6 STATUTORILY REQUIRED SECTIONS

INTRODUCTION

The Statutorily Required Sections chapter includes brief discussions regarding those topics which are required to be included in an EIR, pursuant to CEQA Guidelines Section 15126.2. The chapter includes a discussion of the proposed project's potential to induce economic or population growth, and in addition, the chapter includes lists of significant irreversible environmental changes, cumulative impacts, and significant and unavoidable impacts which would be caused by the proposed project.

GROWTH INDUCEMENT

An EIR must discuss the ways in which a proposed project could foster economic or population growth or the construction of additional housing in the vicinity of the project, and how that growth will, in turn, affect the surrounding environment (see CEQA Guidelines Section 15126.2(d)). Growth can be induced in a number of ways, including through the elimination of obstacles to growth, or through the stimulation of economic activity within the region. The discussion of the removal of obstacles to growth relates directly to the removal of infrastructure limitations or regulatory constraints that could result in growth unforeseen at the time of project approval.

A number of issues must be considered when assessing the growth-inducing effects of development plans, such as the proposed project. These include the following:

> **Elimination of Obstacles to Growth:** The extent to which infrastructure capacity provided to accommodate the proposed project would allow additional development in surrounding areas; and
>
> **Economic Effects**: the extent to which development of the proposed project could cause increased activity in the local or regional economy.

Development of the Covell Village project site would result in the residential and commercial buildout of approximately 422 acres of agricultural land. Growth-inducing impacts associated with the Covell Village Project would be considered to be any effects of the project allowing for additional growth or increases in population beyond that proposed by the project.

As discussed in this Draft EIR, the project site is currently designated as Agriculture in the Davis General Plan and therefore is not anticipated for urban development. As a result, the Proposed Project (or High Density Alternative) includes a request for a General Plan Amendment to allow development of residential and commercial uses on

the site. Should the Proposed Project or High Density Alternative be approved, infrastructure would have to be extended to the site in order to provide needed services. Some infrastructure already exists on or adjacent to the project site, which would allow the project to connect to existing systems. These improvements would include but not be limited to wastewater infrastructure, domestic water delivery systems, and a stormwater drainage system.

Although the infrastructure improvements would facilitate growth on the project site, the agricultural properties to the north of the site would be preserved under a conservation agreement, and the areas within the City of Davis to the west, south, and east of the site are already developed. Therefore, land is not available for further development in the project vicinity. Furthermore, the infrastructure which would be constructed for the Proposed Project or High Density Alternative has been designed to only serve the project site and, once installed on the site, would not be extended further to nearby properties. Therefore, adoption of the project would not increase pressure to develop adjacent areas within or adjacent to the City of Davis and in Yolo County, and implementation of the Proposed Project or the High Density Alternative would not result in significant and unavoidable growth-inducing impacts.

SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

The CEQA Guidelines, Section 15126.2(c), require that this EIR consider significant irreversible environmental changes which would be caused by the proposed project should it be implemented. An impact would be determined to be a significant and irreversible change in the environment if:

- Development of any of the project would involve a large commitment of nonrenewable resources;
- The primary and secondary impacts of development would generally commit future generation to similar uses (e.g., a highway provides access to a previously remote area);
- Development of the proposed project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project; or
- The phasing and eventual development of the project would result in an unjustified consumption of resources (e.g., the wasteful use of energy).

The Proposed Project and High Density Alternative would likely result in or contribute to the following irreversible environmental changes:

- Conversion of existing agricultural farmland to suburban land uses, precluding alternate land uses in the future;
- Irreversible consumption of goods and services associated with the future employees and consumers;
- Increased background air emissions;

- Increased ambient noise;
- Surfacing important soils with impermeable surfaces associated with urban development;
- Conversion of habitat;
- Commitment of municipal services to new development;
- Degradation of water quality from urban development;
- Irreversible consumption of energy and natural resources associated with the future employees and consumers; and
- Possible demand for and use of goods, services, and resources for this project to the exclusion of projects in other locations.

CUMULATIVE IMPACTS

An EIR must discuss the "cumulative impacts" of a project when its incremental effect will be cumulatively considerable. This means that the incremental effects of the individual project would be considerable when viewed in connection with the effects of other current projects, and the effects of probable future projects (Section 15065(c)).

CEQA Guidelines Section 15355 defines cumulative impacts as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." This Section further states that "Individual effects may be changes resulting from a single project or a number of separate projects." "The cumulative impact from several projects is [defined as] the change in the environment which results form the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result form individually minor but collectively significant projects taking pace over a period of time."

Section 15130(a)(3) states also that an EIR may determine that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable, and thus not significant, if a project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact.

Finally, Section 15130(b) indicates that the level of detail of the cumulative analysis need not be as great as for the project impact analyses, that it should reflect the severity of the impacts and their likelihood of occurrence, and that it should be focused, practical, and reasonable.

To be adequate, a discussion of cumulative effects must include the following elements:

(1) Either (a) a list of past, present and probable future projects, including, if necessary, those outside the agency's control, or (b) a summary of projections contained in an adopted general plan or related planning document, or in a prior certified EIR, which described or evaluated regional or area-wide conditions

contributing to the cumulative impact, provide that such documents are reference and made available for public inspection at a specified location;

(2) A summary of the individual projects' environmental effects, with specific reference to additional information and stating where such information is available; and

(3) A reasonable analysis of all of the relevant projects' cumulative impacts, with an examination of reasonable, feasible options for mitigating or avoiding the project's contribution to such effects (Section 15130(b)).

For some projects, the only feasible mitigation measures will involve the adoption of ordinances or regulations, rather than the imposition of conditions on a project-by-project basis (Section 15130(c)).

As used above, the terms "past, present and probable future projects" include existing approved, planned, or budgeted projects; projects which are currently under construction; and projects requiring an agency approval for an application which has been received at the time of NOP release. (Section 15130(b)(1)(B)(2)).

The cumulative analysis for this EIR is based on the *City of Davis General Plan* (May 2001) and the *Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School* (General Plan Update EIR) (January 2000). Cumulative impacts are analyzed in each section of Chapter 4 and summarized below.

Impacts

The following cumulative impacts are identified in Chapter 4 of this Draft EIR:

Aesthetics

4.1-3 Long-term impacts to the visual character of the region from the proposed project in combination with existing and future developments in the Davis area.

Proposed Project

Implementation of the Proposed Project would contribute to a cumulative change in visual character of the Davis area from agricultural to urban. The project site currently consists of agricultural land/open space, and is designated as Agriculture in the City of Davis General Plan. The site is surrounded on three sides (west, south, and east) by residential and commercial uses within the Davis City limits. The 2000 General Plan Update EIR concluded that changes to views associated with urbanization of the project site would be considered significant and unavoidable. Therefore, the cumulative impact of the Proposed Project in combination with other lands in the project area would be considered

significant. Because feasible mitigation measures do not exist, the impact would be considered *significant and unavoidable*.

High Density Alternative

The High Density Alternative would result in the net construction of 475 more residential units on the project site than would the Proposed Project. Although the development would be typical of surrounding residential and commercial uses, the City of Davis General Plan Update EIR has determined that such changes to the project site would be considered significant and unavoidable aesthetic impacts. Therefore, considered in combination with other projects in the area, the aesthetic impacts of the High Density Alternative would be considered significant. Because feasible mitigation measures are not available, this impact would be considered *significant and unavoidable*.

Agricultural Resources

4.2-3 Long-term impacts to Prime Farmland from the proposed project in combination with existing and future developments in the Davis area.

Proposed Project

The 422-acre Covell Village project site is designated as Agriculture by the Davis General Plan, and consists largely of soils categorized as Important Farmlands by the California Department of Conservation. Development of the site would remove these soils from agricultural production and contribute to the ongoing regional conversion of farmland to urban uses. The Davis General Plan Update EIR found that the conversion of Prime Farmland, even with the implementation of General Plan policies, constitutes a significant and unavoidable impact. Therefore, urbanization of the project site, in combination with the loss of Prime Farmland throughout Yolo County, would result in a significant cumulative impact under the Proposed Project. Because the majority of the Prime Farmland on the project site would be permanently lost, the impact would be considered *significant and unavoidable.*

High Density Alternative

As with the Proposed Project, the High Density Alternative would result in the conversion of approximately 422 acres of agricultural land, some of which is categorized as Prime Farmland, to urban uses. According to the General Plan Update EIR, such a loss of farmland is a significant and unavoidable impact. Because the majority of the Prime Farmland on the project site would be permanently lost, the impact would remain *significant and unavoidable.*

Land Use

The land use impacts analyses include discussions of the existing and planned land uses in the project area. Because the analyses include discussions of planned land uses, the

cumulative land use impacts would not differ from those identified for the project. The Proposed Project's portion of future land use would not be cumulatively considerable.

Traffic

4.4-4. Cumulative impacts to study intersections.

Proposed Project

With implementation of the Proposed Project, the intersections of Covell Boulevard/L Street, Pole Line Road/Picasso Avenue, Pole Line Road/Donner Avenue, and Pole Line Road/Moore Boulevard are expected to operate at level of service (LOS) F during the AM and PM peak hours, under "Cumulative With Project" conditions. LOS F indicates unacceptable traffic delays, and therefore, constitutes a significant impact. The intersections of Covell Boulevard/L Street and Pole Line Road/Picasso Avenue are also projected to operate at LOS F under "Cumulative Without Project" conditions. Furthermore, traffic volumes at these two intersections are expected to increase by approximately 50 percent and 45 percent respectively if the Proposed Project were to be implemented. Because the significance threshold is defined as an increase of one (1) or more percent, a significant impact would occur.

Because traffic associated with the Proposed Project, in combination with other development in the area, would result in the exceedance of intersection thresholds of significance, a significant cumulative impact would result. However, implementation of mitigation measures identified in the Draft EIR would reduce the above impacts to a *less-than-significant* level.

High Density Alternative

As with the Proposed Project, under the High Density Alternative the intersections of Covell Boulevard/L Street, Pole Line Road/Picasso Avenue, Pole Line Road/Donner Avenue, and Pole Line Road/Moore Boulevard are projected to operate at an unacceptable LOS (LOS F) during the AM and PM peak hours, as well as meet peak hour volume signal warrants. Additionally, implementation of the High Density Alternative would result in the degradation of LOS to F at the intersection of Covell Boulevard/Pole Line Road during the PM peak hour. Therefore, under Cumulative Plus High Density Alternative conditions, the addition of traffic to the project area would result in a significant cumulative impact to study intersections. However, implementation of mitigation measures in the Draft EIR would reduce the above impacts to a *less-than-significant* level.

4.4-5. Cumulative impacts to roadway segments of Covell Boulevard and Pole Line Road.

Proposed Project

The sections of Covell Boulevard between F Street and Pole Line Road, and the sections of Pole Line Road from north of Covell Boulevard to south of Eighth Street, are projected to operate at LOS F with implementation of the Proposed Project. Therefore, the impact of the Proposed Project in combination with other traffic in the area would result in a significant cumulative impact to these roadway segments. Implementation of mitigation measures would reduce the above impact to Pole Line Road north of Covell Boulevard to a *less-than-significant* level. However, because the segment of Pole Line Road between Covell Boulevard and Eighth Street and south of Eighth Street is in a developed area where right-of-way may not be available, the impacts would remain *significant and unavoidable.*

High Density Alternative

With implementation of the High Density Alternative, the segment of Covell Boulevard between F Street and Pole Line Road would operate at LOS F, and in addition, the sections of Pole Line Road both north and south of Covell Boulevard would deteriorate to LOS F as well. Therefore, traffic generated by the High Density Alternative in addition to other cumulative traffic would result in a significant impact. Implementation of mitigation measures would reduce the above impact to Pole Line Road north of Covell Boulevard to a *less-than-significant* level. However, because the segment of Pole Line Road between Covell Boulevard and Eighth Street and south of Eighth Street is in a developed area where right-of-way may not be available, the impacts would remain *significant and unavoidable.*

Air Quality

4.5-4 Long-term air quality impacts from the proposed project in combination with existing and future developments in the Davis area.

Proposed Project

Under the Proposed Project, air contaminant emissions associated with development of the Covell Village site would be greater than those generated by existing on-site agricultural uses, and would substantially exceed Yolo-Solano Air Quality Management District (YSAQMD) significance thresholds. Development projects are considered cumulatively significant under YSAQMD significance criteria if 1) the project would require a change in the existing land use designation, and 2) if projected emissions (ROG, NO_x or PM_{10}) from the proposed development would be greater than the emissions anticipated for the site if developed under the existing land use designation. Because both of these conditions would be satisfied with implementation of the Proposed Project, the long-term cumulative impact to air quality would be considered s*ignificant and unavoidable.*

High Density Alternative

As with the Proposed Project, air contaminant emissions associated with implementation of the High Density Alternative would be greater than those generated by existing on-site agricultural uses, and would substantially exceed YSAQMD significance thresholds. Therefore, the Alternative would result in the same significant cumulative air quality impacts as the Proposed Project. The High Density Alternative would be considered to have a s*ignificant and unavoidable* impact on air quality.

Noise

4.6-6 Cumulative impacts of off-site traffic on on-site noise-sensitive uses.

Proposed Project

Traffic noise generated by the Cumulative (2015) Plus Proposed Project scenario, if unmitigated, would exceed the City of Davis 60 dB L_{dn} exterior noise criterion for outdoor activity areas of residential land uses. As projected by Bollard & Brennan, noise levels could range from 62.5 to 68.5 dB L_{dn} along Covell Boulevard, F Street, and Pole Line Road. In addition, according to the Noise Report, Cumulative (2015) Plus Project traffic noise exposure levels may exceed the 45 dB L_{dn} interior noise standard within proposed dwellings. Because traffic noise generated by the Proposed Project in combination with traffic noise generated by other developments could exceed City of Davis interior and exterior noise standards for planned residences on the project site, the cumulative impact would be considered significant. Implementation of mitigation measures included in the Draft EIR would reduce impacts to a *less-than-significant* level.

High Density Alternative

With implementation of the High Density Alternative, traffic noise exposure on the project site would be expected to range from 62.7 to 69 dB L_{dn} along Covell Boulevard, F Street, and Pole Line Road. These noise levels would exceed the City of Davis exterior noise thresholds. In addition, traffic noise exposure levels may exceed the 45 dB L_{dn} interior noise standard under the Cumulative (2015) Plus High Density Alternative scenario. Therefore, traffic noise levels affecting residences under the High Density Alternative, in combination with traffic generated by other developments, would have a significant cumulative exterior and interior noise impact to proposed residences. Implementation of mitigation measures included in the Draft EIR would reduce impacts to a *less-than-significant* level.

4.6-7 Long-term traffic noise impacts to surrounding roadways from the proposed project, in combination with existing and future developments in the Davis area.

Proposed Project

The Proposed Project would result in the construction of 1,515 residential units, in addition to variety of commercial and public uses, on the project site. In combination with other existing and future developments in and near the City of Davis, the Proposed Project would contribute to increases in long-term cumulative traffic noise levels on the local roadway network. However, Cumulative (2015) Plus Proposed Project traffic noise levels, relative to Cumulative (2015) No Project noise levels, are not expected to exceed the 3 dB significance criterion. Therefore, this impact would be considered *less-than-significant*.

High Density Alternative

The High Density Alternative would result in the construction of a net increase of 475 residences on the project site over the Proposed Project. Implementation of this Alternative would therefore generate long-term, cumulative traffic noise level increases on existing local area roadways in excess of those that would be generated with implementation of the Proposed Project. However, unlike with the Proposed Project, cumulative traffic noise levels on one roadway segment projected to increase by over 3.0 dB, exceeding the significance criterion established for the project. Therefore, the impact would be considered significant. Implementation of mitigation measures included in the Draft EIR would reduce impacts to a *less-than-significant* level.

Cultural Resources

4.7-3 Long-term impacts to cultural resources from the proposed project in combination with existing and future developments in the Davis area.

Proposed Project

Although significant cultural resources have not been identified on the project site, the potential remains for subsurface prehistoric or historic resources to be unearthed during site excavation and grading. In combination with other development in the Davis area, implementation of the Proposed Project could damage or destroy part of the prehistoric or historic record of the Davis area. Therefore, implementation of the Proposed Project would have a significant cumulative impact to prehistoric and/or historic resources. Adoption of mitigation measures identified in the Draft EIR would reduce the impact to a *less-than-significant* level.

High Density Alternative

Similar to the Proposed Project, the High Density Alternative could result in damage to, or destruction of, resources unique to the prehistoric or historic cultural systems of the north Davis area. Therefore, cumulative impacts associated with cultural resources would be considered significant. Implementation of mitigation measures identified in the Draft EIR would reduce the impact to a *less-than-significant* level.

Biology

4.8-14 Cumulative loss of biological resources in the City of Davis and the effects of ongoing urbanization in the region.

Proposed Project
The Covell Village project site consists of various habitat types including cropland, developed/landscaped areas, variety of wetland features (seasonal wetlands, marshes, open water, and riparian corridors). These biological communities provide habitat for endangered, threatened, and special concern plant and animal species found not only in the Davis area, but throughout Yolo County. Impacts likely to result from the implementation of the Proposed Project include disturbance of Jurisdictional Waters of the U.S., riparian habitat, habitat for listed invertebrate species, special-status plant species, aquatic amphibians, special-status reptiles, and migratory and listed bird species.

While additional impacts may result from the implementation of individual projects within the City of Davis and surrounding areas, mitigation would be required of any discretionary projects impacting natural resources. These impacts would be adequately addressed by the establishment of mitigation requirements such as those recommended in this document. With these measures in place, the Proposed Project would not have substantial adverse effects to the populations of the special-status species and sensitive habitats, and therefore *less-than-significant* cumulative impacts are expected.

High Density Alternative
As with the Proposed Project, although the High Density Alternative has the potential to result in impacts to fish and wildlife habitat, implementation of the mitigation measures provided in the Draft EIR would ensure that cumulative impacts to plant and wildlife habitat, as well as other sensitive biological communities would be reduced to a *less-than-significant* level.

Geology

4.9-4 Long-term geologic and seismic impacts from the proposed project in combination with existing and future developments in the Davis area.

Proposed Project
Development of the Covell Village site would increase the number of people and structures that would be exposed to seismic hazards and the effects of

expansive soils, as well as resulting in temporary and permanent topographic changes that could affect erosion rates or patterns. However, potentially adverse environmental effects associated with geologic hazards are usually site-specific and would not be expected to combine with similar effects that could occur with other projects in Davis. Additionally, all projects would be required to comply with the UBC and other applicable safety regulations. Consequently, cumulative geologic and soils-related impacts from implementation of the Proposed Project would be considered *less-than-significant*.

High Density Alternative

Although development intensity would be increased over that of the Proposed Project by implementation of the High Density Alternative, the long-term effects of seismic hazards and other geologic or soils constraints would be considered site-specific and unlikely to create a cumulative effect in combination with other projects in the Davis area. Therefore, the cumulative impact of this Alternative, pertaining to geologic hazards, would be considered *less-than-significant*.

Hazards

4.10-10 Long-term hazards-related impacts from the proposed project in combination with existing and future developments in the Davis area.

Proposed Project

The project site contains various wells, electric transformers, and storage tanks, and may be affected by pesticide residues or other hazardous materials used in the past. However, impacts associated with hazards are site-specific and generally do not affect, and are not affected by, cumulative development. In addition, any future development projects in the Davis area would be subject to the same federal, State, and local hazard management requirements as would the Proposed Project, therefore minimizing potential risks associated with increased hazardous materials use in the community. Therefore, implementation of the Proposed Project would have a *less-than-significant* cumulative hazards impact.

High Density Alternative

Implementation of the High Density Alternative would introduce a substantially larger number of people to the project site than would the Proposed Project. However, because each separate development proposal in the vicinity of the project site would be required to undergo its own environmental assessments and permitting process, the High Density Alternative would not be expected to result in a cumulative effect to human health from environmental hazards in combination with other projects in the Davis area. Therefore, the cumulative impacts relating to hazardous materials from this alternative would be considered *less-than-significant*.

Hydrology, Water Quality, and Drainage

4.11-6 Long-term increases in peak stormwater runoff flows from the proposed project in combination with existing and future developments in the Davis area.

Proposed Project

Construction of the Proposed Project would create impervious surfaces where none currently exist, increasing peak stormwater runoff rates and volumes on and downstream of the site. Although the Proposed Project includes runoff collection and detention facilities to accommodate the increased flows, the General Plan Update EIR notes that a proposed land use would be considered to have a significant impact if it would "result in a substantial increase in the rate or amount of surface runoff in a manner that would result in on- or off-site flooding; or create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage facilities." The effect of the Proposed Project plus other development in the project area could be to increase stormwater flows to a degree that would exceed existing drainage system capacity and cause flooding downstream. This significant cumulative impact to existing stormwater drainage would be reduced to a *less-than-significant* level by the adoption of mitigation measures identified in the Draft EIR.

High Density Alternative

The increased intensity of development under the High Density Alternative would involve the creation of impervious surfaces on the site in excess of the amount which would be created under the Proposed Project. Stormwater runoff would therefore be expected to be greater if the High Density Alternative were implemented. Because the potential exists for the High Density Alternative, in combination with buildout of the General Plan, to exceed drainage system capacity and cause localized or downstream flooding, the cumulative impact to existing drainage systems would be considered significant. However, the adoption of mitigation measures identified in the Draft EIR would reduce the impact to a *less-than-significant* level.

Public Services

4.12-8 Long-term impacts to public services and facilities from the proposed project in combination with existing and future developments in the Davis area.

Proposed Project

Demand for public services and facilities within the City of Davis would be increased with implementation of the Proposed Project. Future public service and facility needs for the City of Davis have been evaluated in the Davis General Plan, and the goals and policies included in the General Plan ensure that adequate services will be available for build-out of the General Plan according to the current Land Use Diagram. Although the current Land Use Diagram shows the project site as Agriculture, and therefore certain public service uses for the site are not reflected in the General Plan, impacts to public services and facilities as a result of the Proposed Project would be less-than-significant with incorporation of the mitigation measures identified in the Draft EIR. Furthermore, other future development projects would be required by the City to pay their fair share fees toward the expansion and creation of public services and facilities. For these reasons, cumulative impacts associated with public services and facilities would be considered *less-than-significant* with mitigation incorporated.

High Density Alternative

Implementation of the High Density Alternative would generate increased demand for public services and facilities, beyond that generated by the Proposed Project. However, as would be the case with the Proposed Project, the incorporation of mitigation measures identified in the Draft EIR would reduce impacts to public services and facilities from the High Density Alternative to a less-than-significant level. In addition, future developments within the Davis area would be required to pay their fair share fees towards the further expansion and/or creation of public services and facilities. Therefore, the cumulative effect of the High Density Alternative on public services and facilities, in combination with other development in and around Davis, would be considered *less-than-significant*.

Population, Housing, and Employment

4.13-4 Long-term impacts to population and employment from the proposed project in combination with existing and future developments in the Davis area.

Proposed Project

The 2001 Davis General Plan establishes a not-to-exceed target population of 64,000 for the year 2010. However, because the 2004 Davis population is estimated at 64,500 residents, this target has already been exceeded, in contradiction of General Plan Growth Management Action "e". The result of construction of the Proposed Project, in combination with other future developments in the Davis area, would likely be additional strain on the City's infrastructure, resulting in a significant cumulative impact pertaining to population, housing, and employment. However, implementation of the mitigation measures included in the Draft EIR would reduce the cumulative

impact to a *less-than-significant* level.

High Density Alternative
Buildout of the High Density Alternative in addition to future residential developments in and around Davis would contribute towards further exceedance of the General Plan population goal, resulting in a significant impact relating to Growth Management Action "e" of the Davis General Plan. Implementation of the mitigation measures included in the Draft EIR would reduce the cumulative impact to a *less-than-significant* level.

SIGNIFICANT AND UNAVOIDABLE ADVERSE IMPACTS

In most cases, impacts that have been identified would be less-than-significant after incorporation of appropriate mitigation measures. Impacts that cannot be feasibly mitigated to a less-than-significant level would remain significant and unavoidable adverse impacts.

The project-specific significant and unavoidable impacts are listed below:

4.1-1 Impacts related to altering the existing agricultural character of the project site.

4.2-1 Loss of prime agricultural land.

4.4-2 Impacts to segments of Pole Line Road and Covell Boulevard under Existing Plus Project conditions.

4.5-1 Exhaust emissions and fugitive particulate matter emissions from project-associated construction activities.

4.5-3 New air pollutant emissions within the air basin resulting from vehicle trips to and from the project site.

4.12-3 Residences outside the five-minute response time.

The significant and unavoidable cumulative impacts are listed below:

4.1-3 Long-term impacts to the visual character of the region from the proposed project in combination with existing and future developments in the Davis area.

4.2-3 Long-term impacts to Prime Farmland from the proposed project in combination with existing and future developments in the Davis area.

4.4-5 Long-term cumulative impacts to roadway segments of Pole Line Road and Covell Boulevard.

4.5-4 Long-term air quality impacts from the proposed project in combination with existing and future developments in the Davis area.