

April 24, 2018

Eric Lee
Department of Community Development & Sustainability
City of Davis
23 Russell Blvd.
Davis, CA 95616

RE: Option B of the 3820 Chiles Road Apartment project consistency with the Metropolitan Transportation Plan/Sustainable Communities Strategy for 2036

Dear Mr. Lee,

In November 2017, you requested SACOG's confirmation that the 3820 Chiles Road Apartment project is consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy for 2036 (MTP/SCS). SACOG provided a letter confirming consistency on November 15, 2017, as it related to the applicant's preferred project for 222 units. However, there is a second option (Option B) being considered as a part of the project Environmental Impact Report with slightly fewer units.

The City requested that SACOG confirm Option B is consistent with the MTP/SCS, should the applicant and/or the City decide to pursue it instead of the currently preferred project. The differences between the currently preferred option and Option B do not affect SACOG's consistency determination. This letter concurs with the City's determination that Option B of the 3820 Chiles Road Apartment project is consistent with the MTP/SCS. SACOG reviewed the project description and SCS consistency worksheet that was provided by City staff and compared it to the MTP/SCS assumptions for the project area to make our determination.

Option B of the 3820 Chiles Road Apartment project is located on 7.4 acres near Chiles Road and La Vida Way in Davis. The project, as defined in the materials you provided, consists of a total of 188 apartment units and 5 single family detached units. The residential density of the project is 27 dwelling units per acre and 100 percent of the total building area square footage (260,658 square feet).

The project is also located within a Transit Priority Area. Transit Priority Areas are areas of the region within one-half mile of a major transit stop (existing or planned light rail, street car, train station, or the intersection of two or more major bus routes) or an existing or planned high-quality transit corridor included in the MTP/SCS. As shown in Map 1, the project is entirely within one-half mile of the Cowell Blvd high quality transit corridor in the MTP/SCS. It is also within a half mile of Drummond Ave. to the west and Mace Blvd to the east, both of which are considered high quality transit corridors in the MTP/SCS.

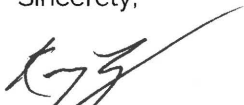
Option B of the 3820 Chiles Road Apartment project is an infill project within the Established Community designation of the MTP/SCS for the City of Davis (see attached Map 2). Within the Established Community, the MTP/SCS forecasts a range of low to high density residential, commercial, office, and industrial uses (MTP/SCS Appendix E-3, Land Use Forecast Background Documentation, pp. 148, February 19, 2016). The project's land uses fall within this range of general uses, densities, and building intensities. Therefore, development at the proposed densities is consistent with the build out assumptions for the area within this community type of the MTP/SCS.

Auburn
Citrus Heights
Colfax
Davis
El Dorado County
Elk Grove
Folsom
Galt
Isleton
Lincoln
Live Oak
Loomis
Marysville
Placer County
Placerville
Rancho Cordova
Rocklin
Roseville
Sacramento
Sacramento County
Sutter County
West Sacramento
Wheatland
Winters
Woodland
Yolo County
Yuba City
Yuba County

With respect to consistency with the MTP/SCS policies, the applicable policies are embedded in the metrics and growth forecast assumptions of the MTP/SCS. For the purposes of determining SCS consistency, projects consistent with the growth forecast assumptions of the MTP/SCS are consistent with these policies. The MTP/SCS housing forecast for the Established Communities was based not only on the City's land use plans and policies, but also on the following: an assessment of past building activity, current project entitlement activity, and consideration of changing demographic and housing market demand. Infill development and redevelopment is a strategy essential to the success of the Blueprint Preferred Scenario and the MTP/SCS. The Blueprint Preferred Scenario, the adopted MTP/SCS, and the draft MTP/SCS achieve transportation, air quality, and other quality of life benefits by relying in part on infill and redevelopment projects such as this one. Option B of the proposed 3820 Chiles Road Apartment project is consistent with MTP/SCS growth forecast assumptions. Our confirmation of the project's consistency with the MTP/SCS is not intended to express any opinion on the site design or the appropriate conditions of approval of the project.

Thank you for inviting SACOG's input. If you have further questions or need further assistance, please don't hesitate to contact me at (916) 340-6265.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kacey Lizon', with a long, sweeping flourish extending to the right.

Kacey Lizon
Planning Manager



November 15, 2017

Katherine Hess
Department of Community Development & Sustainability
City of Davis
23 Russell Blvd.
Davis, CA 95616

RE: 3820 Chiles Road Apartment project consistency with the
Metropolitan Transportation Plan/Sustainable Communities Strategy
for 2036

Dear Ms. Hess,

You requested SACOG's confirmation that the 3820 Chiles Road Apartment project is consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy for 2036 (MTP/SCS). You also requested that SACOG identify the streets surrounding the Project site that are part of the regional transportation network as defined in the Regional Transportation Plan (RTP). SACOG provides a consistency determination at the request of the lead agency. However, it is the responsibility of the lead agency to make the final determination on a project's consistency with the MTP/SCS. This letter concurs with the City's determination that the 3820 Chiles Road Apartment project is consistent with the MTP/SCS. SACOG reviewed the project description and SCS consistency worksheet that was provided by City staff and compared it to the MTP/SCS assumptions for the project area to make our determination.

The 3820 Chiles Road Apartment project is located on 7.4 acres near Chiles Road and La Vida Way in Davis. The project, as defined in the materials you provided, consists of a total of 222 apartment units. The residential density of the project is 30 dwelling units per acre and 100 percent of the total building area square footage (260,658 square feet).

The project is also located within a Transit Priority Area. Transit Priority Areas are areas of the region within one-half mile of a major transit stop (existing or planned light rail, street car, train station, or the intersection of two or more major bus routes) or an existing or planned high-quality transit corridor included in the MTP/SCS. As shown in Map 1, the project is entirely within one-half mile of the Cowell Blvd high quality transit corridor in the MTP/SCS. It is also within a half mile of Drummond Ave. to the west and Mace Blvd to the east, both of which are considered high quality transit corridors in the MTP/SCS.

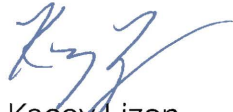
The 3820 Chiles Road Apartment project is an infill project within the Established Community designation of the MTP/SCS for the City of Davis (see attached Map 2). Within the Established Community, the MTP/SCS forecasts a range of low to high density residential, commercial, office, and industrial uses (MTP/SCS Appendix E-3, Land Use Forecast Background Documentation, pp. 148, February 19, 2016). The project's land uses fall within this range of general uses, densities, and building intensities. Therefore, development at the proposed densities is consistent with the build out assumptions for the area within this community type of the MTP/SCS.

With respect to consistency with the MTP/SCS policies, the applicable policies are embedded in the metrics and growth forecast assumptions of the MTP/SCS. For the purposes of determining SCS consistency, projects consistent with the growth forecast assumptions of the MTP/SCS are consistent with these policies. The MTP/SCS housing forecast for the Established Communities was based not only on the City's land use plans and policies, but also on the following: an assessment of past building activity, current project entitlement activity, and consideration of changing demographic and housing market demand. Infill development and redevelopment is a strategy essential to the success of the Blueprint Preferred Scenario and the MTP/SCS. The Blueprint Preferred Scenario, the adopted MTP/SCS, and the draft MTP/SCS achieve transportation, air quality, and other quality of life benefits by relying in part on infill and redevelopment projects such as this one. The proposed 3820 Chiles Road Apartment project is consistent with MTP/SCS growth forecast assumptions. Our confirmation of the project's consistency with the MTP/SCS is not intended to express any opinion on the site design or the appropriate conditions of approval of the project.

You also asked that SACOG identify the streets surrounding the project site that are part of the regional transportation network. As defined in PRC § 21159.28(c), "Regional transportation network" means "all existing and proposed transportation system improvements, including the state transportation system, that were included in the transportation and air quality conformity modeling, including congestion modeling, for the final regional transportation plan adopted by the metropolitan planning organization, but shall not include local streets and roads." The project site is located on Chiles Road and is near Interstate 80, Drummond Ave., Ensenada Dr., and Mace Blvd. These roadways are part of the regional transportation network as shown on the attached Map 3.

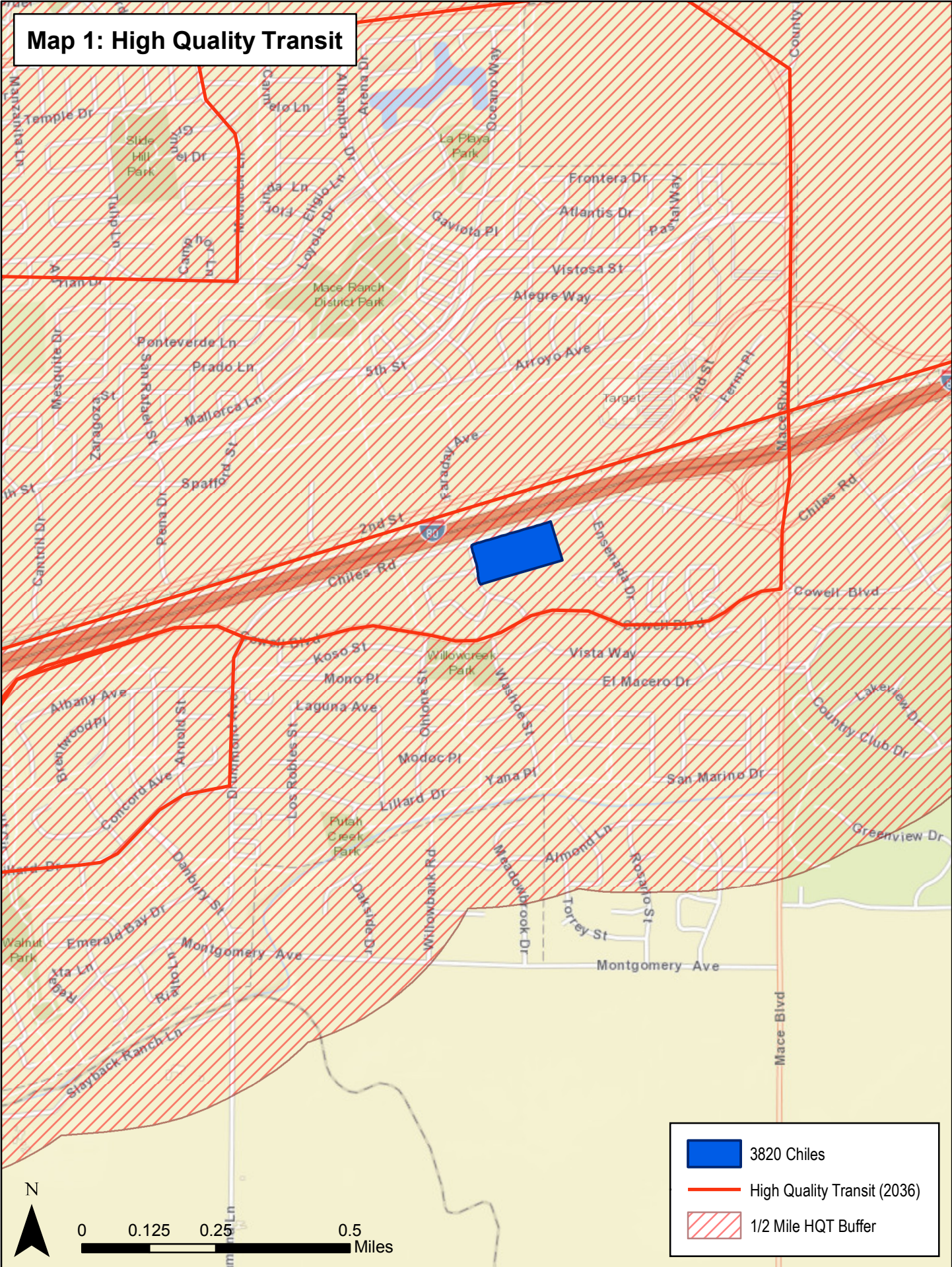
Thank you for inviting SACOG's input as to the consistency of the 3820 Chiles Road Apartment project with the MTP/SCS for 2036. If you have further questions or need further assistance, please don't hesitate to contact me at (916) 340-6265.




Sincerely,

A handwritten signature in blue ink, appearing to read 'K Lizon', with a long horizontal flourish extending to the right.


Kacey Lizon
Planning Manager

Map 1: High Quality Transit

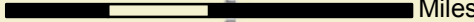


-  3820 Chiles
-  High Quality Transit (2036)
-  1/2 Mile HQT Buffer

N



0 0.125 0.25 0.5 Miles



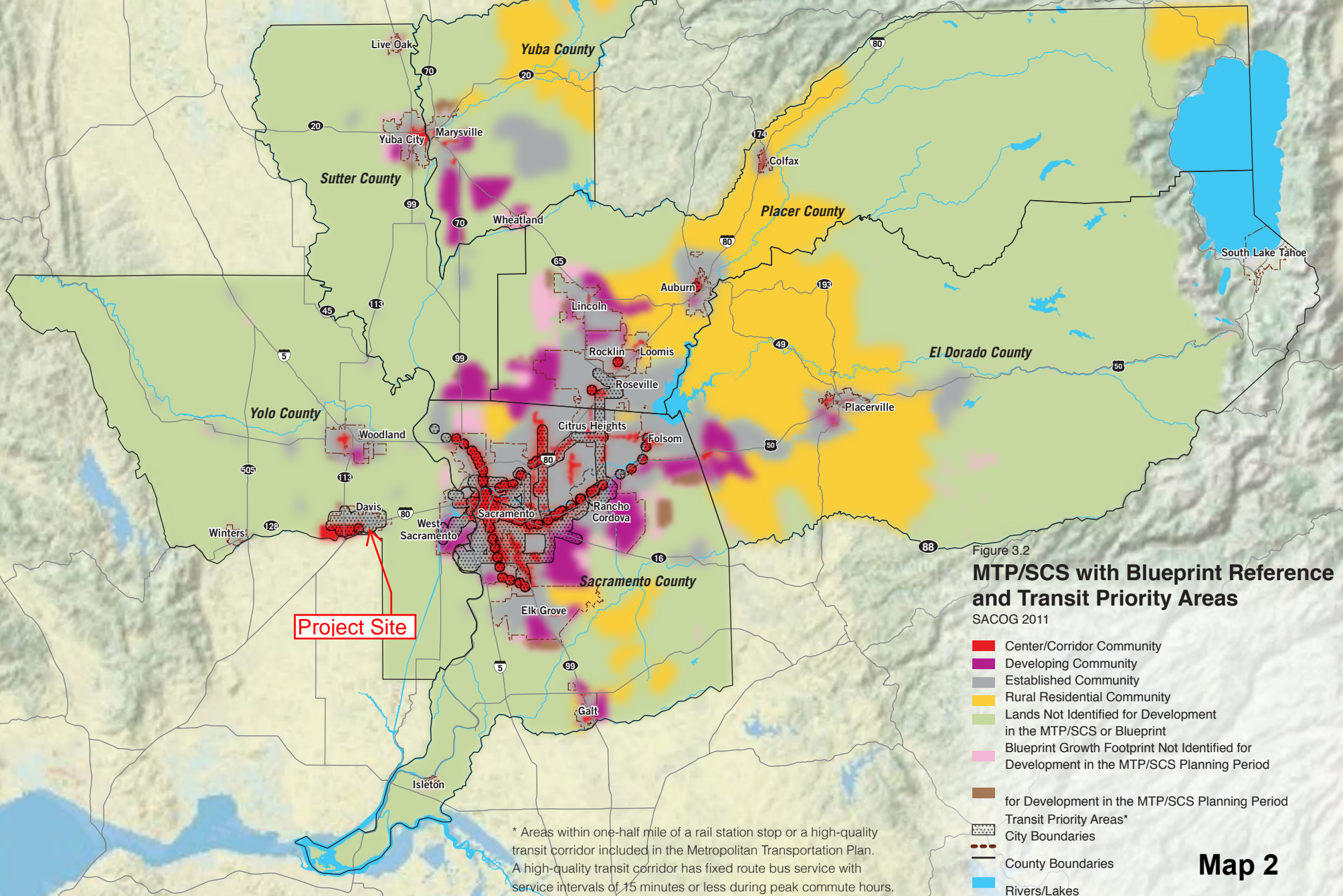
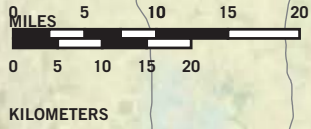
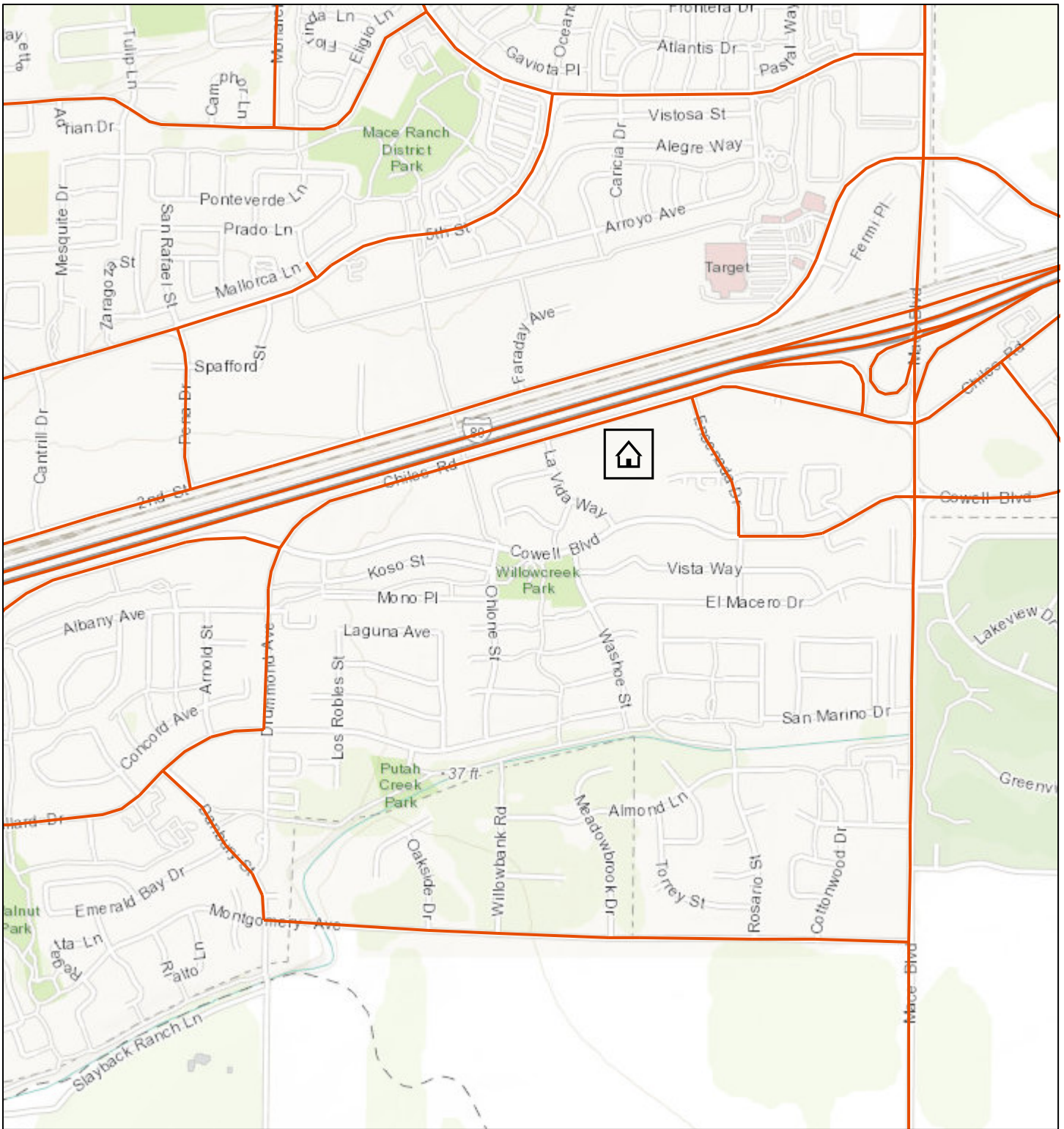


Figure 3.2
**MTP/SCS with Blueprint Reference
and Transit Priority Areas**
SACOG 2011

- Center/Corridor Community
- Developing Community
- Established Community
- Rural Residential Community
- Lands Not Identified for Development in the MTP/SCS or Blueprint
- Blueprint Growth Footprint Not Identified for Development in the MTP/SCS Planning Period
- for Development in the MTP/SCS Planning Period
- Transit Priority Areas*
- City Boundaries
- County Boundaries
- Rivers/Lakes

* Areas within one-half mile of a rail station stop or a high-quality transit corridor included in the Metropolitan Transportation Plan. A high-quality transit corridor has fixed route bus service with service intervals of 15 minutes or less during peak commute hours.

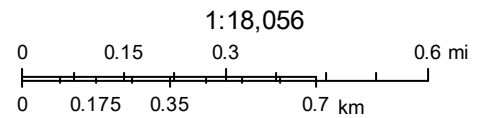
Map 3: Regional Transportation Network



— Regional Transportation Network 2036



Proposed Project



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community