

CITY OF DAVIS  
COMMUNITY DEVELOPMENT DEPARTMENT



WILDHORSE RANCH

**INITIAL STUDY**

**July 2007**

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***INITIAL STUDY***

***July 2007***

**I. BACKGROUND**

1. Project Title: Wildhorse Ranch
2. Lead Agency Name and Address: City of Davis  
Community Development Department  
23 Russell Boulevard  
Davis, CA 95616
3. Contact Person (Fax & Email): Ike Njoku  
530-757-5660  
injoku@cityofdavis.org
4. Project Location: Intersection of East Covell Blvd and Monarch Lane  
North of East Covell Blvd  
City of Davis  
Yolo County
5. Project Sponsor's Name and Address: Mr. Masud Monfared  
Managing Principal Parlin Wildhorse LCC  
11354 White Rock Road  
Rancho Cordova, CA 95742  
916-852-8644
6. General Plan Designation: Agriculture
8. Zoning: Planned Development #3-89 (Horse Ranch)
9. Project Description Summary:

The Wildhorse Ranch project requires the following discretionary actions by the Davis City Council:

- Certification of the EIR;
- Approval of a General Plan Amendment from Agriculture to Residential Medium Density;
- Approval of a Rezone from PD #3-89 (Horse Ranch) to a new Planned Development (Residential);
- Approval of a Preliminary Planned Development;

- Wildhorse Development Agreement Amendment; and
- Affordable Housing Plan.

Upon a successful passage of a Measure J vote, the following approvals and actions are also required:

- Lot Line Adjustment;
- Tentative subdivision map approval;
- Final planned development approval;
- Design Review for affordable rental housing;
- Final subdivision map approval;
- Site plan/building plan approval;
- Issue demolition permits, grading permits, and building permits;
- Conduct final inspections and issue occupancy permits;
- Complete other processing as required; and
- Applicable permits from Yolo County Environmental Health Department.

## II. SOURCES

The following documents are referenced information sources utilized by this analysis:

1. Air Quality Impact Analysis for the Proposed Second Street Crossing Project, City of Davis, Donald Ballanti, Certified Consulting Meteorologist, January 2006.
2. City of Davis General Plan, City of Davis, May 2001.
3. City of Davis Draft Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School, City of Davis, January 2000.
4. City of Davis Municipal Code.
5. Cultural Resources Report Wildhorse Project FEIR, Appendix H, May 2, 1994.
6. Phase 1 Environmental Site Assessment Update, Wildhorse Property, 3003, 3027, 3051, and 3075 East Covell Boulevard Davis, California, Wallace Kuhl and Associates, May 2004.
7. Wildhorse Project FEIR, WPM Planning Team, Inc. May 2, 1994.
8. Wildhorse Geotechnical Investigation, Wildhorse Subdivision, Raney Geotechnical, May 20, 1997.

## III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics                    | <input checked="" type="checkbox"/> Agriculture                        | <input checked="" type="checkbox"/> Air Quality                  |
| <input checked="" type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                            | <input type="checkbox"/> Geology/Soils                           |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality            | <input checked="" type="checkbox"/> Land Use & Planning          |
| <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Noise                              | <input checked="" type="checkbox"/> Population & Housing         |
| <input checked="" type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                                    | <input checked="" type="checkbox"/> Transportation & Circulation |
| <input checked="" type="checkbox"/> Utilities/Service Systems     | <input checked="" type="checkbox"/> Mandatory Findings of Significance |  |

The checked environmental factors are intended to accord opportunity for detailed analysis in the EIR. Given that the site planning remains to be finalized, a number of the environmental factors are checked as “Potentially Significant Impact” for the purposes of allowing flexibility of analysis. Thus, a conservative approach is being used in this Initial Study to accord detailed analysis of most environmental factors because the actual project is not fully defined. It is noteworthy that up to 259 units will be analyzed but it is possible that fewer than 259 units could be built on the site given site constraints and other factors, should the proposal be approved.

#### IV. DETERMINATION

On the basis of this initial study:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Ike Njoku  
Printed Name

City of Davis  
For

## V. BACKGROUND AND INTRODUCTION

This Initial Study provides the preliminary environmental analysis pursuant to the California Environmental Quality Act (CEQA) for the proposed Wildhorse Ranch project. Detailed analysis will be performed in the EIR.

The General Plan is the blueprint for the community's future, providing visions, land use map principles, goals, policies, and action statements to guide the City's decisions through the year 2010 for a 160 square mile planning area. An Environmental Impact Report (EIR) was prepared for the 2001 General Plan update – *Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School* (January 2000) (General Plan Update EIR). The General Plan Update EIR addressed the environmental impacts associated with two related projects. The first project is the City of Davis' 2001 General Plan Update. The second project is the establishment of a new junior high school site by the Davis Joint Unified School District (DJUSD). Therefore, the General Plan Update EIR functions as a program-level (Davis General Plan Update) and project-level EIR (new junior high school). The City and the DJUSD decided to prepare a joint program/project EIR due to the interrelationship of these two projects. The General Plan Update EIR has been prepared pursuant to Section 15000 et seq. of the California Environmental Quality Act (CEQA) Guidelines (Title 14, California Code of Regulations). The Davis General Plan Update EIR analyzed full implementation of the 2001 Davis General Plan Update and identified measures to mitigate the significant adverse project and cumulative impacts associated with the General Plan.

The Wildhorse Project Final EIR was published in May 1994. The Wildhorse Project included the Wildhorse Golf Club and Residential Development encompassing approximately 424 acres. The Wildhorse project site was located in an unincorporated portion of Yolo County, immediately north of the Davis city limits. The Wildhorse Final EIR analysis included 657 single-family residences on 123 acres, 251 multifamily residential units on 16.13 acres, a 160-acre golf course, two neighborhood parks encompassing 11.7 acres, a day care institution, a horse ranch (the proposed Wildhorse Ranch Project Site), and greenbelts. In April of 1990, the City initiated the project EIR retaining ECOS Inc. for the Wildhorse Project. In April of 1992, the City of Davis terminated the ECOS Inc. EIR contract. Later, in August of 1992 the City Council authorized WPM Planning Team, Inc. to complete the EIR for the Wildhorse project. In August of 1993 the Draft EIR was circulated, following with certification of the FEIR in May 1994. The built-out Wildhorse Project is estimated to contain the following:

- Golf Course on approximately 163.71 acres;
- 624 single-family units on about 123 acres;
- 209 multifamily units on about 12 acres;
- Horse Ranch on approximately 26 acres – subject site;
- Davis Greenbelt, 16.54 acres;
- Neighborhood Greenbelt, 13.80 acres;
- Agricultural Buffer, 20.50 acres;
- Streets, 28.36 acres; Parks, 10.31 acres; and
- School Site, 9.00 acres.

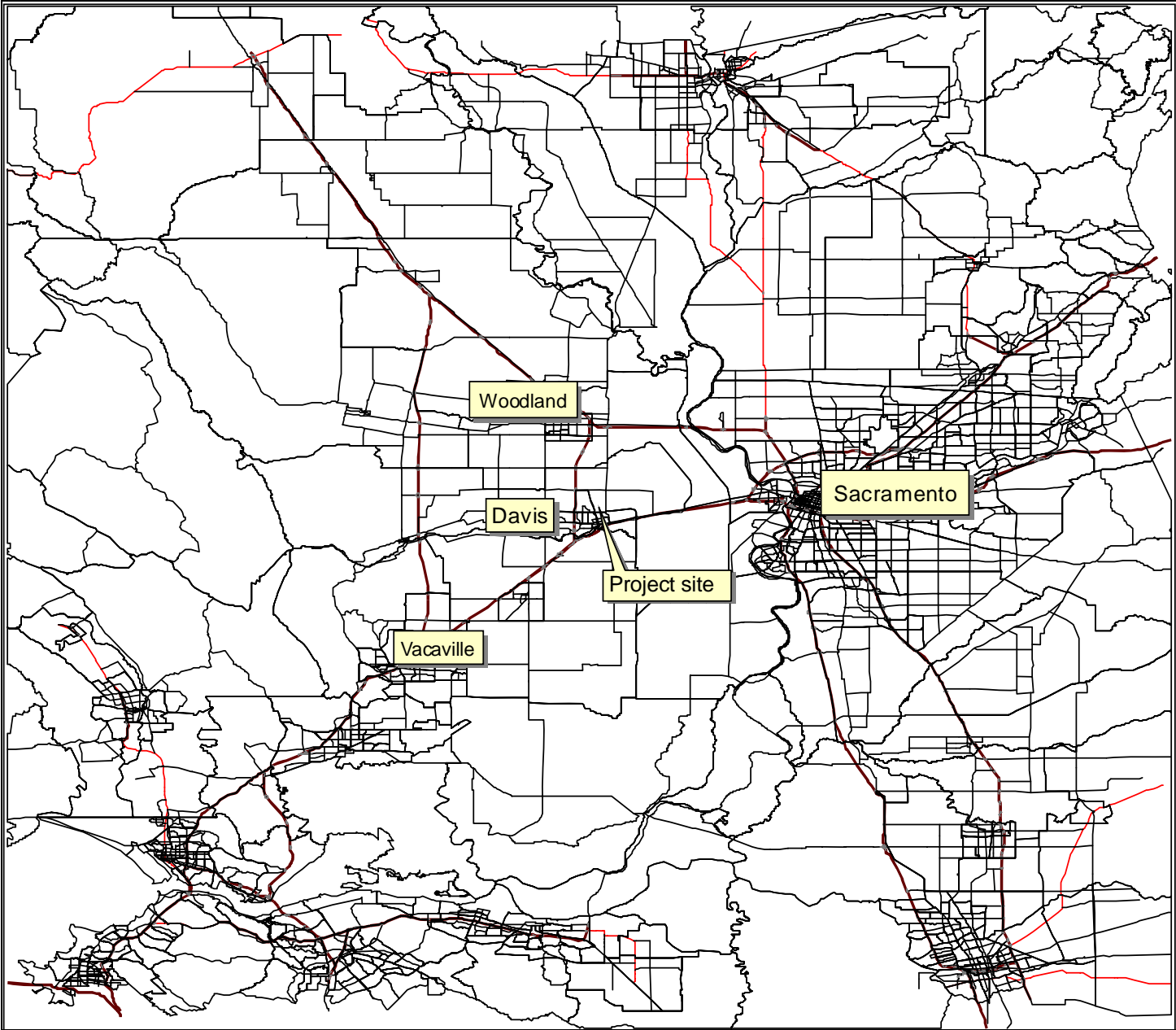
The Initial Study relies on the General Plan, General Plan Update EIR, and Wildhorse EIR for background and existing setting information, where appropriate.

## **VI. PROJECT LOCATION**

The project site consists of approximately 25.8 acres of land within the City of Davis, Yolo County, California (See Figure 1, Regional Location Map). The project site is located at 3003, 3027, and 3075 East Covell Boulevard, at the intersection of East Covell Boulevard and Monarch Lane (See Figure 2, Project Location Map). The 25.8-acre parcel is identified by Yolo County Assessor's Parcel Number (APN) 071-140-11. The current City of Davis General Plan (adopted May 2001) designation for the site is Agriculture.

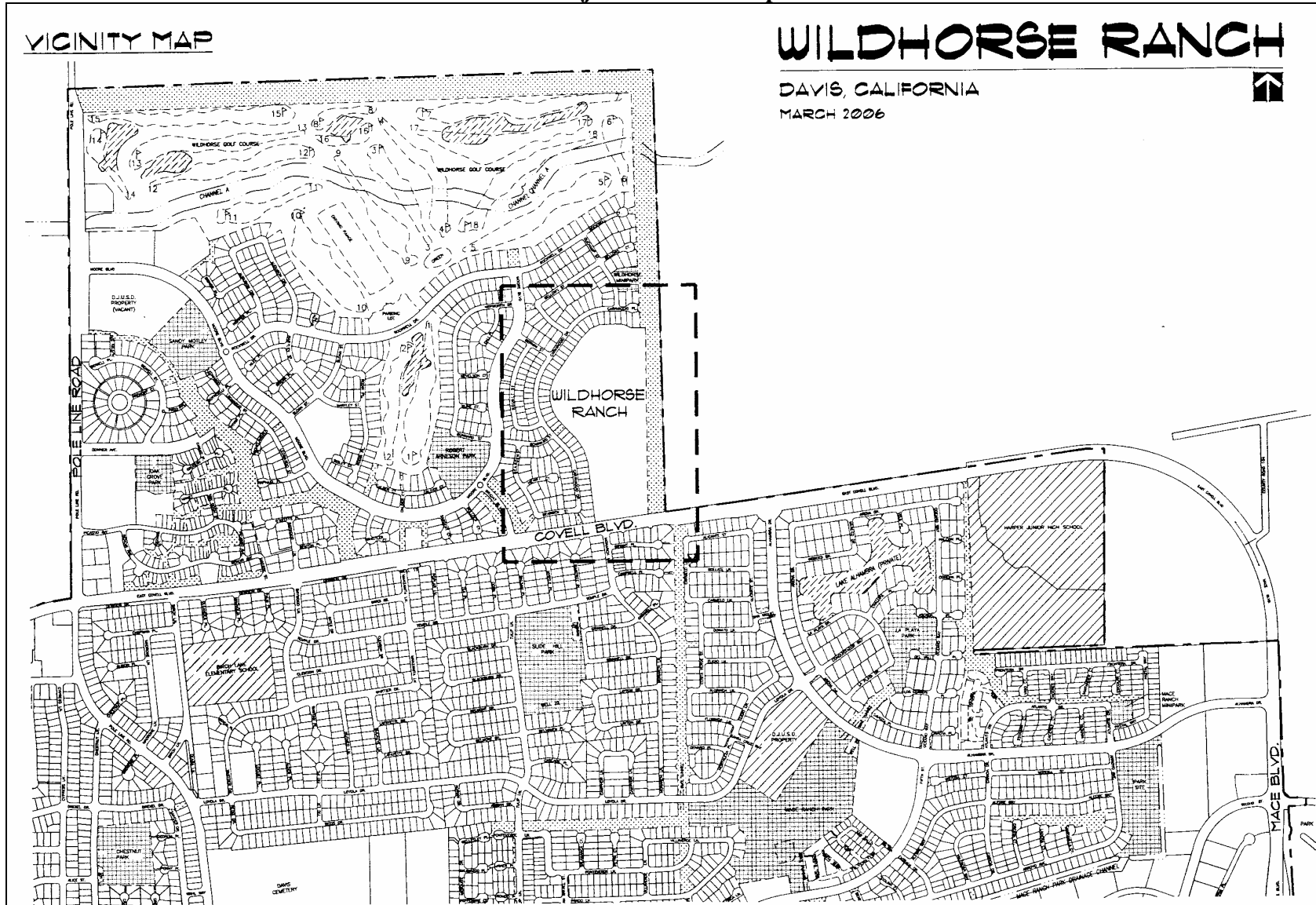
The subject site is located in the southeast corner of the Wildhorse subdivision. To the east of the site are the Davis greenbelt and Ag buffer, to the south is Davis Manor neighborhood, and to the west and north are established residential portions of the Wildhorse subdivision.

**Figure 1  
Regional Location Map**



Raney Planning & Management  
June, 2007

Figure 2  
Project Location Map



## VII. PROJECT DESCRIPTION

The Wildhorse Ranch proposal involves the potential development of up to 259 residential units -- the maximum number of units identified for the project site by the City Council on January 29, 2007. This Initial Study, as well as the EIR that will be prepared for the Wildhorse Ranch project, will evaluate the project at its upper development configuration of 259 residential units, as shown in Figure 3. Figure 3 includes the most recent conceptual site plan prepared for the Wildhorse Ranch project. Although the City Council has identified the maximum number of residential units for the project, the actual project may include fewer units, as evidenced by the alternative site plans prepared by the applicant to date. These site plans contain a range of residential units from 191 to 259, and are in part a result of feedback from City staff and members of the community. The two alternative site plans presented to the City Council on January 29<sup>th</sup> are included below as Figures 4 and 5. However, it should be noted that these alternative site plans are included for illustrative purposes to show some of the unit ranges and lotting concepts that have been considered to date. Although the project design may continue to undergo refinement as additional consideration is given to both City staff and community input, the proposed Wildhorse Ranch EIR will evaluate only the 259 residential unit configuration shown in Figure 3.

Two accesses are proposed for the subdivision. The latest site plan (see Figure 3) shows possible roadway access within the Agricultural Transition area. Should this concept be found acceptable, there could be a need to amend the Right to Farm and Farmland Preservation Ordinances in order to permit the roadway access.

The City has identified the following objectives for the proposal for EIR analysis purposes:

- i. Provide a diversity of housing types and sizes that will provide options to a range of economic levels,
- ii. contribute to the city's regional fair share housing needs,
- iii. Provide safe and attractive transportation networks to assure appropriate public safety and emergency access and promote alternative transportation modes, such as bicycling, walking, and public transit,
- iv. Protect the viability of agriculture and prime agricultural land in and around Davis including consistent agriculture buffer.
- v. Minimize impacts on Davis' land, water, air and biological resources, and Provide outdoor common areas, greenbelts, and agricultural buffers that enhance the environment and foster a sense of community

**Figure 3  
Wildhorse Ranch Conceptual Site Plan**

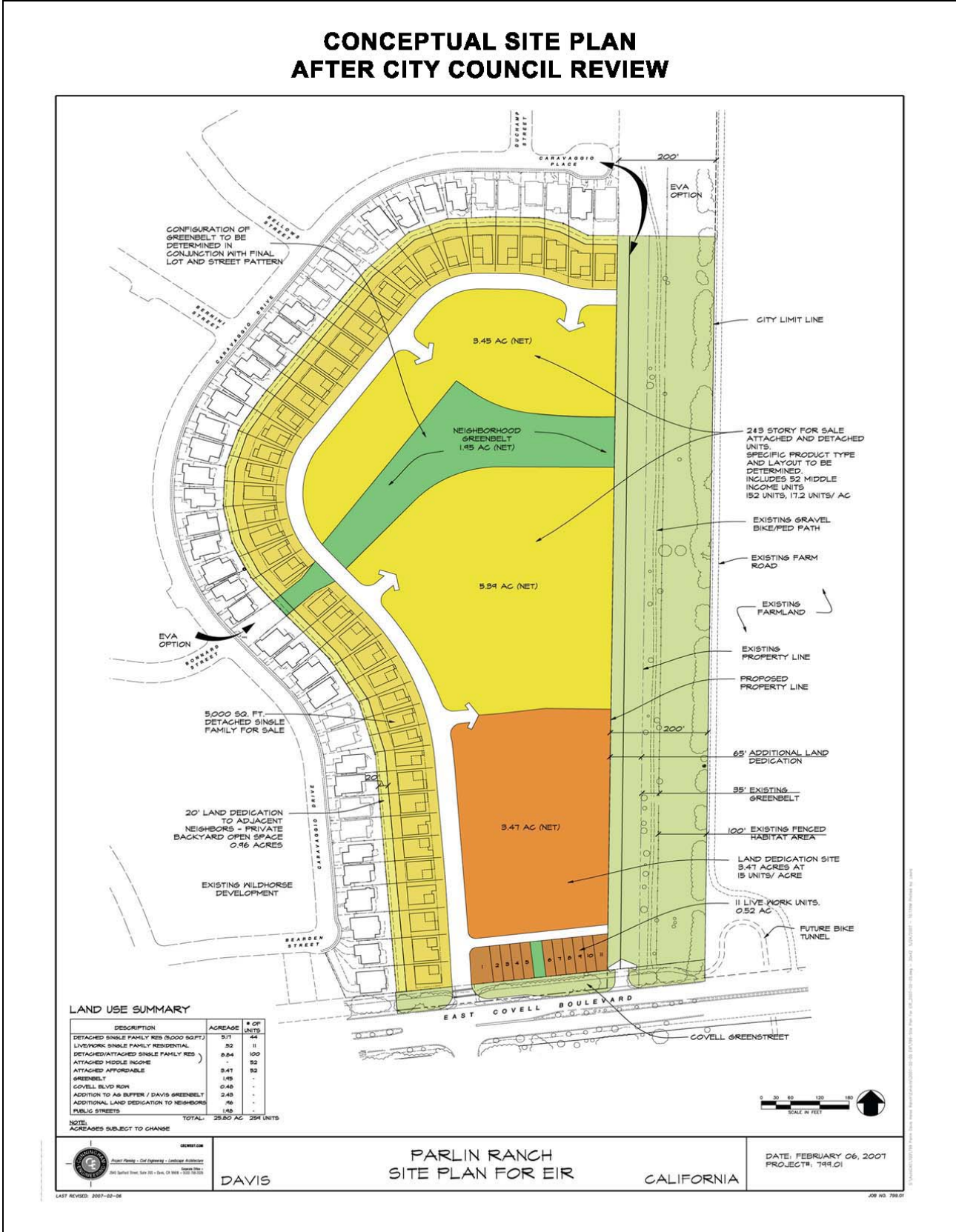


Figure 4  
Wildhorse Ranch Alternative Site Plan Showing Preliminary Lotting (259 units)

**CONCEPTUAL SITE PLAN # 3  
PRESENTED TO CITY COUNCIL**



- UNITS**
- 160 DETACHED SINGLE FAMILY
  - 14 LIVE/WORK
  - 35 ATTACHED MIDDLE INCOME
  - 50 ATTACHED AFFORDABLE
  - 259 TOTAL UNITS**

**DAVIS**  
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PARLIN RANCH  
SITE PLAN #3

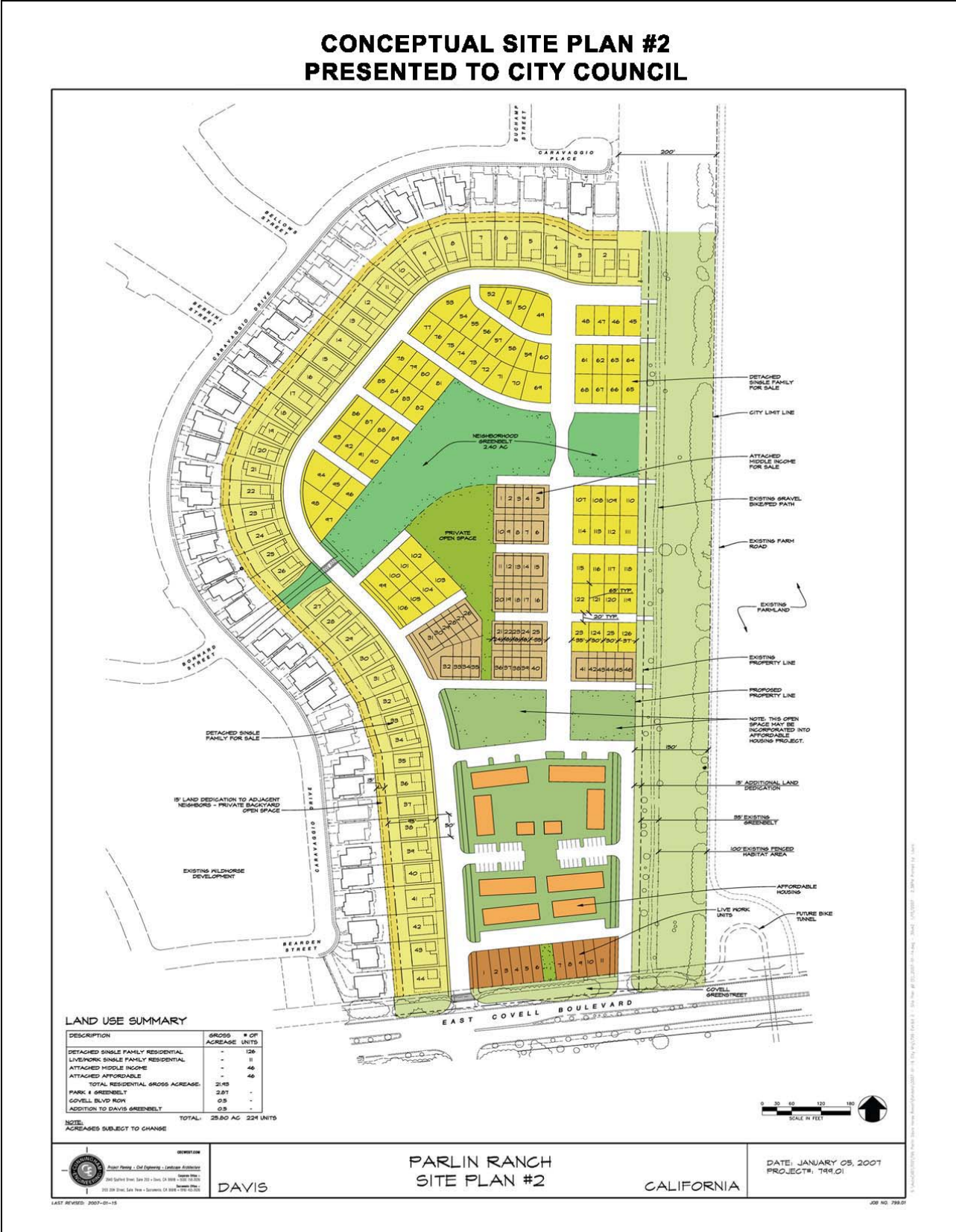
CALIFORNIA

DATE: JANUARY 05, 2007  
PROJECT#: 144.01

LAST REVISED: 2007-01-04

JOB NO. 798.01

**Figure 5**  
**Wildhorse Ranch Alternative Site Plan Showing Preliminary Lotting (229 units)**



In addition, the Applicant's objectives for the project are as follows:

- i. Provide a net positive value to the neighborhood and the city.
- ii. Create a model for social, ecological, and economic sustainable community development.
- iii. Incorporate the best of smart growth concepts.
- iv. Create a strong network of open spaces within the project. Create small nodes for informal resident interaction throughout.
- v. Embrace Low Impact Development concepts for the site such as on-site stormwater management; reduced pavement heat sinks; water conserving landscaping; and porous paving.
- vi. Create architecture that is aesthetically pleasing and that utilizes the best of green building practices.
- vii. Define a project that is economically viable. A reasonable profit is necessary to assure completion and provision of amenities for the Davis community.

The basic data for the project indicates that the 25.8-acre project site would include a mix of residential uses and densities as shown in Table 1 (Wildhorse Ranch Project Data). The information in Table 1 is based on the City Council direction to analyze up to 259 units.

<b>Project Site Acreages</b>	<b>Site Plan<sup>1</sup></b>
General Plan Gross Density	12.96 units/acre (See notes)
General Plan Gross Density	12.37 units/acre (See notes)
Public Streets	1.98
Residential Area	18.00
Detached Single-family Residential (5,000 sq. ft.)	5.17
Live/Work Single-family Residential	0.32
Detached/Attached Single-family Residential and Attached Middle income	8.84
Attached Affordable	3.47
Additional land dedication to neighbors	0.96 (20' wide)
Additional Ag Buffer Dedication	2.43 minimum (65' x 1,630)
Neighborhood Greenbelt	2.08 minimum
Neighborhood Greenbelt (Open Space) <sup>2</sup>	1.95 minimum
Covell Blvd Greenstreet <sup>2</sup>	0.48
<b>Total</b>	<b>25.8 acres</b>
<b>Project Residential Unit Types</b>	<b>Units</b>
Detached Single Family (5,000 square feet)	44
Attached/Detached	100*
Live Work	11
Middle Income for Sale-Attached	52*
Low/Very Low	52*
<b>Number of Units</b>	<b>259*</b>

Notes: Acreages subject to change

1. Gross density calculated based upon General Plan interpretation guidelines. Per the guidelines, “gross acres” is the residential area including collector and local streets and excluding arterial streets and non-residential land uses (such as neighborhood greenbelts, parks, schools, commercial, office, industrial, etc.). A total of 4.99 acres (2.43-acre for agricultural buffer; 0.48-acre Covell Greenstreet; 2.08-acre greenbelt requirement) will be subtracted from 25.80 acres to calculate the project’s density. The property owner wishes to deed approximately *0.96-acre to adjacent residential neighbors to the west*. *Should a policy decision be made to allow this offer*, the density would be different. Thus, the proposed gross density is 12.36 units/acre (259du/20.94 gross acres).
  2. Greenbelt/Open Space 10% calculations were based on the General Plan (GP) interpretation guidelines. Ordinarily the 10% of 25.8 acres is 2.58 acres. However, this would mean double counting for Greenbelt/Open Space, Ag Buffer and (possibly the *land offer to adjoining neighbors, if allowed to be excluded*). Consistent with the GP interpretation, the Ag Buffer (2.43 ac), the Covell Boulevard Greenstreet (0.48 ac), and the neighborhood greenbelt provided by the proposal are excluded from the 10% calculation. Using this approach, 2.08 acres rather than 2.58 acres will be required of the proposal to meet the 10% neighborhood greenbelt requirement. However, if the policy decision is made to exclude the portion of the property being offered to adjacent neighbors, then the 10% requirement will be 1.95 acres.
- \* Maximum units per the City ordinance. Fewer units may be approved by the City as the Project progresses through the public review process. However, if the eventual development on the affordable housing site becomes rental, the unit count may be increased or decreased.

## Residential - Proposed Housing Units

### Single-Family (5,000 square foot lots)

The proposed project may include 44 one (1) to two (2) story, single-family detached units along the western and northern perimeters of the proposed subdivision. These single-family lots would be approximately 5,000 square feet (sf). To maintain the backyard privacy that the existing Wildhorse homeowners are accustomed to, a 20-foot land is proposed to be offered to each existing lot adjacent to the western or northern perimeter of the project. Up to 100 two- to three-story attached and detached for sale homes could be located in the center of the development. The City may approve fewer units as the project progresses through the public review process.

### Live/Work Units

The conceptual site plans envisioned inclusion of 11 live-work units to be located at the southernmost portion of the site. The townhouses would have flexible office/live space downstairs, and living space upstairs. Internal connections would exist between the upstairs and downstairs portion of the townhouses. One open space/pedestrian lot will be provided in the middle of or near the live/work units in order to provide a pedestrian connection from East Covell Boulevard to the interior of the project based on the current conceptual site plans.

### Affordable Housing

Forty (40) percent of the project’s housing would be affordable and middle-income housing provided in accordance with the city’s specifications and definitions of affordable and middle-income housing (i.e., Affordable Housing Ordinance). To maintain compatibility with the surrounding homes, the project includes all of the affordable and middle-income units, which will be located in the southeast quadrant of the project based on the current conceptual site plans. Design guidelines would be developed to ensure architectural quality and compatibility. The affordable housing site will be approximately 3.47 acres based on the current conceptual site plans. It is

anticipated that affordable housing would be provided in the form of land dedication, which is based on 15 units per acre, but could likely be developed at a higher density.

The middle-income units would be for-sale units. They will be designed to look architecturally and structurally similar to surrounding units, although varying in size. Locations and interior features would be the basis for price differentiation within the types of units.

## **Transportation/Circulation**

### Project Site Access

The Wildhorse Ranch site has been designed to allow primary automobile access from East Covell Boulevard at the existing Monarch Lane and East Covell intersection. A secondary vehicle access point is proposed along East Covell Boulevard at the south end of the 65-foot agricultural buffer land dedication area. It remains a policy decision whether this access is allowed or not within this area. The intersection would be a “T”-intersection with a right-in and right-out only. The proposed project includes the construction of this secondary access point and associated internal public roadway along the eastern end of the project site (See Figure 3). The exact alignment will be determined by the City Engineer and incorporated in the Site Plan. The two street access points from Covell Boulevard are the primary fire and police access points. A potential third Emergency Vehicle Access (EVA) proposed at Caravaggio Place to the north. The final number and location of EVAs will be determined at a later stage.

Based on the conceptual site plans, all of the internal streets, excluding potential alleys, would have parking on one or both sides of the street. The perimeter homes would have garages facing the street, with driveway parking, although rear garages are a possibility for some lots. However, it should be noted that the chosen site plan may not have alley features, or buildings with garages facing the street. All roads would be public streets, excluding ‘Residential Access Streets’ (alleys).

### Bike Paths

The Open Space Element of the current Davis General Plan includes a grade-separated bicycle crossing that would serve the Wildhorse Ranch community. The City’s Major Projects Facilities Plan (MPFP) includes construction of a grade-separated bike crossing at Covell Boulevard, east of Monarch Lane. This grade-separated crossing is anticipated to be an undercrossing beneath Covell Boulevard. This bike undercrossing would connect the current terminus of the bike path on the north side of Covell Boulevard with the existing greenbelt south of Covell Boulevard in the Mace Ranch area. Therefore, students from Harper Junior High School and Fred T. Korematsu Elementary School could safely travel from school to the Wildhorse area. The project Site Plan indicates a future off-site connection along East Covell Boulevard to the proposed bicycle undercrossing. This off-site bike path would be constructed as part of the City’s Covell Boulevard Bicycle-Pedestrian Undercrossing improvement project. In addition, an east-west 10-foot wide bike path would start at Caravaggio Drive, continue through the existing undeveloped 50-foot wide lot in the proposed project, and pass through the central portion of the project into another greenbelt connection that leads to the existing north-south greenbelt.

## Transit

The project is located across the street from existing transit stop, at Monarch and Covell, served by Yolo Bus and Unitrans. The applicant would request location of a westbound stop near the project entrance.

## **Streets Trees and Open space**

Consistent with General Plan Policy UD2.2, all streets would be lined with shade trees, creating a well shaded street and green canopy that slows traffic, reduces the heat island affect, and enhances the neighborhood aesthetics. The mature tree canopy is designed for a minimum of 30 percent on the larger streets, and 50 percent on the smaller streets. Residential access streets would have some tree canopy, but at this time the percentage is not known. Where feasible, the existing trees would be incorporated into the new landscape plans. Special landscape treatments and trees will mark the entries.

A view corridor will extend from Caravaggio Drive into the project, including a multi-use path for bikes, pedestrians, and possibly emergency vehicles, linking the existing Wildhorse subdivision with the proposed project and existing City greenbelt.

An additional 2.43 acres (65 feet in width) would be added to the existing Davis agricultural/habitat buffer. The expanded buffer would be 200 feet wide, which would include the 100-foot existing fenced habitat area, an existing bike path in the current 35-foot Davis greenbelt, and an additional 65 feet to be dedicated for consistency with the existing Wildhorse Davis Greenbelt/Agricultural Buffer.

## **Alternatives**

The City has identified the following alternatives to be analyzed in the EIR:

- i. General Plan (GP) Alternative – this alternative consists of a reduced number of units and compliance with various applicable GP design concepts, goals, and policies of the General Plan for new subdivisions near/adjacent to agricultural land uses, or city limits. Incorporating public and semi-public uses, an affordable housing land dedication site, and maintaining a 200 foot agriculture buffer to the east are examples of elements that will be sought in this alternative, including a community garden/urban farm.
- ii. Infill Site Alternative – this alternative evaluates similar or comparable infill projects with the same number of units at alternative “infill” locations. A combination of the Simmons properties and Grande site would be 20.4 developable acres, while a combination of Simmons properties and Nugget Fields would be 21.01 developable acres. The following combination sites are anticipated to be used for the EIR infill alternative sites analysis:

- 12 acres Simmons Properties along East Eight Street. This site would require amendments to the General Plan and Zoning, but no voter approval under Measure J.
  - 8.4 acres Grande School Site. This site would require amendments to the General Plan and Zoning, but no voter approval under Measure J.
  - 9.01 acres Nugget Fields (School District's parcel along Moore Blvd.). This site would require amendments to the General Plan and Zoning, but no voter approval under Measure J.
- iii. Measure J Site Alternative (Signature Property, south of the Mace Boulevard curve) – this alternative evaluates a similar project with the same number of units at an alternative location. This is a 47-acre site that would also require voter approval under Measure J. Amendments to the General Plan and Zoning Ordinance designation maps would be required as well.
- iv. No Project Alternative – CEQA requires evaluation of the no project alternative. This option would evaluate continued use of the parcel as a horse facility.

### **VIII. DISCRETIONARY ACTIONS**

The Wildhorse Ranch project requires the following discretionary actions by the Davis City Council:

- Certification of the EIR;
- Approval of a General Plan Amendment from Agriculture to Residential Medium Density;
- Approval of a Rezone from PD #3-89 (Horse Ranch) to a new Planned Development;
- Approval of a Preliminary Planned Development;
- Development Agreement; and
- Affordable Housing Plan.

Upon a successful passage of a Measure J vote, the following approvals and actions are also required:

- Lot Line Adjustment;
- Tentative subdivision map approval;
- Final planned development approval;
- Design Review for affordable rental housing;
- Final subdivision map approval;
- Site plan/building plan approval;
- Issue demolition permits, grading permits, and building permits;
- Conduct final inspections and issue occupancy permits;
- Complete other processing as required; and
- Applicable permits from Yolo County Environmental Health Department.

## IX. ENVIRONMENTAL CHECKLIST

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the Proposed Project.

For this checklist, the following designations are used:

**Potentially Significant Impact:** An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

**Less Than Significant With Mitigation Incorporated:** An impact that requires mitigation to reduce the impact to a less-than-significant level.

**Less-Than-Significant Impact:** Any impact that would not be considered significant under CEQA relative to existing standards.

**No Impact:** The proposal would not have any known impacts in this regard.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
--------	--------------------------------	--	------------------------------	-----------

## I. AESTHETICS.

*Would the project:*

- |  |   |                          |                          |                          |
|--|---|--------------------------|--------------------------|--------------------------|
| a. Have a substantial adverse effect on a scenic vista?  | ✘ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? | ✘ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings?  | ✘ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Create a new source of substantial light or glare which would adversely affect day or night-time views in the area?                                   | ✘ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### Discussion

- a-c. The 25.8-acre project site consists of three residences, a horse ranch and associated structures, and open land consisting of grasses and ruderal vegetation. Surrounding land uses include existing single-family and multi-family housing to the north, west, and south, and agricultural land to the east of the site. An agricultural buffer and bike path exist along the eastern portion and East Covell Boulevard forms the southern boundary of the project site. Additionally, several trees exist on-site; however, rock outcroppings, historic buildings or State scenic highways are not in the project vicinity. The proposed project would result in the development of up to 259 residential units. Because the project site would be changed from a primarily open area to an urban setting, permanent alteration in character would occur. Therefore, the proposed project would have a *potentially significant* impact with respect to the above issues.

#### Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- d. The project site is currently occupied by three residences, and a horse ranch with associated structures; therefore, very little light or glare is currently emitted from the project site. The change from a relatively undeveloped property to a 259 unit residential development would generate new sources of light and glare such as street lighting and residential lighting. The nearby sensitive receptors for the additional light and glare would be the existing residential developments located to the north, west, and south of the project site. Although the specific locations of the new sources of light and glare are not specified at this point, the proposed project would increase the amount of light and glare into adjacent areas. As a result, the project would have a *potentially significant* impact related to the creation of new sources of light and glare.

#### Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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## II. AGRICULTURE RESOURCES.

*In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1977) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:*

- |   |   |   |   |   |
|---|---|---|---|---|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use? | ✘ | ☐ | ☐ | ☐ |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?  | ✘ | ☐ | ☐ | ☐ |
| c. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?   | ✘ | ☐ | ☐ | ☐ |

### Discussion

- a,c. The General Plan Update EIR states that the City is built mainly on prime agricultural soils. Figure 5I-1 of the General Plan Update EIR indicates that the proposed project site consists of Class I soils. The National Resources Conservation Service, National Cooperative Soil Survey, Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>) indicates that the project site is made up of Sycamore silty clay loam, drained (St), Sycamore silt loam, drained (Sp), and Tyndall very fine sandy, drained (Tc) soils. According to the *Soil Candidate Listing for Prime Farmland and Farmland of Statewide Significance*, Yolo County these soils are considered prime agricultural soils. The development of up to 259 dwelling units and associated infrastructure (e.g. roads) would result in a conversion of prime farmland for urban uses. Therefore, the project would result in a ***potentially significant*** impact due to prime farmland conversion.

#### Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- b. The Davis General Plan Update includes lands with active and not renewed Williamson Act contracts in its Planning Area. The project site is not under Williamson Act contract. The adjacent property across the Agricultural Buffer to the east is in Yolo County and is farmed. This land is designated in the May 2001 General Plan as “Williamson Act Lands Not Renewed.” In addition, the subject site is zoned Planned Development #3-89 (Horse Ranch). Potential impacts associated with the development of the subject site with residential uses

would be less-than-significant with mitigation measures applied. For example, standard City conditions of approval would require disclosure to prospective buyers of the nearby agricultural uses. Other standard city mitigation measures would apply regarding the right to farm. It should be noted that there would be an approximate 200-foot buffer along the eastern boundary of the proposed project. However, should the project not include the appropriate mitigation measures, a *potentially significant* impact would occur to Williamson Act contracts, and existing agricultural zoning.

Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>III. AIR QUALITY.</b>				
<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

### **Discussion**

- a-d. The City of Davis' Planning Area is located in the southeast portion of Yolo County, along Interstate 80 (I-80). Yolo County is at the southern end of the Sacramento Valley Air Basin (SVAB). The SVAB is bounded by the Coast and Diablo Ranges on the west and the Sierra Nevada range on the east. The Yolo-Solano Air Quality Management District (AQMD) manages a portion of the SVAB, including Davis. Under the provisions of the Federal Clean Air Act, the Yolo-Solano AQMD is in non-attainment for ozone for the federal standard. The District is in non-attainment for both ozone and PM<sub>10</sub> for the state standards.

Local pollutant sources include both stationary sources and mobile sources. Mobile sources are the major contributors of local and regional emissions. In Yolo County, motor vehicles account for approximately 31 percent of PM<sub>10</sub> emissions, including road dust generated by motor vehicles on paved and unpaved roads. Motor vehicles also account for approximately 64 percent of carbon monoxide emissions (Ballanti 2006).

The proposed project would result in increased vehicle trips in the City of Davis, which would generate increased amounts of ozone precursors (NO<sub>x</sub> and ROG) and carbon monoxide (CO) that could exceed District thresholds and conflict with applicable air quality plans. In addition, the construction phase of the project would involve grading and

excavation activities that would generate particulate matter (PM<sub>10</sub>), which could exceed District thresholds. Sensitive receptors in the vicinity of the project site consist of single-family residences to the north, west, and south. Therefore, the proposed project would have a *potentially significant* impact on air quality.

Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- e. The project would not include industrial or intensive agricultural uses, which are typically associated with objectionable odors. In addition, the project could potentially result in an elimination of odors associated with the existing horse ranch operations. Therefore, the proposed project would have *less-than-significant* impacts regarding odors.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES.</b>				
<i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	✘	☐	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	✘	☐	☐	☐
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	✘	☐
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	✘	☐	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	✘	☐	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	✘	☐

### **Discussion**

- a,b,d. The project site is surrounded by residential development to the north, west, and south. Agriculture lands and an agricultural buffer exist to the east. The project site consists of an existing horse ranch for which a majority of the site is maintained as open horse pasture. The remainder of the site is developed with structures in support of the horse ranch operations, many of which are surrounded by ornamental trees and shrubs. Due to the level of disturbance in the open areas, sensitive natural communities are not anticipated to occur on-

site. In addition, natural drainage courses are not present on-site. However, the potential exists for sensitive species, such as burrowing owls or Swainson's hawks, to inhabit or utilize the project site for foraging and/or nesting. Although the project site is surrounded by development on three sides, because agricultural land is located immediately east of the project and large areas of non-native grassland exist on the project site, the potential exists for some special-status wildlife species to forage and/or nest on-site, resulting in a *potentially significant* impact.

Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- c. The proposal would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, as the subject site does not contain wetland, marsh, vernal pool or coastal area habitat. As a result, the project would have a *less-than-significant* impact to these features.
- e. Several trees exist on the project site that could be removed during construction of the proposed project. However, the City of Davis Municipal Code chapter 37.03.070 requires that Landmark Trees and Trees of Significance be protected during construction. The determination has not yet been made whether the on-site trees are Landmark Trees or Trees of Significance. Because the possibility exists that Landmark Trees or Trees of Significance are present on-site, removal of any on-site trees could result in a *potentially significant* impact.

Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- f. The Yolo County Habitat Conservation Joint Powers Agency (JPA) was formed in August 2002 for the purposes of acquiring habitat conservation easements and to serve as the lead agency for the preparation of a Natural Communities Conservation Plan/Habitat Conservation Plan for all of Yolo County. The JPA governing Board is comprised of representatives from Member Agencies, which include two members of the Yolo County Board of Supervisors, one member from each of the City Councils of Davis, Woodland, Winters and West Sacramento, and one ex-officio member from UC Davis.

A Preliminary Draft of a Yolo County Habitat Conservation Plan was prepared in January 2001. However, the completion of the HCP was delayed. The JPA is in the process of beginning the effort to complete a County-wide NCCP/HCP. The JPA, working with the Department of Fish and Game and US Fish and Wildlife Service is in the process of negotiating a Planning Agreement. Correspondingly, the JPA has issued a Request for Qualifications for NCCP/HCP consulting assistance, and is soliciting names for membership on the NCCP Steering Committee.

The JPA is anticipating the completion of a County-wide HCP in 2007 in addition to obtaining permits, which would allow developers to participate in the HCP. Therefore, authorization under a Habitat Conservation Plan and mitigation strategies do not exist for Yolo County. However, the Yolo Habitat JPA is currently authorized to administer the

*Agreement Regarding Mitigation for Impacts to Swainson's Hawk Foraging Habitat in Yolo County.* This agreement requires developers to pay mitigation fees for loss of Swainson's hawk habitat. Impacts to special-status species, including Swainson's hawk, are addressed in question a. above, and will be further addressed in the Wildhorse Ranch EIR

Because a County-wide Habitat Conservation Plan has not yet been adopted for Yolo County, impacts would be considered ***less-than significant*** with the implementation of necessary mitigation measures on a project-by-project basis. Proposed mitigation for the Wildhorse Ranch project will be evaluated in the *Biological Resources* Chapter of the Wildhorse Ranch EIR (see also Questions "a, b, d" and "e" above).

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>V. CULTURAL RESOURCES.</b>				
<i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	✘	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	✘	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	✘	<input type="checkbox"/>	<input type="checkbox"/>

### Discussion

- a. The project site consists of approximately 25.8 acres of land within the City of Davis, Yolo County, California. A cultural resources report, *Cultural Resources*, Appendix H of the 1994 Wildhorse Project EIR, addressed the proposed project site. The report found that the land was used for tomato growing, until it was sold to the Duffel family in 1982. The Duffel Ranch buildings were constructed between 1983-86 and none of the ranch buildings are apparently associated with historically significant persons and/or events, or have architectural significance. The single-family residences located on the project site are of wooden frame construction, with wood exterior siding and both composition shingle and wood shake roofs. The horse barn, located on the western most end of the project site, is of wood frame construction with corrugated metal siding, open wood beam ceilings and a dirt floor.

Therefore, because structures on the project site are not considered historically significant, implementation of the proposed project would have *no impact* on historical resources.

- b-d. The cultural resources Report prepared for the Wildhorse Project did not identify any prehistoric or archaeological sites within the project area. However, as with most projects in the vicinity involving earthwork, a potential exists for unknown prehistoric and/or archaeological resources to be uncovered during construction. Therefore, because construction activities associated with the proposed project may uncover previously unknown significant resources or human remains, a *potentially significant* impact would result.

### Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

- V-1            *Prior to the issuance of grading permits, an archaeological monitor shall be retained by the City to train the construction grading crew prior to commencement of earth-grading activity in regard to the types of artifacts, rock, bone, or shell that they are likely to find, and when work shall be stopped for further evaluation. One trained crew member shall be on-site during all earth moving activities, with the assigned responsibility of "monitor." If any earth-moving activities uncover artifacts, exotic rock, or unusual amounts of bone or shell, work shall be halted in the immediate area of the find and shall not be resumed until after the archaeologist monitor has inspected and evaluated the deposit and determined the appropriate means of curation. The appropriate mitigation measures may include as little as recording the resource with the California Archaeological Inventory database or as much as excavation, recordation, and preservation of the sites that have outstanding cultural or historic significance.*
- V-2            *Prior to the approval of tentative maps, the tentative maps shall state that during construction, if bone is uncovered that may be human; the Native American Heritage Commission in Sacramento and the Yolo County Coroner shall be notified. Should human remains be found, the Coroner's office shall be immediately contacted and all work halted until final disposition by the Coroner. Should the remains be determined to be of Native American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of such remains.*

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS.</b>				
<i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **Discussion**

- ai-ii. The Davis Planning Area is surrounded by several faults in the San Andreas fault system to the west and the Eastern Sierra fault system to the east. A series of faults also run along the eastern base of the foothills west of the City. Faults do not run directly through the Planning Area, although numerous earthquakes have been felt in the City. Major earthquakes occurred in 1833, 1868, 1892, 1906, and 1989, but the City experienced no damage. The Uniform Building Code (UBC) identifies the Planning Area as being in Seismic Risk Zone III, which indicates that the maximum intensity of an earthquake that would be experienced in the Planning Area would be VII or VIII on the modified Mercalli intensity scale. According to the General Plan Update EIR, an earthquake of such magnitude would result in only slight

damage in specially designed structures; considerable in ordinary substantial buildings, with partial collapse; and great in poorly built structures.

The Davis General Plan includes standards and actions under Policy HAZ 2.1, which call for the enforcement of the UBC. The requirements of the Uniform Building Code (UBC) are intended to protect structures from collapse during a seismic event. Minor damage may occur, including the cracking of walls, chimneys, and masonry veneers; and the severing of water, natural gas, and wastewater pipes. Compliance with applicable General Plan policies and the UBC would ensure that project impacts would be *less-than-significant*.

aiii-iv,c. The General Plan Update EIR (p. 5I-4) states that certain impact categories discussed in the initial study prepared for the General Plan Update project were found not to apply to Davis because of the City's topography and lack of seismic hazards. These categories include landslides and liquefaction hazards. More specifically, the project site is generally flat and therefore not susceptible to landslides. In addition, according to the National Resources Conservation Service, National Cooperative Soil Survey, Web Soil Survey, the project site consists of the following soil types: Sycamore silt loam, drained (Sp), Sycamore silty loam, drained (St), and Tyndall very fine sandy, drained (Tc). Therefore, landslides and secondary seismic hazards such as liquefaction would have *less-than-significant* impacts to project structures.

- b. The project site is currently composed of three residential buildings, a horse ranch and associated buildings, as well as pasture land covered in non-native grasses. The proposed project would result in the construction of up to 259 units. Uncontrolled soil erosion resulting from construction and grading activities can result in short-term impacts on surface water quality through increased turbidity and sediment loading. Sedimentation is the settling out of soil particles transported by water. Sedimentation occurs when the velocity of water in which soil particles are suspended is slowed sufficiently to allow particles to settle out. Larger particles such as gravel and sand settle out more rapidly than fine particles such as silt and clay. Sediments may block, clog, or significantly reduce the conveyance capacity of the storm water infrastructure. Excessive sediment can cause increased turbidity and reduced light penetration in natural waterways, which could result in adverse impacts to plant and animal life. Additionally, improper handling practices can be a transport mechanism for other pollutants, such as concrete, petroleum products, paints, and other toxic substances, that could be discharged to watercourses.

Both Citywide development and development of the sites studied in the General Plan Update could adversely affect water quality if the development is unregulated. The Davis General Plan identifies policies (WATER 2.3) that provide explicit actions for reducing construction-related water quality impacts, including continued application and enforcement of NPDES regulations for sites over one (1) acre.

The City of Davis Disking Ordinance 2091 establishes a grading permit process applicable to grading, disking, and tilling activities within the City to assure that property will not be graded, disked, or tilled without first investigating and safeguarding wildlife protected by state and federal laws that may be present on the property. The proposed project would be required to obtain a grading permit in compliance with Disking Ordinance 2091 regulations.

In addition, the City of Davis 2006 Stormwater Management Plan (SWMP) includes inspections of construction sites for compliance with NPDES and SWPPP, as well as erosion and sediment control plans. The project site would be required to comply with regulations for erosion, sediment, and grading set forth in the SWMP.

In accordance with NPDES regulations, in order to minimize the potential effects of construction runoff on receiving water quality, the State requires that any construction activity affecting one (1) acre or more must obtain a General Construction Activity Stormwater Permit. Permit applicants are required to prepare a Stormwater Pollution Prevention Plan (SWPPP) and implement Best Management Practices (BMPs) to reduce construction effects on receiving water quality by implementing erosion control measures.

Should the project not comply with applicable General Plan policies and state regulations, a *potentially significant* impact would result from the project regarding erosion.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce impacts associated with erosion to a *less-than-significant* level. It should be noted that the project would also be required to comply with the City's grading regulations, Disking Ordinance 2091, and the City's Stormwater Management Plan, which would further reduce impacts associated with erosion.

*VI-1 Prior to the issuance of grading permits, the developer shall prepare a storm water pollution prevention plan (SWPPP), consistent with the State Water Resources Control Board NPDES requirements. The SWPPP shall be submitted to the City Engineer for review and approval.*

- d. The Davis General Plan includes standards and actions under Policy HAZ 2.1, which specifically regulate development on expansive soils. In addition, a Geotechnical Investigation, *Geotechnical Investigation Wild Horse Subdivision, Covell Boulevard and Pole Line Road*, was performed for the Wildhorse subdivision of which the proposed project is a part. The Geotechnical Investigation determined that the clays present within the upper one to two feet on the easterly and central portions of the Wildhorse Subdivision site are of moderate plasticity and have moderate potential for developing swelling pressures with variations in moisture content. With the redistribution of soils that would occur during grading, it is likely that there would be considerable variation in soil types on the completed building pads. Where present on or near the surface of the building pads, expansive clay can cause distress to floor slabs and foundations unless special measures are undertaken to reduce expansion effects. Such measures could include use of imported, nonexpansive soils in construction of building pads; chemically treating surface soils with lime to reduce expansive tendencies; presaturation of building pad soils prior to placement of slab concrete as well as reinforced floor slabs and foundations; or use of more elaborate reinforced post-tensioned slab or mat-slab foundation systems. The General Plan Update standard HAZ 2.1a would require a soils report to be prepared prior to development of any land where soil conditions are not well known. General Plan Update Standard HAZ 2.1b would require the mitigation of any soils hazards as a condition of approval. Should a design-level

geotechnical report not be prepared, a *potentially significant* impact would result to the project from expansive soils.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce impacts associated with expansive soils to a *less-than-significant* level.

*VI-2 Prior to the approval of final map(s), a final design-level geotechnical report, with consideration of recommendations from the Wildhorse Geotechnical Investigation, shall be prepared and submitted to the City for review and approval. The recommendations of the final geotechnical report shall be incorporated into the project design prior to issuance of building permits for review and approval of the City Engineer and Chief Building Official.*

- e. The project would be designed to connect to existing sewer systems. Therefore, *no impact* would occur related to soils incapable of adequately supporting the use of septic tanks.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>VII. HAZARDS AND HAZARDOUS MATERIALS.</b>				
<i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **Discussion**

- a.c. Wallace Kuhl and Associates prepared a Phase I Environmental Site Assessment (May 2004) for the project site, and reviewed the *Environmental Hazards Assessment, Wildhorse School Site*, which was prepared for the Wildhorse Subdivision. The Phase I Assessment concluded that evidence of hazardous material contamination on or adjacent to the project. The project

site would involve the construction of up to 259 residential units. The proposed residences are not anticipated to emit, handle, or transport hazardous or acute hazardous materials, substances or waste. Therefore the proposed project would have a *less-than-significant* impact.

- b. The Phase I Assessment identified an on-site agricultural well and five on-site septic systems. The septic systems are accident and grading hazards, as they may include various waste fluids and other chemicals, which could potentially release hazardous materials. In addition, wells, such as the agricultural well located on the project site, would require proper abandonment. Therefore, a *potentially significant* impact would occur.

Mitigation Measure(s)

The following mitigation measure would reduce the above impact to a *less-than-significant* impact.

*VII-1 Prior to the issuance of a grading permit, the on-site septic systems and agricultural well shall be located and abandoned by a licensed contractor in compliance with Yolo County Environmental Health Department standards. Confirmation of the abandonment shall be submitted to the City Engineer.*

- d. The Wildhorse Subdivision Hazards Assessment, which included the project site, noted that the project site had been used for agriculture in the past. The report analyzed project site samples for Organochlorine Pesticides using EPA method 8080. The report concluded no concentrations of DDT, DDD, toxaphene, dieldrin or any other EPA method 8080 constituents with the exception of DDE, which was detected in all samples at concentrations ranging from 0.043 to 0.083 parts per million (ppm). The presence of DDE in the soil was found to be well below the Total Threshold Limit Concentration of 1.0 ppm. Therefore, because pesticide residues are well below the Total Threshold Limit Concentration, the proposed project would result in a *less-than-significant* impacts with regards to environmental contaminant exposure.
- e-f. Although the project site is not within an airport land use plan, the UC Davis Airport is within the immediate vicinity of Davis. Because the airport is approximately five miles from the project site and used almost exclusively for flight training and for infrequent, short-duration operations, the site would not be within the airport flight paths. Therefore, *no impact* from airport safety would occur.
- g. The project site is bounded to the south by East Covell Boulevard, a major arterial. Construction vehicles delivering materials to the project site would result in a temporary increase in the amount of traffic along the aforementioned roadway. The increased traffic could interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, a *potentially significant* impact would occur.

Mitigation Measure(s)

Further analysis of this impact will be included in the Transportation and Circulation chapter of the Wildhorse Ranch EIR.

- h. The proposed project is surrounded on three sides by residential development. The eastern portion of the site would include a 200-foot buffer adjacent to agricultural lands. Wildlands do not exist in the vicinity of the project site. Therefore, ***no impact*** would occur.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY.</b>				
<i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

## Discussion

- a.f. The project site is currently composed of three residences, a horse ranch with associated structures, and vacant land covered by non-native grasses. The proposed project could result in the construction of up to 259 units over 25.8 acres, including 1.98 acres of public streets. The proposed project may lead to the generation of urban pollutants from residential uses. For example, long-term occupation of the proposed land uses would introduce non-point sources of pollution such as landscaping fertilizers, cleaning chemicals, and automobile products. These pollutants may be picked up by stormwater runoff and enter surface water bodies. Stormwater pollution control is regulated by the State Water Resources Control Board and Regional Water Quality Control Board. The adequacy of the future stormwater system for the project site to collect and treat surface runoff is not known at this time. Therefore, the project would have a *significant* impact to water quality. It should be noted that it is anticipated that the EIR analysis will determine that these impacts could be reduced to a less-than-significant level with implementation of appropriate mitigation measures.

### Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- b. The UC Davis campus and the South Fork of Putah Creek overlie the deep alluvial groundwater basin that extends more or less continuously throughout the Sacramento Valley. The Davis Planning Area is located in the lower Cache-Putah Basin, which is a subunit of the overall basin and extends from the Plainfield Ridge (approximately 8 miles west of the City) to the Sacramento River (approximately 15 miles east of the City). Groundwater can be found anywhere from 10-50 feet below ground surface. Water-bearing deposits generally extend to 3,000 feet.

The City obtains all of its municipal water supply from 21 wells located throughout the City with depths of 330-1,450 feet. The proposed project would result in the construction of up to 259 residential units and necessary infrastructure such as streets, which could result in adverse effects to groundwater aquifer recharge. In addition to impacting aquifer recharge, the project may contribute to the depletion of groundwater resources in the Davis Planning Area, thereby causing a *potentially significant* impact.

### Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- c-e. The project involves the construction of residential uses on a site that is primarily undeveloped; therefore, construction of the proposed project would result in the creation of impervious surfaces. The additional impervious surfaces would be expected to increase the rate of stormwater runoff on the project site, which could exceed the capacity of the receiving storm drain system. Therefore, the proposed project would have a *significant* impact to existing drainage courses and storm drainage systems. It should be noted that it is anticipated that the EIR analysis will determine that these impacts could be reduced to a less-than-significant level with implementation of appropriate mitigation measures.

### Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- g-i. Figure 5G-1 of the General Plan Update EIR indicates that the project site does not lie within the 100-year floodplain. Thus, the proposed project would not expose people or structures to a flood hazard, resulting in *no impact*.
- j. Tsunamis are defined as sea waves created by undersea fault movement. A tsunami poses little danger away from shorelines; however, when the tsunami reaches the shoreline, a high swell of water breaks and washes inland with great force. Waves may reach fifty feet in height on unprotected coasts. As Davis is far inland, the project site is not exposed to flooding risks from tsunamis.

A seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir, whose destructive capacity is not as great as that of tsunamis. Seiches are known to have occurred during earthquakes. The project is not located near a closed body of water; therefore, it is not anticipated that the project site would experience seiches in the future.

As mudflows typically occur in mountainous or hilly terrain, and the project site and surrounding areas are relatively flat, danger would not be presented from the likelihood of mudflows.

The above analysis indicates that the project site would not be threatened by a seiche, tsunami, or mudflow; therefore, *no impact* from such phenomena would occur.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>IX. LAND USE AND PLANNING.</b>				
<i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion**

- a. The project site currently consists of three residences and a horse ranch, and is surrounded by residential development and agricultural lands. The project would serve to extend the existing Wildhorse Subdivision, which surrounds the project site to the west and north. Therefore, the proposed project would not physically divide an established community, resulting in *no impact*.
- b. The project site is located in the City of Davis. The current City of Davis General Plan designation is Agriculture. The current City of Davis zoning is Planned Development #3-89 (Horse Ranch). The proposed project would result in the construction of up to 259 residential units and associated public infrastructure. Therefore, the project would require a General Plan Amendment from Agriculture to Residential Medium Density and a rezone from Planned Development #3-89 (Horse Ranch) to a new Planned Development designation. Should the City Council approve the General Plan Amendment and rezone for the project site, the uses proposed for the project would be compatible with the amended land use designation and zoning district for the entire site. However, the project as proposed is inconsistent with the current Davis General Plan, and an amendment would require a Measure J vote; therefore, a *potentially significant* impact would result.

**Mitigation Measure(s)**

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- c. The Yolo County Habitat Conservation Joint Powers Agency (JPA) was formed in August 2002 for the purposes of acquiring habitat conservation easements and to serve as the lead agency for the preparation of a Natural Communities Conservation Plan/Habitat Conservation Plan for all of Yolo County. The JPA governing Board is comprised of representatives from Member Agencies, which include two members of the Yolo County Board of Supervisors, one member from each of the City Councils of Davis, Woodland, Winters and West Sacramento, and one ex-officio member from UC Davis.

A Preliminary Draft of a Yolo County Habitat Conservation Plan was prepared in January 2001. However, this process to complete the HCP was stalled. The JPA is in the process of beginning the effort to complete a County-wide NCCP/HCP. The JPA, working with the Department of Fish and Game and US Fish and Wildlife Service is in the process of negotiating a Planning Agreement. Correspondingly, the JPA has issued a Request for Qualifications for NCCP/HCP consulting assistance, and is soliciting names for membership on the NCCP Steering Committee.

The JPA is anticipating the completion of a County-wide HCP in 2007 in addition to obtaining permits, which would allow developers to participate in the HCP. Therefore, authorization under a Habitat Conservation Plan and mitigation strategies do not exist for Yolo County. However, the Yolo Habitat JPA is currently authorized to administer the *Agreement Regarding Mitigation for Impacts to Swainson's Hawk Foraging Habitat in Yolo County*. This agreement requires developers to pay mitigation fees for loss of Swainson's hawk habitat. Impacts to special-status species, including Swainson's hawk, are addressed in the Biological Resources section above (Question IV a.).

Because a County-wide Habitat Conservation Plan has not yet been adopted for Yolo County, impacts would be considered *less-than significant* with the implementation of necessary mitigation measures on a project-by-project basis. Proposed mitigation for the Wildhorse Ranch project will be evaluated in the *Biological Resources* Chapter of the Wildhorse Ranch EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>X. MINERAL RESOURCES</b>				
<i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

**Discussion**

a,b. The most important mineral resources in the region are sand and gravel, which are mined on Cache Creek and other channels in Yolo County. A survey of aggregate resources by the State Division of Mines and Geology showed that significant deposits of aggregate resources are not located in the Planning Area (General Plan Update EIR 5I-1). The only mineral resource known to exist in the City’s planning area is natural gas; however, specific resource areas have not been identified. General Plan policies provide for minimizing resource exploitation. Because of the lack of mineral resources in the Planning Area *no impact* to mineral resources would occur.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>XI. NOISE.</b>				
<i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✘	☐	☐	☐
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✘	☐	☐	☐
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✘	☐	☐	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✘	☐	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✘
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✘

### **Discussion**

a-c. Noise-sensitive uses within the City's Planning Area include residential areas, schools, churches, nursing homes/senior housing, hospitals, libraries, and childcare facilities. Major sources of noise within the Planning Area include:

- Traffic noise on I-80, Highway 113 and arterial streets;
- Railroad noise from trains traveling on the Union Pacific railroad track and the California Northern (CalNorthern) railroad track;
- Aircraft noise in the vicinity of the UC Davis Airport; and
- Stationary noise sources related to agricultural activities.

The existing noise sources for the Wildhorse Ranch project site are East Covell Boulevard to the south and existing agricultural operations to the east.

The proposed project involves the development of up to 259 residential units. The proposed residences are considered sensitive land uses and may be adversely impacted by the noise sources surrounding the project site.

The noise levels that the project would generate also need to be considered in order to provide a comprehensive noise analysis. Of particular importance are the residential areas surrounding the project site to the north, west, and south. The introduction of up to 259 residential units would result in increased vehicle trips on project area roadways. The increased noise levels associated with the increased vehicle trips could result in exterior and/or interior residential noise standards being exceeded. Therefore, the proposed project would have a *potentially significant* impact related to exposing persons to excessive noise levels.

Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- d. A land use map alternative was determined to have a significant impact if construction activities could violate provisions of the City's Noise Ordinance (Chapter 16B, "Noise Regulations: of the City of Davis Municipal Code). Specifically, permitted construction activities between the hours of 7 am and 7 pm (Monday through Friday) and 8 am and 8 pm (Saturday and Sunday) were considered significant if both of the following measures are exceeded:
- No individual piece of equipment shall produce a noise level exceeding 83 dBA at a distance of 25 feet.
  - The noise level at any point outside the property plane of the project shall not exceed 86 dBA.

Construction activities associated with the proposed project would be short-term and would include but not be limited to, excavation and grading activities. Construction activities associated with the project may exceed the above specified criteria and could therefore have a *potentially significant* impact.

Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- e,f. The UC Davis Airport is the only airport in the immediate vicinity of Davis. The airport is used almost exclusively for flight training and for infrequent, short-duration operations. The General Plan Update EIR (p. 5F-3) states that impacts to noise-sensitive uses have not been found to exist at this airport. Therefore, *no impact* would occur.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>XII. POPULATION AND HOUSING.</b>				
<i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	✘	☐	☐	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	✘	☐
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	✘	☐

### **Discussion**

- a. The proposed project involves the construction of up to 259 residential units. The General Plan designation for the project site is Agriculture. Therefore, the population increase associated with the proposed project was not anticipated in the General Plan. This could result in adverse impacts to existing or planned infrastructure systems. The project would result in a *potentially significant* impact to population growth.

#### **Mitigation Measure(s)**

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- b,c. The project site currently includes three residential buildings, which will be demolished as part of project construction. The proposed project includes the construction of up to 259 units, which would create a net gain of residential units. Therefore, the proposed project would result in a *less-than-significant* impact.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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### XIII. PUBLIC SERVICES.

*Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

a. Fire protection?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Parks?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Discussion

- a,b. The proposed project would be served by the Davis Fire Department and the Davis Police Department. The Davis Fire Department provides emergency and non-emergency services. The non-emergency services are provided to attempt to prevent an emergency response. Non-emergency services include plan checking, construction inspection services, fire and life safety inspections, fire code investigations, public education, and weed abatement. Emergency services include fire response, emergency medical response, hazardous materials response, and public assistance. The City currently operates three (3) fire stations, located in the downtown (core) area, south Davis, and west Davis. The Fire Department attempts to operate within a standard of a five-minute response time, 90 percent of the time. The City Council has directed the Fire Department to pursue planning for a fourth fire station to improve response time. The City of Davis Police Department currently operates out of a single station on Fifth Street, approximately two (2) miles from the project site. The number of sworn police officers is 60 and the number of full-time employees is 93. UC Davis also contains an on-campus police department that maintains a mutual aid agreement with the City for major incidents. The development of the proposed project would increase the demand for fire and police services, which could result in the need for additional staff and/or equipment. According to the City's Fire Chief, the Fire Department would be able to get to Covell Boulevard within five minutes if Engineer 33 is not already assigned. This does not include access to the entire subject site. Therefore, the proposed project would have a **significant** impact to the provision of fire and police protection services. It should be noted that it is anticipated that the EIR analysis will determine that these impacts could be reduced to a less-than-significant level with implementation of appropriate mitigation measures and standard conditions of approval.

Mitigation Measures(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- c. The City of Davis Joint Unified School District (DJUSD) is the primary provider of educational services for the City's Planning Area. Under state law all development is assumed to have some impact on school facilities. The introduction of additional residents to the City of Davis as a result of the Wildhorse Ranch project would increase the number of students, which would be expected to require additional capacity at Davis schools. However, the DJUSD has experienced drop in enrollment recently to the extent that the decision whether to close one of its elementary schools is seriously being considered. This school may be replaced by a charter school. As a result, the proposed project would have a *less than significant* impact to existing school facilities.
- d. The City of Davis Parks and Community Services Department provides or facilitates a variety of activities and programs which serve the needs of citizens of all ages in the City, according to May 2001 General Plan. The department provides parks and recreation facilities, and is responsible for a variety of recreational programs for the City. In addition, City schools, UC Davis, and various private organizations provide additional recreational facilities and services. The City's existing parks total approximately 236 acres, and 300 acres are being planned for future park uses. Although the project may include approximately 2.08 acres of neighborhood greenbelt, the project also includes additional residential units and would result in additional demand to park facilities uses. However, the subject site and the associated number of new residents is not large enough (2.50 persons per household x 259 units = 648 persons) to warrant a need for additional park facilities. There are two "Community Parks" within one-half of a mile (1/2 mile) or less of the subject site, and a "Neighborhood Park" within one-quarter of a mile (1/4 mile) of the subject site. The 2001 General Plan defines a Community Park as "a minimum of 15 net acres; 25 net acres is the preferred size [...] There should be a community park within 1½ miles of all dwelling units [...]" The General Plan also defines Neighborhood Park as "a minimum of five net acres [...] There should be a neighborhood park within 3/8 mile of all dwelling units." Therefore, the proposed project would result in a *significant* impact relative to additional demands on existing park facilities. It should be noted that it is anticipated that the EIR analysis will determine that these impacts could be reduced to a less-than-significant level with implementation of appropriate mitigation measures.

Mitigation Measure(s)

Further analysis of this impact will be included in the Public Services and Utilities section of the Wildhorse Ranch EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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#### **XIV.RECREATION.**

*Would the project:*

- |  |   |                          |                          |                          |
|--|---|--------------------------|--------------------------|--------------------------|
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ✘ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?                       | ✘ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

#### **Discussion**

- a,b. The City of Davis Parks and Community Services Department provides parks and recreation facilities, and is responsible for a variety of recreational programs for the City. In addition, City schools, UC Davis, and various private organizations provide additional recreational facilities and services. The City's existing parks total approximately 236 acres, and 300 acres are being planned for future park uses. Although the project may include approximately 2.08 acres of neighborhood greenbelt, the project also includes additional residential units and would result in additional demand to park facilities uses. The proposal, if approved, would be required to participate consistent with major projects financing for its share of impacts in the upkeep and continued maintenance of existing recreational facilities. In accordance with the General Plan, no new parks would be required due to the proposed project.

However, one of the initial conceptual plans contains a drainage pond, which would also serve as a recreational area. Due to the current uncertainties of the project's park design, and the need to participate in applicable financing programs, the project would have a *significant* impact. It should be noted that it is anticipated that the EIR analysis will determine that these impacts could be reduced to a less-than-significant level with implementation of appropriate mitigation measures.

#### **Mitigation Measure(s)**

Further analysis of this impact will be included in the Public Services and Utilities section of the Wildhorse Ranch EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>XV. TRANSPORTATION/CIRCULATION.</b>				
<i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate parking capacity?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Discussion

- a,b. The project involves the construction of up to 259 residential units. Project site access would be provided by two entrances at East Covell Boulevard. The increase in daily vehicle trips generated by the project along roadways, such as East Covell Boulevard, would be expected to adversely affect existing Levels of Service (LOS) at nearby intersections and roadway segments. The increase in traffic generated by the project could have a *potentially significant* impact.

#### Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- c. The development of the proposed project would not be expected to change existing air traffic patterns, either in terms of volume or location. Therefore, *no impact* would occur.

- d,e. The proposed project is located north of East Covell Boulevard, which is a major arterial roadway in the City of Davis. A Traffic Impact Analysis is being prepared for the proposed project, which includes a study of traffic safety and emergency access. The project site access would be provided via two entrances off of East Covell Boulevard, near the intersection of Monarch lane. It is anticipated that the Traffic Impact Analysis would assist in identifying the appropriate design for intersection improvements, which would resolve the likelihood of the proposed project to create a potential hazard for vehicles and pedestrians at the intersection of East Covell Boulevard, Monarch Lane, and the entrance to the project site. Two alternative emergency accesses have been identified for the proposal; however, the subject site still appears impacted by mere nature of its configuration and location. The impacts to safety and emergency access are unknown at this time, and would be analyzed and addressed in the EIR. Therefore, the possibility exists that the proposed project could have ***potentially significant*** impacts regarding the above issues.

Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- f. The potential development of the site with residential uses at a medium density, and the incorporation of modified local streets in the project design, with parking on one side of the streets and none on any private alleys, could result in parking concerns. Further analysis in the EIR would assist in identifying mitigation measures that would reduce potential impacts to a less-than-significant level. However, given the current uncertainties, the project could have a ***potentially significant*** impact to parking.
- g. The proposed project would create an increased need for transit, bicycle, and pedestrian services through the development of up to 259 residential units. The City is served by three transit systems: Unitrans, providing bus service within the City; YoloBus, which connects Davis to other cities in Yolo County; and Davis Community Transit/Davis Senior Transit, which provides door-to-door demand response service to the general public, seniors, and individuals with disabilities.

The City and UC Davis are nationally acknowledged leaders in bicycle planning and use (General Plan Update EIR, p. 5D-13). The keys to the City's successful bike system are its linkages of key origins and destinations and its connections across physical barriers such as freeways, creeks, and major streets. Both Yolo and Solano Counties have adopted bicycle plans with bikeways that connect to those in Davis.

Existing pedestrian circulation facilities in the City consist of sidewalks on almost every street, off-street paths shared with bicyclists, neighborhood greenbelt paths, pedestrian bridges, and other path systems.

Bike lanes and sidewalks along East Covell Boulevard, and a path within the current agricultural buffer (immediately east of the project site) currently serve as important pedestrian/bicycle links. The conceptual site plans show an east-west internal bicycle and pedestrian connection from the Ag buffer to existing residential areas. However, until a final site plan is provided, it is not known for certain whether sufficient bike and pedestrian access would be provided to nearby areas. Therefore, a ***potentially significant*** impact would result.

Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>XVI. UTILITIES AND SERVICE SYSTEMS.</b>				
<i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### **Discussion**

- a,e. The City of Davis Public Works Department provides sewer service to the Planning Area. The City's wastewater treatment plant is located approximately six miles northeast of Davis, on County Road 28H, immediately east of the Yolo County Landfill. Sewer service is controlled through the use of connection fees and through requirements contained in the City's sewer ordinance.

Current wastewater treatment and trunk pipeline capacity is expected to accommodate demand through beyond 2010 as projected by the current General Plan. However, the project site is not anticipated for residential development in the General Plan. Therefore, increased demand associated with the project could result in the need for additional capacity as the

proposal is not currently anticipated in the General Plan. As a result, there could be *significant* impacts to wastewater treatment and conveyance capacities due to project implementation. It should be noted that it is anticipated that the EIR analysis will determine that these impacts could be reduced to a less-than-significant level with implementation of appropriate mitigation measures.

Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- b,d. The City relies solely on groundwater for its water supply, which is supplied by 21 operating wells that range in depth from 330 feet to more than 1,450 feet. The average volume delivered from each well is approximately 1,240 gallons per minute and the average annual withdrawal from all wells is approximately 12,800 acre-feet. Current water consumption rates average 240 gallons per person per day. Because of water conservation programs and improved efficiency, this consumption is projected to decrease to 210 gallons per person per day in the future.

The proposed project includes residential development that was not anticipated in the General Plan. Therefore, an inadequate capacity to serve the project site may exist, resulting in a *potentially significant* impact to existing water supply and infrastructure.

Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- c. The project would introduce impervious surfaces to the project site via the construction of a streets, driveways, and rooftops. The conversion of agricultural land to residential land use would increase impervious surfaces and the stormwater runoff generated onsite. Therefore, the surface runoff associated with the project may exceed the capacity of the existing drainage infrastructure. As a result, the project may have a *potentially significant* impact to the capacity of existing storm drainage systems. It should be noted that it is anticipated that the EIR analysis will determine that these impacts could be reduced to a less-than-significant level with implementation of appropriate mitigation measures.

Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- f,g. Solid waste services are provided by Davis Waste Removal, a private firm under contract with the City. All nonrecyclable wastes collected from the City are disposed of at the 770-acre Yolo County Central Landfill in the northeast portion of the Planning Area. The City does not contain any special landfill sites. The construction of the proposed project would increase the amount of solid waste within the City. Due to this increase, there could be *significant* impacts to existing landfill capacity. It should be noted that it is anticipated that the EIR analysis will determine that these impacts could be reduced to a less-than-significant level with implementation of appropriate mitigation measures.

Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>XII. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	✘	☐	☐	☐
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	✘	☐	☐	☐
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	✘	☐	☐	☐
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✘	☐	☐	☐

### Discussion

- a,b. The proposed project would change the project site from a predominantly open setting to a residential development. As mentioned previously, the conversion of the project site from prime farmland to residential could interfere with habitats on the project site and could potentially harm special-status animal species. Such impacts may also be considered to achieve short-term, to the disadvantage of long-term environmental goals. Therefore, the proposed project would result in a *potentially significant* impact.

#### Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.

- c,d. The project's incremental contribution to cumulative impacts may in some cases be considered cumulatively considerable. These categories could include increased demand for services and resources, and physical changes to the natural environment, such as loss of prime farmland. These impacts could result in adverse effects on human beings. Therefore, the impacts would be considered *potentially significant*.

Mitigation Measure(s)

Further analysis of this impact will be included in the Wildhorse Ranch EIR.