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JUL 18 2024

Bill Emier, Clerk of the Board of Supervisors of the County of Solano, State of California  
Deputy *[Signature]*

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

LEAD AGENCY: City of Davis  
Community Development Department  
23 Russell Boulevard, Suite 2  
Davis, CA 95616  
Phone: 530-757-5652  
Email: [ddungworth@cityofdavis.org](mailto:ddungworth@cityofdavis.org)

SCOPING MEETING: On Thursday, July 25, 2024 starting at 6:30 p.m. the City of Davis Community Development 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 Shriners Property Project. This meeting will be held at the Davis Senior Center, Valente Room located at 646 A Street, Davis, CA 95616. The meeting will run from 6:30 p.m. to 8:30 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 6:30 p.m. and 8:30 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 Shriners 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: Shriners Property  
PROJECT LOCATION: North of the intersection of East Covell Boulevard and Alhambra Drive, Davis, CA 95618; Yolo County Assessor's Parcel Number (APN) 071-130-007

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, August 12, 2024. Please send your input, comments or responses (including the name for a contact person in your agency) to: Attn: Dara Dungworth, City of Davis Community Development Department, 23 Russell Boulevard, Suite 2, Davis, CA 95616, or by email at: [ddungworth@cityofdavis.org](mailto:ddungworth@cityofdavis.org).

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Deputy Clerk of the Board



**PROJECT DESCRIPTION:** The project site of approximately 232 acres is currently undeveloped and has been previously used for agricultural uses. Although the property is no longer owned by the Shriners, the project, for the time being, is maintaining the name for historical reference. The project site is located outside of the City of Davis City Limits and the City of Davis Sphere of Influence. 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).

In general, the proposed project would consist of a mixed-use development community, 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.

The proposed project would require discretionary approvals, including a Sphere of Influence Amendment, Annexation, General Plan Amendment, Pre-Zoning, and a Development Agreement. In addition, the project will request approval of Large Lot and Small Lot Tentative Subdivision Maps. The project will also include a Baseline Project Features agreement into which the developer will enter and be bound by to ensure inclusion of the agreed-to project features.

**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, and Cumulative Impacts.

**INITIAL STUDY:** An Initial Study will not be prepared for this project. As allowable under CEQA, all CEQA topics will be addressed in the EIR. Those CEQA topics that are deemed inconsequential with regard to the project will be covered in a chapter entitled, Effects Not Found to be Significant.

**ADDITIONAL INFORMATION:** The Notice of Preparation and additional information on the project proposal is on the city's website at: <https://www.cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/shriners-property>