management and Access Management projects and strategies that increase multimodal access and reduce VMT on the SHS.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Jacob Buffenbarger, Intergovernmental Review Coordinator at (916) 263-1625 or by email at: Jacob.Buffenbarger@dot.ca.gov.

Sincerely,



JEFFREY MORNEAU, Chief
Office of Transportation Planning – South Branch

CC: State Clearinghouse



COUNTY OF YOLO

Office of the County Administrator

Patrick S. Blacklock
County Administrator

625 Court Street, Room 202 Woodland, CA 95695
(530) 666-8150 FAX (530) 668-4029
www.yolocounty.org

April 18, 2017

Katherine Hess
City of Davis Community Development and Sustainability Department
23 Russell Boulevard, Suite 2
Davis, CA 95616

Re: Comments on West Davis Active Adult Community EIR Scoping

Dear Katherine Hess:

The County of Yolo submits this letter to provide its initial comments on the West Davis Active Adult Community Environmental Impact Report Scoping. Enclosed with this letter is the County's annexation policy framework. The County's annexation policy framework provides a starting point for comprehensively accounting for the impacts of a given annexation and subsequent development project while also offering potential mechanisms for addressing such impacts and providing public benefits. The issue of public benefits should be forefront throughout the planning process, ensuring that an annexation provides sufficient and equitable revenue to the County and City of Davis to address the increased need for public services.

The County looks forward to working closely with the City of Davis as this process moves forward.

Sincerely,

Patrick S. Blacklock
Yolo County Administrator

Enclosure

cc: Yolo County Board of Supervisors

Annexation Policy Framework

Purpose and Objective

The annexation of land to a city—and in particular, the development and related activities that follow—can impact the County in a number of ways. The purpose of this document is to identify appropriate issues to consider in assessing the potential impacts of an annexation upon the County. While each proposed annexation will have to be evaluated individually, this document provides a good starting place for identifying issues that require consideration and, if appropriate, resolution through one or more of the following mechanisms:

- Tax-sharing Agreement
- Development Impact Fees
- Development Agreement
- CEQA Mitigation Measures
- Joint Planning/Environmental Review MOU
- Community Facilities District

Within the Land Use, Fiscal, and Infrastructure sections that follow, each category of potential impacts briefly references the mechanism(s) that may be best suited to implement measures that reduce or eliminate adverse effects on the County. The use of a Development Agreement to secure public benefits (net gains) should also be considered in connection with individual annexation proposals. Tax-sharing agreements can also be an effective mechanism for non-traditional allocations of property and sales tax revenues in a manner that enables counties to share in the fiscal benefits of development that follows annexations.

Land Use Impacts

Land use impacts vary greatly from project to project and necessarily require individualized analysis. This will typically happen through the environmental review process under the California Environmental Quality Act. Some of the more common issues to anticipate include the following:

1. Visual Impacts/Aesthetics.
 - Signage, particularly sign height and illumination
 - Architectural and landscape themes that complement the region’s agricultural heritage
 - Compatibility with surrounding neighborhoods

Mechanisms: Development Agreement, CEQA Mitigation Measures.

2. Agricultural Resources.
 - County land use policy (including General Plan/Zoning) considerations, including but not limited to foregone development opportunities
 - Project density/intensity
 - Loss of farmland and mitigation on like/better soils (preferably, 2:1 without stacking), within Woodland/Davis “greenbelt” or other strategic areas if feasible

- Appropriate buffers within the project site to minimize impacts on nearby farming operations
- Fencing or other measures to reduce trespassing and vandalism on adjacent farmland
- Proximity of proposed agricultural mitigation to existing conserved lands and the potential for “islands” of agriculture due to development patterns
- Agricultural sustainability/viability, particularly due to development-related impacts, and potential tie-in to Agricultural Economic Development Fund

Mechanisms: Development Agreement, CEQA Mitigation Measures, Joint Planning MOU

3. Growth Inducement.

- Potential for new infrastructure to ease the path for additional development, potential tie-in to countywide Capital Improvement Plan
- Effect on regional jobs/housing balance

Mechanisms: Development Agreement, Community Facilities District

4. Air Quality/Odors.

- Emissions from onsite uses, including industrial facilities and gas stations
- Odor impacts

Mechanisms: CEQA Mitigation Measures

5. Transportation/Traffic.

- Measures to reduce vehicle miles traveled and promote active transportation, including bus stops, bicycle paths, and ride-sharing programs, potential to tie-in to bicycle plan
- Construction of all infrastructure necessary to serve project and mitigate its impacts on existing facilities, potentially including road widening, turn lands, signals and signage, and (for major projects) freeway on-ramps, ingress and egress
- Ongoing road maintenance issues, including increased wear and tear
- Mitigation for short-term construction impacts

Mechanisms: Development Agreement, CEQA Mitigation, Joint Planning MOU, Community Facilities District

6. Climate Change/Greenhouse Gases.

- Energy efficient building design features, onsite solar, and public transit facilities are among the methods frequently used to address GHG emissions
- Consideration of relevant provisions of the County Climate Action Plan including EV charging stations (will vary by development)

Mechanisms: Development Agreement, Joint Planning MOU

7. Hydrology/Water Quality.

- Floodplain issues, including displacement of floodwaters and related regional/system effects (may be obviated by onsite detention or retention facilities)

Mechanisms: CEQA Mitigation Measures

8. Biological Resources.

- Swainson’s hawk mitigation (without easement stacking)
- Coordination with Habitat JPA on biological resources assessment and, as appropriate, mitigation of any impacts

Mechanisms: CEQA Mitigation Measures

9. Urban Decay

- Effect on existing shopping centers or other facilities that may be affected by a project
- Ability to address through infill rather than “greenfield” development

Mechanisms: Joint Planning MOU

Fiscal Impacts

Fiscal impacts include the revenue issues typically addressed in a tax-sharing agreement, and will also frequently include both direct and indirect impacts associated with the increased use of County facilities and services. Affected County facilities and services will commonly include including probation, law enforcement, health services, public works, solid waste (landfill), parks, and social services. County infrastructure (e.g., roads, bridges) is discussed separately below. Where practical, contributions to the Yolo County Agricultural Economic Development Fund should also be considered.

Mechanisms: Tax-sharing Agreement, Development Impact Fees, Development Agreement, Community Facilities District

Infrastructure Impacts

Effects on County infrastructure can be direct (e.g., road relocation) and indirect (e.g., bridge reconstruction to accommodate increased traffic). The extension of city utility services, such as water and sewer, also presents unique issues and opportunities, as annexations and related development can reduce the fiscal and other barriers to providing such services to existing portions of the unincorporated area.

Many such impacts will be identified and addressed—to varying degrees—through the environmental review process. However, conventional tools such as “fair share” contributions to new infrastructure are frequently inadequate to fully address effects on County facilities. Alternative approaches, including but not limited to Development Agreements as a means of securing dedicated funding for such improvements and/or implementation of the countywide Capital Improvement Plan, may be appropriate in some cases.

Mechanisms: Tax-sharing Agreement, Development Impact Fees (as CEQA Mitigation Measures or otherwise), Development Agreement, Community Facilities District

Central Valley Regional Water Quality Control Board

8 May 2017

Katherine Hess
City of Davis
23 Russell Boulevard
Davis, CA 95616

RECEIVED
MAY 12 2017
City of Davis
Community Development

CERTIFIED MAIL
91 7199 9991 7036 6990 6514

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, WEST DAVIS ACTIVE ADULT COMMUNITY PROJECT, SCH# 2017042043, YOLO COUNTY

Pursuant to the State Clearinghouse's 14 April 2017 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environment Impact Report* for the West Davis Active Adult Community Project, located in Yolo County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:

http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Caltrans Phase I MS4 Permit, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/caltrans.shtml.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance (i.e., discharge of dredge or fill material) of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements

Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

Land Disposal of Dredge Material

If the project will involve dredging, Water Quality Certification for the dredging activity and Waste Discharge Requirements for the land disposal may be needed.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agriculture, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering

discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of the waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



**FEMA
RECEIVED**

APR 28 2017

City of Davis
Community Development

April 19, 2017

Katherine Hess
City of Davis, Community Development and Sustainability Department
23 Russell Boulevard, Suite 2
Davis, California 95616

Dear Ms. Hess:

This is in response to your request for comments regarding the Notice of Scoping Meeting and Preparation of a Draft Environment Impact Report for the West Davis Active Adult Community Project.

Please review the current effective countywide Flood Insurance Rate Maps (FIRMs) for the Yolo County (Community Number 060423), Maps revised May 16, 2012 and City of Davis (Community Number 060424), Maps revised June 18, 2010. Please note that the City of Davis, Yolo County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any *development* must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Katherine Hess
Page 2
April 19, 2017

- All buildings constructed within a coastal high hazard area, (any of the “V” Flood Zones as delineated on the FIRM), must be elevated on pilings and columns, so that the lowest horizontal structural member, (excluding the pilings and columns), is elevated to or above the base flood elevation level. In addition, the posts and pilings foundation and the structure attached thereto, is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA’s Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community’s floodplain manager for more information on local floodplain management building requirements. The Davis floodplain manager can be reached by calling Greg Mahoney, Chief Building Official, at (530) 757-5610. The Yolo County floodplain manager can be reached by calling David Morrison, Assistant Director Planning, at (530) 666-8041.

If you have any questions or concerns, please do not hesitate to call Xing Li of the Mitigation staff at (510) 627-7267.

Sincerely,



Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

Greg Mahoney, Chief Building Official, City of Davis
David Morrison, Assistant Director of Planning, Yolo County
Ray Lee, WREA, State of California, Department of Water Resources, North Central Region
Office
Xing Li, NFIP Compliance Planner, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

Greg Rowe
1610 Pismo Court
Davis, CA 95616
530-759-7092; gregrowe50@comcast.net
May 11, 2017

Katherine Hess
City of Davis Community Development and Sustainability Department
23 Russell Boulevard, Suite 2
Davis, CA 95616

Subject: DEIR Scoping Comments- West Davis Active Adult Community (WDAAC) Project

Dear Katherine:

This letter provides scoping comments for the Draft Environmental Impact Report (DEIR) that will be prepared for the proposed West Davis Active Adult Community (WDAAC). I have lived in Evergreen Meadows near the proposed project site since 1999 and have therefore witnessed significant changes in the project vicinity.

- Storm Drainage System and Flood Management System: Pages 11 – 13 of the Initial Study (IS) devote consideration attention to these subjects. It is stated that “Based on the preliminary hydrology and hydraulic modeling efforts, construction of the proposed project without appropriate drainage/flood mitigations may increase peak discharges in the Covell Drain, and would most likely increase the maximum water surface elevations in the floodplain on and near the site. This potential impact would be mitigated through a combination of proposed detention storage near the existing water tank site and around the perimeter of the site.”
 - I suggest that the DEIR provide precise details on the mitigation measures that would be implemented to prevent flooding of the site, as well as measures that would be implemented to prevent inundation of surrounding areas. During almost 18 years living near the project site I have witnessed periodic flooding of the intersection of Covell Boulevard and Lake Boulevard/County Road 99, and during the past winter the Covell Drain frequently overflowed its banks on the south side of Sutter Davis hospital. The potential for such occurrences to recur and to be intensified after completion of the proposed project should be fully evaluated in the DEIR.
 - Figure 6 (page 27) depicts a “Sutter Davis Expansion Area” between the existing hospital to the south, the water tank to the north, and the project site to the west. The DEIR should evaluate the cumulative stormwater impacts that would result from development of the project site in combination with development of the hospital’s expansion site.
- Aesthetics: The table on page 43 indicates that development of the project could potentially have a significant impact on scenic resources and vistas, etc. I contend that visual resource impacts would be insignificant because the surrounding area is already highly developed, including the Adobe Apartments and University Retirement Center (URC) on the south side of Covell Boulevard, along with the hospital and a service station on the north side of Covell.
- Transportation and Traffic (pages 65 and 66): During the almost 18 years in which I have lived near the project site there has been a noticeable increase in eastbound morning traffic on Covell Boulevard and a corresponding increase in PM westbound traffic. I have been informed anecdotally that the increased traffic is to a large extent related to increased employment and student enrollment at UC Davis. This seems logical because UCD enrollment was approximately 22,000 when I moved into my home in fall 1999, whereas enrollment was just under 35,000 during the fall 2016 quarter—an increase of almost 60%. The Notice of Preparation (NOP) for the draft UCD Long Range Development Plan (LRDP) indicates that student

enrollment is expected to reach 39,000 during the 2027-28 academic year (compared to 32,663 during the 2015-16 baseline year; Table 2, page A-8). The NOP further indicates (Table 3, page A-8) that 8 percent of students commuted to UCD from cities such as Woodland, Winters and Vacaville during the 2015-16 baseline. Because the LRDP only proposes to house 90% of the projected increase of 6,337 students on campus by the 2027-28 academic year (i.e., no net reduction in the number living off campus), it is only logical to conclude that student commuting traffic on Covell from cities to the north and south of Davis will increase correspondingly as enrollment continues growing. In addition, during the ten-years covered by the draft LRDP it is anticipated the following additional net growth will occur: 2,319 employees, 615 Los Rio Community College students, 1,444 dependents of UC residents, and 305 non-UCD employees. These categories total an additional 4,683 people, but the LRDP provides no details on where they would live or from where they would commute to campus. Given past trends, it only seems logical to conclude that a substantial number of these individuals would commute to campus via Interstate 505, State Route 113, and Covell Boulevard.

- In consideration of rising congestion observable on the segment of Covell Boulevard between its intersection with John Jones Road and its intersection with Anderson Road, coupled with the LRDP's projected growth of 6,337 UCD students and 4,683 non-UCD individuals (total of 11,020), I strongly suggest that the cumulative transportation and traffic analysis for the WDAAC should include the projected increase in both students and non-students included in the LRDP. The impacts to be studied should also include potential interaction between the increased vehicle traffic on Covell and older pedestrians crossing Covell to visit the two medical offices on the south side of Covell, plus those walking to the Marketplace shopping center.
- Potential Alternatives to Be Studied: Several alternatives to the proposed project are suggested.
 - Binning Ranch Alternative: this site is bounded by County Road 99D on the east, and is south of the Binning Track shown on Figure 2 of the IS (page 19). It is my understanding that this site was previously proposed for large lot single-family development but that no development appears imminent. The site would offer many of the same advantages as the proposed project site (proximity to medical services, shopping, the URC). Like the proposed project site, it would require Measure R ballot approval.
 - Higher Density Alternative: The proposed project would consist of single story homes on small lots in order to accommodate the presumed desire of older adults for lower exterior maintenance responsibilities. The same number of total units could be attained if a portion of the homes were in a multi-story configuration (2 – 4 floors with elevators). I suggest that a higher density alternative could include 25% of the units in multi-floor structures. This would allow more open space in the project area and potentially result in reduced stormwater runoff.

Thank you for considering my comments on the WDAAC project.

Sincerely,

Greg Rowe

Greg Rowe

RECEIVED

MAY 08 2017

City of Davis
Community Development

May 4, 2017

City of Davis
Community Development and Sustainability Department
23 Russell Blvd., Suite 2
Davis, CA 95616

Attn: Katherine Hess

Regarding: Comments on The West Davis Active Adult Community Project EIR Notice of Preparation

Dear Ms. Hess:

Below are our comments for the EIR NOP West Davis Active Adult Community Project. Following are items that we believe need to be analyzed in the EIR consistent with the CEQA Guidelines.

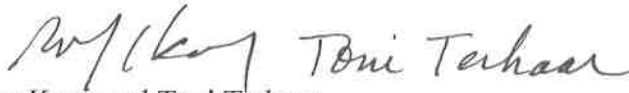
1. The proposed project includes a range of housing options including low income housing and section for development by the University Retirement Community. Without a firm commitment and adequate funding these portions of the project may be speculative. The EIR should clearly define the proposed project and not include any portions that may be developed at a later date.
2. The trees on the southwest side of the property may be used by Swanson's hawk for nesting and perching. We recently observed both nesting activities within a 1/4 mile of the project site and hawks actively hunting in the farm fields proposed for development. Swanson's hawk is both State and Federally listed species. There are also Elderberry Trees on the Western edge of the project site. Elderberry Trees are habitat for the Valley Elderberry Longhorn Beetle, a Federally Threatened species. This project could result in take of these species. The EIR will need to evaluate the project impact on these species. If needed the project will need to avoid, reduce, or mitigate the impacts to these species.
3. The exit road from the proposed development onto the west bound lane of West Covell Boulevard may create a traffic hazard. The road is located at place where two lanes reduce to one lane at a 45 mph speed limit. There is also a bus stop near this location. The EIR should evaluate the new road and any impacts on road safety.
4. The proposed project includes a system of large drainage ditches to move water from the site. Currently, the ditches along West Covell Boulevard are at capacity during storm events.

Development of the agricultural land to a housing project will significantly increase the amount of run-off from the project site. The EIR will need to include an independent review that the proposed drainage system adequately channels runoff in a way that does not result in flooding. The drainage canal between Starbucks on Lyndel Terrace and Highway 113 offramp failed in 2016 due to rain runoff.

5. The path on the north side of West Covell Boulevard is paved with asphalt. It's not clear if this is a bike or pedestrian path, but it is used by both. Increased use of the path by residents of the proposed project may be needed to improve safety. There is no safe connection from that path into the Safeway Marketplace, except for walking or riding a bike into the driveway of the Marketplace. It is not uncommon to see residents of the University Retirement Community walk with their walkers to the Safeway Marketplace. It is important for the seniors to have a safe walking path to the Safeway and CVS stores.
6. The impacts of noise from this project must be analyzed. One of the more significant impacts will be from emergency vehicles such as fire department and ambulances. We know that communities where large numbers of elderly people live have a higher number of emergency calls. The closest fire station is located on Arlington Drive. Emergency vehicles typically will travel up Lake Boulevard and turn east on West Covell Boulevard to this proposed project site. This will result in increased noise from sirens.
7. As Interstate 80 becomes more congested, drivers are using applications such as Waze to find alternate routes. The increases in traffic from this project needs to be evaluated in consideration of future increases in traffic diverted from Interstate 80 to Highway 113 and then onto West Covell Boulevard. In addition, the Binning Ranch subdivision adjacent to this site may be developed in the near future. The cumulative impacts of increases in traffic and the development of the Binning Ranch must be evaluated in the EIR.
8. Impact of light pollution from the project must be evaluated in the EIR. The project will convert undeveloped land to a dense housing project which will increase light pollution. The threshold of significance for light should be the current status, and any change should be considered significant. The project will need to avoid, reduce, or mitigate these impacts to a less than significant level.
9. Over the last several years air ambulance helicopters have landed at the Sutter Davis Hospital next to the project site. Will development of the project alter this use? The EIR must evaluate the project impact on landing helicopters at the adjacent hospital.
10. The developer has stated they expect seniors to move from houses in Davis to smaller retirement homes in this development. They further stated this will open up houses for families. If this is true the EIR should consider the impact of the project to the City of Davis schools.

11. The EIR must consider a range of alternatives to the proposed project. We believe an alternative that should be considered is not restricting the project to seniors. The Davis schools have been suffering from declining enrollment, and providing affordable housing to families may increase attendance at the schools. This alternative could still include the low income senior housing portion of the proposed project.

Thank you for the opportunity to provide comments on this Notice of Preparation. We look forward to reviewing the Draft EIR when it is released later this year. If you have any questions about these comments please contact us.

A handwritten signature in black ink, appearing to read "Russ Kanz and Toni Terhaar". The signature is written in a cursive, flowing style.

Russ Kanz and Toni Terhaar
2314 Isle Royale Lane
Davis, CA 95616
530-341-4275

**YOLO
LOCAL
AGENCY
FORMATION
COMMISSION**



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May 11, 2017

Katherine Hess
City of Davis Community Development and Sustainability Department
23 Russell Boulevard, Suite 2
Davis, CA 95616

Re: Notice of Preparation for the West Davis Active Adult Community DEIR

Dear Ms. Hess:

Thank you for the opportunity to comment on the Notice of Preparation for the West Davis Active Adult Community DEIR. As you know, LAFCo will be a responsible agency for this project and if the project is approved by the City and its voters, LAFCo will use this EIR to process subsequent annexation of the project area to the City of Davis.

As such LAFCo requests that the following issues be addressed in the Draft EIR:

- Impacts to agricultural resources from developing the project itself, plus the continued productivity and viability of surrounding agricultural lands;
- Housing need for the project; and
- Water and water availability.

Attached are Yolo LAFCo's Agricultural Conservation Policies for your reference in the DEIR. Please note that LAFCo has a different definition in state law for prime agricultural land than what is more commonly used. Specifically, the soils can qualify as prime agricultural land regardless of whether the soils are irrigated or not.

Thank you again for consulting with Yolo LAFCo. If you have any questions, please feel free to contact me.

Best regards,

Christine M. Crawford, AICP

encl: Yolo LAFCo Agricultural Conservation Policies

4.0 AGRICULTURAL CONSERVATION

4.1 LEGISLATIVE MANDATE

California Government Code § 56377 mandates LAFCO consider the following factors. In reviewing and approving or disapproving proposals which could reasonably be expected to induce, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

- a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing non-prime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.
- b) Development of existing vacant or non-prime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing jurisdiction of the local agency or outside of the existing sphere of influence of the local agency.

4.2 APPLICABILITY

Given the direction outlined by the California Legislature in Government Code § 56377, LAFCo adopts the following policies in respect to the conversion of agricultural land to urban uses. This policy is meant to apply both to city and special district changes of organization when urban development is the ultimate goal.

Unless otherwise provided in this Policy, the provisions of this Policy shall apply to all proposals requiring approval by the Commission, including but not limited to, any proposal for approval of a change of organization, reorganization, or out-of-agency service agreement.

This Policy applies to proposals of both public agencies and private parties. However, LAFCo recognizes that there are significant differences between public agencies and private parties. In light of those differences, in some circumstances it may not be appropriate to require mitigation for the loss of prime agricultural land as would otherwise be required by this Policy.

A fundamental difference is that public agencies are generally responsible to the electorate, while private parties are not. Public agencies are also generally required to provide constitutionally or statutorily mandated services. In addition, a public agency is generally

required, by law or policy considerations, to locate its facilities within its boundaries, while a private party has no such constraints.

Public agencies are also generally subject to constitutional or statutory constraints on their ability to raise revenues. Public agencies often experience increases in demand for services that are not (and often cannot) be accompanied by equivalent increases in revenues. In light of these and other fiscal constraints that are currently imposed upon public agencies, a mitigation requirement could result in an additional cost to a public agency that it is unable to recoup by increasing its revenues, which in turn could impair the agency's ability to provide its constitutionally and statutorily mandated services.

In addition, unlike private parties, public agencies are often exempt from the land use controls and regulations of other public agencies, despite the fact that the activities of the former occur within the boundaries of the latter. Although a public agency might request input from other local agencies, it is not necessarily bound by or required to follow their local planning requirements. As a result, a public agency's development or construction activities may not be subject to the same degree of control as a private party, and it might not learn of a mitigation requirement until after it has completed significant portions of the planning processes that are required by law.

Based upon the foregoing factors, LAFCo concludes that, in the case of proposals that are undertaken exclusively for the benefit of a public agency, the Commission should review the applicability of the mitigation requirements set forth in this Policy on a case-by-case basis to determine the appropriateness of requiring mitigation in any particular case.

4.3 AGRICULTURAL POLICY STATEMENT

Agriculture is a vital and essential part of the Yolo County economy and environment. Agriculture shapes the way Yolo County residents and visitors view themselves and the quality of their lives. Accordingly, boundary changes for urban development should only be proposed, evaluated, and approved in a manner which, to the fullest extent feasible, is consistent with the continuing growth and vitality of agriculture within the county.

4.4 REVIEW CRITERIA

To promote the policy statement, proposals shall be reviewed based on the following considerations:

- a) Existing developed areas should be maintained and renewed;

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- b) Vacant land within developed areas should be developed before agricultural land is annexed for non-agricultural purposes;
 - c) Land substantially surrounded by existing agency boundaries should be annexed before other lands;
 - d) Urban development should be restricted in agricultural areas. For example, agricultural land should not be annexed for non-agricultural purposes when feasible alternatives exist;
 - e) The continued productivity and viability of agricultural land surrounding existing communities should be promoted, by preventing the premature conversion of agricultural land to other uses and, to the extent feasible, minimizing conflicts between agricultural and other land uses;
 - f) Development near agricultural land should not adversely affect the economic viability or constrain the lawful, responsible practices of the agricultural operations;
 - g) Where feasible, non-prime land should be annexed before prime land; and
 - h) A land's current zoning, pre-zoning, or land use designation is one of the factors the Commission will consider in determining whether mitigation will be required for the loss of agricultural land. A land's zoning, pre-zoning, or land use designation in the city's or County's general plan does not automatically exempt it from mitigation.

4.5 AGENCY GUIDELINES

LAFCo encourages local agencies to adopt policies that result in efficient, coterminous, and logical growth patterns within their general plan and sphere of influence areas and that encourage protection of prime agricultural land in a manner that is consistent with this Policy.

LAFCo encourages the maintenance of agricultural inter-city buffers between the cities. LAFCo encourages the cities and the County to formalize and strengthen existing agreements maintaining agricultural buffers.

LAFCo encourages local agencies to identify the loss of prime agricultural land as early in their processes as possible, and to work with applicants to initiate and execute plans to mitigate for that loss, in a manner that is consistent with this Policy, as soon as feasible. Local agencies may also adopt their own agricultural conservation policies, consistent with this Policy, in order to better meet their own circumstances and processes.

Detachment of prime agricultural lands and other open space lands shall be encouraged if consistent with the sphere of influence for that agency

4.6 STANDARDS FOR ANNEXATIONS INVOLVING PRIME AGRICULTURAL LAND

Annexation of prime agricultural lands shall not be approved unless the following factors have been considered:

- a) There is insufficient marketable, viable, less prime land available in the subject jurisdiction for the proposed land use;
- b) The adoption and implementation of effective measures to mitigate the loss of agricultural lands, and to preserve adjoining lands for agricultural use to prevent their premature conversion to other uses. Such measures may include, but need not be limited to: the acquisition and dedication of farmland, development rights, open space and conservation easements to permanently protect adjacent and other agricultural lands within the county; participation in other development programs (such as transfer or purchase of development rights); payments to responsible, recognized government and non-profit organizations for such purposes; the establishment of open space and similar buffers to shield agricultural operations from the effects of development; and
- c) Less prime agricultural land generally should be annexed and developed before prime land is considered for boundary changes. The relative importance of different parcels of prime agricultural land shall be evaluated based upon the following (in a descending order of importance):
 - i. Soil classification, with Class I or II soil receiving the most significance, followed by the Revised Storie Index Rating.
 - ii. The land's economic viability for continued agricultural use.

4.7 ANNEXATION OF LANDS IN AGRICULTURAL PRESERVE CONTRACT

Annexation for land uses in conflict with an existing agricultural preserve contract shall be prohibited, unless the Commission finds that it meets all the following criteria:

- a) The area is within the annexing agency's sphere of influence;
- b) The Commission makes findings required by Government Code § 56856.5.
- c) The parcel is included in an approved city specific plan;

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- d) The soil is not categorized as prime;
 - e) Mitigation for the loss of agricultural land has been secured at least at a 1:1 ratio of agricultural easements for the land lost;
 - f) There is a pending, or approved, rescission for the property that has been reviewed by the local jurisdictions and the Department of Conservation; and
 - g) Any Williamson Act Contract on the property has been non-renewed if still awaiting rescission approval.

4.8 CHANGE OF ORGANIZATION/REORGANIZATION RESULTING IN CONVERSION OF PRIME AGRICULTURAL LAND

LAFCo will approve a change of organization which will result in the conversion of prime agricultural land or open space use to other uses only if the Commission finds that the proposal will lead to planned, orderly, and efficient development. The following factors shall be considered:

- a) Contiguity of the subject land to developed urban areas;
- b) Receipt of all other discretionary approvals for changes of boundary, such as rezoning, environmental review, and service plans as required by the Executive Officer before action by the Commission. If not feasible before the Commission acts, the proposal can be made contingent upon receipt of such discretionary approvals within not more than one (1) year following LAFCo action;
- c) Consistency with existing planning documents of the affected local agencies, including a service plan of the annexing agency or affected agencies;
- d) Likelihood that all or a substantial portion of the subject land will develop within a reasonable period of time for the project's size and complexity;
- e) The availability of less prime land within the sphere of influence of the annexing agency that can be developed, and is planned and accessible, for the same or a substantially similar use; and
- f) The proposal's effect on the physical and economic viability of other agricultural operations. In making this determination, LAFCo will consider the following factors:
 - i. The agricultural significance of the subject and adjacent areas relative to other agricultural lands in the region;

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- ii. The existing use of the subject and adjacent areas;
 - iii. Whether public facilities related to the proposal would be sized or situated so as to facilitate the conversion of adjacent or nearby agricultural land, or will be extended through or adjacent to, any other agricultural lands which lie between the project site and existing facilities;
 - iv. Whether natural or man-made barriers serve to buffer adjacent or nearby agricultural land from the effects of the proposed development;
 - v. Provisions of the General Plan's open space and land use elements, applicable growth management policies, or other statutory provisions designed to protect agriculture. Such provisions may include, but not be limited to, designating land for agriculture or other open space uses on that jurisdiction's general plan, adopted growth management plan, or applicable specific plan; adopting an agricultural element to its general plan; and acquiring conservation easements on prime agricultural land to permanently protect the agricultural uses of the property; and
 - vi. The establishment of measures to ensure that the new property owners shall recognize the rights of adjacent property owners conducting agricultural operations and practices in compliance with the agricultural zone in accordance with the Right to Farm Ordinance adopted by the Yolo County Board of Supervisors.

4.9 AGRICULTURAL MITIGATION

Except as expressly noted in sections 4.13 and 4.14 below, annexation of prime agricultural lands shall not be approved unless one of the following mitigations has been instituted, at not less than a 1:1 replacement ratio:

- a) The acquisition and dedication of farmland, development rights, and agricultural conservation easements to permanently protect adjacent and other agricultural lands within the County.
- b) The payment of fees that is sufficient to fully fund the acquisition and maintenance of such farmland, development rights or easements. The per acre fees shall be specified by a Fee Schedule or Methodology, noted in Section 4.15, which may be periodically updated at the discretion of the Commission.

-
- c) Any such measures must preserve prime agricultural property of reasonably equivalent quality and character that would otherwise be threatened, in the reasonably foreseeable future, by development and/or other urban uses.

The loss of fewer than twenty (20) acres of prime agricultural land generally shall be mitigated by the payment of in lieu fees as mitigation rather than the dedication of agricultural conservation easements. The loss of twenty (20) acres or more of prime agricultural land generally may be mitigated either with the payment of in lieu fees or the dedication of agricultural conservation easements. In all cases, the Commission reserves the right to review such mitigation on a case-by-case basis.

4.10 AGRICULTURAL EASEMENT REQUIREMENTS

If an applicant provides agricultural easements to satisfy this requirement, the easements must conform to the following characteristics:

- a) The land used to mitigate the loss of prime agricultural land must also be prime agricultural land as defined in this Policy and the CKH Act.
- b) In addition, it must also be of reasonably equivalent quality and character as the mitigated land as measured using both of the following methodologies:
 - i. Average Storie Index – The USDA calculation methodology will be used to calculate the average Storie Index or Revised Storie Index score. The mitigating land's average Index score shall be no more than 10% less than the mitigated land's average Index score. The decision of whether to use the Storie Index or Revised Storie Index is within LAFCo's sole discretion.
 - ii. Land Equivalency and Site Assessment ("LESA") Model – The LESA calculation shall be in accordance with the methodology adopted by this Commission (see appendices). The mitigating land's LESA score shall be no more than 10% below the mitigated land's LESA score.
- c) As a general rule, the Commission will not accept, as mitigation required by this Policy, an agricultural conservation easement or property that is "stacked" or otherwise combined with easements or property acquired for habitat conservation purposes, nor for any other purposes that are incompatible with the maintenance and preservation of economically sound and viable agricultural activities and operations. The Commission retains the discretion to make exceptions on a case-by-case basis, based upon whether the applicant made a good-faith effort to mitigate separately for the loss of habitat in

accordance with the Yolo Natural Heritage Program process but such efforts were infeasible, and whether the proposed "stacked" mitigation for the loss of prime agricultural land and habitat involves one of the following, whichever results in the greatest acreage of preserved land:

- i. Mitigation at a ratio of no less than 2:1 for the loss of prime agricultural soils; or
 - ii. Mitigation at a ratio of no less than 1:1 for the loss of all agricultural lands in the proposal area; or
 - iii. The property subject to the agricultural conservation easement is larger than the proposal area, meets the conditions specified in this Policy, and encompasses a complete field, legal parcel, or farm line.
- d) The presence of a home on land that is subject to an agricultural conservation easement is generally incompatible with the maintenance and preservation of economically sound and viable agricultural activities and operations on that land. The presence or introduction of a home may diminish the value of the agriculture conservation easement as mitigation for the loss of prime agricultural land. Consequently, an agricultural conservation easement will generally not be accepted as mitigation for the loss of prime agricultural land if the easement permits the presence of a home, except an existing home that has been present on the proposed easement for at least twenty-five (25) years, or construction of a comparable replacement for such a home. Exceptions to this section of the Policy may be granted by the Commission on a case-by-case basis if the home site is less than two acres and if the applicant can provide sufficient evidence that a home site on the agriculture conservation easement is necessary to further the goals of maintaining and preserving economically sound and viable agricultural activities and operations on that easement.

4.11 EASEMENT HOLDER

LAFCo favors the use of a local non-profit agricultural conservation entity or the regional branch of a nationally recognized non-profit agricultural conservation entity as the easement holder. The Commission will use the following criteria when approving the non-profit agricultural conservation entity for these purposes:

- a) Whether the entity is a non-profit organization that is either based locally or is a regional branch of a national non-profit organization whose principal purpose is holding and administering agricultural conservation easements for the purposes of conserving and maintaining lands in agricultural production;

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- b) Whether the entity has a long-term proven and established record for holding and administering easements for the purposes of conserving and maintaining lands in agricultural production;
 - c) Whether the entity has a history of holding and administering easements in Yolo County for the foregoing purposes;
 - d) Whether the entity has adopted the Land Trust Alliance’s “Standards and Practices” and is operating in compliance with those Standards; and
 - e) Any other information that the Commission finds relevant under the circumstances.

A local public agency may be an easement co-holder if that agency was the lead agency during the environmental review process. LAFCo also favors that applicants transfer the easement rights or in lieu fees directly to the recognized non-profit agricultural conservation entity in accordance with that entity’s procedures. The Commission retains the discretion to determine whether the agricultural conservation entity identified by the applicant and the local lead agency has met the criteria delineated above.

4.12 AGRICULTURAL MITIGATION IMPOSED BY OTHER AGENCIES

The Commission prefers that mitigation measures consistent with this Policy be in place at the time that a proposal is filed with the Commission. The loss of prime agricultural land may be mitigated before Commission action by the annexing city, or the County of Yolo in the case of a district annexation, provided that such mitigation is consistent with this Policy. LAFCo will use the following criteria in evaluating such mitigation:

- a) Whether the loss of prime agricultural land was identified during the project’s or proposal’s review process, including but not necessarily limited to review pursuant to the California Environmental Quality Act;
- b) Whether the approval of the environmental documents included a legally binding and enforceable requirement that the applicant mitigate the loss of prime agricultural land in a manner consistent with this Policy; and
- c) Whether, as part of the LAFCo application, an adopted ordinance or resolution was submitted confirming that mitigation has occurred, or requiring the applicant to have the mitigation measure in place before the issuance of a grading permit, a building permit or final map approval for the site.

4.13 MITIGATION FOR PUBLIC AGENCY PROJECTS

As noted in Section 4.2, the Commission has concluded that, in the case of proposals that are undertaken exclusively for the benefit of a public agency, the Commission should review the applicability of the mitigation requirements set forth in this Policy on a case-by-case basis to determine the appropriateness of requiring mitigation in any particular case. In making such a determination, the Commission will consider all relevant information that is brought to its attention, including but not limited to the following factors:

- a) Whether the public agency had any significant, practical option in locating its project, including locating the project on non-prime or less prime agricultural land;
- b) Whether the public agency is subject to or exempt from the land use regulations of another public agency;
- c) Whether the public agency identified the loss of agricultural land as an environmental impact during the project's review, including but not limited to California Environmental Quality Act review, and, if so, whether it adopted a "Statement of Overriding Considerations" for that impact;
- d) When the public agency learned of the agricultural conservation mitigation requirements of the Commission's Policy or that of another public agency (whether or not it was subject to that agency's land use control);
- e) Whether the public agency could reasonably have allocated or obtained sufficient revenues to provide for some or all of the mitigation required by this Policy if it had learned of that requirement before submitting its proposal to this Commission;
- f) Whether the public good served by the public agency's proposal clearly outweighs the purposes served by this Policy and its mitigation requirements; and
- g) Whether the proposal is necessary to meet the immediate needs of the public agency.

If the Commission determines that it is not appropriate to require mitigation for the loss of agricultural land resulting from a public agency's proposal, or to require less mitigation than otherwise prescribed by this Policy, it shall adopt findings, and a statement of overriding considerations if applicable, supporting that determination.

4.14 LESS THAN SIGNIFICANT AGRICULTURAL LAND LOSS

Mitigation shall not be required for the annexation of less than five (5) acres of land if the Commission finds that the land:

-
- a) Scores in the fourth tier of LESA;
 - b) Is “infill” as defined in this Policy; and
 - c) Has not been used for active agriculture purposes in the previous 20 years.

4.15 AGRICULTURAL CONSERVATION POLICY PAYMENT IN LIEU FEE METHODOLOGY

In lieu of the dedication of agricultural conservation easements that would otherwise be required by the Agricultural Conservation Policy, the Commission may permit the payment of fees as set forth in this Schedule to fully fund the acquisition and maintenance of farmland, development rights or agricultural conservation easements.

No less than 35% of the average per acre price for full and unencumbered fee title price in the last five (5) unimproved land purchases plus a five percent (5%) endowment of the cost of the easement, and the payment of the estimated transaction costs associated with acquiring an easement. The purchases must be within the general vicinity of the annexing entity and of a size equal to or greater than the total acreage of prime soils within the subject territory.

Payment of the In Lieu Fee is to be made directly to an agricultural conservation entity that meets the criteria set forth in Section 4.10 of this Policy. The agricultural conservation entity receiving these funds must present to the Commission a letter stating its intention to use these funds for the acquisition of farmland, development rights or agricultural conservation easements in Yolo County whose prime soils are reasonably equivalent to the proposal area’s soils and that the location of the easements will be within the general vicinity of the annexing entity and in an area within the County of Yolo that would otherwise be threatened, in the reasonably foreseeable future, by development and/or other urban uses.

4.16 DEFINITIONS

Except where noted, the following definitions are not defined in the California Government Code Sections 56000 et seq.

AFFECTED LOCAL AGENCY - any local agency which contains, or would contain, or whose sphere of influence contains or would contain, any territory for which a change of organization is proposed or ordered, either singularly or as part of a reorganization or for which a study is to be reviewed by LAFCo (Government Code § 56014).

AGRICULTURAL LAND - areas within which the primary zoning or general plan designation is AG, AP, or AE, or any other agricultural zone.

FEASIBLE - capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, legal, social, and technological factors (Government Code § 56038.5).

INFILL LAND - property surrounded, or substantially surrounded, by urban uses or incorporated or special district boundaries.

PRIME AGRICULTURAL LAND - (Government Code § 56064) an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and which meets any of the following qualifications:

- a) Land that qualifies, if irrigated, for rating as Class I or Class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is currently irrigated, provided that irrigation is feasible.
- b) Land that qualifies for rating 80 - 100 Storie Index rating.
- c) Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003.
- d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars (\$400) per acre.
- e) Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred (\$400) per acre for three of the previous five calendar years.

URBAN DEVELOPMENT - a change of organization that contemplates or is likely to lead to the conversion of land from agricultural use to a primarily nonagricultural related use, generally resulting in the need for services such as sewer, water, fire protection, schools, drainage systems, and police protection.

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Fax (916) 373-5471
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



April 28, 2017

Katherine Hess
City of Davis

Sent by Email: Khess@cityofdavis.org

RE: SCH#2017042043, West Davis Active Adult Community Project, Yolo County

Dear Ms. Hess:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. **Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or

tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
- a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
- a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).
7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.

- b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- 4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions, please contact me at my email address: sharaya.souza@nahc.ca.gov.

Sincerely,



Sharaya Souza
Staff Services Analyst
cc: State Clearinghouse

May 15, 2017

Katherine Hess
City of Davis
Community Development and Sustainability Department
23 Russell Blvd., Suite 2
Davis, CA 95616

Re: Notice of Preparation of a Draft Environmental Impact Report for the West
Davis Active Adult Community Project

Dear Ms. Hess:

Thank you for inviting SACOG's comments on the Notice of Preparation of a Draft Environmental Impact Report for the West Davis Active Adult Community Project. The project area is identified in SACOG's 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (2016 MTP/SCS) as an area not identified for development by the MTP/SCS horizon year of 2036. The 2016 MTP/SCS includes funding for widening and signal improvements along portions of Covell Boulevard in the general vicinity of the proposed project. Next year SACOG will begin its quadrennial update of the plan (scheduled adoption in 2020) and will be working with the City of Davis to determine if there is a need to update the projections for this area for the next MTP/SCS.

In the context of the Blueprint, a regional framework of principles for sustainable growth, the project is located in an area identified for future residential mixed use development. The Blueprint, and all subsequent MTP/SCS' since its adoption, identified the need for more attached and small-lot single family housing in the region.

If you have additional questions, please feel free to contact me or Kacey Lizon, Planning Manager, at klizon@sacog.org or 916-340-6265.

Sincerely,

A handwritten signature in blue ink, appearing to read "James Corless", is written over a light blue horizontal line.

James Corless
Chief Executive Officer
JC:KL:sm

From: Brad Nelson
To: khess@cityofdavis.org
Cc: littlegraykitty2@gmail.com
Subject: West Davis Active Adult Community Project
Date: Monday, May 15, 2017 3:12:05 PM

Ms. Hess: My wife and I are longtime residents of Davis (over 40 years). We live on Bryce Lane in the Aspen subdivision. We are extremely concerned about the traffic impact of this proposed project. The traffic volume on West Covell Blvd. between Sycamore and Denali has steadily increased in the past decade. This project will put the volume over the top. Getting from Denali to 113 in the morning, and the reverse in the late afternoon or early evening, has already become time consuming. Adding the volume from 325 housing units is completely unacceptable. Thank you for considering our concerns. Brad and Cindy Nelson.

Sent from my iPad

From: Corinne Gee
To: khess@cityofdavis.org
Subject: Fwd: West Davis Active Adult Community
Date: Monday, April 24, 2017 7:28:55 PM

Dear Ms. Hess,

I would like to register my comments on the proposed West Davis Active Adult Community project. I strongly oppose this project. It is way too large and would completely change the character of our community. I am sure things such as considerable increase in traffic pattern and other related problems have been discussed.

Corinne Gee
1662 Joshua Tree Street

From: Robin Whitmore
To: khess@cityofdavis.org
Subject: Fwd: West Davis Active Adult Community
Date: Wednesday, April 26, 2017 3:22:35 PM

Dear Katherine Hess,

I attended one of the first West Davis Active Adult Community local meetings and sent this response to Robb Davis afterward. I had hoped to attend the EIR scoping meeting today, but perhaps this email could act as a form of feedback about the proposed development.

Thank you,

Robin Whitmore

----- Forwarded message -----

From: **Robin Whitmore** <rlwhitmore2@gmail.com>
Date: Thu, Mar 2, 2017 at 10:33 AM
Subject: West Davis Active Adult Community
To: rdavis@cityofdavis.org

Dear Mayor Davis:

I attended a recent information session with David and Justin Taormino and David Thompson about the proposed West Davis Active Adult Community. Based on what I heard there and what I subsequently read about this project, I have concerns that I hope the city will address in its deliberations. I send this communication to you because you will know who are the appropriate staff or commission members to read it. Please forward it accordingly.

Some of the assertions made by the WDAAC developer seem questionable to me; to wit:

--Seniors will buy these houses. As I understand it, 80% of the properties have to be occupied by seniors but not necessarily owned by them. This means that houses can be bought by anyone and rented to seniors. This arrangement seems to me like a very attractive investment for speculators and out-of-town landlords. Creating another rental market isn't a goal for our community. Is there a way to privilege owner-buyers? I doubt it.

--Davis people will buy these houses. The developer admitted that there is no way to give Davis folk precedence in sales. Davis is undoubtedly attractive to seniors from the region and the Bay Area as a retirement community. Yet I believe the city's goal is to facilitate "aging in place." for existing Davis folk, not a wide-open regional real estate market.

--Residents will walk to the "nearby" Marketplace shopping center. As a resident in this area, I can tell you this is incorrect: it's too far, too unpleasant, and most of all, too dangerous.

--Davis seniors want a retirement community. I can see the appeal to seniors of one-story housing but along with the much-touted single stories (more on that later) comes a homogenous neighborhood. Is there any evidence that this old-folks-only

community would attract (or deter) senior buyers/renters? As a Boomer myself, it's hard for me to imagine many other Boomers wanting to live in a retirement community. The developer doesn't like the "Sun City" label, but it's really kind of an accurate description.

--Non-seniors will buy homes in a senior citizen community. The developer indicated that 20% of the homes would be "unrestricted", meaning available to occupants of all ages. Would younger people and families choose a neighborhood designed for and filled with older people? If they don't, the development becomes even more homogenous.

Here are my "big picture" concerns about this project:

This development puts seniors on the periphery of town, without good transportation options. The Unitrans buses that pass here are the perimeter lines which are not routed for visits to places seniors might frequent. There isn't a dedicated bus system such as the URC bus proposed for the development. A safe biking or walking connection (for the few seniors likely to try to walk or ride their bikes anywhere from this distant location) would be a major infrastructure undertaking. Cars are the primary option, but as the occupants age, fewer of the residents will be able to drive. Even Mr. Taormino noted that the location is "pretty far, in many respects."

Because this property would have to be annexed by the city, it would require another Measure J (R?) vote. Time, energy, money...

Why would we group seniors together in one part of town? URC is already a huge senior development in this area and apparently also has ambitions to build more facilities on the north side of Covell. Olympic Cottages and Glacier co-housing are also in this part of town. It seems to me it would be better for the city and for all of us to keep our neighborhoods age diverse rather than segregated. And the idea that it's a good location because it's next to the hospital is horrible.

What are the economic impacts of attracting more seniors to Davis? It seems like this would not expand the city's economic base. What are the cultural impacts of adding more seniors to the mix? It seems to me that Davis already has a sizable aging population, and that we might want to attract more middle-income young families. While we might wish it to be Davis folk who move to this new development and free their current homes for families, there is apparently nothing that can be done to restrict the buyers to seniors or the occupants to Davisites.

Mr. Taormino stated that he expects people to be in the market for these homes starting in their mid-sixties. Earlier in the presentation, however, he noted that people don't think of themselves as "seniors" until they're in their eighties. What we define as "senior" keeps moving up: no Boomer in their sixties that I know would even consider moving to a retirement community like this. So, the neighborhood population could be considerably older than expected—perhaps seventies and eighties? It seems like this age group might need a lot more amenities: transportation, on-site services, in-home care, etc. beyond simply their independent homes.

The developer's assertion that the homes are one story does not hold up under scrutiny. If I understood this correctly, the vast majority of the homes would be built with the structural requirements to "add" a second story over the garage. In addition, the garages will be built as an "expansion" living space. According to the developer, an 1800 sq foot one-story house with a two-car garage and a second story over the garage is 2600 square feet—a very sizable house, and *not* one-story. With this understanding, this development starts to look pretty much like all others in Davis. In addition, the custom homes that ring the property can be a full two stories I believe.

Is the restriction to senior-occupied housing for some limited period of time or forever? In other words, once this project is built and occupied by a first generation of folks, will it have to remain a senior community even as the number of seniors starts to decline after the Boomer population bulge? Being stuck with this kind of inflexible, restricted housing could be quite problematic and disadvantageous to the city in the long run.

Would there end up being more senior-owned and/or occupied homes than needed? As the developer noted, the unrestricted homes would naturally sell first, because of the flexibility for future sale or renting, so why wouldn't seniors buy these first? If seniors take up the unrestricted houses, is the demand for this type of senior housing then met with fewer total houses?

Does Davis Community Housing have the ability and financial wherewithal to pull off a low income housing project of this size—150 apartments? According to David Thompson's presentation, this is apparently twice the size of any they have built thus far, and would require them to obtain scarce and highly competitive grants from many different sources. It seems like there is a chance it might not come to fruition—and then what?

If the city is determined to annex and develop this parcel, this project is certainly better than, say, the gigantic business park proposed several years ago. But there is this to consider carefully: what is the value to us of a view? The sight of the Coast Range and the fields from Covell Blvd are the last big, open, public view toward the mountains from our city. Ironically, the tapestry behind the dais in the city council chambers celebrates this view--and we will lose this last bit of it if we develop north of Covell. Fields and mountains, big sky, snow, farms, sunsets and clouds, distant trees, the relief and beauty of open space—these don't have a monetary value, but they have immense value to my soul and surely to the souls of all of us who live here. Something of great value will be lost if we forever close our city off from this beauty with more streets and buildings. I'd like to think Davis is the kind of place where a view that nourishes our souls is valued enough to preserve it.

Thank you,



Robin Whitmore

From: craighton chin
To: citycouncilmembers@cityofdavis.org; khess@cityofdavis.org
Subject: Mitigation Minimum
Date: Thursday, April 27, 2017 2:08:51 PM

I am against increasing the ag buffer for the West Davis Active Community as requested by Katherine Portman in the Davis Enterprise.

I like burrowing owls and used to enjoy seeing them around Wildhorse Golf course, but I have not seen any for a couple of years despite active and passive measures to protect them.

The money spent to increase the ag buffer from 150 ft to 250 ft as proposed by Portman would be much better spent supporting a wildlife preserve away from the city. The owls would be much happier away from chemicals, humans, and feral cats found in an urban environment.

Craighton Chin, MD

From: Susan Garbini
To: khess@cityofdavis.org
Cc: "Jennifer.nguyen@wildlife.ca.gov"; "eric.tattersall@fws.gov"; mike.thomas@fws.gov; [Chris Alford](#); [Petrea Marchand](#); [Marcus Neuvert](#)
Subject: RE: Proposed Project: West Davis Active Adult Community CORRECTED E-MAIL
Date: Monday, April 24, 2017 9:21:03 AM
Attachments: [WDavisActive - Habitat Intensity Map.pdf](#)

PLEASE DISREGARD PREVIOUS E-MAIL

TO: Katherine Hess
City of Davis
Community Development and Sustainability Department

The Yolo Habitat Conservancy appreciates the opportunity to provide comments on the project to construct an active adult community on 75 acres west of the City of Davis along W. Covell Blvd adjacent to Sutter Hospital) (Yolo County APN 036-060-05). Our concerns in these matters generally relate to considerations of impacts on species that are covered in the Draft Yolo Habitat Conservation Plan and Natural Community Conservation Plan (HCP/NCCP), which is currently in development.

Attached is a map showing actual Swainson's hawk and white-tailed kite nesting sites found in the area surrounding the proposed project, along with a table listing modeled acres of habitat* at this location for species covered in the Draft Yolo HCP/NCCP. Note that there is one documented Swainson's hawk nest site within the proposed site and one within the 1-mile buffer of the project. The Yolo Habitat Conservancy's model also identified potential habitat for the following species within the 1-mile buffer of the site: Swainson's hawk, white-tailed kite, burrowing owl, giant garter snake, western pond turtle, and tricolored blackbird.

These comments should not be construed as providing a complete environmental evaluation or assessment of environmental impacts for the proposed project. The information provided by the Yolo Habitat Conservancy references regional scale species habitat models that the Yolo Habitat Conservancy has developed for species covered in the Draft Yolo HCP/NCCP Plan. It is recommended that site-scale evaluations be conducted in order to obtain information at the level of detail necessary to accurately determine potential habitat impacts of the proposed project.

This information is also being sent to staff of the California Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service, who monitor these projects.

Please contact Chris Alford (chris@yolohabitatconservancy.org) if you have any questions.

Thank you,

Susan Garbini
Research Associate, Yolo Habitat Conservancy
susan@yolohabitatconservancy.org

611 North Street, Woodland, CA 95695

www.yolohabitatconservancy.org

Phone: 530.723.5909

From: Jaron Ross
To: [Katherine Hess](#)
Subject: Proposed West Davis active adult community
Date: Saturday, April 15, 2017 4:46:39 PM

Good afternoon Miss Hess,

My family and I live in West Davis very near the proposed construction. We, as well as every neighbor we have thus far spoken with of the Evergreen neighborhood, are vehemently opposed to the aforementioned proposal. We have followed the involved politics and specifics in the press and online with great interest, but are primarily opposed to the significant change presents the neighborhood and near-rural city outskirts that exist today. Most of us have chosen to live here precisely because of the adjacent fields, sunsets over sunflowers, walking and lower density environment.

In addition there are already significant structural and traffic challenges at the intersection of Shasta and Covell which would only be exacerbated by additional traffic throughput. This frequently backs up to the off ramps from northbound 113, to the Safeway parking lot and beyond at periods of high flow. Lastly there exists a very high number of us in these neighborhoods who are pedestrians and have children that daily ride bikes and or walk on the sidewalks on primary and peripheral streets nearby. Without being ageist, we hesitate to imagine higher risk drivers and larger numbers of cars adjacent to our family members walking to and from school and existing businesses.

If and when this proposal comes to a vote, ours will be a "No."

Thank you for your attention to this matter,

Jaron D Ross, M.D.
1603 portola st
davis ca 95616

From: Eileen Samitz
To: [Mike Webb](#); [Katherine Hess](#)
Subject: WDAAC Scoping comments
Date: Saturday, May 13, 2017 1:01:44 PM

May 13, 2017

Dear Mike and Katherine,

I am writing in regard to submitting scoping comments for the Draft EIR for the West Davis Active Adult Community (WDAAC) project.

First, although this is not directly related to the draft EIR, I would like to reiterate comments which I have made along with other community members, regarding the need for all of the important planning documents be completed *before* the project is placed on the ballot for the Measure J/R public vote. This includes, but is not limited to the development agreement, conditions of approval, and the tax sharing agreement. It would also be best if the 2:1 mitigation land should be identified as well if possible before the project is placed on the ballot as well.

Second, since this entire north-west vicinity is in a 100-year flood plain, and has been prone to flooding in the past when there has been a lot of rain in the fall and winter, it is imperative that extra precautions be made for effective flood control. The City cannot afford another Mace Ranch development debacle, where flood control apparently was not properly planned and implemented, and later resulted in flooding the Howitt Ranch. Subsequently the City had to purchase Howitt Ranch to avoid litigation. Another concern is that it is expected that Sutter West Hospital will develop sometime in the future on the "Sutter Davis Expansion area". Therefore, that needs to be taken into account to assure that enough flood control is planned if and when that site is also developed in the future.

Third, it can be expected that more and more traffic will emerge in this Covell Blvd. vicinity particularly due to UCD's ambitious growth plans and their inadequate on-campus housing plan so far. In addition to these increased student population impacts which may ensue particularly if UCD does not increase its current inadequate on-campus housing plan, there would also be more non-student traffic impacts due to the Los Rios Community College expansion expected as well as UCD faculty and staff increases to accommodate serving at least 6,300 more UCD students that UCD wishes to add by 2028. So, increased traffic can be expected from cars and there will be more pedestrian crossing being done in this area by more elderly seniors which will need to be addressed since they will not be able to cross the streets as quickly as a younger person. Therefore, considerations like signalization need to be addressed including the timing of the intervals between the traffic light changes to allow the seniors to safely cross the streets.

Thank you for your time and consideration,

Eileen M. Samitz