

ARGUMENT AGAINST MEASURE J

Two years after Davis voters rejected the Nishi project at the polls, it's back on the ballot with the same pollution hazards from the adjacent I-80 freeway and railroad, and without the commercial component that was to deliver significant revenue to the City.

The City's own Environmental Impact Report showed "significant and unavoidable" detrimental health risks based on preliminary data from a nearby site. The conditions are even worse because the City's report did not include the highly toxic ultra-fine metals from brakes and fuel additives and the soot from diesel trains that has 6 times more carcinogens than diesel truck exhaust. Exposures to these airborne particles are associated with dramatic increases in asthma, permanent loss of lung function, cancer, heart disease, and prenatal developmental problems.

Given the initial, limited air quality measurements, three years ago air quality experts urged the developers to perform measurements at the Nishi site itself over a longer time. Yet, they chose not to.

Additional significant problems:

- This project will increase traffic congestion on Old Davis Road and First Street to Richards, which is already bottlenecked many times daily.
- The proposed "affordable housing" program is exclusionary, intended only for students, and to be implemented by the landlord. This is contrary to the city's long-standing affordable housing policies.
- There is still no tax-sharing agreement between the City and Yolo County.
- The project design will saddle the city with more costs than revenues. That means the rest of the community will subsidize the financial shortfall of this project, imposing costs onto our community.

No one should suffer unnecessary health risks for housing, nor should the community bear unnecessary financial burdens. Safer student housing can be offered on the UCD campus and elsewhere.

Please Vote No on Nishi - No on Measure J.

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