APPENDIX B

California Department of Transportation

DISTRICT 3
703 B STREET | MARYSVILLE, CA 95901-5556
(530) 821-8401 | www.dot.ca.gov

August 9, 2024

GTS # 03-YOL-2024-00263
SCH # 2024070522

Dara Dungworth,
Principal Planner
City of Davis
23 Russell Blvd.
Davis, CA 95616

Shriners Project

Dear Ms. Dungworth,

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The project is located north of the intersection of East Covell Boulevard and Alhambra Drive, within the City of Davis, approximately 0.96 miles north of the Mace Blvd. and Interstate 80 (I-80) on/off ramps. Although the property is no longer owned by Shriners, the project, for the time being, is maintaining the name for historical reference. The Yolo County General Plan designates the proposed project site as Agricultural (AG) and the site has a Yolo County zoning designation of Agricultural Intensive (A-N).

This project contains 486 high-density affordable housing units (20% of the development). The proposed project would include development of a 1,200-unit residential community comprised of 197 low-density single-family detached units, 517 medium-density single-family units/duplexes/townhomes and 486 high-density affordable and market rate apartments/townhomes/condominiums. Of the proposed 486 high-density units, 240 units would be reserved for low, very low, and extremely low-income households, 20% of the total unit count.

The proposed residential development would be surrounded by greenways and agricultural buffers, particularly along the northern and eastern property boundaries. The greenways would bisect the project site in two directions to create four "quadrants" within the site. The bisecting greenways would consist of the North Central

Greenway and Central Greenstreet, which would provide connectivity to the neighborhoods and support the implementation of a trail system within the project site. The trail system would consist of both 10- and 14-foot shared-use paths and would connect to off-site existing City trails to the north, west, and south of the project site.

In general, the project includes low, medium, and high-density residential land uses totaling 1,200 dwelling units, with an overall residential density of 8.9 dwelling units per acre. In addition, the proposed project would contain over 70 acres, or 30 percent of the overall project area, devoted to green infrastructure including, 19.5 acres of parks, 7.3 acres of neighborhood greenbelt, and 43.9 acres of urban agriculture transition area along the northern and eastern project perimeters. The community park could include amenities such as two softball fields, a public gymnasium, pickle-ball courts, an inclusive playground, a soccer/lacrosse field, a dog park, and a coffee shop/café venue.

In addition, a transit station would be located along the frontage of the project site boundaries. The proposed project would require discretionary approvals, including an Amendment of the City's SOI, Annexation of the 232-acre project site into the City of Davis, a General Plan Amendment, Pre-zoning of the project site to City of Davis zoning designations, Large Lot and Small Lot Tentative Subdivision Maps, and a Development Agreement.

Based on the Notice of Preparation of a Draft Environmental Impact Report review request, Caltrans has the following requests and recommendations:

Freeway Operations

The Notice of Completion & Environmental Transmittal form states that there would be 1,800 residential units under the "Development Type" section (on page 1). However, elsewhere on the form and in the package, including in the Trip Generation estimates, the development is assumed to be 1,200 residential units.

- Please clarify or revise for consistency.

Additionally, the form states that there will be "TBA" square feet of commercial space. This is somewhat reiterated in the land use summary in the NOP (Table 1, page 5), which includes park and neighborhood retail uses.

- These are not included in the trip generation estimates.
- When the project's land uses and their quantities are determined, the trip generation estimates should be updated to include the non-residential land uses of the project.

- For the trip generation estimates of the project, Caltrans requests project trip generation tables for weekday, weekday AM peak hour, and weekday PM peak hour, using the methodologies outlined in the latest version of the ITE Trip Generation Handbook.

The NOP states that the project would include a transit station along the frontage of the project site boundaries.

- Please coordinate with staff at Yolobus/Yolo Transportation District and Unitrans on the configuration of this transit stop.

The NOP states that the project is not located within a Very High Fire Hazard Severity Zone (page 14).

- Please consider evaluating emergency evacuation as a part of the EIR.

The NOP states that the Transportation chapter of the EIR will be based on a project-specific Traffic Impact Study (TIS), that considers the effects of the full buildout of the proposed project, including impacts associated with VMT, transit services and facilities, bicycle facilities, pedestrian facilities, construction activities, emergency access, and roadway hazards.

- Caltrans District 3 Office of Freeway Operations requests that the TIS also include an evaluation of operational and safety impacts at the following interchanges:
    - I-80 /Mace Boulevard
    - State Route 113 (SR 113)/West Covell Boulevard
- This evaluation should investigate the off-ramp queue lengths at these interchanges under "Plus Project" conditions for weekday peak hours, using a calibrated traffic microsimulation model, constructed in software such as SimTraffic or VISSIM.
- Please include on-ramp meters in these simulations, coordinating with Caltrans District 3 Office of Freeway Operations staff on existing and future ramp metering assumptions.
- Please conduct the evaluation using the maximum queue length instead of the 95th percentile queue length.
- Please conduct these evaluations under Existing and Cumulative conditions.
- Additionally, please analyze weekday peak hour level of service operations at the ramp terminal intersections of these interchanges. Please analyze on-ramp queues from ramp meters at these interchanges, using methodology described in the Ramp Metering Design Manual.

If these analyses determine the addition of the project would adversely affect operations and safety of the freeway mainline or listed interchanges, the project will need to pay fair-share towards interchange improvements.

Traffic Safety

Please provide a TIS with evaluation of the safety impact on the interchanges I-80 /Mace Boulevard and SR 113 /West Covell boulevard for existing and cumulative conditions. Current collision data is available upon request.

Forecasting & Modeling

A VMT focused TIS is requested.

Transportation Impact Fees

Please identify project-generated travel demand and estimate the costs of transit and active transportation improvements necessitated by the proposed project; viable funding sources such as development and/or transportation impact fees should also be identified. We encourage a sufficient allocation of fair share contributions toward multi-modal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We also strongly support measures to increase sustainable mode shares, thereby reducing VMT.

If you have any question regarding these comments or require additional information, please contact Angelina Healy, Local Development Review Coordinator, by phone (530) 790-8138 or via email at D3.Local.Development@dot.ca.gov.

Sincerely,

Gary S. Arnold, Branch Chief
Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
Caltrans District 3

Docusign Envelope ID: 50C2A63B-5DA0-4627-B8C2-9D96CE63B89C

STATE OF CALIFORNIA – CALIFORNIA NATURAL RESOURCES AGENCY **GAVIN NEWSOM,** GOVERNOR

CENTRAL VALLEY FLOOD PROTECTION BOARD
3310 El Camino Ave., Ste. 170
SACRAMENTO, CA 95821
(916) 574-0609

August 13, 2024

Dara Dungworth
Principal Planner
City of Davis
23 Russell Boulevard
Davis, CA 95616
ddungworth@cityofdavis.org

Subject: Comments for the Notice of Preparation of a Draft Environmental Impact Report, Shriners Property Project, SCH# 2024070522, Yolo County

Dear Dara Dungworth,

The Central Valley Flood Protection Board (Board) appreciates the opportunity to comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the proposed Shriners Property Project (proposed project). The DEIR will be prepared to disclose and address potential environmental impacts associated with the proposed project.

The proposed project involves developing a residential community, including constructing a trail system alongside the Davis Drain (referred to as Channel A in the NOP), multiple pedestrian bridges crossing the Davis Drain, and vegetation planting for new parks. The proposed project is located in Davis Drain, a regulated stream that is within the Board's permitting authority, therefore an encroachment permit may be required.

California Code of Regulations, Title 23, Division 1, Article 8 provides the standards that govern the design and construction of encroachments which affect the flood control works and floodways and are used by the Board for the regulation of encroachments.

Page 8 of the NOP states that City of Davis will provide sewer services for the proposed project and will tie into the existing mains at the northeast corner of the parcel. Please include additional information in the DEIR on the location of treated sewer. Additionally, the NOP states on page 8 that storm drainage will ultimately be discharged to Davis Drain. Board staff are concerned with additional stormwater runoff into Davis Drain resulting from the proposed project because in the recent past flood events, Davis Drain has had difficulty conveying the existing runoff. A hydrology and hydraulic analysis should be conducted on the current capacity of Davis Drain and incorporate improvements and for conveyance through the culverts discharging into the Willow Slough Bypass. Overall, Board staff recommend the DEIR include information on how the City of Davis will address these additional flows to Davis Drain.

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Responsibility of the Central Valley Flood Protection Board
The Board is the State's regulatory agency responsible for enforcing appropriate standards for the construction, maintenance, and operation of the flood control system that protects life, property, and habitat in California's Central Valley.

Encroachment Permit
Per California Code of Regulations, Title 23, Waters, Division 1 (Title 23), Section 6, approval by the Board is required for all proposed work or uses, including the alteration of levees within any area for which there is an Adopted Plan of Flood Control within the Board's jurisdiction. In addition, Board approval is required for all proposed encroachments within a floodway, on adjacent levees, and within any Regulated Stream identified in Title 23, Table 8.1. Specifically, Board jurisdiction includes the levee section, the waterward area between project levees, a minimum 10-foot-wide strip adjacent to the landward levee toe, the area within 30 feet from the top of bank(s) of Regulated Streams, and inside Board's Designated Floodways. Activities outside of these limits which could adversely affect Federal-State flood control facilities, as determined by Board staff, are also under the Board's jurisdiction. Permits may also be required for existing unpermitted encroachments or where it is necessary to establish the conditions normally imposed by permitting, including where responsibility for the encroachment has not been clearly established or ownership or uses have been changed.

Federal permits, including USACE Section 404, may be required for the proposed project. In addition to federal permits, state and local agency permits, certification, or approvals may also be required. State approvals may include, but are not limited to, California Department of Fish and Wildlife's Lake and Streamed Alteration Agreement and Central Valley Regional Water Quality Control Board's Section 401 Water Quality Certification and/or Waste Discharge Requirement. The Applicant must obtain all authorizations that the proposed project may require.

Flood Impacts Analysis
Pursuant to Section 15 of Title 23, the Board may deny an encroachment permit if the proposed project could:

- Jeopardize directly or indirectly the physical integrity of levees or other works
- Obstruct, divert, redirect, or raise the surface level of design floods or flows, or the lesser flows for which protection is provided
- Cause significant adverse changes in water velocity or flow regimen
- Impair the inspection of floodways or project works
- Interfere with the maintenance of floodways or project works
- Interfere with the ability to engage in flood fighting, patrolling, or other flood emergency activities
- Increase the damaging effects of flood flows
- Be injurious to, or interfere with, the successful execution, functioning, or operation of any adopted plan of flood control
- Adversely affect the State Plan of Flood Control, as defined in the California Water Code

As a responsible agency under the California Environmental Quality Act, the Board will need to have adequate information in order to evaluate whether to issue a permit at a future date.

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Accordingly, please be prepared to provide specific analyses to determine if the proposed project could result in any potential impacts listed above. This includes direct impacts to facilities under construction, as well as indirect impacts from the project to surrounding facilities. This encompasses any proposed work that contemplates modifications to a SPFC Facility or operation of any adopted plan of flood control or the hydrology of the water ways. It is therefore recommended that the environmental document include a specific flood facility impacts analysis section.

Closing

The potential risks to public safety, including increased flood risks, need to be considered when developing proposed projects that seek to modify flood control works or the hydrology of the water ways. Board staff is available to discuss any questions you have regarding the above comments. Please contact Jordan Robbins at (916) 524-3454, or via email at Jordan.Robbins@CVFlood.ca.gov if you have any questions.

Sincerely,

Andrea Buckley

Andrea Buckley
Deputy Executive Officer

cc: Office of Planning and Research
State.Clearinghouse@opr.ca.gov

13 August 2024

Dara Dungworth
City of Davis
23 Russell Boulevard
Davis, CA 95616
ddungworth@cityofdavis.org

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, SHRINERS PROPERTY PROJECT, SCH#2024070522, YOLO COUNTY

Pursuant to the State Clearinghouse's 15 July 2024 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 Environmental Impact Report* for the Shriners Property 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 Implementation Policy is available on page 74 at:
https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.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 and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-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) Permits[1]
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 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

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 United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, 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 USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification
If an USACE 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 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

[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.

401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State
If USACE 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. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at: https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

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 Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. 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 Threat 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 Threat Waiver and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

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 *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface 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: https://www.waterboards.ca.gov/centralvalley/help/permit/

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

Peter G. Minkel
Engineering Geologist

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

Yana Garcia
Secretary for
Environmental Protection

Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 18, 2024

Dara Dungworth
Principal Planner
City of Davis
23 Russell Boulevard
Davis. CA 95616
ddungworth@cityofdavis.org

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SHRINERS PROPERTY PROJECT DATED JULY 15, 2024, STATE CLEARINGHOUSE NUMBER 2024070522

Dear Dara Dungworth,

The Department of Toxic Substances Control (DTSC) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Shriners Property project (project). The proposed project would consist of a mixed-use development community on approximately 232 acres, including a total of 1,200 dwelling units, comprised of both affordable and market-rate single- and multi-family residences, across various residential neighborhoods. In addition, the proposed project would include neighborhood services; public, semi-public, and educational uses; associated on-site roadway improvements; utility improvements; parks, open space, and greenbelts; and off-site improvements. After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are Dichlorodiphenyltrichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet HHRA NOTE NUMBER 3, DTSC-SLs approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.
2. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.
3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.

DTSC appreciates the opportunity to comment on the NOP of a DEIR for the Shriners Property project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via email for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

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

FEMA

July 23, 2024

Dara Dungworth
City of Davis Community Development Department
23 Russell Boulevard, Suite 2
Davis, California 95616

Dear Mr. Dungworth:

This is in response to your request for comments regarding Notice of Scoping Meeting and Preparation of Draft Environmental Impact Report – Project Title: Shriners Property.

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the City of Davis (Community Number 060424), Maps revised June 18, 2010, and Yolo County (Community Number 060423), Maps revised May 16, 2012. To locate FIRMs online, visit the Map Service Center (MSC) at https://msc.fema.gov. 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.

- 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 https://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms.

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 Brian Fenty, Chief Building Official, at (530) 757-5655. The Yolo County floodplain manager can be reached by calling Scott Doolittle, Plan Check Engineer, at (530) 666-8609.

If you have any questions or concerns, please do not hesitate to contact Carlos Rendo of the Mitigation staff at carlos.rendo@fema.dhs.gov.

Sincerely,

EDITH C LOHMANN

Digitally signed by EDITH C LOHMANN
Date: 2024.07.23 14:27:51 -07'00'

Edie Lohmann, Acting Branch Chief
Floodplain Management and Insurance Branch

cc:
Brian Fenty, Chief Building Official, City of Davis
Scott Doolittle, Plan Check Engineer, Yolo County
Alex Acosta, State of California, Department of Water Resources, North Central Region Office
Kelly Soule, State of California, Department of Water Resources, Sacramento Headquarters Office
Carlos Rendo, NFIP Planner, DHS/FEMA RIX
Aaron Clark, Acting Environmental Officer, DHS/FEMA RIX

YOLO
LOCAL
AGENCY
FORMATION
COMMISSION

COMMISSION
CHAIR
BILL BIASI
Mayor
City of Winters

GLORIA PARTIDA
VICE CHAIR
Councilmember
City of Davis

LUCAS FRERICHS
Supervisor – 2nd District

PAMELA MILLER
Public Member

OSCAR VILLEGAS
Supervisor – 1st District

ALTERNATES
RICHARD DELIBERTY
Public Member

TANIA GARCIA-CADENA
Mayor
City of Woodland

JIM PROVENZA
Supervisor – 4th District

STAFF
CHRISTINE M. CRAWFORD, AICP
Executive Officer

TERRI TUCK
Administrative Specialist II/Clerk

COUNSEL
ERIC MAY

625 Court Street, Suite 107
Woodland CA 95695

(530) 666-8048
lafco@yolocounty.org

www.yololafco.org

August 9, 2024

Dara Dungworth
City of Davis Department of Community Development and Sustainability
23 Russell Boulevard, Suite 2
Davis, CA 95616
[sent via email]

Re: Notice of Preparation (NOP) for the Shriners Property Project Draft Environmental Impact Report (EIR)

Dear Ms. Dungworth:

Thank you for the opportunity to comment on the NOP for the Shriners Property Project (the "Project") Draft EIR. As noted, LAFCo will be a Responsible Agency for the Project and, if the Project is approved by the City Council and its voters, LAFCo will rely on this EIR to consider a subsequent Sphere of Influence (SOI) Amendment and Annexation of the Project area to the City of Davis.

Yolo LAFCo's scope of review will include items germane to our mission of protecting agricultural land and open space and providing efficient government services. As such, LAFCo requests that the issues below be addressed in the Draft EIR.

SOI Amendment

The City recently initiated a comprehensive General Plan Update process and there may be an opportunity to have more coordinated and cumulative analysis for future City growth areas that would benefit the Draft EIR analysis and subsequent decision making. LAFCo hopes the General Plan Update will provide an opportunity for a more holistic approach to a comprehensive SOI Update.

The Shriners property was included in the City's SOI at one time but removed with the 2008 Municipal Services Review and Sphere of Influence Update. Development of the site potentially conflicts with several LAFCo Agricultural Conservation Policies. Please see the attached LAFCo comments on the application dated January 4, 2024, to consolidate previous comments already shared.

The SOI Map used for the NOP Figure 3 is outdated. Please use the current City boundary and SOI map here: https://www.yololafco.org/cities-in-yolo-county.

Preserving Open-Space and Prime Agricultural Lands

As already noted in the NOP, the Draft EIR should be consistent with Yolo LAFCo's Agricultural Conservation Policies so LAFCo can rely on it as a Responsible Agency under CEQA without any additional evaluation. Yolo LAFCo Project Policies can be found for review on our website.[1]

[1] https://www.yololafco.org/files/15c90460d/LAFCo+Project+Polices-Updated+10.28.2021.pdf

Please pay close attention to policies 4.8 through 4.12, and 4.16. Impacts to agricultural resources from developing the Project itself, plus impacts to the continued productivity and viability of surrounding agricultural lands should be evaluated in the Draft EIR. In addition, please note Policy 4.16 uses a definition for prime agricultural land in state law that is different from what is more commonly used. The Draft EIR's evaluation of impacts to agricultural resources should be consistent with Yolo LAFCo's definitions of prime agricultural land as well.

Efficient Government Services

The Project site plans do not currently indicate any offsite easements or infrastructure required to implement the Project. If the Project will utilize any easements or infrastructure offsite in the jurisdiction of Yolo County, please indicate such so any potential jurisdictional issues can be addressed and resolved if needed.

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: LAFCo Comments on the Shriners Property Application dated January 4, 2024

cc: Sherri Metzker, Community Development Director, City of Davis

Leslie Lindbo, Director of Community Services, Yolo County

To: Dara Dungworth, City of Davis Principal Planner

From: Christine Crawford, LAFCo Executive Officer

Re: LAFCo Comments on the Shriners Property Application

Date: January 4, 2024

Thank you for the opportunity to provide comments on the Project.

The Shriners Property Project is not included in the City of Davis' Sphere of Influence (SOI) and as such Yolo LAFCo cannot approve annexation unless amended. In addition, development of this site conflicts with numerous LAFCo Agricultural Conservation Policies 4.0 – 4.16:
https://www.yololafco.org/files/15c90460d/LAFCo+Project+Polices-Updated+10.28.2021.pdf

LAFCo policies state that development of urban uses within the SOI should be encouraged before any proposal is approved which would allow development outside of the existing SOI. **There is sufficient land available in the City's SOI (approximately 1,023 acres) that should be developed before any projects outside the SOI are considered.** This site contains Prime Farmland of the highest value and some smaller amounts of Farmland of Statewide and Local Importance.

In 2008, LAFCo adopted a larger SOI than that requested by the Davis City Council at the time. Even with the larger SOI, the Shriners Property was specifically taken out of the City's SOI for the reasons excerpted below (from the 2008 MSR/SOI pages 102-108 of the PDF):

> *Portions of the SOI to the east and west were removed because they are located on prime agricultural lands and are considered inappropriate for future urbanization within the next 20 years. Appropriate future growth, over the next 20 years, will be concentrated within four areas, with most significant growth in two large areas towards the north and northeast. In addition, the City's current Housing Element Update Steering Committee indicates that these sites are more ideal for the projected growth of the City. The proposed SOI promotes a compact city, thereby discouraging urban sprawl, while allowing for steady growth.*

Ample land in the City's existing SOI remains available to accommodate needed growth for the next 10-20 years:

- The City's SOI adopted in 2008 included 996 acres of undeveloped land.
- LAFCo amended the City's SOI in 2022 adding another 102 undeveloped acres for the DISC 2.0 Project.
- Only 75 acres of this SOI land has been developed and annexed since 2008 for the WDAAC Project.

Therefore, 1,023 of undeveloped acres remains available in the City's SOI.

Please feel free to reach out if you have any questions. Please also see the attached email sent to the Davis City Councilmembers urging them to consider the SOI in the prioritization of new development proposals dated June 5, 2023.

Christine Crawford

From: Christine Crawford
Sent: Monday, June 5, 2023 3:03 PM
To: 'gpartida@cityofdavis.org'; 'bvaitla@cityofdavis.org'; 'warnold@cityofdavis.org'; 'jchapman@cityofdavis.org'; 'dneville@cityofdavis.org'
Cc: Mike Webb, City Manager; Sherri Metzker (SMetzker@cityofdavis.org); Kelly Stachowicz (kstachowicz@cityofdavis.org); 'Clerkweb@cityofdavis.org'
Subject: Yolo LAFCo Comments Re Draft Scoring Rubric Weight for SOI - Item 8

Davis City Councilmembers,

I've reviewed the Draft Scoring Rubric for Item 8 on the April 6th City Council agenda and want to express my strong concern that project location in the sphere of influence (No. 92) is weighted by only one point (i.e., the same value as a bus stop or sidewalk curb cuts). I realize current Councilmembers have not gone through a comprehensive LAFCo Sphere of Influence (SOI) Update process before, as it has not been done since 2008. I am therefore writing to convey the significant meaning and value of the SOI.

For background, an SOI is "a plan for the probable physical boundaries and service area of a local agency, as determined by the commission." (Government Code §56076.) Importantly, **an unincorporated area cannot be annexed into a city unless that area is within the city's SOI**. (Government Code § 56375.5.) State policy provides that new development should be steered to the existing jurisdiction or the existing SOI before going outside those areas, with a preference for non-prime farmland. (Government Code § 56377.)

A comprehensive update to the City of Davis' SOI was last completed in 2008 **following a 10-month long process which included comprehensive analysis of capacity and agricultural issues, public workshops, CEQA analysis, and public hearings**. SOI's are viewed as a type of land use entitlement and the first of a two-step process before LAFCo, with the second set being LAFCo's final approval of the annexation. Indeed, **it is beneficial to the City to prioritize annexations in the SOI, which have fewer legal barriers when compared to projects outside the SOI**.

Yolo LAFCo policies also reflect this strong preference for developing vacant land already within a city's existing SOI first (Yolo LAFCo Policy 4.1). The information required to expand a city's SOI would include justification of land demand for growth including the Regional Housing Needs Analysis (RHNA) (Yolo LAFCo Policy 6.5). The Policies also state land substantially surrounded by existing agency boundaries should be annexed before other lands (Yolo LAFCo Policy 4.4).

In sum, SOIs are a significant consideration for identifying the City's path for future growth**. I urge the City Council to amend the Rubric to weight the SOI with the significant value it deserves, especially as it applies to projects outside the City.**

Thank you for your consideration,
Christine

Christine M. Crawford, AICP
Yolo LAFCo Executive Officer
(916) 798-4618 – mobile
(530) 666-8048 – office

NATIVE AMERICAN HERITAGE COMMISSION

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NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

July 30, 2024

Dara Dungworth
City of Davis
23 Russell Boulevard
Davis CA 95616

Re: 2024070522, Shriners Property Project, Yolo County

Dear Ms. Dungworth:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a 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 §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, § 5064 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 within the area of potential 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, a notice of negative declaration, or a 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 §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 §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 §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 §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 §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 or a non-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 §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §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 §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 §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 §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 (https://ohp.parks.ca.gov/?page_id=30331) 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 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, §15064.5(f) (CEQA Guidelines §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 §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §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 or need additional information, please contact me at my email address: Pricilla.Torres-Fuentes@NAHC.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

cc: State Clearinghouse

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Yolano Group
MOTHERLODE CHAPTER

Explore, enjoy and protect the planet

From : Sierra Club Yolano Group
To: Dara Dungworth, Principal Planner
Re: Eastside NOP Comments
Date: August 7, 2024

Transmitted via email: <DDungworth@cityofdavis.org>

Ms Dungworth - Regarding the Notice of Preparation (NOP) and the upcoming preparation of a Draft Environmental Impact Report (DEIR) for the "Eastside" housing project (formerly referred to as "Shriners"), the Sierra Club Yolano Group offers the following comments and recommendations.

1. Alternatives

a) City staff has recommended that one the Alternatives to be analyzed in the EIR should have "Higher Number of Units – Same Footprint," but it does not specify the number of units to be analyzed. We recommend that *a minimum of 1500 units* be analyzed and that the design of this Alternative incorporate a substantial co-op model (perhaps similar to Dos Pinos or Muir Woods) that prioritizes alternative modes of transportation, especially bicycling. This Alternative would better achieve the following goals: more traffic/transit efficiency, better for minimizing negative impacts to air quality and climate change, more equitable and affordable, better able to serve underserved populations.

2. Biological Resources

a) We recommend the then current leasehold farmer not perform any cultural activities resulting in soil disturbances in environmentally sensitive areas, including planting of cover crops, until all of the biological studies are completed.

b) In the analysis for rare plants, we recommend all historical records be consulted.

c) We recommend all surveys performed for determination of Biological Resources be performed by specialists approved or certified to perform such studies under CEQA guidelines and performed in accordance with CDFW protocols.

d) We recommend environmental evaluation also be performed considering the Yolo Regional Resource Conservation Investment Strategy/Land Conservation Plan (RCIS/LCP) in addition to the Yolo Habitat Conservation Plan & Natural Community Conservation Plan (HCP/NCCP).

3. Traffic

a) We recommend the traffic impact analysis be studied for cumulative impacts of all the four proposed properties on Covell and the Mace curve including this project, Village Farms, Palomino Place, and On the Curve, as would be done in an East Covell - Mace Curve Specific Plan to assess cumulative impacts.

b) Below is a diagram which illustrates the relationship between the developments by indicating the ¼ mile walking distance of each proposed project. We recommend the proposed transportation mitigation be developed in light of these findings to minimize walking distance to public transit.

*Figure not OCR compatible.

c) We recommend a study to determine long it would take to evacuate the residents of the 1800 units from the two exits in case of fire, flood, etc., and whether that could provide for a safe evacuation.

4. Air Quality

a) Given that development is almost adjacent to the <u>Open Space for Public Health and Safety</u> housing exclusion zone around the landfill and sewage treatment plant, we recommend that an

EPA-approved air dispersion modeling tool be employed to investigate potential harmful or nuisance odorous or particulate matter or other vectors be performed to determine the extent of possible exposure of residents of Eastside to emissions emitted from the Yolo County Landfill or the Davis Wastewater Treatment Plant.

<u>Excerpts from Davis General Plan re Exposure to Odors and Vectors from Landfill</u>

Section V: Community Facilities and Services Davis General Plan
Chapter 9: Parks and Open Space May 2001/ Amended Through January 2007 (p. 228)

"The land within one mile of the landfill and sewage treatment facilities is designated "Open Space for Public Health and Safety." The intent is that residential development is prohibited within this area due to public health concerns including vectors and odors. In addition, this area poses a hazard to aircraft because of the large number of birds that congregate in the vicinity of the landfill."

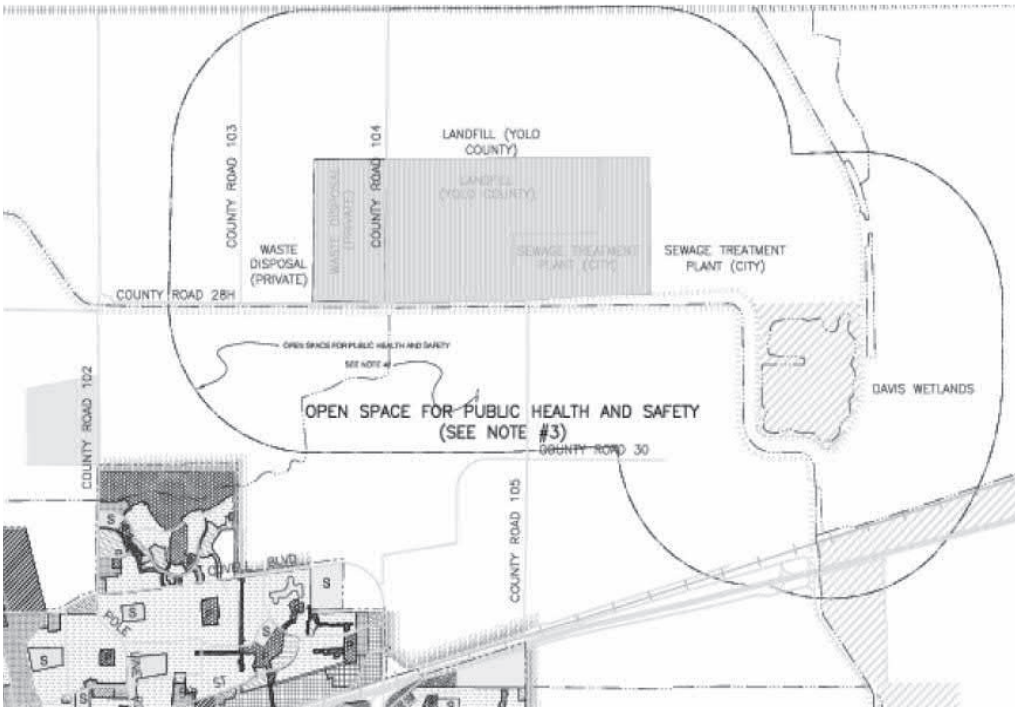

*Figure not OCR compatible.

5. Hazards and Hazardous Materials-

a. We recommend a Public Health Vector Control analysis be performed as a result of the proximity of the development project to the <u>Open Space for Public Health and Safety</u> housing exclusion zone. Concerns could include vectors such as mosquitoes (from the wetlands by the wastewater plant) as well as rats and seagulls potentially carrying dangerous impacts (feces, West Nile virus, etc.) toward the new development.

6. Hydrology

a) Given the 100-year floodplain extends into the property, we recommend the potential impact of peak flows and volumetric capacity on the project and downstream system be studied using a 200-year flood event in the Drainage Report in addition to using a 100-year flood event.

Map of 100-year Floodplain Extending into Property

*Figure not OCR compatible.

7. Noise

a) We recommend noise analyses be performed to evaluate potentially loud noises from adjacent uses which have occurred in the past, e.g., sound guns to scare off birds from the landfill to the north of the property and from agricultural land to the north-east of the property.

8. Cultural Resources

a. We recommend that the Yoche Dehe Wintun Tribe and other tribal groups be consulted with more than a certified letter to notice them of the upcoming DEIR and consultations opportunities.

Yolo Transportation District

TO

8/8/2024

Dara Dungworth
Principal Planner

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

Yolo Transportation District Comments re: Shriners Property EIR Notice of Preparation

Dear Ms. Dungworth,

Thank you for the opportunity to comment on the Environmental Impact Report (EIR) Notice of Preparation (NOP) for the Shriner's Property development application. As the consolidated countywide transportation services and congestion management agency, YoloTD takes this opportunity to share our thoughts on this NOP based on our review of the submitted planning application, NOP, and discussions that occurred between YoloTDand City of Davis staff at a March 27, 2024 meeting. Our comments are limited to two areas directly related to YoloTD's interests: land use and transportation.

Overview of Current Transit Service. YoloTD currently offers limited public transportation service in the vicinity of the project. Prior to September 2022, YoloTD provided regular, intercity service between Woodland, Davis, W. Sacramento, and Sacramento with stops in both directions on Covell Blvd at the southern project boundary. In September 2022, that service was re-routed in accordance with our adopted Comprehensive Operational Analysis onto Fifth Street rather than heading north-/southbound at F Street in Davis. YoloTD's only other route currently serving the Shriner's Property vicinity is our Express Route 43/43R serving weekday peak commute trips between Davis and downtown Sacramento.

Future Transit Planning. The Covid pandemic greatly reduced transit ridership nationwide, including YoloTD, which resulted in suspending several routes. While some service restoration is planned in the near term, YoloTD has launched a Short-Range Transit Plan (SRTP) update which will explore service alternatives that may be needed resulting from the several land use applications in process in Davis on Covell Blvd's northern frontage.

Project Land Use. In today's CEQA environment, land use developers need to proactively integrate transportation considerations into their developments from the site layout to interior active transportation circulation, and public & parcel-level infrastructure. Every reasonable opportunity should be considered towards reducing transportation's impact on greenhouse gas emissions, local air quality, and equity & access to transportation alternatives.

In general, the proposed project attempts to address some of the Davis area housing needs and

the Conceptual Plan includes a substantial amount of transit-supportive medium- and high-density housing situated on the southern half of the property. This will benefit the highest concentration of residents in the development who have closest access to existing transportation and public transportation services.

However, residential land use developments have effects lasting hundreds of years. Therefore, identifying site layout issues early in the application process is critical before substantial investments are made and developer resistance to project revisions solidifies.

In this case, a glaring weakness in the Shriner's Property site layout is the location of the proposed park (S-24) on the southern frontage on Covell Blvd. This location appears arbitrary, increasing both walking and driving distances for all residents, while simultaneously limiting park access to its own residents in the development's northern half. The park should be more centrally placed in the site layout, shifting the MDR and HDR housing closer to the street where public transportation will be available right outside residents' doorsteps. Also, existing and any future Yolobus service is unlikely to extend into the Shriner's, instead remaining on Covell Blvd to ensure travel time competitiveness, further strengthening the argument for relocating the proposed park.

TDM/VMT Plan. The planning application's Project Materials describe the intended layout and facilities for the internal transportation system. Not mentioned, and perhaps more appropriate for this EIR analysis, is the project's expected vehicle miles traveled (VMT) generation. It remains unclear whether developers recognize that VMT generation will be a significant impact in the EIR and that a proactive approach to address transportation demand for Shriner's Property residents would be needed to mitigate against those impacts. That is, addressing VMT passively through multi-modal supportive infrastructure within the site such as bike paths is inadequate mitigation.

YoloTD recommends the Shriner's Property representatives develop and commit to implementing a transportation demand management (TDM) program to reduce the project's VMT impacts. When combined with relocating the medium- / high-density residential to more transit-supportive locations, the project will not only perform better from a CEQA standpoint but also improves consistency with City transportation sustainability goals through intentional site design. A TDM plan should be developed by field experts, employ best practices, and require membership in the existing countywide TDM program, Yolo Commute, as a condition of approval and to assist with implementation.

The topics referenced in this letter provide some insight into our thoughts on this exciting development project. We look forward to collaborating with the City of Davis and the project applicant as it proceeds through the City's development application process.

Sincerely,

Brian Abbanat
Planning Director

(530) 402-2879

babbanat@yctd.org

350 Industrial Way
Woodland, CA 95776

YoloTD.org

Dara Dungworth

From: Charlie Tschudin <charlie@yolohabitatconservancy.org>
Sent: Wednesday, July 17, 2024 9:02 AM
To: Dara Dungworth
Cc: Elisa Sabatini
Subject: Yolo Habitat Conservancy comments RE: Shriners Property Notice of Preparation
Attachments: Survey Comparison - Yolo HCPNCCP vs CEQA.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

CAUTION: External email. Please verify sender before opening attachments or clicking on links.

Hi Dara,

Thank you for the notice, I am submitting a comment on behalf of the Yolo Habitat Conservancy. The proposed Shriners mixed use project can utilize Yolo HCP/NCCP permit coverage for impacts to the listed endangered species. The project would be subject to the private project permit application process which requires an application submittal, including a Planning Level Survey that documents the land cover types and species that could utilize those land cover types as habitat, fee payment based on the disturbed acreage, and implementation of Avoidance and Minimization Measures prior to/during construction activities. The YHC can permit the project across multiple phases.

I recommend that the project applicant review the attached survey comparison which outlines the means of integrating the Yolo HCP/NCCP Planning Level Survey into the CEQA document's biological resource section. This can help avoid duplicative surveys and further streamline the Yolo HCP/NCCP permit process.

Please let me know if your team, and/or the applicant, would like to meet and discuss Yolo HCP/NCCP compliance.

Thank you again for the notice and opportunity to comment.

Charlie Tschudin

Natural Resources Planner
Yolo County Dept. of Community Services
Yolo Habitat Conservancy
Office: (530) 666-8850

From: Dara Dungworth <DDungworth@cityofdavis.org>
Sent: Friday, July 12, 2024 4:45 PM
To: Dara Dungworth <DDungworth@cityofdavis.org>
Subject: Shriners Property Notice of Preparation

Greetings,

The City of Davis has begun processing an Environmental Impact Report for the Shriners Property proposed mixed use project. Attached is a notice for the Notice of Preparation (NOP). The NOP as well as additional project information is available on the City's website at Shriners Property | City of Davis, CA.

Please note that an open house style Scoping Meeting will be held at 6:30 on Thursday, July 25, 2024 at the Davis Senior Center.

The comment period runs from July 12 to August 12, 2024.

Please contact me if you have any difficulty accessing information, have questions, or would to submit comments.

Cordially,

DARA L. DUNGWORTH (she/her)
Principal Planner

OFFICE: 530-757-5610, ext. 5882
ddungworth@cityofdavis.org

Community Development
23 Russell Boulevard
Davis, CA 95616

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Davis
CALIFORNIA

Yolo Habitat Conservancy

County of Yolo • City of Davis • City of Winters • City of West Sacramento
City of Woodland • University of California, Davis

Survey Comparison: Yolo HCP/NCCP vs. CEQA

Updated August 19, 2019

HCP/NCCP SURVEY	HCP/NCCP PURPOSE	CEQA EQUIVALENT	CEQA PURPOSE	INTEGRATION TIPS
1. Initial Land Cover Assessment	Determine eligibility for coverage.	Initial aerial examination of project site, often conducted by biological consultant.	Part of pre-survey investigation, along with gathering existing resource information, including CNDDB.	Use the land cover types and definitions used in the HCP/NCCP.
2. Planning-Level Survey	Document natural communities, habitat for covered species, and presence or potential for presence of covered species. Information is used to determine land cover impacts (extent of take), fees, and applicable AMMs.	Biological resources assessment, including species-specific and protocol surveys.	Included as the Biological Resources section in the CEQA document. Includes description of biological setting, presence or potential for special-status species, describes impacts, and recommends mitigation.	Similar biological assessment procedures are used. HCP/NCCP procedures are easily integrated into CEQA assessment by clearly identifying covered species, and using land cover types used in the HCP/NCCP for evaluation and impact assessment.
3. Preconstruction Surveys and Construction Requirements (AMMs)	To confirm presence/absence of covered species and additional requirements to avoid or minimize take of covered species.	Preconstruction surveys and mitigation, as described in the MMRP, Conditions of Approval, or similar documents.	Designed to avoid direct or indirect impacts on sensitive species and reduce impacts to less than significant levels.	Similar standard Avoidance and Minimization measures are used, so for Covered Species, in CEQA documents, simply refer to the AMM.

Key:
AMMs: Avoidance and Minimization Measures
CEQA: California Environmental Quality Act
HCP/NCCP: Habitat Conservation Plan/Natural Community Conservation Plan
CNDBB: California Natural Diversity Database
MMRP: Mitigation Monitoring and Reporting Program

COUNTY of YOLO
DEPARTMENT OF COMMUNITY SERVICES

Leslie Lindbo
Director

292 W Beamer St, Woodland, CA 95695
www.YoloCounty.org • (530) 666-8775

August 12, 2024

VIA E-MAIL

Dara Dungworth, Principal Planner
City of Davis
DDungworth@cityofdavis.org

Dear Ms. Dungworth:

The County of Yolo appreciates the opportunity to provide scoping comments on the Draft Environmental Impact Report (EIR) for the proposed Shriners Property development application that includes annexation, general plan amendment, and pre-zoning, as well as an amendment to the City's sphere of influence. County staff are hopeful that early consideration of the matters described below will help improve the EIR and the decision-making process surrounding the project.

The Shriners Property project proposes a mix of residential uses to provide a wide variety of densities, products, and price points, including affordable housing for low, very low, and extremely low-income households, as well as housing for the missing middle. The proposal also includes outdoor recreational uses, including passive uses within an agricultural buffer, a community park with ballfields, inclusive play areas, and indoor gymnasium, as well as a transit station and opportunities for 'eclectic' retail and entertainment proximate to East Covell Boulevard.

The approximately 234-acre project site is located on APN 071-130-007, which is designated as Agriculture in the Countywide General Plan and has been historically farmed in various rotating crops such as tomatoes, wheat, and sunflowers, with adjacent agricultural uses to the north and east that include orchards and rotating crops. The property, a majority of which is designated as Prime Farmland, is not enrolled in the Williamson Act, but borders property at its northeast boundary that is under a Williamson Act contract in Agricultural Preserve No. 046. The Davis Drain (tributary to Willow Creek), or "Channel A," traverses the northern portion of the project site trending northeast. No residential development is proposed on the north side of the tributary, where an agricultural/urban buffer is proposed to provide a transitional area between agricultural uses to the north and east.

The County notes that the project proposes a walking path through the northern ag/urban buffer to connect with the 'Gil trail', a walking path easement recently purchased by the City alongside the western portion of the Gil property (located on APN: 042-120-029). According to the project description, shared-use pathways will be encouraged in the ag/urban transitional areas to provide passive nature uses. The Gil property is enrolled in the Williamson Act under Land Use Agreement No. 22-271 (Ag Preserve No. 046) and the parcel is encumbered under an agricultural conservation easement held by the Yolo Land Trust (YLT easement #70).

The following comments identify topic areas the County requests to be addressed in the environmental assessment, which are germane to the County's mission to protect its interests in the unincorporated area.

AGRICULTURE

As addressed in the County's initial response to the City's request for comments on the Shriners Property (letter dated 1.15.2024) and restated here for emphasis, the project site is currently outside the City's sphere of influence and has not been considered in a municipal services review since 2019. Therefore, a development proposal on agricultural land not yet considered for annexation will require careful consideration of the County's General Plan Policies to ensure the surrounding ag land remaining in the unincorporated area is not adversely affected. Thus, at the very least, the project should be environmentally evaluated against the County's policies and programs that seek to protect agricultural resources.

Agricultural Buffer

Policies in the Countywide General Plan aim to protect existing farm operations from impacts related to the encroachment of urban uses through use of 300-foot to 500-foot buffers (Land Use Policy LU-2.1), an increase to the City's minimum standard in the Municipal Code. The County strongly urges that the Draft EIR consider County buffer requirements, particularly from environmentally sensitive areas, including public access in transitional buffer areas, to accommodate the continued use of adjacent farming operations and permitted restricted spray applications. Thus, proposed buffers (ag/urban transitional areas) may need to be increased to ensure neighboring agricultural lands are not taken out of production to allow for passive recreational use and that any land within an Agricultural Preserve is not compromised for sustaining Williamson Act compatibility and enrollment.

Right-to-Farm

The County's Right-to-Farm Ordinance, codified in Chapter 6 of Title 10, Yolo County Code of Ordinances, should be considered in the Draft EIR for the purposes of protecting adjacent and nearby farming operations in the unincorporated area of the County. This is especially important for the proposed features that will connect a recreational use trail to adjacent farmland that is enrolled in the Williamson Act within an Ag Preserve and encumbered by an agricultural conservation easement (YLT easement #70).

Opportunities for Farmworker Housing

The County appreciates that the Shriners Property project proposes a mix of housing products that aim to maximize housing options for all income levels. Workforce housing, such as dedicated affordable housing for farmworkers, should also be considered as an essential regional need.

HYDROLOGY

Davis Drain/Channel A

Storm drainage is proposed to be collected in a series of detention basins along the eastern portion of the project site, which will ultimately be discharged into the Willow Creek tributary or Davis Drain/Channel A. The Draft EIR will need to consider the effects of the project's proposed stormwater drainage discharge into the Davis Drain/Channel A (a California Stream per the California Department of Fish and Wildlife), including the offsite regional impacts on the channel upstream and downstream of the project site. The Davis Drain/Channel A eventually discharges into the Willow Slough Bypass (about 1.5 miles to the northeast), which is under the State of California Department of Water Resources (DWR) jurisdiction. Additional stormwater drainage discharge to Davis Drain/Channel A may require DWR review.

The Draft EIR should also consider and appropriately evaluate the adequacy of the onsite basins to serve project stormwater runoff and must disclose any offsite drainage features that may be necessary to accommodate the project at full buildout.

TRAFFIC

Impacts to County Roads

The Draft EIR should analyze traffic impacts to County Roads using current traffic analysis methodologies and in consideration of current and anticipated traffic patterns on East Covell Boulevard, Mace Boulevard, County Road (CR) 32A, and CR 32B, including routes used to avoid traffic on Interstate 80 (e.g., CR 29, 28H, CR 104/30B/104A/30, and CR 105).

The analysis must assume that project resident-commuters will seek alternative routes to avoid traffic issues already associated with Covell and Mace Boulevards and that regional shopping in Woodland will attract additional travelers along CR 102.

With motorists using navigational applications, drivers are being routed around Davis-proper through peripheral County Roads along the north and east sides of Davis. Traffic routed from the proposed development may impact CR 32A and CR 32B in the area of Interstate 80.

FINANCIAL CONSIDERATIONS

Although not a CEQA issue, the County looks forward to a productive discussion with the City regarding the necessary tax sharing agreement that would accompany an annexation. The project will require a thoughtful tax sharing agreement that best ensures sufficient and equitable revenue to both the City and County so that the increased need for public services associated with prospective phasing of the project and/or at build-out is adequately and properly addressed. We furthermore request that a jointly agreed-upon tax sharing agreement or the terms of other financing mechanisms be in place prior to this project going before the voters for approval.

* * *

The County is appreciative of the opportunity to provide scoping comments on the proposed Shriners Property project and hopes that dialogue with the City can increase as the project progresses.

Sincerely,

Stephanie Cormier
Chief Assistant Director to the Department of Community Services

cc (via e-mail only):
County Director Leslie Lindbo
County Supervisor Lucas Frerichs
Chief Administrative Officer Gerardo Pinedo
City Community Development and Sustainability Director Sherri Metzker
Agricultural Commissioner Humberto Izquierdo

Dara Dungworth

From: Alex Achimore <alexachimore@yahoo.com>
Sent: Monday, July 29, 2024 2:21 PM
To: Dara Dungworth
Subject: Another try at comments for Shriners

Categories: Yellow Category

CAUTION: External email. Please verify sender before opening attachments or clicking on links.

Hi Dara,

As I'm sure you can tell from my previous email, I'm struggling a bit to distill out the relevant environmental impact issues from development economics, what I believe Davis does and doesn't need, and some frustration with the process (perhaps we can discuss some day). So, I thought I'd take another crack at a set of comments that are more on point:

I believe a denser project with far fewer detached single-family houses could accommodate the same number of people with less environmental impact. In lieu of so many detached houses, a denser project could include attached units, such as duplexes and townhouses, which take up to 40% less energy to heat and cool, consume less land (undeveloped land absorbs carbon and runoff), and reduce vehicle miles travelled by being closer together.

I appreciate that an alternative has been suggested for the EIR that concentrates all units on 100 acres but am suggesting a modified version that may be more realistic (i.e. doesn't imply that half the site never be developed). My suggested alternative would:

Concentrate most of the units in the southern half of the site (about 115 acres) in medium and high-density housing, which would ensure mostly attached units and a walkable community that could better support transit.

Develop the northern half in very low-density housing (about 75 large lots similar to Willowbank) interspersed with public parks (the proposed park on Covell could be better used as high-density housing) and well-planted drainage ponds. Very low density in this area could then support a rich tree canopy, act as a carbon, runoff, and heat sink for the overall site, as well as provide recreation and open space. I think that would be better for the environment than leaving it in farmland but would look to the EIR study to confirm.

There would be no low-density residential--my assumption is that pattern has the greatest amount of negative environmental impacts.

To address increased traffic on Covell, if it is not already in the works, the EIR could also consider adding a lane in each direction from the narrowing near Harper School to the intersection at 2nd street where Mace becomes 4+ lanes. That would eliminate the merging, which now backs up traffic and will only get worse.

I hope this version is more helpful.

Thanks,

Alex

Dara Dungworth

From: Alex Achimore <alexachimore@yahoo.com>
Sent: Saturday, July 27, 2024 2:21 PM
To: Dara Dungworth
Subject: Shriners Property Comments

Categories: Red Category

CAUTION: External email. Please verify sender before opening attachments or clicking on links.

Hi Dara,

I've studied the information on the website and attended the meeting on the 25th, where I had a good conversation with one of the applicant's team, some of which is recapped in my overall comments below:

I don't believe it is possible to build a detached, single-family house in Davis anymore that is 70% the median price of houses here. I think even a 2-br, 1-bath house on a 2,500 square foot lot will cost more than that, or in any case more than $650,000, which doesn't begin to tackle the missing middle in the manner stated in the application.

I do get that the EIR isn't supposed to touch economics, but that leads to the environmental problems that detached single-family houses cause vs. attached, even humble duplexes.

In Davis right now, 3-br, 2-ba condominium units in townhouse or duplex configurations, on the ground and with yards are selling for less than $600,000. Building more of those instead of so many freestanding houses would more likely achieve the 70% price target, and that would have multiple environmental advantages:

Up to 40% less energy to heat and cool than detached houses due to party walls.
Less land consumed, less pavement (lowers heat island),
Lower vehicle miles traveled to get around.

Ironically, very low density housing a la Willowbank or around the Davis Municipal golf course, can be better for the environment than the low density detached housing that makes up most of the Shriners project because of the potential for a rich tree canopy and more unpaved land to absorb runoff.

So when concocting "alternatives" to study in the EIR, I would like to see one where the southern half is all medium- and high- density housing, which would promote walkability and make transit more achievable, and the northern half is all very low density housing (35,000+ square foot lots). That also would pull their large park up into the northern half, but I think land on Covell is too valuable for access to leave housing off that area anyway. I believe, but the EIR could prove or disprove, that the environmental impacts of a scheme like that would be less than their current plan.

Again, economics isn't supposed to play in, but of course it is the gorilla in the room. I would expect the profit would be lower, but far from negligible, and the unit count could even be higher. Without asking anyone to open their books, I think it would be reasonable to ask the developers why they couldn't make it pencil out. On the Curve is proposing a much denser scheme, so I would question why others couldn't. And with about 1/3 of the detached houses in Davis owned by persons like myself who are over 65, we should be building other types right now anyway.

On a related note, having still not heard what the "alternatives" for Village Farms are, I have to admit being suspicious they will not be much different from the submitted plan, at least not in the way I am describing one for Shriners above. Happy to be proven wrong--can you tell me when we will know what they've been studying?

Thanks,

Alex Achimore

Dara Dungworth

From: clutterbarbara@gmail.com
Sent: Monday, July 29, 2024 11:28 AM
To: Dara Dungworth
Cc: 'Mary Nisson'
Subject: NOP for Shriner's Project

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City of Davis Principal Planner,

Dara Dungworth

July 29, 2024

RE: NOP for Shriner's Project

Dear Ms. Dungworth,

I am a parent of an adult with a developmental disability. I'm sorry that I was unable to attend the July 25th Scoping Meeting, so I thank the City of Davis for the opportunity to express my concerns and desires via email.

It is crucial to me and my family that my son will have a place to live that will meet his needs **locally!** My wife and I are older parents, and we want to be sure that he is set up for independence in our lifetimes. The best way to ensure that happens is to set him up with a living space that is near us so that we may be nearby to assist the staff of independent living agencies in preparation for replacing our care when we die.

Part of my son's ability to be independent will require an I/DD-dedicated "supportive apartment" in a setting that will promote his health and well-being like those that the Regional Center has helped to design and/or fund in Sacramento and other cities. Mutual Housing would also work with Alta Regional on a program on the Shriner's Property where some of the rental units would be made available to individuals with intellectual and developmental disabilities. However, the Shriners Property must first become a reality as proposed, before Davis families, the interested developer, the Regional Center, and other agencies can plan construction. With a gym, a park, a coffee shop and other features envisioned for the Shriners Property community, we could conclude our remaining years resting in the assurance that our son can live a full inclusive life after we are gone. Our son deserves to stay in the familiar community he calls "home" - Davis! We thank the City of Davis for moving forward with the NOP and are confident you will do what's needed to take care of our beloved individuals with disabilities.

Thank you,

Barbara Clutter and Betty Hesters

2432 Westernesse Rd., Davis

snoopsscooby@att.net

Dara Dungworth

From: G. Francis <gpfalt@gmail.com>
Sent: Monday, August 12, 2024 4:43 PM
To: Dara Dungworth
Subject: Support for Shriners Property project

CAUTION: External email. Please verify sender before opening attachments or clicking on links.

Dear Ms. Dungworth,

As a 6.5-year resident of Davis (I live in East Davis at 3638 Cubre Terrace), I write to strongly support approval of the proposed project on the Shriners Property.

Like so many Davisites, one of the reasons I moved here and love living here is the ability for my whole family - children included - to safely get around town by bike, bus, and walking due to the city's traditional support for density and sustainability in its planning. I have several family members who would love to move to Davis but are put off by the high (for the Central Valley) and rising housing prices. My long-time Davis friends all tell me that Davis used to be much more accessible for middle-income families but that affordability has decreased in the past two decades as the pace of new housing construction has trickled. It's clear that our town desperately needs more housing to support its values of inclusivity and sustainability.

Given that, we absolutely need housing developments like the one proposed on the Shriners Property. I particularly support the options that involve larger numbers of units. Our housing shortfall is so dire that we need as many housing developments as possible.

As an added benefit, this project will bring much-needed revenue to the city through property taxes and the sales taxes that the new residents will contribute to our local businesses. I urge the city to support this project.

Best regards,
Greg Francis
Davis resident

Shriners Property Notice of Preparation Comments

By Ari Halberstadt, Davis resident

Below I discuss several aspects for consideration in the EIR to mitigate impacts from the proposed Shriners Property development:

1. Greenhouse gas emissions
2. Density, local services, and transportation
3. Native habitat and wildlife

Greenhouse gas emissions

The proposed Shriners Property development will cause the emission of significant quantities of greenhouse gasses. Davis has made commitments under CEQA and in its Climate Action and Adaptation Plan (CAAP). The proposed project will exceed the greenhouse gas emissions threshold identified by the city, such that the city should consider all feasible approaches to mitigate greenhouse gas emissions from the project. Below, I discuss several sources of greenhouse gasses from the proposed project, as well as feasible ways to mitigate some of those emissions, for consideration in the EIR.

The development will generate greenhouse gas emissions from several sources, including:

- Conversion from farmland
- Embodied emissions from construction
- Energy consumption over the lifetime of the project

Farmland emissions

Current emissions from farmland will be lower than from the proposed project. Greenhouse gas emissions per year per acre of agricultural land in California may range from -2.24 $MTCO_2e$ for alfalfa to +3.95 $MTCO_2e$ for tomatoes[1]. For the site's 232 acres of land, this gives a range of -520 to 916 $MTCO_2e$ per year when the land is used for agriculture.

Embodied emissions

Construction and operation of the site will result in much higher emissions than its current use as farmland. Embodied emissions from construction of the homes for the project could be roughly 35,000 $MTCO_2e$. This estimate is based on the given number of units, an estimate of the size of each unit, and an approximate value of 184 kg CO_2e/m^2 for emissions for residential construction[2]. These embodied emissions do not include emissions due to all activities or resource use, and therefore may be an underestimate. In my comments on Davis' CAP submitted in October 2022, I wrote that the city should include measures to reduce emissions due to construction, such as using lower-emission cement and steel. According to Rocky Mountain Institute, "reductions of 30 to 50 percent can be demonstrated with

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[1] Shaffer S and Thompson E Jr 2015, A New Comparison of Greenhouse Gas Emissions from California Agricultural and Urban Land Uses, American Farmland Trust, https://farmlandinfo.org/wp-content/uploads/sites/2/2019/09/AFTCrop-UrbanGreenhouseGasReport-Feburary2015-Edited-May2015.pdf

[2] Magwood C et al 2023, The Hidden Climate Impact of Residential Construction, Rocky Mountain Institute, https://rmi.org/insight/hidden-climate-impact-of-residential-construction/

commercially available, affordable, and code-compliant building materials". A reduction in embodied emissions of 50% could reduce these emissions by 17,500 $MTCO_2e$.

Emission reductions and other benefits of a community microgrid

Emissions from energy consumption over the lifetime of the development will depend on the energy mix used to power the project and on the amount of energy consumed by the development. California requires new single-family and low-rise multifamily homes to have solar photovoltaic systems, which I estimated at an aggregate 3 MW for this project. Baseline emissions due to electricity consumption with the required 3 MW of solar photovoltaic capacity would be about 9,600 MT CO2e over 25 years[3].

In contrast, incorporating a community microgrid into the development would provide significant financial, resilience, and environmental benefits. A community microgrid with 6.4 MW solar photovoltaic generation capacity and a 2.5 MW / 26 MWh battery system could provide much of the energy needed for the development. Benefits of such a system include:

- **Reduction in lifetime emissions by 7500 MT CO2e**, to 2,131 MT CO2e over 25 years, compared to the baseline 3 MW PV capacity. That is a reduction of about 78% in lifetime emissions.
- Providing a 25-year **net present value of over $67M** dollars from savings on electricity, at a municipal 4% discount rate.
- **Saving households $41M in present value** on electricity costs, over the same 25 years, but assuming an 8% household discount rate. That's like giving an average discount in present value of $20,000 to each household.
- **Providing energy equity**, enabling all residents to benefit from reduced energy costs, cleaner solar generation, and resilient battery backup. Those living in housing who are not able to or required to install solar or batteries will benefit equitably from the shared community energy resources.
- **Providing resilient energy to all residents**, with up to 10 hours of battery power at peak load, about a day at average loads, and multiple days serving reduced or critical loads.
- **Decoupling customers' electricity prices** from PG&E's rapidly escalating rates, rather than enduring a significantly higher increases under PG&E rates.
- **Reducing strain on the larger electric grid** by reducing demand and evening peaks, using excess midday solar to charge the batteries, and producing and consuming most energy on-site.
- **Potentially avoiding or reducing interconnection delays**. By reducing grid impacts, potential upgrades to the distribution grid could be avoided. In addition, the project could run in islanded mode while interconnection is being finalized, allowing homes to be occupied sooner and avoiding costly losses due to interconnection delays.
- **Reducing social costs by $2M by lowering pollution**. The social value of reducing greenhouse gasses and other pollutants (SOx, NOx, PM2.5) could be an additional $2M, compared to the social cost of emissions with the baseline 3 MW of required solar photovoltaics.

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[3] Based on an analysis using NREL's REopt (available at https://reopt.nrel.gov/tool) using load profiles for all-electric homes with 15% of residences adopting EVs and assuming the homes are occupied in 2027. In REopt, customers were assumed to be on PG&E's schedule E residential all electric utility rate for baseline territory S in the non-microgrid scenario.

Such a community microgrid could be enabled by creating a municipally owned electric corporation ("muni") to provide electricity to the residents of the development. This muni could also provide similar service to any other new developments in Davis, extending these benefits to additional residents.

Attaining climate goals of Davis' CAAP

Davis' GHG inventory estimated emissions to be 567,000 $MTCO_2e$ in 2016. Davis set a minimum target for the year 2030 in the City's 2023 Climate Action and Adaptation Plan (CAAP) [4] of 40% below 2016 levels, or 340,200 $MTCO_2e$. The minimum 40% target (taken at a linear rate of decline, as indicated in figure ES1 of Davis' 2023 CAP), implies emissions should decrease by 16,200 $MTCO_2e$ per year. Cumulative emission reductions to reach the target at this rate would be 1,587,600 $MTCO_2e$ compared to maintaining 2016 emission levels. By 2025, emissions should be at 421,000 $MTCO_2e$ to remain on target, and cumulative remaining emissions to 2030 should be just 203,000 $MTCO_2e$.

However, emissions from construction of the proposed development could be over 35,000 $MTCO_2e$. If only the required 3 MW solar PV were built it would result in additional emissions of 1,347 $MTCO_2$ for the first 3 years of the project through 2030 (assuming it becomes operational in 2027), for combined emissions on the order of 36,347 $MTCO_2e$ by 2030. Surface transit emissions from new residents would add many more tons of emissions. The project would therefore be a large new source of emissions representing a significant fraction of the needed cumulative reduction to reach the 2030 goal, even without emissions due to gas vehicles[5]. This calculation underscores the need to consider and mitigate all sources of emissions for Davis to meet its climate goals.

Davis should consider all feasible mitigation measures

Davis has made commitments under CEQA and in its Climate Action and Adaptation Plan (CAAP) that would require the city to consider all feasible measures to mitigate greenhouse gas emissions from development projects. Emissions from the proposed development, considering just embodied emissions from construction and operational electricity use, could be over 1,085 MT CO2e per year[6], which exceeds the city's bright-line threshold of 913 MT CO2e/yr for 2025. Inclusion of surface transit emissions would significantly increase this emissions estimate, and may meet the efficiency-based threshold as well. Therefore, under CEQA, the city should consider all feasible mitigation measures, including (but not limited to) those already identified in the city's CAAP.

Davis defined minimum greenhouse gas (GHG) reduction targets consistent with CEQA Guidelines Section 15183.5(b)(1)(B) to "support future project CEQA streamlining as described in Section 2.2.2." and "In compliance with Section 15183.5, the CAAP addresses the six necessary Plan Elements". Further, the CAAP states that "At a minimum, Davis will attempt to reduce its GHG emissions 40% below 2016 levels by 2030."[7] Davis defined a bright-line threshold of GHG emissions which is applicable to land-use

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[4] Davis 2023, 2020-2040 Climate Action and Adaptation Plan (CAAP), https://www.cityofdavis.org/home/showpublisheddocument/18401/638173234962900000

[5] A rough estimate for vehicle emissions is 3.9 MTCO2/year per vehicle, assuming fuel efficiency of 27 MPG and 12,000 miles driven per vehicle per year. Assuming an addition of 1000 gas powered vehicles due to the project, that's 3,900 MTCO2e per year or 11,700 MTCO2 for the 3 years from 2027 to 2030.

[6] Based on an estimate of emissions from electricity use and amortized construction and reasonable population estimates.

[7] 2020-2040 CAAP Adopted by City Council, https://www.cityofdavis.org/home/showpublisheddocument/18401/638173234962900000

development projects such as the Shriners Property project: "If a project's GHG total amortized annual construction emissions and operational emissions would exceed the bright-line threshold, all feasible mitigation would be required to reduce emissions to a level below the threshold, or GHG offsets/credits purchased if feasible mitigation could not reduce emissions to the level required."[8]

The proposed project will exceed the bright-line GHG threshold for 2025 of 913 MT CO2e/yr, triggering CEQA's additional requirements. Emissions from just electric energy and amortized construction are estimated to be 1085 MT CO2e per service population/year. (Energy emissions with all-electric and energy-efficient construction and a baseline 3 MW of PV generation may average about 385 MT per year, construction emissions amortized over 50 years may be about 700 MT. Annual surface transit emissions could be over 3,900 MT CO2e per year and would therefore increase this estimate significantly.)

The city should consider all feasible mitigation measures, including those already identified in the city's CAAP. Feasible measures include, but are not limited to:

- A community microgrid providing power to an all-electric development that would significantly reduce annual emissions from electricity while saving residents on their energy bills and providing equitable and resilient electric power. Technical, legal, financial, and operating mechanisms are available to enable a microgrid. Creation of a community microgrid is listed under measure BE.8 in the CAAP.
- More efficient construction materials and methods could halve embodied emissions[9], reducing those to an annualized 350 MT CO2e. All electric energy-efficient buildings will reduce operating energy and associated emissions and support a community microgrid. The CAAP includes measures such as BE.4 All-electric new construction and TR.11 Develop sustainable housing.
- Higher-density housing and transportation measures can result in lower operating emissions, will facilitate better transportation management, and reduced VMTs. These types of measures are considered in the CAAP under, for instance, TR.9 Transportaion Demand Management program, TR.1 Electric Vehicle Charging Plan, and TR.11 Develop sustainable housing.

Other measures to reduce on-road transit and other sources of GHGs should also be considered, especially since this is the largest source of GHG emissions associated with the project.

Recommendations:

1. The EIR should consider a community microgrid to provide local renewable power and significantly reduce emissions due to energy consumption while increasing resilience and providing significant economic benefits.
2. The EIR should consider reductions in greenhouse gas emissions from the project by incorporating low-emission construction design, methods, materials, and technologies, including lower-emission housing types.
3. The EIR should consider all-electric and efficient (e.g., Zero Net Energy Ready) construction.
4. The EIR should consider additional measures to offset the remaining emissions from the project.

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[8] Initial Study/Proposed Negative Declaration, p2-7, https://files.ceqanet.opr.ca.gov/285919-1/attachment/IPUDRuh1dv8hdmupkcTvEyNyJiZnOtP7L0kbDEKrMzTfLTnMYah4_dHgAgeLLSZasH3jUnbjpOYiCBaf0

[9] Magwood C et al 2023, The Hidden Climate Impact of Residential Construction, Rocky Mountain Institute, https://rmi.org/insight/hidden-climate-impact-of-residential-construction/.

Density, local services, and transportation

The city should consider how local services can be supported as new developments and housing are constructed. Higher density can reduce the need for travel and travel-associated energy and emissions. In a 15-minute city[10] the services needed by a community are located near to the community. This requires a sufficient density to support those services, yet the Shriners Property development has a proposed density of just 5.1 residences per acre. In addition, the developers have not included any commercial space to meet the needs of the community.

Single-family homes are the least efficient and least affordable homes, use the most resources and land for housing per person, and have lower density than other construction. The city should consider alternative housing mixes for the Shriners Property development, as well as alternative approaches to common spaces. For instance, the site could incorporate more multifamily structures with shared green space versus the currently proposed number of single-family homes. This would increase density, cut energy use, increase affordability, could enhance a sense of shared community, and could relieve pressure on habitat. Construction using manufactured modular homes could also significantly reduce construction costs and waste and provide more affordable housing.

Transportation interacts with energy consumption and community/urban design. The city should consider how it can reduce single vehicle miles travelled and reduce transportation needs. Vehicles account for significant emissions and other negative impacts, including traffic. Our transportation systems are in the process of conversion to electric systems, which will reduce tailpipe emissions. However, EVs will still use significant resources, produce pollution, and impact traffic. For instance, an all-electric passenger vehicle driven an average 12,000 miles per year could be expected to consume 5 MWh of electricity per year. This can be more energy than is consumed by a residence that was built with efficient construction and electric appliances. Further, vehicle ownership is expensive and not particularly affordable to many people. As noted above, sufficient density and situating services locally reduces transportation needs – yet the project proposes low-density construction with no local services.

Recommendations:

1. Consider a more compact development with local services that reduce travel and its related impacts.
2. Consider construction of more multifamily housing to increase density and improve land use, e.g., leaving more open space for habitat.
3. Consider measures to support EV and public transport charging and bidirectional charging.
4. Consider additional measures to reduce transportation needs and impact and provide alternative transportation infrastructure.

Native wildlife and habitat

We must protect and restore open space and habitat for wildlife and humans to thrive. The area encompassing Davis has lost much of its original habitat, wiping out most riparian zones, degrading the wetlands that thrived here, and displacing wildlife. We have a responsibility toward our fellow life to restore and protect it, ever more urgently as the earth's climate and environment degrade due to human

[10] Allam Z et al 2022, The '15-Minute City' concept can shape a net-zero urban future, Humanities & Social Sciences Communications, https://www.nature.com/articles/s41599-022-01145-0

actions. Integrating nature locally into our cities will help restore humans to a more balanced relationship with the earth. The city, and engaged residents, have protected and restored parcels of habitat. The city can go further, and integrate local habitat more directly into new developments.

Habitat can be interwoven into an overall urban setting. The proposal includes “over 70 acres, or 30 percent of the overall project area, devoted to green infrastructure including, 19.5 acres of parks, 7.3 acres of neighborhood greenbelt, and 43.9 acres of urban agriculture transition area”. The city should ensure that open spaces include native habitat, especially native plants, and spaces conducive to local wildlife. Trees, shrubs, grasses, and other plants should be selected from local native species. Organizations, like River Partners, restore native habitat along rivers – perhaps a restoration along the small creek bounding the north of the project could be undertaken. Native species will support local wildlife, improve soil health, and tend to be drought resistant. Architectural practices can enhance habitat, including such features as rain gardens, green roofs and walls, and more. Water management is an important element as well, and the development can incorporate grey water (which will also save energy) and elements like porous surfaces. In addition, by building a more compact development, more open space will be available for habitat.

Previously, I provided comments on shortcomings of the urban forestry plan. I recommend that the city consider more modern ecological urban forestry approaches and include an emphasis on native trees and habitat.

Recommendations:

1. Consider increasing the amount of natural habitat and incorporating habitat and nature throughout the development.
2. Consider habitat and plantings that support native wildlife.
3. Incorporate gray water to reduce water needs and recycle water.

Dara Dungworth

From: Rena Nayyar <renanayyar@hotmail.com>
Sent: Monday, August 5, 2024 10:35 PM
To: Dara Dungworth
Subject: scope comments Shriners

CAUTION: External email. Please verify sender before opening attachments or clicking on links.

Please accept my comments for the EIR Scope Written Comments for the Shriners Property. I am also not sure if my comments are relevant to the scoping process or fit in elsewhere. So thank you for considering these comments where they apply.

-We here about the need for housing for students, people who work here or grew up here but can't afford to live here and seniors wanting to downsize. We already have several missed opportunities for these needs, such as housing renting by the bed which is really only for students. We need housing types that are available to everyone, including but not limited to students. The city needs to be better at negotiating with the university to build affordable housing for students and staff on campus where they can be sure the housing goes to them. This would free up existing housing in Davis, which would slow development while still meeting the need. One reason people want to live here is the quality of life which is in part due to the controlled development and strong downtown instead of the sprawl other communities have allowed. New development needs to preserve the character and quality of life in Davis.

-We need more information on the actual numbers. How many people have jobs nearby, and would move here if housing costs were similar to where they currently live? Others needing housing? What housing price ranges are needed? Can the city along with local businesses, the university and others take a poll of employees and community members, as the school district did?

-We need an economic analysis that addresses costs and benefits to the city with a future way to check if they are met. Also, does the development at least break even while being affordable? (What is the break-even cost of housing such that the property taxes will pay for the increased infrastructure needs so there is no net cost to the city? And how many units are there in this price range? And is this price affordable for the targeted potential buyers? And if not, how will more affordable housing be paid for?)

-We need good information on traffic impacts.

-We need very high density and no single family detached housing. We already have such housing in the city and we need to take seriously the responsibility of protecting our valuable agricultural lands and natural areas while creating density with enough critical mass for public transportation. We don't need any "McMansions" which are not affordable or sustainable. The total rate of buildout for this and other projects needs to be within Sacog's regional housing needs plan for Davis, not more.

-We will be in a cycle of never-ending growth if this project is not affordable (so we need another development that is), or if out-of-town advertising inflates the demand. Can there be waiting lists or some agreement with the developer to address this?

-Please do not allow development on any known flood plain areas, vernal pools, or other sensitive habitats.

-The project should be carbon neutral and have a low water demand.

Thank you very much,
Rena Nayyar

Virus-free.www.avg.com

Dara Dungworth

From: Mike Webb
Sent: Tuesday, July 9, 2024 2:04 PM
To: Dara Dungworth
Subject: FW: Agenda item 5 - Shriners Property

MICHAEL WEBB
City Manager

OFFICE: 530-757-5602
mwebb@cityofdavis.og

City Manager's Office
23 Russell Blvd., Suite 1
Davis, CA 95616

CITYOFDAVIS.ORG

From: David Nisson <d.m.nisson@gmail.com>
Sent: Tuesday, July 9, 2024 1:58 PM
To: City Council Members <CityCouncilMembers@cityofdavis.org>
Cc: Mary Nisson <ddfp.planning@gmail.com>
Subject: Agenda item 5 - Shriners Property

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Dear Members of the Davis City Council,

My name is David Nisson, and I am an adult with developmental disabilities who was unusually fortunate to access the supportive low-income housing that I need to remain fully included in the Davis community. I'm writing about agenda item 5, and I ask the council to support the staff recommendation to move the Shriners Property into the Notice of Preparation phase. It's Disability Pride Month and one of the most pressing issues facing our developmental disabilities community is accessibility to low-income housing. There simply is not enough for my friends with developmental disabilities. Shriners Property is working towards providing dedicated Affordable housing for adults with Intellectual or Developmental Disabilities, which is desperately needed. Please move this project forward. Thanks for all you do!

David M. Nisson
District 3 resident

Dara Dungworth, Principal Planner
City of Davis Department of Community Development and Sustainability
23 Russell Boulevard
Davis, CA. 95616
ddungworth@cityofdavis.org

Dear Principal Planner Dungworth, members of the City of Davis City Council and Staff, and others who might read this email in future,

I am Mary Nisson, parent of an adult with developmental disabilities who is a client of the Alta California Regional Center. I also represent parents at meetings of the Yolo County Aging and Adult Services Commission's task force addressing the crisis of aging caregivers of adults with *intellectual disability* (indicated by an IQ test score of 50 or below), and/or with *developmental disabilities* (autism, Down syndrome, cerebral palsy, etc). Hereafter these terms are referred to by the initials *ID/DD.*

Regarding the Notice of Preparation of a Draft Environmental Impact Report In reference for the Shriner Property Project, I have two primary arguments in favor of continuing to move forward with the so-called "Shriners Property Project", so I request that staff does further research in the areas of the CEQA Appendix G environmental checklist so as to assure that the EIR includes information about the following issues:

1. I believe that data exists to suggest that building *ID/DD*- dedicated housing on the Shriners property will prove better for "**Air Quality**" and "**Greenhouse Gas Emissions**" than construction on alternative property that lacks enough disability-dedicated housing.

According to the U.S. Department of Transportation's "Bureau of Transportation Statistics", teens and adults with all types of disabilities drive far less than do the many air-quality-destroying adults *without disabilities* who drive at times when a bus or bicycle was an option. Especially dependent upon bicycles, public transportation, or being transported in a carpool are those with an *intellectual disability*-IQ score at a level too low for them to safely operate an automobile. Here is background information on housing for adults with *ID,* as well as adults with autism and other *DD* on the Shriners Property now being discussed/planned:

Over the months, the Alta California Regional Center's Community Services Director, John Decker, has spoken at meetings to inform the City of Davis City Council members, staff of relevant departments, and the public that -- in cities throughout the Sacramento Valley -- he has successfully accessed funding from the California Department of Developmental Services (DDS), and from other agencies, to construct special low-income housing units dedicated for their adult-aged clients with ID/DD. Many residents with low IQ ("intellectual disability") or with certain *developmental disabilities* have functional limitations that *prevent them* from driving, while, as pointed out at the U.S. Department of Transportation website, others who could drive choose not to, or limit their driving times for reasons of safety and public ethics.

Here in Davis, Decker and his team are communicating with a developer on the design of environment-friendly set-aside low-income, supportive apartments for adults diagnosed with *ID/DD* at the Shriners Property.
So, I again call your attention to the Transportation Department statistics that reveal **drivers with disabilities drive less than those without them**.
Therefore, instead of driving, it is reasonable to expect that residents of the special units dedicated to adults with *ID/DD* at the Shriners property, will rely upon:

- Bicycling,
- Walking,
- Davis Community Transit program and/or Unitrans,
- Being included in carpools when transported privately to distant destinations.

Fewer drivers means fewer emissions. I hope that the EIR team does further research on my claim that allowing Regional Center to work with stakeholders on funding their *ID/DD-dedicated housing* at Shriners would be good for **Air Quality.**
So, I argue that improved Air Quality from the non-driving disabled population is a mitigating circumstance to offset agricultural, biological and other factors.

2. Neighborhoods with fewer drivers have less **Noise.** This constitutes another mitigating circumstance.

3. To which, you might logically reply that there are alternative settings to construct housing for adults with *ID/DD.*
Yes, Shriners is only the beginning!!
But the word "alternative" creates what, from the *ID/DD*-allied subcultural point of view, constitutes a nonsequitur. Rather, those other potential construction settings are not so much "alternatives" as they will become someday "additions" to the models we hope to commence on the Shriners property. In future, we will need any and all available land to include some *ID/DD-dedicated housing* if we are to meet the new ADA, Lanterman Act, and other inclusive standards of our nation's, our state's, and our city's new socially inclusive paradigm. I disagree with those telling me that I've "gone overboard" when I say that at all times when planning land use, we must always ask: *"And where will the Regional Center Housing be located?".*

However, before thinking of those other potential settings, please note that "Shriners" is currently the *only property* at which an experienced, locally-respected developer is working with John Decker's team of the Alta California Regional Center, with those families representing clients whose functional limitations prevent their participation in discussion, and with those few adult Regional Center clients whose IQ's and verbal abilities allow them to speak on designing specialized low income supportive living arrangements for adults with *ID/DD*. We must act quickly in constructing this housing so as to prevent homelessness or institutionalization because parent-caregivers of Regional Center clients are aging. Without such specialized, inclusive housing, your Davis neighbors with *ID/DD* will see the resumption of our unfortunate historical tradition of segregating them into inappropriate settings in state-run institutions miles away when their caregivers die.

On the CEQA list, this second issue therefore relates to "**Population/ Housing**', "**Land Use/ Planning".** I also consider that making amends for nearly two centuries of exclusion in faraway counties due to the lack of local appropriate housing constitutes a very well-justified **Mitigating Circumstance** that offsets other issues.
With all this said, I am also quite committed to building a healthy, climate-safe biologically balanced future for generations to come.

Many thanks, Ms. Dungworth, for your heartfelt dedication and service to the community of Davis,

Mary Nisson
Davis resident
marilew2005@gmail.com (personal email)
(916) 753-3723

ddfp.planning@gmail.com (public email)
Ex-officio Member
Yolo County Aging and Adult Service Commission's *Task Force for Aging Caregivers of Adults with ID/DD*

Dara Dungworth

From: Tamara Range <trange@summitfunding.net>
Sent: Wednesday, July 17, 2024 7:55 AM
To: Dara Dungworth
Cc: cambriaca@yahoo.com
Subject: PUBLIC COMMENT - Shriners Project Notice of Preparation

CAUTION: External email. Please verify sender before opening attachments or clicking on links.

Ms. Dungworth,

I am a mother of an adult son with Autism. I am unable to attend the Scoping Meeting on 7/25 but would like my thoughts to be heard.

It is crucial to myself and my family that my son have a place to live that will meet his needs ***locally!*** My husband and I are older parents and want to be sure that he is set up for independence in our lifetime. The best way to insure that happens is to set him up with a living space that is near us and his other local family member to that we may all check in on him.

Part of his ability to be independent is providing a living space that is will promote his health and well-being – someplace like Shriners that could have IDD housing and might have a gym and an inclusive park and a coffee shop where he might be able to congregate with other like minded individuals.

My son deserves to live a full inclusive life! He deserves to be ablet o live close to his other family members. He deserves to stay in the community he was raised in all his life – the only community he is familiar with. He deserves to the cared for as much as my neurotypical daughters are. I want him to have the same opportunities they have and he deserves them!

In closing, the Shriners community is very important to so many families here locally. We appreciate the City Councils approval move forward last week and know that our Davis community will do what we need to do to take care of our beloved individuals with disabilities.

Most Truly,
Tamara Range

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Shriner's Project Environmental Review To City of Davis

Comments from David J Thompson, 516 Rutgers Drive, Davis, CA 95616
dthompcoop@aol.com 530-400-9765

The plan proposed by Shriners is an unnecessary global warming project
Not planned as a future energy and climate reducing project
Too car-centric
Large Single family homes will attract large % of households who work in Sacramento and outside of Davis
Too old school 1950's suburban proposal for 2030 housing
Not transit friendly
Too few high density units near existing bus routes
Too few rentals to increase bus usage schedule which offers more frequent service to attract more ridership
Too many car trips
Too low density to be climate friendly
Not enough apartments to decrease low-mod households driving into Davis
Not enough low income rentals to lessen low income workers driving into Davis

Dara Dungworth

From: Jeff Tweddale <jefftweddale@gmail.com>
Sent: Thursday, August 8, 2024 10:59 AM
To: Dara Dungworth
Cc: Kate Tweddale
Subject: Jeff Tweddale Comment on the Shriners Property Project

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Hello Dara,

We are a long-time Davis family with an 18-yr old son who is an Alta client on the Autism Spectrum. We will fully support the Shriner's Project if it includes the stated goal of "Mutual Housing would also work with Alta Regional on a program where some of the rental units would be made available to individuals with intellectual and developmental disabilities."

I note that the Davis City Council approved language for the Sutter home project (on north side of town next next to Sutter hospital) that sold Davis residents on a ridiculous dream that long term Davis residents would be given **preferential access** to units in that development when it was clear to any casual reading that discriminatory rules like that were going to be un-enforceable. Which is, of course, what happened.

Do not allow this developer to use the vague language "work with Alta Regional on a program where some of the rental units would be made available to individuals with intellectual and developmental disabilities". Rather force them to **allocate a set number of units** for California Regional Center clients with intellectual and developmental disabilities. Make approval contingent on a set number available for a time period, say 2 years, so that if California Regional Center clients (likely discriminating for Alta clients against other California Regional Center clients will be declared discriminatory) don't fulfill the purchase of the units, then the units can revert to other low income program purposes. But give California Regional Center clients a set number of units, for a set time period, to purchase the affordable housing units. If that time period passes and California Regional Center clients don't purchase the allocation of units, then let them revert to low income programs.

It's crucial the City stops using vague language for developers to gain access to an expanded City boundary but not honor their commitments. That the commitments are legally binding and likely to pass legal threats - which will surely come if not written clearly and abled to withstand lawsuits.

Here to assist with any further deal on my comments and support for this project with the goal of providing Regional Center clients an opportunity to live in Davis with dignity.

Thanks in advance,

Jeff Tweddale
1228 Eureka Ave
Davis, California 95616
+1-707-486-1292
JeffTweddale@gmail.com

Dara Dungworth

From: Ben Young <benyoung32@gmail.com>
Sent: Wednesday, July 17, 2024 7:28 PM
To: Dara Dungworth
Subject: Shriners Notice of Preparation Public Comment

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Hello,
I am a UCD student and Davis resident of 4 years. I am excited by this project and admire the effort put into incorporating the new development with existing uses, both urban and agricultural as the site is on the edge of the current city limits. I believe this development will be a boon to the city and will alleviate the extreme pressure of the current housing market. I hope that the EIR and other analysis include the impact this will have on VMT in relation to allowing more UCD affiliates to live in the city. Currently, most UCD staff and many students commute, primarily by single-occupant vehicle, dozens of miles from neighboring cities. This project will allow thousands of Davis workers or students to live biking/bus distance from the university, reducing the total VMT of the city's working population. The working population of Davis is increasing far faster than the current housing supply, as indicated in the current RHNA which mandates zoning for thousands of housing units. I hope the voices of people not fortunate enough to have scooped up Davis housing 40 years ago during the boom era are considered for this project, as this project will have a tremendous impact on people who are currently unable to live where they work.
Thanks,
Ben Young

*Hand-written text not OCR compatible.

Shriners Property
EIR Scoping Open House
July 25, 2024
EIR Scope Written Comments

Name: Jean Haymond Sugarman

Contact phone/email/address: jeanhaymond@gmail.com

This project was pitched as "providing affordable housing for individuals with developmental disabilities" BUT despite 20% of 1200 units being affordable = 240, in Reality appearance there will only be 20-30 units for disabled individuals ——— ???

This seems like a Bait + switch proposition?

*Hand-written text not OCR compatible.

Shriners Property
EIR Scoping Open House
July 25, 2024
EIR Scope Written Comments

Name: Connor Gorman

Contact phone/email/address: cogormanucd@gmail.com

I would favor more density to meet the housing needs of Davis as well as reduce per capita environmental impacts like VMT. This could mean more high density apartments and/or other options such as some du, tri, or four-plexes in some of the medium or even (currently) low density single-family-home zones. These possibilities should be considered as part of some of the alternatives that are analyzed.

I'd also favor more Affordability and Affordable units of all types (not just high density Affordable apartments when there's market rate apartments plus various types of market rate houses, and maybe du, tri, or four-plexes too), though I do ... idea of some ...

*Hand-written text not OCR compatible.

Shriners Property
EIR Scoping Open House
July 25, 2024
EIR Scope Written Comments

Name: Gayna Lamb-Bang

Contact phone/email/address: gayna@dcn.org

The 20% affordable housing is great. The more high density housing the better. We really do not need more single family dwelling $1 million homes. Your current plan looks workable, but if it possible finacially to ~~be~~ have even densier housing please do. Glad to hear there will be a bus ~~to~~ stop area. Make sure there are enough lights to safely cross Covell.

*Hand-written text not OCR compatible.

Shriners Property
EIR Scoping Open House
July 25, 2024
EIR Scope Written Comments

Name: Vicki Link

Contact phone/email/address: narvlink@comcast.net
916-806-7098

I and my family are strongly opposed to this huge development! That said, there are some things that would make it much more palatable to those of us who will be strongly + negatively affected by this project (dust, dirt, noise, light, badly affected visual effects, etc)

1) It would be much, much better for the wildhorse residents if there was a (much!) bigger buffer on the west end of the site. Or better yet, do a mirror image with the greenbelt/open land on the west side, instead of the east.
At the very least, more space between new homes + brown belt

2) make a walking path around it + including a path on the west side, with connections to the existing brown belt.

3) The whole thing is really hi-density - ?neccessary

I am really concerned about all the wildlife that will be affected - birds, coyote, bunnies, owls, lizards etc.

I do love the pickleball court + dog park ideas!

*Hand-written text not OCR compatible.

Shriners Property
EIR Scoping Open House
July 25, 2024
EIR Scope Written Comments

Name: Sara May

Contact phone/email/address: 530-902-4073 sbmay@comcastnet
1904 Alicante St. Davis

- How do you plan to mitigate the amount of traffic + speed on E Covell. More lights, Round about...
- Why isn't there an access road to the north
- Seems like w/ 1200 units that is at least 1200 additional cars daily on E Covell.
- How may floors tall are the high density units that back on to E. Covell (directly behind my house).