

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

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

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

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

PROJECT TITLE: West Davis Active Adult Community  
PROJECT LOCATION: Yolo County Assessor's Parcel Number (APN) 036-060-05

COMMENT PERIOD: Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 p.m., Monday May 15, 2017. Please send your input, comments or responses (including the name for a contact person in your agency) to: Attn: Katherine Hess, City of Davis Community Development and Sustainability Department, 23 Russell Boulevard, Suite 2, Davis, CA 95616, or by email at: [khess@cityofdavis.org](mailto:khess@cityofdavis.org).

PROJECT DESCRIPTION: The project site is currently undeveloped and has been previously used for agricultural uses. The project includes development of 325 for-sale residential housing units, which will consist primarily of single-family detached units (of which 80%, or 260 units, will be dedicated for seniors), 150 affordable senior apartments, an approximately three-acre Activity and Wellness Center, which is anticipated to include a pool, public restaurant, outdoor patio, and parking lot, an approximately three-acre parcel for University Retirement Community expansion,

small dog park and associated greenways, drainage, agricultural buffers, and off-site stormwater detention facilities. Upon completion of the project, the approximately 74-acre site would provide up to 505 dwelling units and 3.1 miles of off street biking and walking paths within the project area and an additional 0.25 miles of off street biking and walking paths offsite. While the land use plan currently contains 505 units, the project impacts will be evaluated at 560 units to allow for consideration of a zone of other higher density residential to be included in the Activity and Wellness Center and in the Cottages area, if appropriate.

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

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

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