



**U.S. Department of Housing and Urban  
Development**

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# **Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58**

## **Project Information**

**Project Name:** Bretton Woods Senior Apartments Project

**Responsible Entity:** City of Davis

**Grant Recipient** (if different than Responsible Entity):

**State/Local Identifier:** The project is located at 39660 W. Covell Boulevard in the City of Davis, Yolo County, California (APN: 036-060-004 ).

**Preparer:** City of Davis

**Certifying Officer Name and Title:** Michael Webb, City Manager

**Grant Recipient** (if different than Responsible Entity):

**Consultant** (if applicable): Gail M. Ervin, Ph.D., NCE

### **Direct Comments to:**

Eric Lee, Senior Planner  
City of Davis  
Department of Community Development and Sustainability  
23 Russell Blvd, Suite 2  
Davis, CA 95616  
Phone: 530-757-5610 ext. 7237  
Email: [elee@cityofdavis.org](mailto:elee@cityofdavis.org)

**Project Location:**

The proposed project would be constructed on 3.71 acres of a 5.64-acre vacant lot at 39660 West Covell Boulevard, in the City of Davis (APN: 036-060-004). See Figures 1 and 2 at the end of this document.

The USGS Quadrangle is Merritt, California, Township 8N, Range 2E and Section 5.

**Description of the Proposed Project** [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The proposed project would construct two four-story apartment buildings and one community building. The project is proposed to be developed in two phases with Phase I consisting of one 75-unit four-story building and a community center located on the eastern portion of the parcel, and Phase II consisting of the remaining 75-unit four-story building located on the western portion. The project would construct a total of 150 affordable housing units for seniors.

The proposed project includes 16 studios, 118 one-bedroom units, and 16 two-bedroom units. Each unit will contain a full kitchen with a dishwasher, stove, and refrigerator. Units would be prewired for high-speed internet/TV, contain high-quality finishes, and employ low/no VOC material.

Each building would include a resident laundry, mail room, and trash room. Each apartment building would be constructed in a C shape with an open courtyard in the center of the building. Landscaping on site would be designed with drought tolerant plants and trees. Trees would be planted through the parking areas to meet the City of Davis shading requirements.

The centralized 2,781 square foot Community Building would be located between the two residential courtyards. The Community Building would include property management and maintenance offices. Onsite resident management staff would provide resident services.

Each building would contain 16 long terminal bicycle parking spots within the open courtyard. Just outside each building would be 4 short-term bicycle spots for visitors and short-term bicycle parking would be provided on the exterior of the Community Building. The project would construct 146 uncovered motor vehicle parking spaces. Of the 146 parking spaces, 6 accessible spaces are included and 53 would have EV chargers.

Project construction is anticipated to be up to 10 feet deep for utilities. The site had been raised with 4 to 6 feet of fill above the original elevation, prior to the expectation of federal funding, thus depth below ground level would be 4 to 6 feet at utility extensions.

Please see the site plan at the end of this document.

**Statement of Purpose and Need for the Proposal** [40 CFR 1508.9(b)]:

The proposed project's purpose is to implement the affordable housing requirements of the 2021-2029 City of Davis Housing Element. The Housing Element reinforces the City's dedication to providing current and future residents a range of rental units affordable to all income groups. The City has a particular interest in promoting affordable housing beyond the general requirements of State Housing Element law. The City's Regional Housing Needs Allocation (RHNA) for the 2021-2029 projection period includes 580 units for very low-income households, 350 units for low-income households, 340 units for moderate-income households, and 805 units for above moderate-income households. Housing Element Goal 2 encourages the development of affordable housing, particularly in neighborhoods that are accessible to public transit, commercial services, and health and community facilities. The proposed

project is therefore consistent with the City’s goals and policies stated in the Housing Element, and would provide 150 units to address the need identified by the RHNA.

**Existing Conditions and Trends [24 CFR 58.40(a)]:**

The project site has been graded and lifted with 4 to 6 feet of fill. There are no remaining trees or shrubs on the property. Access to the property will be provided on Spirit Street, currently under construction to the east of the site. The property to the east of the site will be the future University Retirement Community or other senior housing provider (residential medium density use lot). To the north, there will be future single-family homes on a residential medium density use lot. To the west, there will be a transition buffer corridor followed by agricultural land. To the south, across W. Covell Blvd there is an apartment complex called Saratoga West as well as the University Retirement Community existing senior community in residential medium high density use lots. The University Retirement Community, approximately 280 to the south, was constructed in 1993. The Saratoga West Apartments, adjacent to the retirement community, were also constructed sometime after 1993.

The area has good regional transportation linkage via State Route 113, and public transportation is provided by Yolobus. East and west of the site on West Covell Boulevard are bus stops for Yolobus’s line P and Q, which provides access to medical centers and other commercial and social service facilities within the vicinity.

The City of Davis is the ninth largest city by population within the five-county region represented by the Sacramento Area Council of Governments (SACOG) and the 129th largest city in California. The California Department of Finance estimates that the City has a population of approximately 69,000 residents and approximately 26,000 households. Approximately 20.0 percent of the population in Davis is age 55 or over. According to the City’s Housing Element, 44.5 percent of all households in Davis qualify as lower income, meaning they have incomes equal to, or less than, 80 percent of the HUD Area Median Family Income. This includes 22.4 percent of households with extremely low-income. The Housing Element indicated that lower-income households are disproportionately renters, accounting for 67.2 percent of all renter households, compared to 15.6 of owner households (City of Davis 2021).

Housing affordability in California has become a major issue as rents and interest rates have increased significantly. High inflation has further eroded households’ ability to cover monthly bills. This trend is anticipated to continue in the future, with limited attenuation as more housing units come on the market.

**Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
N/A	HOME Investment Partnerships Program	\$954,000

**Estimated Total HUD Funded Amount:**

\$954,000

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:**

\$62,835,939

## Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b> 24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is located approximately 5.5 miles away from the closest civilian airport (Yolo County Airport) and is not within the overflight zone. The project is not within a Runway Potential Zone/ Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ).  <div style="text-align: right;">Exhibit 2-A</div>
<b>Coastal Barrier Resources</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is located 65.5 miles inland and is not within a coastal zone. California does not contain protected coastal barrier resources.  <div style="text-align: right;">Exhibit 2-B</div>
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the Federal Insurance Rate Map for the project site (panels 06113C0592G and 06113C0584G, effective 6/18/2010), the entire project site is located within Special Flood Hazard Area (SFHA) Zone A Without Base Flood Elevation. The site has been elevated 4-6 feet and a Letter of Map Revision (LOMR) has been submitted to identify the West Davis Active Adult Community area as outside of the special flood hazard zone; however, the LOMR has not yet been approved by FEMA. Until approved, the developer must obtain proof of flood insurance for the property prior to construction.  <div style="text-align: right;">Exhibit 2-C</div>
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b>		
<b>Clean Air</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Yolo-Solano Air Pollution Control District area does not attain the federal air pollution standards for ozone (1-hour and 8-hour). The area is also non-

attainment for the 24-hour PM2.5 standard. For PM10, the area is designated “unclassified.”

CalEEMod is a model developed for evaluating air quality impacts from new developments. It is used by all air districts in California and provides estimates of both construction and operation emissions. Emissions from this project were modeled with CalEEMod and a summary output is provided below. Viable mitigations for this project were included in the modeling, and they show about a 30% reduction below business as usual. The following avoidance measures will be implemented to reduce air quality impacts for construction and operations:

1. Limit Heavy-Duty Diesel Vehicle Idling (this is also required by state rules).
2. Use Tier 3 or 4f engines for all diesel equipment.
3. The project integrates Affordable and Below Market Rate Housing.
4. The project provides Electric Vehicle Charging Infrastructure.
5. The project location is oriented toward transit, bicycle, and pedestrian travel.
6. The project provides permanent bike parking.

Davis is part of the Yolo-Solano Air Pollution Control District. The air district regulates stationary sources and, while it does not have direct permitting authority, it recommends emission control strategies for residential projects. The air district has adopted so-called “Thresholds of Significance” for three classes of air pollution: Reactive Organic Gases (ROG), Oxides of Nitrogen (NOx), and Respirable Particulate 10 microns or smaller (PM10). The first two compounds react in the presence of sunlight to create ozone, commonly called ‘smog.’ PM10 is harmful to breathe and can damage agricultural production.

The project, with implementing the avoidance measures stays below the Yolo-Solano APCD significance thresholds and is in conformity with the Clean Air Act.

Exhibit 2-D

<p><b>Coastal Zone Management</b> Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located 65.5 miles inland from the coast and is not within a coastal zone.  Exhibit 2-E</p>
<p><b>Contamination and Toxic Substances</b> 24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A Phase I Environmental Site Assessment (ESA) was prepared to identify and confirm, to the extent feasible, any potential for Recognized Environmental Conditions resulting from the improper use, manufacture, storage, and/or disposal of hazardous or toxic substances for the entire 75 acres within the West Davis Active Adult Community. The proposed project would be constructed on approximately 3.71 acres of the 75-acre community (Property). The ESA identified that the area was historically used as agricultural land. The ESA revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the proposed project site.</p> <p>As part of the ESA, additional soil sampling was performed to address past agricultural impacts. Following the Department of Toxic Substances Control (DTSC) Interim Guidance for Sampling Agricultural Properties (2008), a total of 136 soil samples were recovered across the Property, which were analyzed for organochlorine pesticides, lead, and arsenic. Pesticide concentrations were either non-detect with respect to laboratory reporting limits, or below their respective USEPA and DTSC screening levels for a residential scenario. The reported arsenic concentrations for the Property are indicative of background concentrations for the area and are not indicative of anthropogenic impacts. Lead concentrations were reported below their current screening levels of 80 milligrams per kilogram (mg/kg). Based on the review of the laboratory test results, historical agricultural practices have not had an adverse impact on the site.</p> <p>Soil samples were also collected in accordance with the DTSC Interim Guidance for Sampling Agricultural Properties (2008). The sampling results do not indicate the presence of agrichemicals that exceed residential screening levels. Therefore, no recognized environmental conditions that would pose a threat were identified. In addition, 4-6 feet of clean fill has been added to the site.</p> <p>An updated Phase I Environmental Site Assessment (ESA) was prepared in June 2023 to identify and confirm, to the extent feasible, any potential for</p>

		<p>Recognized Environmental Conditions resulting from the improper use, manufacture, storage, and/or disposal of hazardous or toxic substances on the approximately 5.64 acre parcel that the project site is located within. The updated ESA reaffirmed that the area was historically used as agricultural land, and identified no new evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the proposed project site.</p> <p style="text-align: right;">Exhibit 2-F</p>
<p><b>Endangered Species</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>A review of special status species databases including the California Natural Diversity Database, United States Fish and Wildlife Service Information for Planning and Conservation Database, and the California Native Plant Society’s Inventory of Rare and Endangered Plants of California was completed in order to identify special status species that may occur within the project area.</p> <p>No federally listed species were observed during the site visit on June 15, 2023.</p> <p>The site was previously graded and contains no trees or vegetation. Based on the results of this review, its location within an urbanized area, and the site visit, no habitat for special status species is present within or adjacent to the project area.</p> <p style="text-align: right;">Exhibit 2-G</p>
<p><b>Explosive and Flammable Hazards</b> 24 CFR Part 51 Subpart C</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>Aerial imagery shows land uses within 1 mile are agriculture and residential with supporting commercial uses. Based on California Environmental Protection Agency (CalEPA) Regulated Site Portal was also used to determine if there were facilities with ASTs within a 1-mile radius of the site. One site with an AST was identified just inside the 1 mile radius of the project site. The site is listed as an Oil Changers Facility. The site was listed to have tanks that can hold up to 3,000 gallons of motor oil. The Acceptable Distance Calculator determined that the acceptable distance for Thermal Radiation for People is 437 ft and the acceptable distance for Thermal Radiation for a building is 83 ft. The project is approximately 1,850 feet west of the tank. Therefore, the tanks would not pose a threat to the project. In addition, no ASTs were identified in the Phase I Environmental Site Assessment.</p> <p style="text-align: right;">Exhibit 2-H</p>

<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The project site is a vacant parcel that was previously used for agriculture. According to the California Department of Conservation Division of Land Resource Protection Farmland Mapping and Monitoring Program, the site is designated as Farmland of Local Importance in 2018. Since, the designation of local importance in 2018, the City of Davis has amended the zone from Agriculture-Intensive (A-N) to General Plan Residential – Medium Density, Residential – High Density, Neighborhood Mixed Use, and Urban Agriculture Transition Area under the City of Davis General Plan Land Use Map. The rezoning of the site and project were analyzed in the 2018 West Davis Active Adult Community EIR. Per City code, the loss of farmland was mitigated at a 2:1 ratio. The City of Davis has designated a 5.64-acre lot within the 75 acres of the new community to develop affordable housing units for seniors. Mercy Housing California has control over 3.71 acres within that parcel for the development of affordable senior housing. Since the project has been rezoned by the City to Residential and mixed-use the project does not contain farmlands of local or state importance.</p> <p style="text-align: right;">Exhibit 2-I</p>
<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>   <input type="checkbox"/></p>	<p>The project site is located within Special Flood Hazard Area (SFHA) Zone A Without Base Flood Elevation, per FEMA panel panels 06113C0592G and 06113C0584G, effective 6/18/2010. The site has been elevated 4-6 feet and a Letter of Map Revision (LOMR) has been submitted to identify the West Davis Active Adult Community area as outside of the special flood hazard zone. Because the LOMR has not yet been approved by FEMA, an 8-Step Review process was completed and determined the project will have no effect on the floodplain.</p> <p style="text-align: right;">Exhibit 2-J</p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The proposed project was analyzed in the 70-acre 500+ West Davis Active Adult Community Project (Master Plan) approved by the voters of Davis in 2018 and fulfills the affordability obligations of the master development negotiated with the City. A record search and Native American consultation in compliance with AB 52 was conducted for the Master Plan EIR. Since approval of the Master Plan, the site has been raised with 4 to 6 feet of fill above the original elevation, prior to the expectation of federal funding.</p>



		<p>An updated records search of the project site and 100-meter buffer was requested from the Northwest Information Center. The record search results did not identify historic and prehistoric cultural resources recorded in the project area. One resource was recorded within 100 meters of the project site.</p> <p>A search of the Native American Heritage Commission (NAHC) Sacred Lands File was initiated for the project area on June 12, 2023; the request was received 8/1/23, and the result was negative. Pursuant to Section 106, consultation was initiated with known Native American Tribes in the region on June 14, 2023, based on the City of Davis's Tribal Consultation list, to solicit feedback regarding potential Native American resources within or in proximity to the project site. Follow-up emails were made on June 22, 2023. Additional federal tribes were identified by NAHC, and consultation was initiated with those tribes on 8/2/23, with followup emails on 8/17/23. No response has been received to date. A log of communication is provided in Attachment 5.</p> <p>The City of Davis has determined that the proposed undertaking would have no adverse effect on a historic resource.</p> <p>SHPO replied on August 31, 2023 and concurs with the determination of no adverse effect on a historic resource.</p> <p style="text-align: right;">Exhibit 2-K</p>
<p><b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>Noise levels in the project area are defined primarily by traffic on West Covell Boulevard. The average day/night sound levels are 61 dBA, which falls into the Acceptable range, according to HUD Noise Standards. A noise study concluded noise levels at the residential facades closest to West Covell Boulevard of up to 61 dBA Ldn. This is less than the HUD 65 dBA Ldn noise level standard. Therefore, no additional noise control measures would be required.</p> <p style="text-align: right;">Exhibit 2-L</p>
<p><b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The sole source aquifer (SSA) authority would apply to the proposed project since there would be new construction; however, according to the Environmental Protection Agency (EPA) SSA interactive online map, the project location does not lie above a sole source aquifer.</p> <p style="text-align: right;">Exhibit 2-M</p>

<p><b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>According to the National Wetlands Inventory (NWI) interactive online map, the proposed project location is not located on a wetland identified by the U.S. Fish and Wildlife Services. The closest wetland listed is a riverine located adjacent just west of the project area. There would be vacant land between the project area and the riverine. Therefore, the proposed project would not have an effect on the riverine.</p> <p style="text-align: right;">Exhibit 2-N</p>
<p><b>Wild and Scenic Rivers</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The American River is approximately 13 miles east of the project area and is a National Wild and Scenic River System (NWSRS) river. The project would have no effect on the American River based on the distance between the river and the proposed site.</p> <p style="text-align: right;">Exhibit 2-O</p>
<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<p><b>Environmental Justice</b> Executive Order 12898</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The US EPA EJScreen is an online tool that evaluates a wide range of environmental and social factors. Environmental factors focus on air pollution, underground tanks, and hazardous material sites, and building concerns such as lead paint. Social factors include income, skin color, language, education, and age (very young and seniors). The purpose of the tool is to identify communities that are subjected to high levels of pollution and avoid or mitigate development that may worsen health or economic outcomes.</p> <p>The project is about 3 miles northwest of US Hwy 80, and 2,000 feet west of SR 113. Covell Boulevard is the primary local street. These are all local sources of air pollution such as PM2.5. Three EJScreen model runs were performed to estimate if the apartment construction would disproportionately impact vulnerable populations. Reports for these model runs are included below.</p> <p>EJScreen model runs are typically performed for the immediate project site area and then at increasing distances in concentric circles. This allows for a comparison between the project site and nearby areas. The model was updated to V2.1 in October 2022 to enhance capabilities in some US Territories and expand EJ metrics. The model now considers five factors (two previously) to calculate a “Demographic Index.” The factors considered are percent low-income, percent limited English-speaking, percent less than high school education, percent unemployed, and low life expectancy.</p>

		<p>(Source: <a href="https://www.epa.gov/newsreleases/epa-launches-updates-environmental-justice-mapping-tool-ejscreen">https://www.epa.gov/newsreleases/epa-launches-updates-environmental-justice-mapping-tool-ejscreen</a>)</p> <p>The Demographic Index is calculated for a circle with the Bretton Woods Senior Apartments project as the center point. The values are expressed as a percentile of the state average for each distance is as follows:</p> <ul style="list-style-type: none"> <li>• 0.25 miles, with a population of about 425 people, the Demographic Index is 37%,</li> <li>• 0.5 miles, with a population of about 2868, the Demographic Index is 47, and</li> <li>• 1 mile, with a population of about 17,063, the Demographic Index is 47.</li> </ul> <p>There is a roughly 20% difference between the quarter-mile circle and the one-mile circle. This is probably because the existing population within the quarter-mile circle is relatively uniform, compared to the much larger population captured in the one-mile circle.</p> <p>EPA recommends considering pollution scores for various metrics that are over the 80th state percentile. The entire area shows scores below the 80th percentile. Therefore, the proposed project would not pose an adverse environmental impact.</p> <p style="text-align: right;">Exhibit 2-P</p>
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**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features, and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

**Impact Codes:** Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project site is zoned General Plan Residential – Medium Density, Residential – High Density, Neighborhood Mixed Use, and Urban Agriculture Transition Area under the City of Davis General Plan Land Use Map. The project is consistent with City plans and requirements.  Ref 2 (Section 3.10)
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The topography of the site is flat. The site was filled and raised by 4-6 feet from the original elevation to remove it from the floodplain. The project’s construction must comply with the City of Davis Zoning Ordinance for erosion and sediment control, and storm water management and discharge.  Refs 3, 4
Hazards and Nuisances including Site Safety and Noise	2	A noise study concluded noise levels at the residential facades closest to West Covell Boulevard would be up to 61 dBA Ldn under cumulative conditions. This is less than the HUD 65 dBA Ldn noise level standard. Therefore, no additional noise control measures would be required. The Phase I did not identify recognized environmental conditions that could pose an issue for residential development on the site.  Exhibit 2-F and 2-L
Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	1	Temporary jobs will be generated during construction of the project, and a permanent full-time manager position will be created.  Ref 1
Demographic Character Changes, Displacement	2	The project would provide 150 senior affordable housing units. The project site is vacant, and no displacement would occur.  Ref 1
Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	The Davis Joint Unified School District administers public schools in the area. The proposed project will provide housing for seniors 55 and older and will not impact the schools within this area. The site is near transit access to educational and cultural facilities throughout the district.  Refs 1 and 2 (Section 3.13)

Commercial Facilities	2	Near the project area to the east is a Starbucks, Burger King, CVS, Safeway, a Petco, and commercial facilities are located throughout the area, with public transit available to reach other services. Additionally, within the subdivision a small commercial center will be constructed with locally-serving facilities.  Ref 1
Health Care and Social Services	2	East of the project area is the Sutter Davis Hospital and Urgent Care. The Sutter Davis Hospital is a full-service hospital available with a 24-hour emergency department.  Ref 1
Solid Waste Disposal / Recycling	2	The project construction would generate waste on a temporary basis. The residents would generate mixed waste over the life of the project. Construction and residential waste would be disposed of at the Yolo County Central Landfill facility. This is the primary solid waste disposal facility in Yolo County. Davis Waste Removal Inc. provides trash, recycling, and green waste pick up for both residents and commercial facilities. The Yolo County Central Landfill has enough capacity to receive waste through the year 2058.  Refs 2 (Section 3.15.3), 3, 4
Waste Water / Sanitary Sewers	2	The project site is located along a main thoroughfare with fully developed utility infrastructure. The City of Davis wastewater collection system conveys wastewater for the area within the City limits to the Wastewater Treatment Plant (WWTP). The WWTP system has the capacity to treat up to 6 million gallons per day. The project lies within the West Davis Active Adult Community which was predicted to have a total wastewater flow from the project site of 0.13 million gallons per day. Therefore, the current capacity of the WWTP would be sufficient to handle the wastewater flow from the proposed project.  Refs 2 (Section 3.15.1), 3, 4
Water Supply	2	Municipal water to the project would be provided by the City of Davis. In June of 2016, the City began using a new water diversion facility from the Sacramento River and began taking water supplies from the Woodland-Davis Clean Water Agency (WDCWA's) surface water assets. The City's additional water sources will reduce its historical reliance upon groundwater and improve other water quality issues associated with utilization of groundwater resources. In normal years, the City anticipates relying upon WDCWA's surface water assets to meet the majority of the City's water demands. In dry years, the City anticipates using additional groundwater to meet demands that its surface water supplies are unable to meet. Therefore, the City has sufficient water rights and supply to meet project demands.

<p>Public Safety - Police, Fire and Emergency Medical</p>	<p>2</p>	<p style="text-align: right;">Refs 2 (Section 3.15.2), 3, 4</p> <p>Police:</p> <p>The City of Davis Police Department provides police protection services to the proposed project site. The police station is located approximately 3.8 miles southeast of the site. The City collects impact fees from new development based upon projected impacts from the development. The City also reviews the adequacy of impact fees on an annual basis to ensure that the fee is commensurate with anticipated future facilities demands, assessed on a fair share basis for new development. Payment of the applicable impact fees by the project applicant and other revenues generated by the project would ensure that police service levels are maintained.</p> <p>Fire and Emergency Services:</p> <p>The City of Davis Fire Department provides fire protection to the proposed location. The closest station to the project site is Station 32, approximately 0.67 miles away. Every Davis Fire Department firefighter is certified as a paramedic or emergency medical technician. The department has at least one paramedic on every response team. The City of Davis has adopted citywide development impact fees, which include Public Safety Impact Fees. Therefore, in accordance with existing law, prior to the issuance of a building permits for a phase of development, the project applicant shall pay the City's Public Safety Impact Fees. Payment of the applicable impact fees by the project applicant and other revenues generated by the project would ensure that fire service levels are maintained.</p> <p style="text-align: right;">Refs 2 (Section 3.14), 3, 4</p>
<p>Parks, Open Space and Recreation</p>	<p>2</p>	<p>The closest park to the project site is Arroyo Park, approximately 0.42 miles south. Within the planned West Davis Active Adult Community Plan is a 4.3-acre mixed area that would include a health club, restaurant, meeting rooms, and an outdoor swimming pool all for use by residents and the public. The West Davis Active Adult Community Plan also provides a 0.7-acre dog park, a 0.42-acre tot lot, 0.3 acres of pocket parks, and 12 acres of greenways throughout the project site and perimeter open space, trails, and buffer areas. In addition, the proposed project would construct a community building and outdoor courtyard areas for the residents. The City collects impact fees for parks from new development based upon projected impacts from the development. Payment of the applicable impact fees by the project applicant and other revenues generated by the project would ensure that park, open space and recreation service levels are maintained.</p> <p style="text-align: right;">Refs 2 (Section 3.13), 3, 4</p>

Transportation and Accessibility	2	Yolobus provides services to the project area via Bus Route P and Q. All bus routes provide access to major medical centers and other commercial facilities in the area.	Ref 3
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Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	The site is a vacant and graded dirt lot. No unique natural features or water resources were observed on the project site. Exhibits 2-G and 2-N
Vegetation, Wildlife	2	The site is a vacant and graded dirt lot. No unique vegetation or wildlife, including trees or shrubs, were observed on the project site. Exhibit 2-G
Other Factors	2	No other factors were identified.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>CLIMATE AND ENERGY</b>		
Climate Change Impacts	2	<p>The project site is in the City of Davis, Yolo County, on West Covell Boulevard. The Yolo-Solano Air Pollution Control District area does not attain the federal air pollution standards for ozone (1-hour and 8-hour). The area is also non-attainment for the 24-hour PM2.5 standard. For PM10, the area is designated “unclassified.”</p> <p>Climate change is a crucial factor to consider when planning for new housing. Climate change is producing wider swings in the weather cycle. Climate change is already impacting California through warmer temperatures, tree loss due to drought and heat stress, reduced snowpack, and more destructing wildfires. The biggest impact may be to water resources, which are increasingly at risk. In a given year, a drought condition may exist, or there may be heavy flooding. The challenge is to plan for both and avoid undue risk. Buildings should also be designed for an increase in heat waves. Currently high heat is the primary cause of death from climate change, and this is expected to worsen.</p> <p>The US Climate Resilience Tool Kit is a free online model developed cooperatively by several government agencies. This tool was used to evaluate likely future climate changes in Yolo County. The tool looks at six key factors, with results summarized below for 2050:</p>

		<ul style="list-style-type: none"> <li>• The average daily temperature will increase about 10%, creating increased electricity cooling demand.</li> <li>• Maximum Temperature (days over 100 def F) may triple, from 15 days to 45 days.</li> <li>• Wildfire risk in the City of Davis is nil. However, smoke from fires in the adjacent mountains may negatively impact air quality. By national standards, this risk is moderate.</li> <li>• Drought presents a substantial risk and is considered very high by national standards.</li> <li>• Flood risk is relatively moderate by national standards.</li> <li>• Coastal Inundation risk is nil.</li> <li>• Days with a minimum temperature of 32 or lower will likely decrease from 30 days to about 12 days. This will probably decrease residential heating demand.</li> </ul> <p>According to the FEMA flood mapping center (see Exhibit 2-J) the project lies inside an identified flood area for 100-year. An 8-Step Review process was completed, and the project will have no effect on the floodplain since the site has been raised 1 foot above base flood levels. The 8-Step Flood Review determined that no flooding has occurred at this site in the past, and future flood risks are low. Thus, this project location avoids potential flooding that is increasing with Climate change in many areas.</p> <p>Davis is part of a regional community choice energy provider, Valley Clean Energy (VCE) which was formed by Yolo County and the Cities of Woodland, Davis, and Winters. VCE provides residents with an option for 100% renewable, carbon-free power.</p>
Energy Efficiency	2	<p>The proposed project is a senior affordable housing project within a planned senior community, consistent with sustainability goals for the State and the City. The project would ensure that all exterior and interior lighting would be LED which have high energy efficiency. Each unit would contain Energy Star rated appliances that would reduce energy cost and usage of the building.</p> <p style="text-align: right;">Refs 3, 4</p>

**Additional Studies Performed:**

1. Saxelby Acoustics. 2023. Environmental Noise Assessment. Bretton Woods Senior Apartments Project.

**Field Inspection** (Date and completed by):

1. Field Observation conducted by Catrina Vaz, NCE. June 15, 2023.



**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]:

1. Unless otherwise noted, assessments are based upon the expertise and experience of Gail M. Ervin, Ph.D., NCE.
2. City of Davis. 2018. West Davis Active Adult Community Project Environmental Impact Report.\*
3. City of Davis. 2007. General Plan. [General Plan | City of Davis, CA](#)
4. City of Davis. 2023. Zoning Ordinance. [Chapter 40 ZONING \(qcode.us\)](#)
5. City of Davis. 2021. Housing Element 2021-2029. [Microsoft Word - DRAFT City of Davis Housing Element 09 10 2021.docx](#)

**List of Permits Obtained:**

A building permit issued by the City of Davis would be required.

**Public Outreach** [24 CFR 50.23 & 58.43]:

The project was analyzed in the West Davis Active Adult Community EIR that was published and adopted by the City of Davis in 2018. During the EIR process, a 45-day public comment period was held for the public to provide the City comments on the environmental documentation, and a public hearing was held on the project. A Planning Commission Public Hearing was held on April 11, 2018, and a City Council Public Hearing and Final Action was held on June 12, 2018.

A Finding of No Significant Impact (FONSI) and a Notice of Intent to Request Release of Funds (RROF) will be published in a paper of general circulation 15 days before the RROF will be submitted to HUD. This notice allows the public 15 days to provide comments to HUD or challenge the FONSI determination.

**Cumulative Impact Analysis** [24 CFR 58.32]:

The proposed project is an affordable senior housing development that would be constructed on 3.71 acres of a 5.64-acre vacant lot. The project would provide a total of 150 affordable residential units and a community center building. The project is consistent with local zoning and general plan policies. Minor construction air emissions will be temporary and with implementing the avoidance measures stays below the Yolo-Solano APCD significance thresholds. The project is within walking distance of commercial services and parks as well as bus services. Operational impacts related to traffic and air quality were considered when the West Davis Active Adult Community Plan was adopted and the site zoned for housing, and cumulative impacts are community plan buildout were determined to be less than significant. There are no sensitive habitats on the site thus the project will not result in a cumulative loss of biological resources. No cultural resources were identified in the records search, and the Sacred Lands search was negate, thus no cultural resources would be lost. Therefore, the proposed project would result in no cumulatively significant effects on the human or natural environment.

**Alternatives** [24 CFR 58.40(e); 40 CFR 1508.9]

The City of Davis considered developing the West Davis Active Adult Community, including the proposed project, with a decrease in units at an off-site location,. However, parcels of similar size that are designated and/or zoned for residential uses are not currently available for development within the City. The City considered an alternative site located inside the Mace Curve in East Davis, adjacent to Harper Junior High School and outside of the floodplain. The alternative site is smaller and would provide approximately 36% fewer units than the proposed project. This alternative would fail to provide sufficient

affordable senior housing and would fail to meet the City’s goal of connecting the City’s senior population to existing services and facilities in West Davis. Additionally, the alternative site is designated under the General Plan as Agriculture-Extensive (A-N) and would require a rezone, General Plan amendment, and voter approval under “Measure R.” The proposed project site has already undergone this process and is voter approved for development into the West Davis Active Adult Community. There were no adverse effects on the natural or human environment identified for this site or the proposed project, thus no further alternatives were identified.

**No Action Alternative [24 CFR 58.40(e)]:**

The No Action Alternative would leave the parcel vacant with no funding for affordable housing. There are no benefits to the physical or human environment by taking no federal action for this project. Physical impacts to the environment occur in growing areas whether units are subsidized with federal funds or built at market rates. The No Action Alternative would fail to meet City and State goals to provide affordable housing to meet the City’s RHNA requirements.

The City has determined the project is consistent with all City land use plans, policies, and regulations for the project site. Not building on this site could result in more housing being constructed further out in agricultural areas to meet the demand for affordable housing, contributing to urban sprawl, regional traffic congestion and regional air quality problems, and loss of prime agricultural land.

**Summary of Findings and Conclusions:**

The environmental assessment has determined that the construction of the Bretton Woods Senior Apartments project would have no adverse effect on the human or physical environment. The project is an affordable senior development constructed on 3.71 acres of a 5.64-acre parcel. The project will consist of 150 affordable housing units. The activities are consistent with adopted plans and policies, and the new buildings will connect to existing municipal services that the City has determined are adequate to serve the senior development. The surrounding vicinity has transit access to a full range of commercial, medical, emergency, social, and recreational services to serve the future residents. There are no hazards located on or within the vicinity of the project site. Providing affordable housing for seniors on a site with no traffic, noise, air quality or hazards would have a beneficial effect on the quality of the human environment and construction would have no adverse effect on the natural environment.

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.


Law, Authority, or Factor	Mitigation Measure
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><b>MM CUL-1: Cultural Awareness Training Program.</b> If determined warranted during ongoing tribal consultation, a Cultural Awareness Training Program shall be provided to all construction managers and construction personnel prior to commencing ground disturbance work at the project site. The training shall be prepared and conducted by the designated local Tribe. The training shall be a length of time adequate to</p>

	<p>explain applicable statutes, regulations, enforcement provisions; the prehistoric and historic environmental setting and context, of the local tribal groups; show sample artifacts; and what prehistoric and historic archaeological deposits look like at the surface and when exposed during construction. The training may be discontinued for new workers to the site when ground disturbance is completed. Construction personnel shall not be permitted to operate equipment within the construction area unless they have attended the training. A list of the names of all personnel who attended the training and copies of the signed acknowledgement forms shall be submitted to the City of Davis for their review and approval.</p>
	<p><b>MM CUL-2: Cultural Resources Construction Monitoring.</b> If determined warranted during ongoing tribal consultation, a qualified Tribal Cultural Monitor shall be continuously present onsite during ground disturbing activities, and on-call during trenching activities, to observe disturbance areas. The qualified Monitor or contractor shall halt work in the immediate vicinity if artifacts, exotic rock, shell, or bone are uncovered during the construction. In the event such cultural resources are unearthed during ground disturbing activities, and the qualified Monitor is not in that location, the project operator shall cease all ground-disturbing activities within one hundred feet of the find and immediately contact the qualified Monitor. Work shall not resume until the potential resource can be evaluated by the qualified Monitor. The qualified Monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of the find until the qualified Monitor has evaluated the find, determined whether the find is culturally sensitive, and designed an appropriate short term and long-term treatment plan. The Monitor shall determine the significance of the finding. If determined to be significant the Monitor shall prepare a treatment plan in consultation with local experts, Native American Representatives, and the City of Davis.</p>
	<p><b>MM CUL-3: Discovery of Unknown Resources.</b> The project applicant shall continuously comply with the following requirement: If unanticipated cultural or tribal cultural resources are encountered while grading or construction, the project operator/contractor shall cease any ground-disturbing activities within one hundred feet of the find. Cultural and/or tribal cultural resources may include prehistoric archaeological materials such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock, as well as historic materials such as glass, metal, wood, brick, or structural remnants. A qualified Archaeologist or Native American monitor shall evaluate the resource and recommend treatment measures, as appropriate.</p>

**Determination:**

**Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]  
The project will not result in a significant impact on the quality of the human environment.

**Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]  
The project may significantly affect the quality of the human environment.

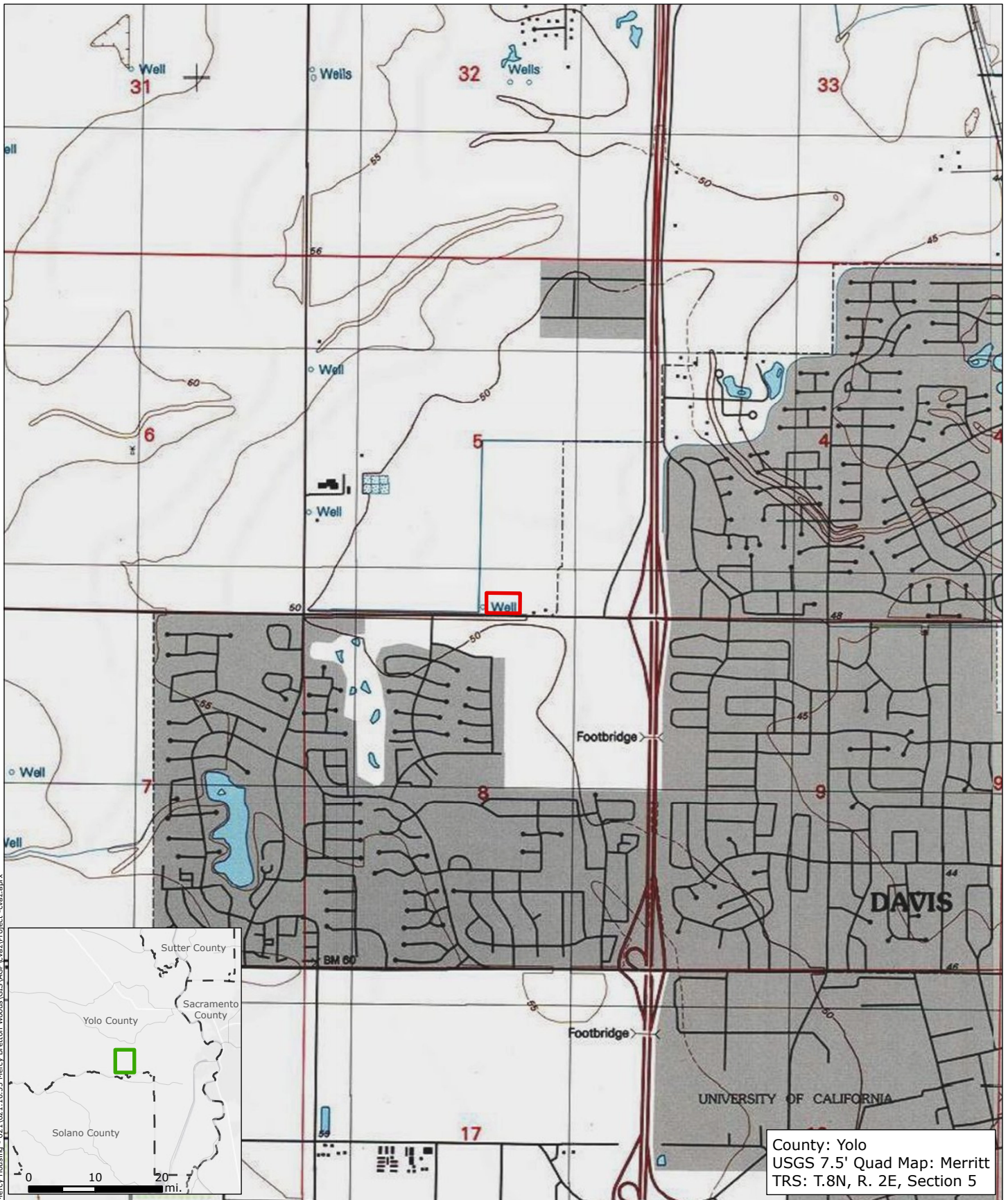
Preparer Signature:  Date: October 5, 2023

Name/Title/Organization: Eric Lee, Senior Planner,  
City of Davis Community Development and Sustainability Department

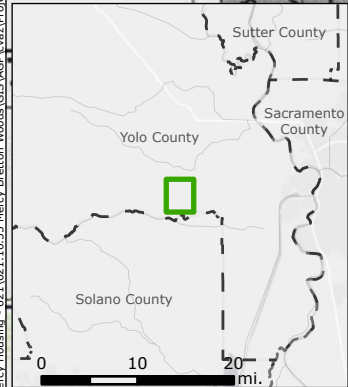
Certifying Officer Signature:  Date: 10/5/23

Name/Title: Michael Webb, City Manager, City of Davis

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



County: Yolo  
 USGS 7.5' Quad Map: Merritt  
 TRS: T.8N, R. 2E, Section 5



<p><b>Legend</b></p> <p><span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span> Project Area</p>		<p><b>Bretton Woods Senior Apartments Project</b>        City of Davis        Project Location Map</p>	<p style="text-align: center;">N</p> <p style="text-align: center;">1:24,000</p> <p style="text-align: center;">0 1,000 2,000 ft.</p>	<p>FIGURE</p> <p style="font-size: 2em;"><b>1</b></p>							
SOURCE	USA Topo Basemap	JOB NUMBER	621.10.55	DRAWN	cvaz	DATE	6/12/2023	REVISED	-	APPROVED	-

Document Path: P:\Active Projects\Mercy Housing - 621.10.55\Mercy Bretton Woods\_GIS\AGP\cva3\Project-coaz.aprx



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**Legend**  
 Project Area



**Bretton Woods Senior Apartments Project**  
**City of Davis**  
**Project Detail Map**

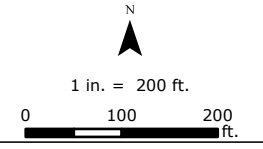


FIGURE  
**2**

SOURCE Bing Aerial Basemap	JOB NUMBER 621.10.55	DRAWN cvaz	DATE 6/12/2023	REVISED -	APPROVED -
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View from the W. Covell Blvd.

**PROJECT SUMMARY:**

**SITE**

- LOT SIZE: 3.71 ACRES (161,834.68 SF)
- DENSITY RATIO: 40.43 UNITS/ACRE
- TOTAL BUILDING AREA: 124,835 SQ.FT.
- FLOOR AREA RATIO (BUILDING AREA/LOT SIZE): 0.77
- OPEN SPACE % (OPEN SPACE/LOT SIZE): 0.36%

**UNITS**

- STUDIOS: 16
- 1 BEDROOM UNITS: 118
- 2 BEDROOM UNITS: 16

**TOTAL DWELLING UNITS: 150**

**PARKING**

- ON SITE SURFACE PARKING SPACES: 146
- OFF SITE PARKING: 0

**TOTAL PARKING SPACES = 146** including all EV spaces  
(See Vehicle Parking Analysis for Parking Type Determination)

- PARKING RATIO: 0.97 parking spaces/residential unit

**PROJECT CONTACTS:**

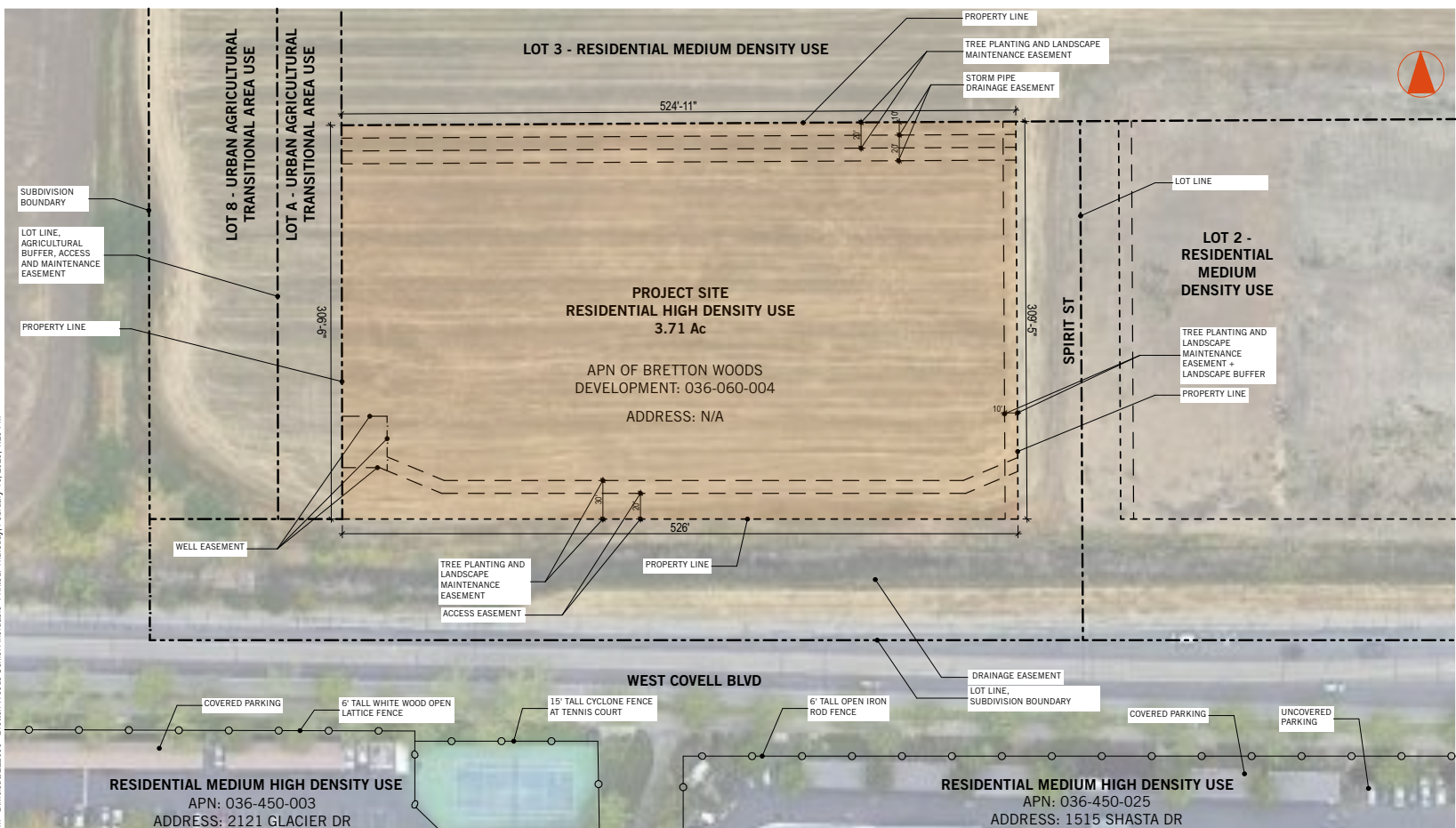
**APPLICANT:**

MERCY HOUSING CALIFORNIA  
 ATTN: CITLALI PLAZA  
 PHONE: 916.520.8689  
 ADDRESS: 2515 RIVER PLAZA DR, SUITE 200,  
 SACRAMENTO, CA 95833

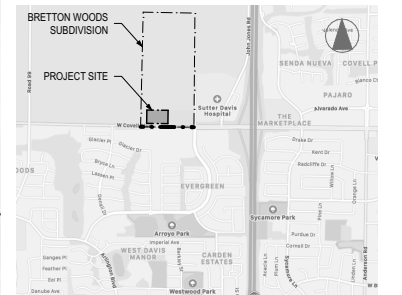
**AUTHOR OF THE PLANS:**

NAME: CESAR MEDINA, ARCHITECT /  
 PRINCIPAL, MOGAVERO ARCHITECTS  
 PHONE: 916.443.1033  
 ADDRESS: 1331 T STREET, SACRAMENTO, CA,  
 95811

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Location Reference - N.T.S.



Vicinity Map - N.T.S.

Contextual Map - N.T.S.

**Bretton Woods Senior Affordable - Vehicle Parking Analysis**

<b>Total Parking Spaces</b>	146
Per CBC 4.106.4.2.2: For multifamily with 20 or more D.U., the following requirements apply:	
<b>Future EV Capable:</b> 10% of total shall be EV charging spaces capable of supporting future Level 2 EVSE:	
<b>Total Future EV Capable:</b>	15
Of which (per table 11B-228.3.2.1)	
VAN ACC.	1
STD. ACC.	1
AMB.	0
STD. EV CAPABLE	13

**EV Ready:** 25% of total number of parking spaces shall be equipped w/ low power Level 2 EV charging receptacles.

<b>Total EV Ready:</b>	36.5	<b>Total (rounded up)</b>	37
Of which (per table 11B-228.3.2.1)			
VAN ACC.	1		
STD. ACC.	1		
AMB.	0		
STD. EV READY	34		
<b>EV Chargers:</b> 5% of total number of parking spaces			
<b>Total EV Chargers:</b>	7.3	<b>Total (rounded up)</b>	8
Of which (per table 11B-228.3.2.1)			
VAN ACC.	1		
STD. ACC.	1		
AMB.	0		
STD. EV CHARGERS	6		

TABLE 11B-228.3.2.1 - CBC 2022

ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE

TOTAL NUMBER OF EVCS AT A FACILITY	MINIMUM NUMBER (by type) OF EVCS REQUIRED TO COMPLY WITH SECTION 11B-8121		
	VAN ACC.	STD ACC.	AMBULATORY
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100

TOTAL VAN ACC.	3
TOTAL STD. ACC.	3
TOTAL AMBULATORY (10' WIDE)	1
TOTAL STD EV CAPABLE / READY / CHARGERS	33

**Bretton Woods Senior Affordable - Bicycle Parking Requirements per the City of Davis Bike Parking Ordinance**

RESIDENTIAL BUILDINGS:	Number of D.U.	# of Bedrooms per D.U.	# of Bedrooms
Studios	16	1	16
1 Bedrooms	118	1	118
2 Bedrooms	16	2	32
	150		166

City Ordinance requires (1) Bike Parking per Bedroom

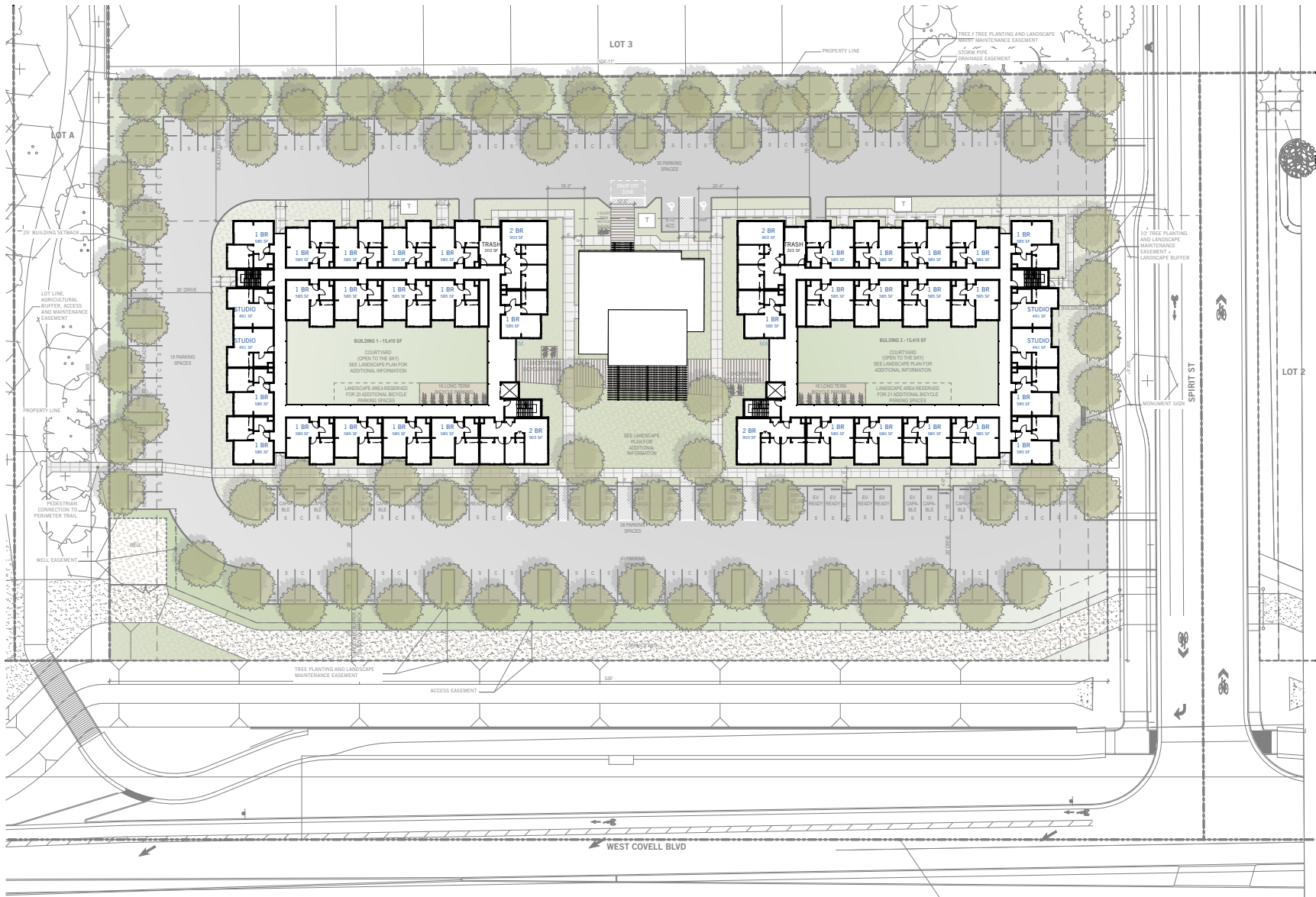
Short Term (25% of total):	41.5
Long Term (75% of total):	124.5





Site Plan - Scale 1" = 50'





■ Site Plan - Scale 1" = 50'



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NOTE: BUILDING 2 IS THE SAME LAYOUT AS BUILDING 1 MIRRORED.

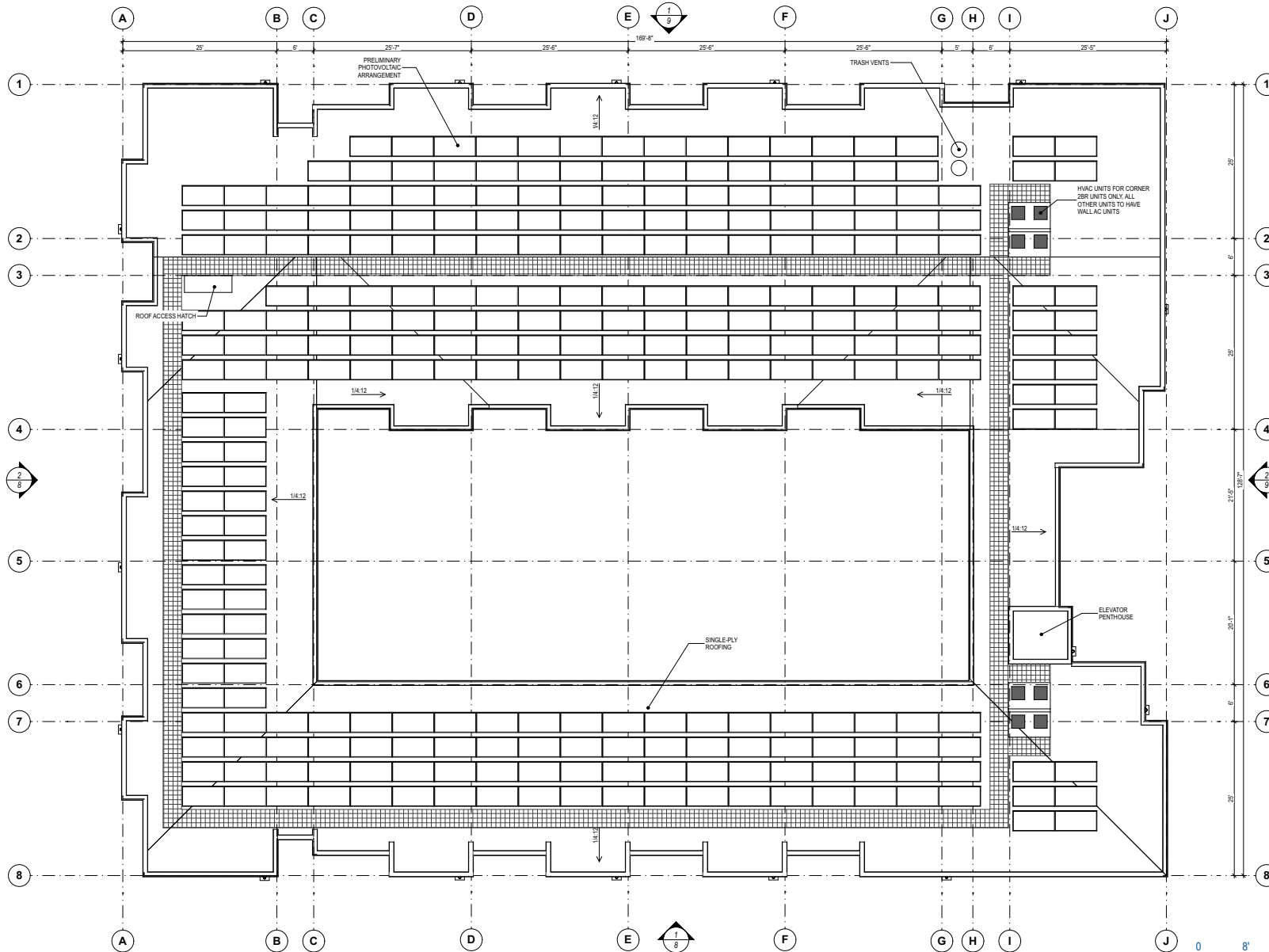


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NOTE: BUILDING 2 IS THE SAME LAYOUT AS BUILDING 1 MIRRORED.

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ROOF MOUNTED PHOTOVOLTAIC ARRANGEMENT SHOWN IS PRELIMINARY.

NOTE: BUILDING 2 IS THE SAME LAYOUT AS BUILDING 1 MIRRORED.



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South Elevation - Scale 1/16" = 1'-0"



West Elevation - Scale 1/16" = 1'-0"

NOTES: 1. BUILDING 2 IS THE SAME LAYOUT AS BUILDING 1 MIRRORED.  
2. REFER TO SHEET 13 - MATERIAL AND COLOR BOARD FOR MATERIAL KEYNOTE LEGEND.



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North Elevation - Scale 1/16" = 1'-0"



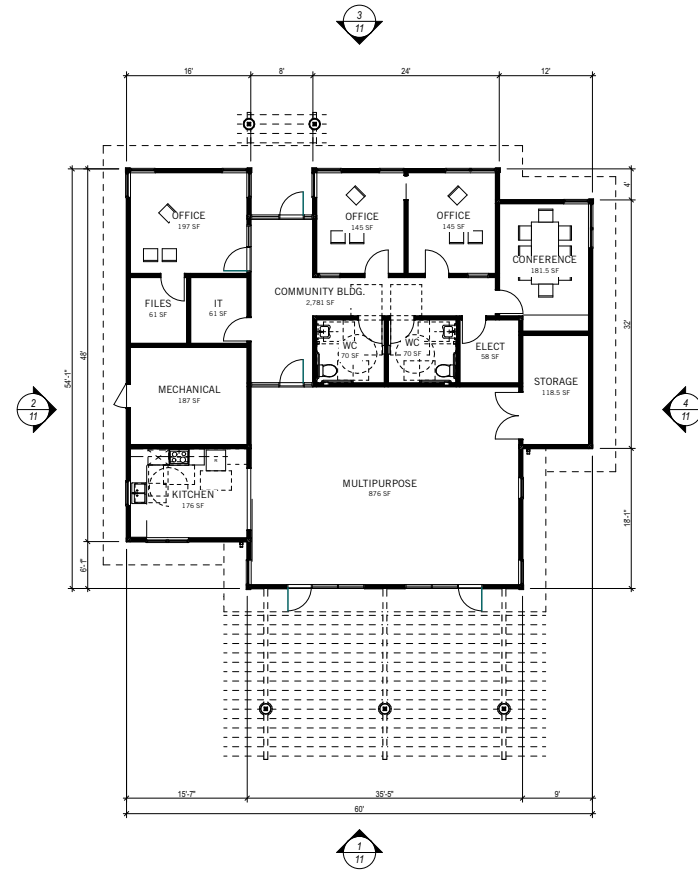
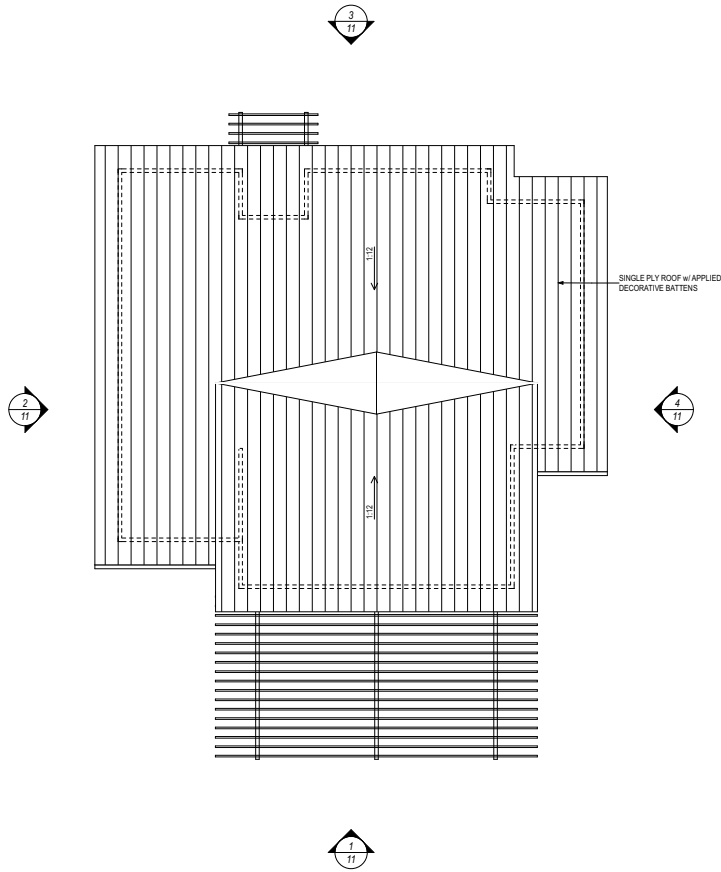
East Elevation - Scale 1/16" = 1'-0"

NOTES: 1. BUILDING 2 IS THE SAME LAYOUT AS BUILDING 1 MIRRORED.  
2. REFER TO SHEET 13 - MATERIAL AND COLOR BOARD FOR MATERIAL KEYNOTE LEGEND.





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Community Building - Roof Plan - Scale 1/16" = 1'-0"

Community Building - Ground Floor Plan - 2,781 Net SF - Scale 1/16" = 1'-0"







Community Building - Left Elevation - Scale 1/16" = 1'-0"



Community Building - Rear Elevation - Scale 1/16" = 1'-0"



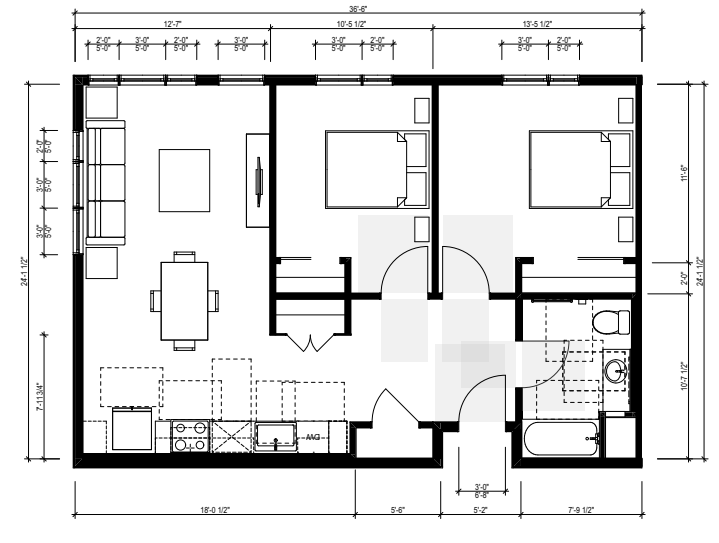
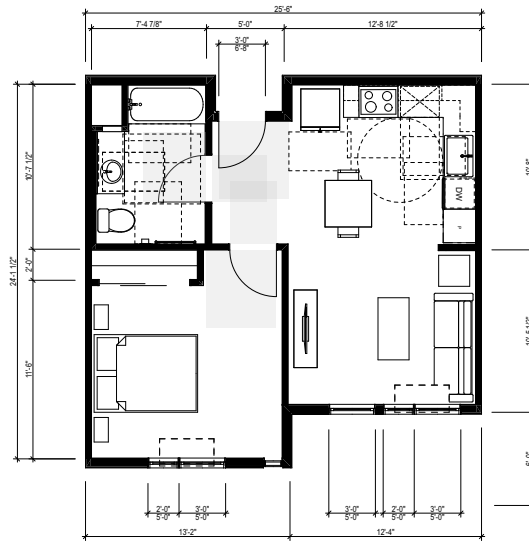
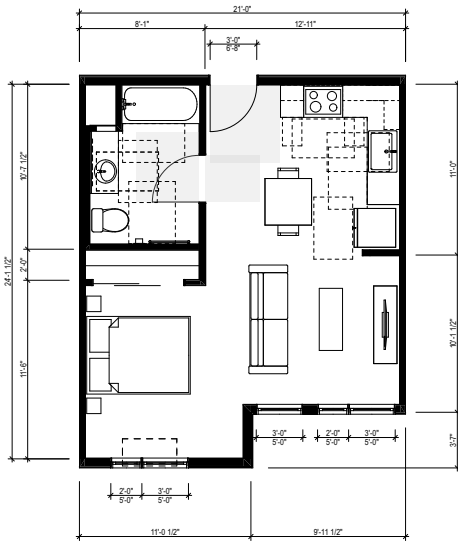
Community Building - Right Elevation - Scale 1/16" = 1'-0"



Community Building - Front Elevation - Scale 1/16" = 1'-0"

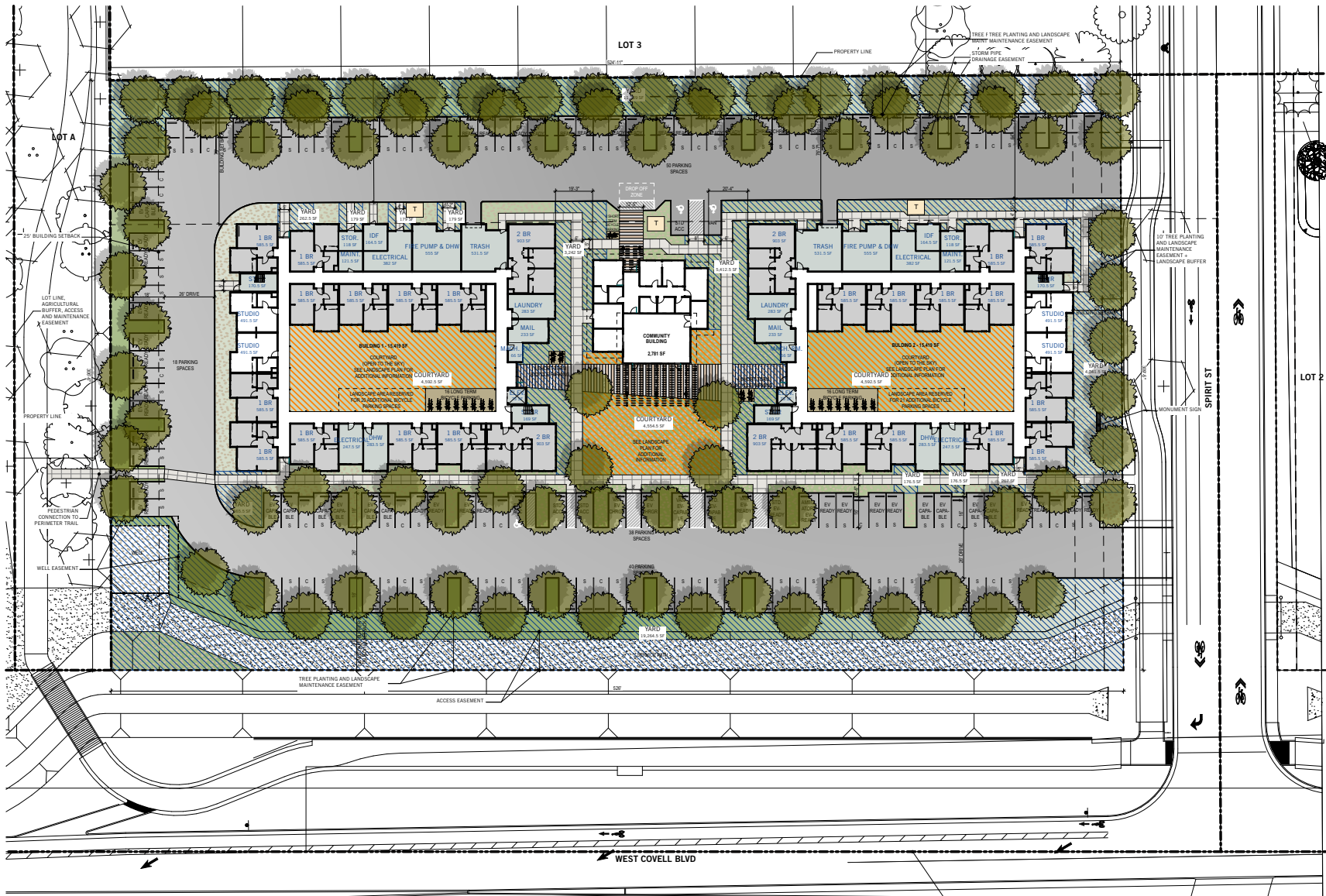
NOTE: REFER TO SHEET 13 - MATERIAL AND COLOR BOARD FOR MATERIAL KEYNOTE LEGEND.





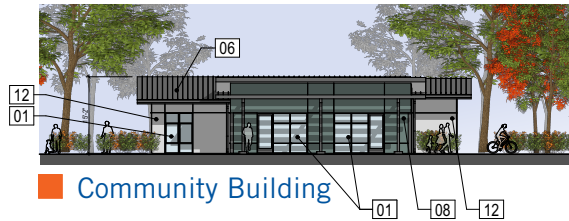
- Studio Unit - 451 Net SF - Scale 1/8" = 1'-0"
- One Bedroom Unit - 538 Net SF - Scale 1/8" = 1'-0"
- Two Bedroom Unit - 842 Net SF - Scale 1/8" = 1'-0"



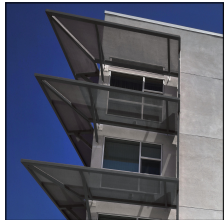


Open Space Calculations	
Open Space Type	Area
COURTYARD	13,741
YARD	45,183
	58,924 sq ft

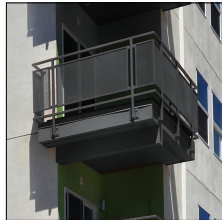




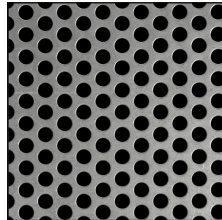
01 ANODIZED ALUMINUM STOREFRONT



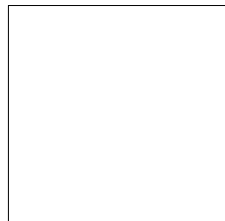
02 METAL SUNSHADE



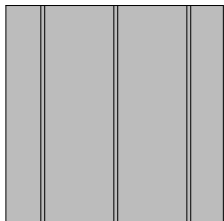
03 METAL BALCONY AND RAILING



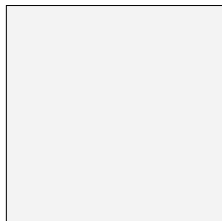
04 METAL PERFORATED PANEL (AT SUNSHADE AND BALCONY)



05 SINGLE PLY ROOF - WHITE

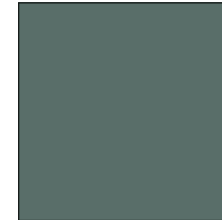


06 SINGLE PLY ROOF w/ APPLIED DECORATIVE BATTENS - GRAY



07 VINYL WINDOWS & DOORS - WHITE

INTEGRAL COLOR ACRYLIC STUCCO (MEDIUM SANDED FINISH)



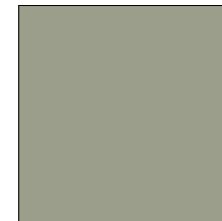
08 STUCCO: 'STUDIO BLUE GREEN' - SW0047



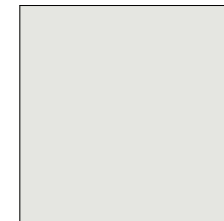
09 STUCCO: 'GAUNLET GRAY' - SW7019



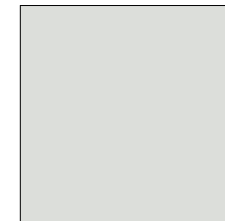
10 STUCCO: 'BLACK FOX' - SW7020



11 STUCCO: 'WILLOW TREE' - SW7741

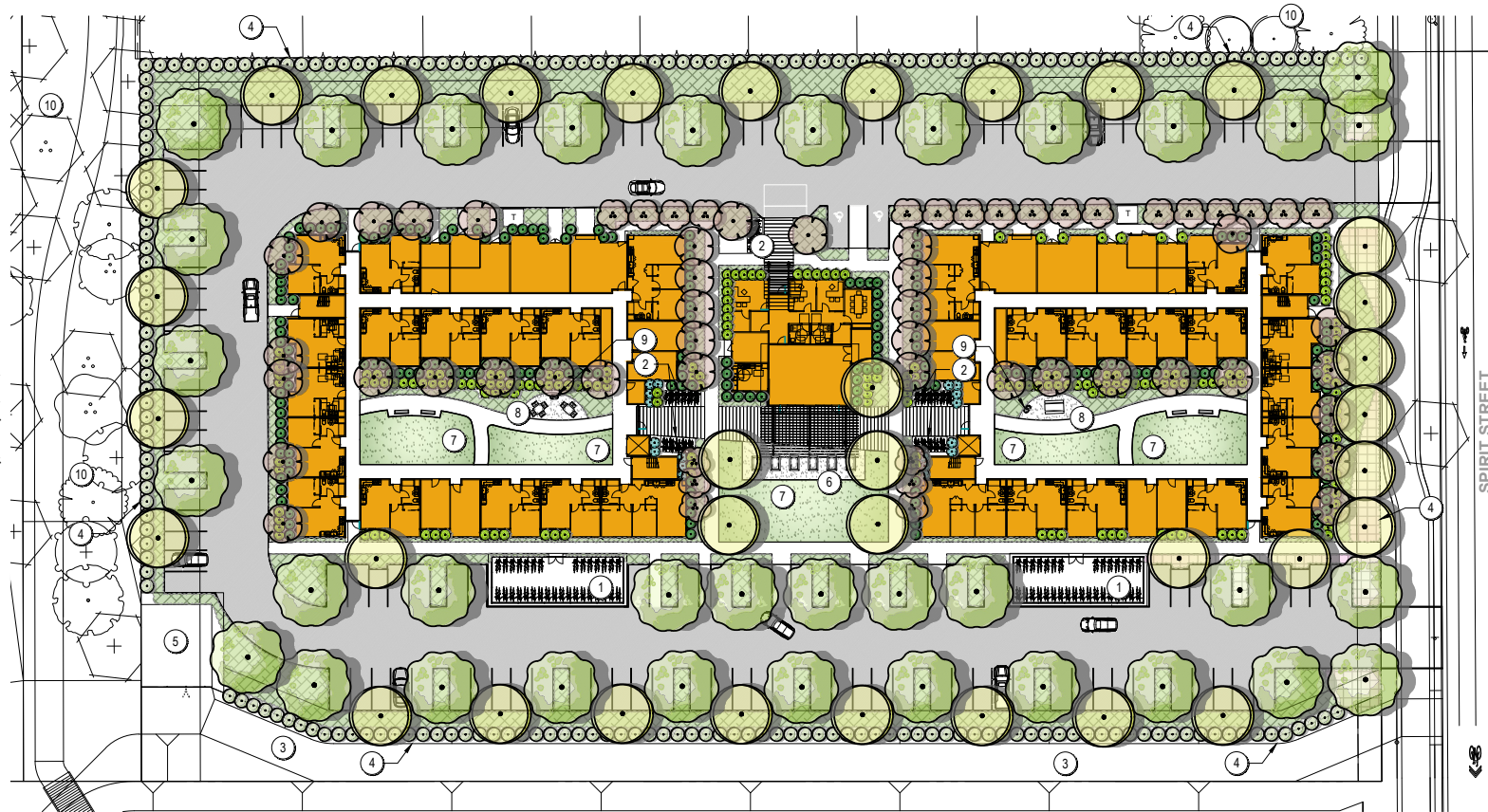


12 STUCCO 'GYPSUM' - SW9543



13 STUCCO: 'ICE CUBE' - SW6252

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## LANDSCAPE DESIGN STATEMENT

A VARIETY OF LOW AND MEDIUM WATER USE TREES, SHRUBS, AND GROUNDCOVER WILL PROVIDE SEASONAL INTEREST AND SCALE TO THE SITE AND REINFORCE THE NATURAL LANDSCAPE OF DAVIS.

ROSES WILL BE FEATURED AS ENTRY PLANTING IN BOTH SHRUB FORM AS MID-GROUND ACCENTS, AND IN GROUNDCOVER DRIFTS AS THE GOLD STANDARD SYMBOL OF BRETTON WOODS.

LARGE CANOPY PARKING LOT SHADE TREES, ALONG WITH VERTICAL SHRUBS AND LOW GROUNDCOVER WILL SOFTEN THE TRANSITION AS ONE MOVES INTO THE SITE FROM THE ROADWAYS.

COLUMNAR AND SMALL ACCENT TREES WITHIN THE SITE, WILL PROVIDE FORM AND CONTEXT TO THE BUILDING. THE INFORMAL GROUNDCOVERS AND PLANTINGS WILL TRANSITION TO FORMAL ARRANGEMENTS PUNCTUATING THE BUILDINGS ARCHITECTURE AND PROVIDE TEXTURAL AND SEASONAL INTEREST.

PLANTS ARE SELECTED FROM THE BRETTON WOODS DESIGN GUIDELINES WITH PRIORITY GIVEN TO CALIFORNIA NATIVES AND U.C. DAVIS ARBORETUM ALL-STARS. PRELIMINARY PLANTING PALETTE INCLUDES LIKELY SPECIES, WITH FINAL SELECTIONS TO BE DETERMINED AS CONSTRUCTION DOCUMENTS ARE DEVELOPED. NOT ALL SPECIES MAY BE USED. PLANTING DESIGN WILL AVOID A TOSSED SALAD APPROACH, INSTEAD WILL USE DRIFTS AND MASSING OF SAME SPECIES, WHILE PROVIDING DIVERSITY TO THE OVERALL SITE.

## IRRIGATION DESIGN STATEMENT

IRRIGATION SYSTEM WILL CONFORM TO CALIFORNIA'S WATER EFFICIENT LANDSCAPE ORDINANCE AND THE CITY OF DAVIS WATER CONSERVATION ORDINANCE. IRRIGATION SYSTEM TO INCLUDE A SEPARATE IRRIGATION CONNECTION WITH BACKFLOW PROTECTION FROM THE COMMUNITY WELL, WHICH IS LOCATED ON THIS SITE. CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. AN EVAO/TRANSPIRATION/WEATHER SENSOR, RAIN SENSOR, FLOW SENSOR, AND MASTER VALVE WILL BE INSTALLED. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED DRIP OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS
- LOW-VOLUME, OVERHEAD IRRIGATION FOR SHRUB AND GROUND COVER AREAS GREATER THAN 8' WIDE, SET BACK 2' FROM HARDSCAPE
- INLINE DRIP IRRIGATION FOR SHRUB AND GROUNDCOVER AREAS LESS THAN 8' IN WIDTH
- PURPLE PIPE & EQUIPMENT SHALL BE UTILIZED PER THE DESIGN GUIDELINES

### KEYNOTES

- |   |  |
|---|--|
| 1 COVERED SECURED CLASS I BICYCLE PARKING | 6 RAISED GARDEN BEDS W/ DG SURFACE       |
| 2 VISITOR CLASS II BICYCLE PARKING        | 7 TURF AREAS IN COURTYARD                |
| 3 ADJACENT SERVICE DRIVE                  | 8 SEATING OPTIONS IN COURTYARD           |
| 4 PROPERTY LINE                           | 9 TRASH & RECYCLING RECEPTACLES          |
| 5 WELL YARD & EASEMENT                    | 10 ADJACENT OR EXISTING PARCEL LANDSCAPE |



111 Scripps Drive  
Sacramento,  
California 95825  
916.945.8003 | 916.342.7119  
4409 csa 1004



Conceptual Landscape Plan - Scale 1" = 50'

# PLANT LEGEND



### SHADE TREES

LARGE BROAD CANOPIED DECIDUOUS SHADE TREES FOR PARKING LOT SHADE.  
 KOELREUTERIA BIPINNATA / CHINESE FLAME TREE 15 GAL.  
 LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE WUCOLS (L) 15 GAL.  
 PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE WUCOLS (M) 15 GAL.  
 ULMUS X 'FRONTIER' / FRONTIER ELM WUCOLS (M) 15 GAL.



### SECONDARY SHADE TREES

SMALLER SHADE TREES FOR PARKING LOT SHADE  
 ACER BUERGERIANUM / TRIDENT MAPLE 15 GAL.  
 ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD WUCOLS (L) 15 GAL.  
 CERCIS CANADENSIS / EASTERN REDBUD WUCOLS (M) 15 GAL.



### ACCENT TREES

SMALLER TREES FOR RESIDENTIAL SHADE  
 NYSSA SYLVATICA / TUPELO 15 GAL.  
 TILIA AMERICANA 'BOULEVARD' / BOULEVARD LINDEN WUCOLS (M) 15 GAL.



### COLUMNAR TREES

TALLER TREES WITH A NARROW PROFILE FOR SCREENING VERTICAL ARCHITECTURE ELEMENTS  
 ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE 15 GAL.  
 QUERCUS ROBUR HYB. 'KINDRED SPIRITS' / ENGLISH OAK WUCOLS (M) 15 GAL.  
 QUERCUS ROBUR X ALBA 'SKINNY GENES' / ENGLISH OAK WUCOLS (M) 15 GAL.



### FOUNDATION SHRUBS

LARGE, EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. TYPICALLY 5 GALLON SIZE.  
 ARCTOSTAPHYLOS D. 'HOWARD MCMINN' / HOWARD M. MANZANITA WUCOLS (L) 5 GAL.  
 COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER WUCOLS (L) 1 GAL.  
 COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER 5 GAL.  
 FEIJOA SELLOWIANA / PINEAPPLE GUAVA WUCOLS (L) 5 GAL.  
 OSMANTHUS FRAGRANS / SWEET OLIVE WUCOLS (M) 5 GAL.  
 PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE WUCOLS (L) 5 GAL.  
 PRUNUS LAUROCERASUS 'ZABELIANA' / ZABEL LAUREL WUCOLS (M) 5 GAL.  
 RHAPHIOLEPIS X 'MAJESTIC BEAUTY' TM / MAJESTIC B. HAWTHORNE WUCOLS (L) 5 GAL.



### MID-GROUND SHRUBS

MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE.  
 MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE WUCOLS (L) 5 GAL.  
 PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE WUCOLS (L) 5 GAL.  
 RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY WUCOLS (L) 5 GAL.  
 RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE WUCOLS (M) 5 GAL.  
 ROSA HYBRID TEA ROSE 'MISTER LINCOLN' / MISTER LINCOLN TEA ROSE WUCOLS (M) 5 GAL.  
 SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA WUCOLS (M) 5 GAL.  
 TEUCRIUM FRUTICANS / BUSH GERMANDER WUCOLS (L) 5 GAL.



### VERTICAL ACCENT

CUPRESSUS SEMPERVIRENS 'GLAUCA' / ITALIAN CYPRESS WUCOLS (L) 15 GAL.  
 ILEX CRENATA 'SENTINEL' / SENTINEL JAPANESE HOLLY WUCOLS (L) 15 GAL.  
 JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER WUCOLS (L) 15 GAL.  
 JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER WUCOLS (L) 15 GAL.  
 PODOCARPUS X 'ICEE BLUE' / ICEE BLUE PODOCARPUS WUCOLS (M) 15 GAL.



### SCREEN SHRUBS

LARGE NATIVE OR ADAPTED FOR PERIMETER SCREENING  
 CALLISTEMON RUGULOSUS 'VIOLEACEUS' / PURPLE BOTTLEBRUSH WUCOLS (L) 5 GAL.  
 CARPENTERIA CALIFORNICA 'ELIZABETH' / ELIZABETH BUSH ANEMONE WUCOLS (L) 5 GAL.  
 FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY WUCOLS (L) 5 GAL.  
 HETEROMELES ARBUTIFOLIA / TOYON WUCOLS (L) 5 GAL.



### SHRUBS AND GROUNDCOVER

NATIVE OR ADAPTED PLANTS IN BUFFER AREAS. PREDOMINATELY LOW WATER USE. GENERALLY 60% ONE GALLON PLANTING, 40% FIVE GALLON PLANTING, 36"-48" ON CENTER.  
 ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE 1 GAL.  
 WUCOLS (L)  
 ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA WUCOLS (L) 1 GAL. 30" oc  
 CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE 5 GAL. 4.5" oc  
 WUCOLS (L)  
 COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER 1 GAL. 48" oc  
 WUCOLS (L)  
 FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE 1 GAL. 30" oc  
 WUCOLS (L)  
 JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER 1 GAL. 24" oc  
 WUCOLS (L)  
 LUPINUS ALBIFRONS / BUSH LUPINE 5 GAL. 4" oc  
 PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' / BEARD TONGUE 1 GAL.  
 RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY 5 GAL. 4" oc  
 WUCOLS (L)  
 SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE 5 GAL. 4" oc  
 WUCOLS (L)  
 TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER 5 GAL. 3.5" oc  
 WUCOLS (L)  
 WESTRINGIA F. 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY 5 GAL. 5" oc  
 WUCOLS (L)

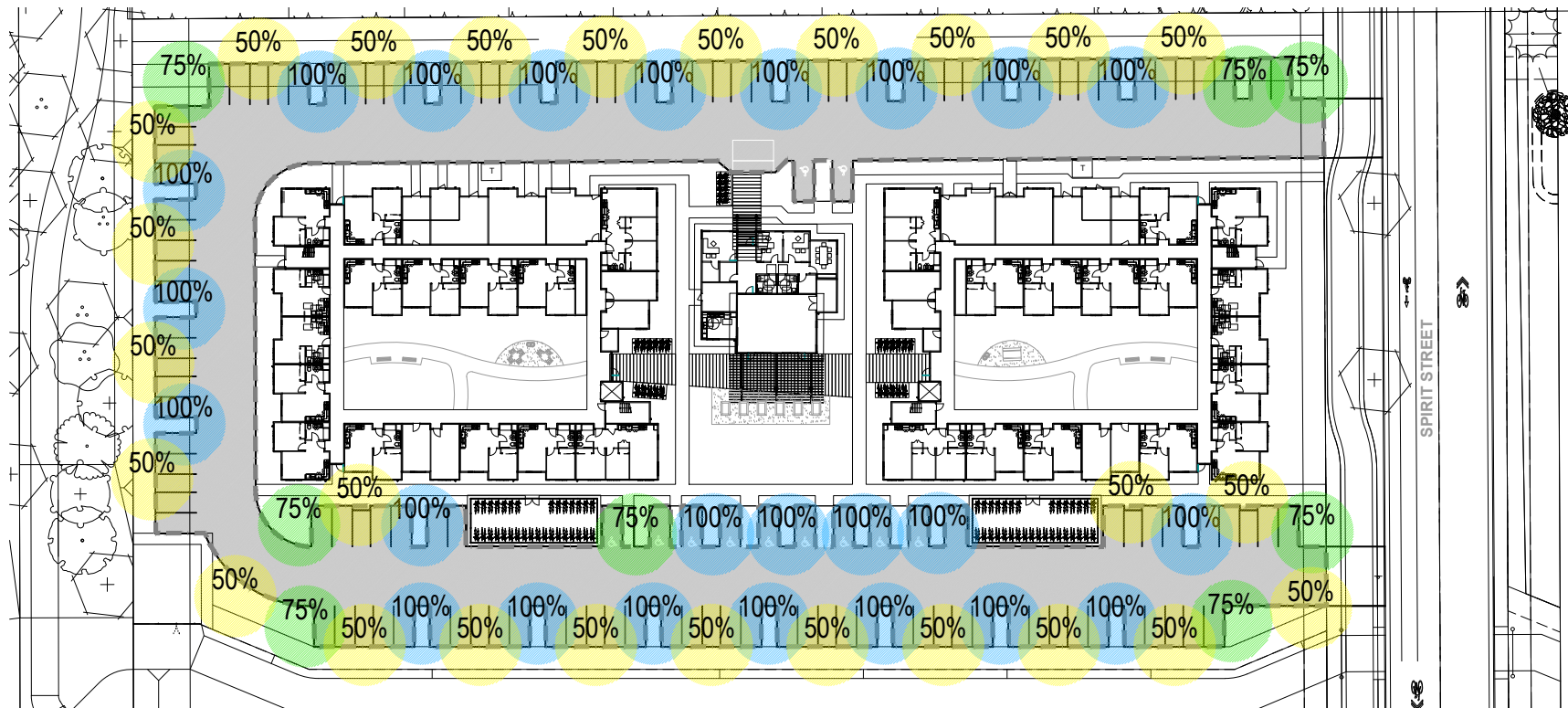


### TURF

TURF SOD / DROUGHT TOLERANT FESCUE BLEND -

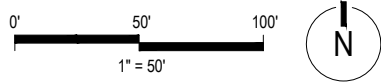
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**Parking Lot Shade Calculations**  
**Bretton Woods Senior Affordable**

Project: 22068  
 Date: 10/27/2022



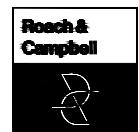
**Qty. 35' Diameter Trees**  
 sub total of shade at 962 sf for 100% canopy

**Qty. 30' Diameter Trees**  
 sub total of shade at 706 sf for 100% canopy

**Qty. 25' Diameter Trees**  
 sub total of shade at 491sf for 100% canopy

**Qty. 20' Diameter Trees**  
 sub total of shade at 314sf for 100% canopy

	25%	50%	75%	100%	Total
	0	0	0	0	-
	0	1	8	24	-
	0	354	4240	16944	21,538
	0	25	0	0	6,150
	0	0	0	0	-
<b>Total Shade Provided</b>					27,688
<b>Total Parking Area</b>					51,376
<b>Percent Shaded</b>					54%



## BICYCLE PARKING



**CLASS II (INDIVIDUAL BICYCLE POST/HOOP)**  
 SINGLE OR DOUBLE PARKING PER UNIT, MAY INCLUDE UNITS TO COORDINATE WITH OTHER SITE FURNISHINGS AS SHOWN ABOVE, OR MORE ARTISTIC FORMS.  
 SHOWN: VICTOR STANLEY BHRS-101, BRHS-103  
 COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)



**CLASS II (RACK/CORRALS)**  
 3, 4, 5, 6, OR 8 UNIT MODULES AS REQUIRED TO MEET PARKING REQUIREMENTS AND SPACE ALLOWS. SHOWN: LIGHTNING BOLT BY SCH ENTERPRISES, OR SIMILAR.  
 COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)

## SITE FURNISHINGS



**TRASH RECEPTACLE**  
 VERTICAL STRAP, CIRCULAR  
 COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)  
 SHOWN: VICTOR STANLEY RB-36



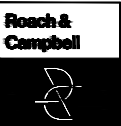
**BENCH**  
 HORIZONTAL STRAP, WITH BACK, WITH OR WITHOUT ARMS (NOTE: NO VERTICAL STRAP STYLES)  
 COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)  
 SHOWN: VICTOR STANLEY RBF-28



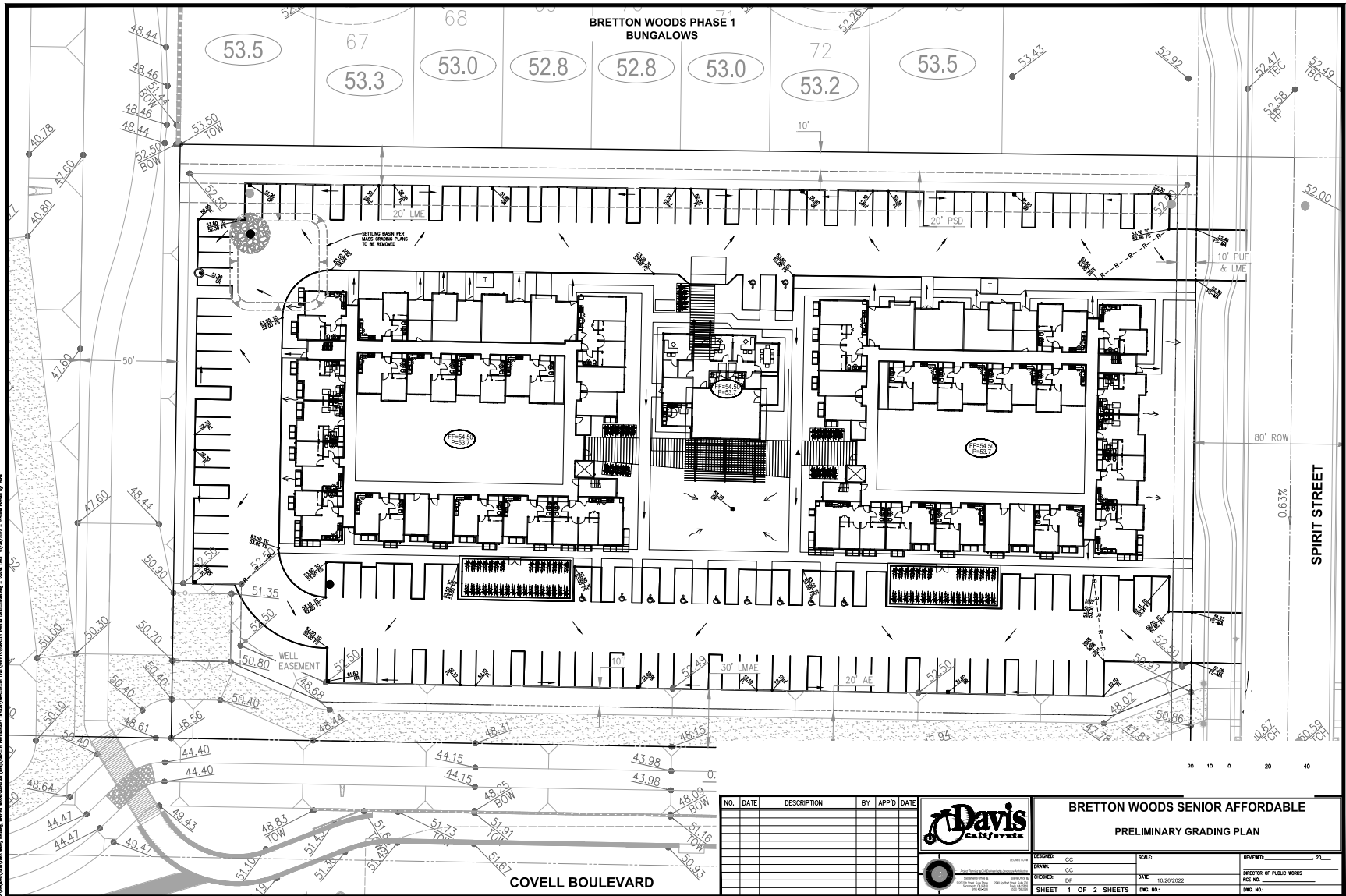
**PICNIC TABLE & BENCH**  
 8' TABLE WITH TWO 6' BACKLESS BENCHES (FOR ADA-COMPLIANCE)  
 COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)  
 SHOWN: VICTOR STANLEY FBF-56



**TABLE & CHAIRS (ADA-ACCESSIBLE OPTION SHOWN)**  
 4' TABLE WITH THREE OR FOUR CHAIRS W/ BACKS  
 COLOR/FINISH: BLACK RECYCLED PLASTIC SLATS (BROWN SHOWN)  
 SHOWN: TIMBERFORM TABLE AND CHAIRS (MODELS #2050 & 2051)







NO.	DATE	DESCRIPTION	BY	APP'D	DATE



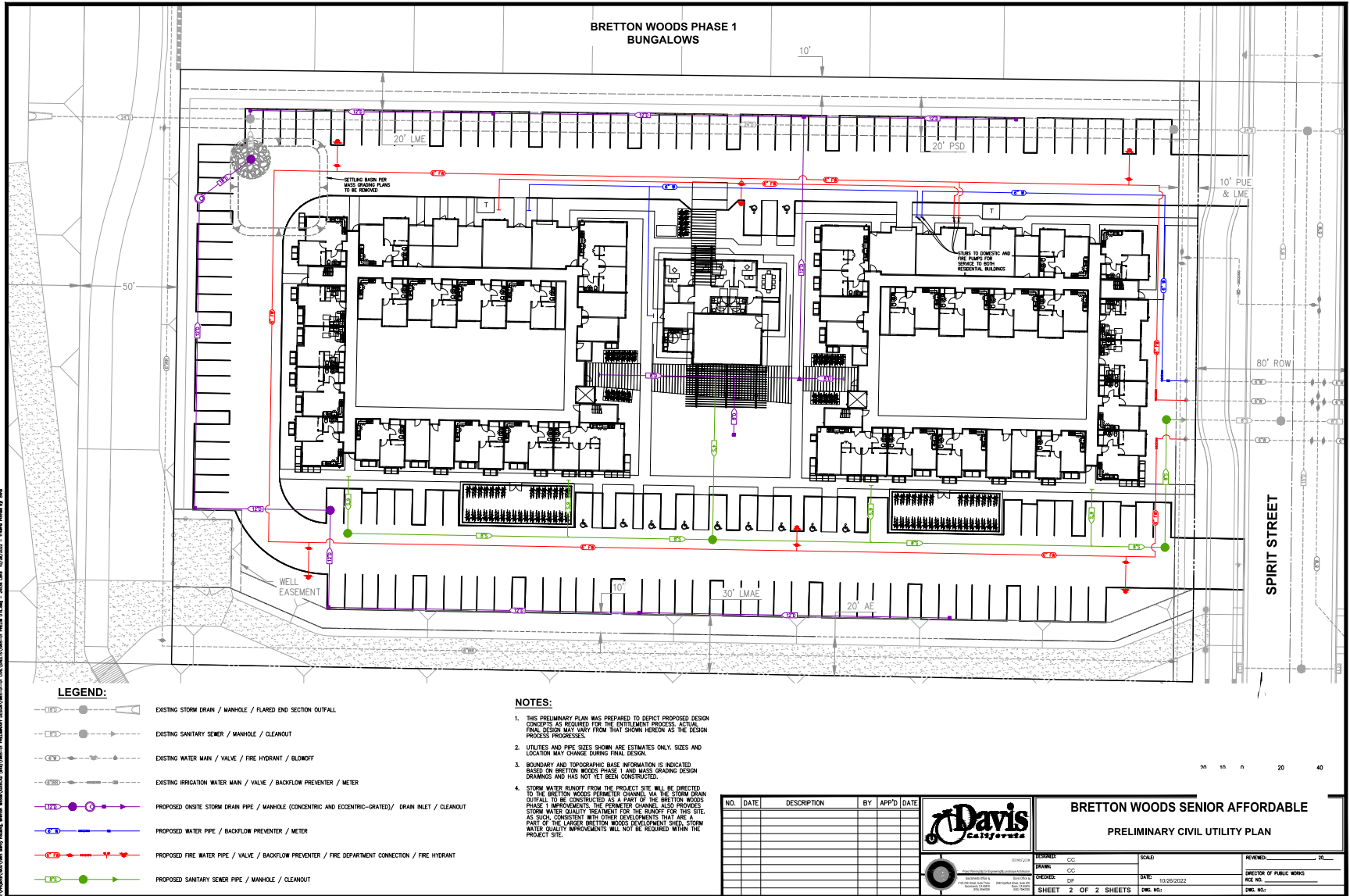
**BRETTON WOODS SENIOR AFFORDABLE**  
PRELIMINARY GRADING PLAN

DESIGNED: GC	SCALE:	REVIEWED: 20
DRAWN: GC		DIRECTOR OF PUBLIC WORKS
CHECKED: CDF	DATE: 11/09/2022	PRICE NO.
SHEET 1 OF 2 SHEETS	DWG. NO.:	DWG. NO.:



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Conceptual Grading Plan - Scale 1" = 50'



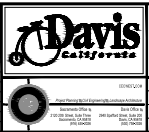
**LEGEND:**

- EXISTING STORM DRAIN / MANHOLE / FLARED END SECTION OUTFALL
- EXISTING SANITARY SEWER / MANHOLE / CLEANOUT
- EXISTING WATER MAIN / VALVE / FIRE HYDRANT / BLOWOFF
- EXISTING IRRIGATION WATER MAIN / VALVE / BACKFLOW PREVENTER / METER
- PROPOSED ONSITE STORM DRAIN PIPE / MANHOLE (CONCENTRIC AND ECCENTRIC-GRATED) / DRAIN INLET / CLEANOUT
- PROPOSED WATER PIPE / BACKFLOW PREVENTER / METER
- PROPOSED FIRE WATER PIPE / VALVE / BACKFLOW PREVENTER / FIRE DEPARTMENT CONNECTION / FIRE HYDRANT
- PROPOSED SANITARY SEWER PIPE / MANHOLE / CLEANOUT

**NOTES:**

1. THIS PRELIMINARY PLAN WAS PREPARED TO DEPICT PROPOSED DESIGN CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. UTILITIES AND PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATION MAY CHANGE DURING FINAL DESIGN.
3. BOUNDARY AND TOPOGRAPHIC BASE INFORMATION IS INDICATED BASED ON BRETTON WOODS PHASE 1 AND MASS GRADING DESIGN DRAWINGS AND HAS NOT YET BEEN CONSTRUCTED.
4. STORM WATER RAINOFF FROM THE PROJECT SITE WILL BE DIRECTIONED TO THE BRETTON WOODS PROMOTER CHANNEL VIA THE STORM DRAIN OUTFALL TO BE CONSTRUCTED AS A PART OF THE BRETTON WOODS PHASE 1 IMPROVEMENTS. THE PROMOTER CHANNEL ALSO PROVIDES STORM WATER QUALITY TREATMENT FOR THE RUNOFF FOR THIS SITE. AS SUCH, CONSISTENT WITH OTHER DEVELOPMENTS THAT ARE A PART OF THE LARGER BRETTON WOODS DEVELOPMENT SHEET, STORM WATER QUALITY IMPROVEMENTS WILL NOT BE REQUIRED WITHIN THE PROJECT SITE.

NO.	DATE	DESCRIPTION	BY	APP'D	DATE



<b>BRETTON WOODS SENIOR AFFORDABLE</b>			
<b>PRELIMINARY CIVIL UTILITY PLAN</b>			
DESIGNED: GC	SCALE:	REVIEWED: PL	
DRAWN: GC		DIRECTOR OF PUBLIC WORKS	
CHECKED: CDF	DATE: 11/29/2022	FILE NO.	
SHEET 2 OF 2 SHEETS	DWG. NO.:	DWG. NO.:	



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Conceptual Utility Plan - Scale 1" = 50'

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View of Southwest Corner

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View of the Central Lawn from the South

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View from the North Property Line