

Christine Crawford

From: Matt Keasling <mkeasling@taylor-wiley.com>
Sent: Friday, May 20, 2022 2:33 PM
To: Christine Crawford
Cc: danramos@ramco-ent.com
Subject: Clarification for Item 8 - City of Davis SOI Amendment

Dear Ms. Crawford:

We have reviewed the staff report for the proposed SOI Amendment (Item 8) and would like to thank you for your thorough review of the issue. However, in our review we did notice one item that we would like to clarify prior to the hearing next week: we are impacting less Prime Farmland and are doing more to mitigate for the loss than reported. To elaborate, on page 21, the staff report states that the DiSC 2022 project would result in the loss of 102 acres of Prime Farmland. As indicated in Table 3 from the CEQA Addendum (below), the number of acres of Prime Farmland that will be impacted by the project is actually 88.7 acres, as there are portions of the project site that are not designated Prime.

Farmland Category	Previous DISC Project	DISC 2022 Project	Difference
Prime Farmland	143.8 acres	88.7 acres	-55.1 acres
Farmland of Statewide Importance	36.9 acres	0.0 acres	-36.9 acres
Farmland of Local Potential	11.6 acres	11.6 acres	0.0 acres
Urban and Built-Up Land	1.7 acres	1.7 acres	0.0 acres
Total	194 acres	102 acres	-92 acres

Source: California Department of Conservation. California Important Farmland Finder.

Additionally, that paragraph correctly notes that our EIR requires the project to mitigate for the loss using the City of Davis's Right to Farm and Farmland Preservation Ordinance which would result in mitigation at a ratio of 2:1. However, it is worth noting that Supervisors Saylor and Provenza requested that we also mitigate for the loss of farmland in a manner consistent with the County's ordinance and we agreed. That commitment is located in Exhibit H of the Development Agreement, wherein the applicant commits to mitigate in a manner that complies with both the City and the County's ordinances, whichever results in the preservation of more acreage (likely 3:1 under the County Ordinance). And while not the direct outgrowth of an SOI amendment, if the project is approved by the voters and annexed, the DiSC project will pay Open Space development impact fees to the City and Open Space and Park development impact fees to the County resulting in the preservation of even more acreage. Furthermore, the residents and businesses at the DiSC site would also be subject to the City's Measure O parcel tax which must be used for farmland or wildlife conservation efforts.

Given all of these commitments and requirements, while the project will remove 88.7 acres of Prime Ag, we are proud of the extraordinary level of mitigation that we will provide to address those impacts.

Thanks again for all of your time and attention to this SOI request. Please do not hesitate to call if you would like to discuss this, or any other issues, prior to the hearing next week.

Have a good weekend,
Matt

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