

CITY OF DAVIS
COMMUNITY DEVELOPMENT DEPARTMENT



COVELL VILLAGE

INITIAL STUDY

November 2004

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INITIAL STUDY

November 2004

I. BACKGROUND

1. Project Title: Covell Village
2. Lead Agency Name and Address: City of Davis
Community Development Department
23 Russell Boulevard
Davis, CA 95616
3. Contact Person and Phone Number: Ms. Katherine Hess
530-757-5610
4. Project Location: North of Covell Boulevard,
West of Pole Line Road and East of F Street
City of Davis
Yolo County
5. Project Sponsor's Name and Address: Mr. Blaine Juchau
Covell Village Company
1756 Picasso Avenue, Suite C
Davis, CA 95616
530-756-6608
6. General Plan Designation: Agricultural (AG) (County)
Agriculture (City)
7. Zoning: Agricultural General (A-1) (County)
Limited Industrial (M-L) (County)
8. Project Description Summary:

The Covell Village project requires the following discretionary actions by the Davis City Council:

- Certification of the EIR;
- Approval of the General Plan Amendment, pre-zoning and preliminary planned development;
- Approval of application to Yolo County Local Agency Formation Commission for annexation to the City;

- Affordable housing plan approval; and
- Phased housing allocation plan approval.
- The applicant and the City may also enter into a development agreement.

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

- Tentative subdivision map approval;
- Final planned development approval;
- Conditional use permits where applicable;
- Final subdivision map approval;
- Site plan/building plan approval;
- Issue building permits and grading permits;
- Conduct final inspections and issue occupancy permits; and
- Complete other processing as required.

II. SOURCES

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

1. City of Davis General Plan, City of Davis, May 2001.
2. 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.
3. Draft Environmental Impact Report for the Covell Center Project, City of Davis, March 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 checked="" type="checkbox"/> Cultural Resources | <input checked="" 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"/> Energy & Mineral Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population & Housing |
| <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation & Circulation |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

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

Ms. Katherine Hess

Printed Name

City of Davis

For

V. BACKGROUND AND INTRODUCTION

This Initial Study provides an environmental analysis pursuant to the California Environmental Quality Act (CEQA) for the proposed Covell Village Project (proposed project). The property is currently owned by the Covell Village Partners.

The City of Davis General Plan (May 2001) is an update of the 1987 Davis General Plan. 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 2001 Davis General Plan Update EIR analyzed five (5) alternatives. City of Davis staff has indicated that Alternative 3, the Reduced Buildout Alternative, was adopted by City Council. Under this alternative, the only growth and development in the City to 2010 is that which is already entitled (meaning the land has a General Plan designation, zoning, or rezoning, and in many instances, a development agreement) and a smaller development proposal on the Covell Center site (60-acre business park under one alternative variation, all urban reserve or agriculture under two other variations studied). This alternative could add 3,412 housing units (1,650 low, 108 medium, and 1,654 high density) and about 4.2 million square feet of nonresidential use. Key differences between this alternative and the other alternatives include: the Covell Center site; the Gateway / Nishi site would remain undeveloped, in agricultural or urban uses; the Davis Technology Campus, Oeste Campus, and Signature (proposed new junior high school site) sites would have agricultural designations; the Mace Ranch site would include a small-scale mix of uses, including public/institutional, housing, office, and small-scale retail; the Under Second Street site would remain as light industrial/business park; and the land north of the Sutter Davis Hospital would remain urban reserve.

In preparing this Initial Study, the City has relied on the General Plan and the Environmental Impact Report (EIR) prepared with the General Plan, together with the Findings of Fact and Statements of Overriding Consideration adopted by the City Council when the Council adopted the General Plan and certified the EIR. Pursuant to Section 21083.3 of the Public Resources Code, the City incorporates by reference these documents and their associated Statements of Overriding Consideration, which are available for examination at the Community Development Department, 23 Russell Boulevard, Davis, California, 95616.

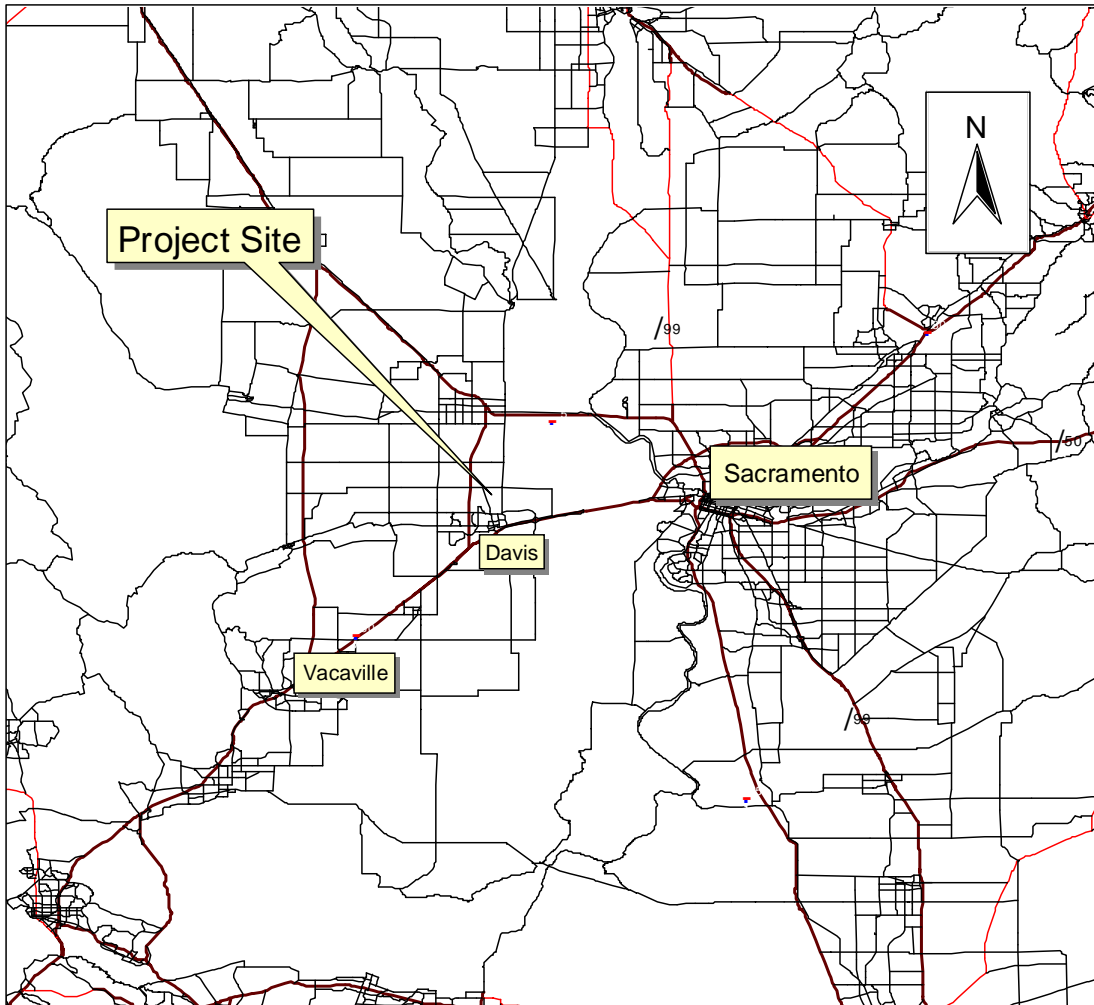
This Initial Study focuses on whether the proposed project may cause significant effects on the environment that were not examined in the General Plan EIR or the previous environmental analysis prepared for this project site. In particular, consistent with Section 21083.3, this Initial Study is intended to assess any effects on the environment that are peculiar to the proposed project or to the parcels on which the project would be located and were not addressed or analyzed as significant effects in the General Plan EIR, or which substantial new information shows will be more significant than described in the previous EIR. The Initial Study is also intended to assess whether any environmental effects of the project are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or by other means [Section 15152(b)(2) of the California Environmental Quality Act]. If such revisions, conditions or other means are identified, they will be identified as mitigation measures.

VI. PROJECT LOCATION

The proposed project site consists of 422 acres (See Figure 1, Regional Location Map). The site is generally located north of Covell Boulevard between Pole Line Road and F Street in the City of Davis, California. The subject property is bordered on three sides by existing urban uses (See Figure 2, Project Location Map). West of the site are the Con Agra property, Northstar Development, and the California Northern Railroad tracks. East of the site are Pole Line Road and residential neighborhoods. The western portion of the site's northern boundary is agricultural land, while the eastern portion abuts the decommissioned City of Davis landfill. The northern boundary of the residential portion of the site is coterminous with the northern boundaries of the existing neighborhoods to the east and west of the site.

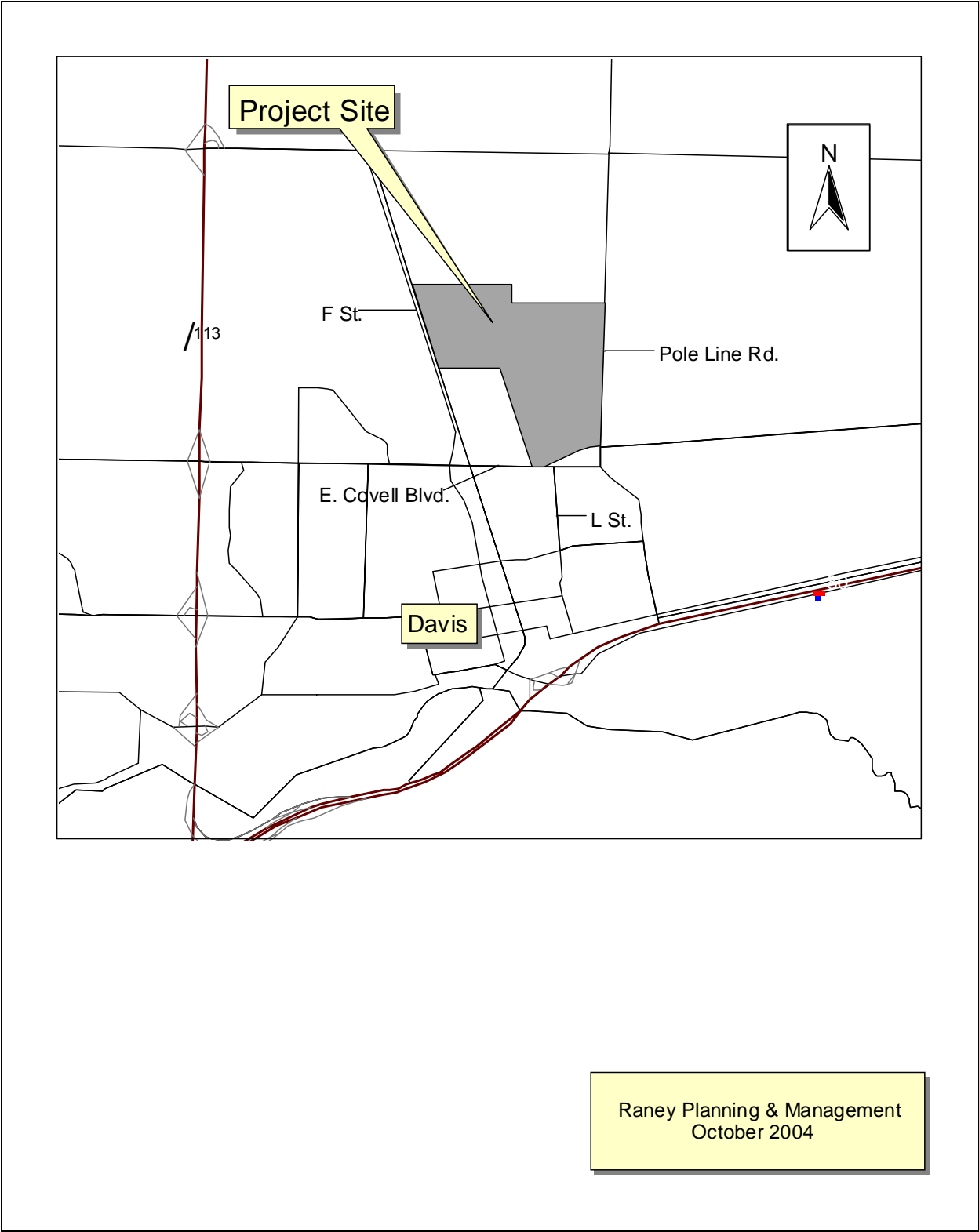
The existing Covell Drain enters the site at the extreme northwestern corner, runs south along the railroad tracks, and then crosses the property eastward in what is labeled "Channel A". Covell Boulevard is the site's southern boundary. The site is bordered along three sides (south, east, and west) by the City of Davis City limits. The site consists of a 383-acre parcel identified by Yolo County Assessor's Parcel Number (APN) 035-970-033, as well as an approximately 39-acre portion of APN 042-110-011, which adjoins the northwestern boundary of the 383-acre parcel.

Figure 1
Regional Location Map



Raney Planning & Management
October 2004

Figure 2
Project Location Map



VII. PROJECT DESCRIPTION

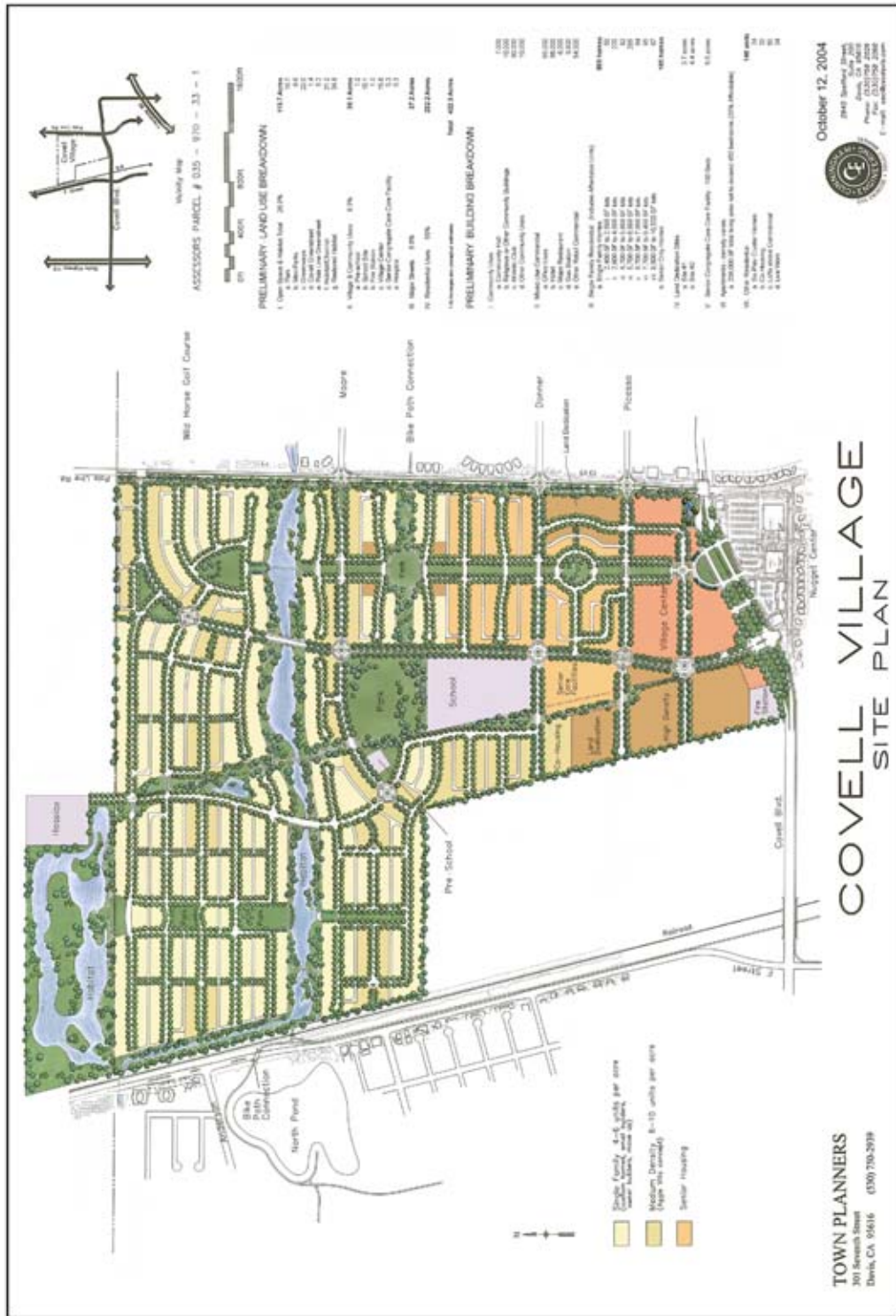
The Covell Village project site consists of 422 acres. The site is generally located north of Covell Boulevard between Pole Line Road and F Street in the City of Davis, California. The Covell Village project involves the development of a 422-acre mixed-use community, a hospice facility, and a created habitat area. The project includes the development of single family, multi-family, senior only home sites, and other residential uses (i.e., six-plex cluster homes, co-housing townhouses, lofts above commercial, and senior core care facility) (See Figure 3). The total number of dwelling units proposed for the project is 1,515.

Residential - Proposed Housing Units

The residential component of Covell Village includes a broad range of housing types and sizes, some of which are located within the Village Center proposed for the project. The housing types are detailed below in Table 1.

<i>Housing Type</i>	<i>Total Number of Units</i>
Single Family	(893)
3,200 SF ² to 3,699 SF lots (Aggie Village Attached lots)	50
3,700 SF to 4,699 SF lots (Aggie Village SFD lots)	220
4,700 SF to 5,699 SF lots (Old Davis Downtown)	82
5,700 SF to 6,699 SF lots (Aspen Subdivision)	285
6,700 SF to 7,699 SF lots (Stonegate)	94
7,700 SF to 9,499 SF lots	95
9,500 SF to 10,500 lots	67
Senior Homes For Sale	
Single Family	185
Multi-Family For Sale	
Six Plex Cluster Homes	24
Co-Housing	30
Multi-Family Rental	
Apartments outside of Village Center	289
Village Center Apartments	60
Live / Work Units	
Mixed-Use (Live/Work Units) outside Village Center	14
Mixed-Use (Live/Work Units) in Village Center	20
TOTAL	1,515
¹ The total unit number of 1,515 does not include the Senior Core Care Facility (Estimated 130 beds), which would be distributed between independent living, assisted living, and memory care owned and operated by Eskaton.	
² SF = Square feet	

Figure 3
Site Plan



Hospice

The project includes a two-story hospice facility in the northeastern corner of the habitat area proposed for the project. The hospice would have 20,000 SF for care and services for 16 residents, and 10,000 SF of second-story office space for hospice administration. In addition, the north-south collector south of the hospice site would be extended to provide access to the hospice.

Commercial – Village Center

The Village Center is located in the southeast portion of the site and includes mixed neighborhood commercial and residential uses aimed at complementing the adjacent Oak Tree Plaza. The following table illustrates the breakdown of land uses proposed for the Village Center and their associated square footages.

Land Use Type	Units
Retail	58,200 square feet (SF)
Office	43,300 SF
Work / Live Residence	20 units
Apartments	60 units
Church	9,700 SF
Health Club	30,000 SF
Meeting	11,300 SF
Daycare	2,800 SF
Hotel	38,655 SF (58 rooms)
Major Restaurant	6,000 SF
Gas Station w/ Supermarket	3,600 SF

Community Uses

Fire Station

The project application includes the donation of a 1.7-acre parcel designated for a new fire station, located in the southwestern portion of the site at Covell Boulevard. The station site fronts Covell Boulevard.

Schools - Covell Village School Site

The Covell Village Site Plan designates a 10-acre school site in the south-central portion of the project site. This Draft EIR assumes that the site would accommodate a 600-student elementary school. In addition, the project includes the dedication of a one-acre preschool site adjacent to the central park proposed for the project.

Habitat and Open Space

The Covell Village project also includes numerous bike/pedestrian paths, on-site parks totaling over 19-acres, and open space and habitat areas totaling over 113 acres.

Bikepaths

All of the paths proposed for the Covell Village project are designed for joint bicycle and pedestrian use. The Covell Village bike/pedestrian paths have been designed to provide connectivity to the existing bike/pedestrian network in the City of Davis. Particularly, on-site bike/pedestrian paths would provide a northern connection between surrounding neighborhoods.

Habitat Channel

A drainage channel currently exists on the project site, which bisects the subject property from east to west in the north-central portion of the property. The proposed project involves the expansion of the existing drainage channel into a 200 to 300-foot-wide habitat corridor with bicycle access to and from existing trails in surrounding neighborhoods.

Habitat Pond

Another natural habitat area proposed to be located on the Covell Village project site is a large wetland, which would be located in the northwestern corner of the Covell Village site. The pond area would encompass a large portion of the entire northern perimeter of the site, which is not owned by the City. As part of the proposed project, this area would be restored in order to function as a large riparian area and stormwater detention pond, which would enhance flood protection. The pond would be located immediately west of the 30,000 SF hospice facility proposed for the project.

Parks

The Covell Village project designates numerous parks on-site totaling over 19 acres. These include a series of linear parks connecting the arrowhead-shaped park in the north with the semi-circular park at the Village Center along Covell Boulevard. The plan includes a landscaped pond at the intersection of Covell Boulevard and Pole Line Road surrounded by footpaths. Additionally, several parks are interspersed in proposed residential areas.

A 10.7-acre park at the center of Covell Boulevard Village is proposed to be located at the southwest corner of the central roundabout, which links the major roadway. This park would be bordered on the north and east by the extensions of Moore Boulevard and L Street, respectively. On the south and west, the park would be bordered by bikepaths, creating a buffer from the adjacent medium density housing.

VIII. DISCRETIONARY ACTIONS

The Covell Village project requires the following discretionary actions by the Davis City Council:

- Certification of the EIR;
- Approval of the General Plan Amendment, pre-zoning, and preliminary planned development;
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- Affordable housing plan approval; and
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Upon a successful passage of a Measure J vote, the following approvals and actions are also required:

- Tentative subdivision map approval;
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- Conditional use permits where applicable;
- Final subdivision map approval;
- Site plan/building plan approval;
- Issue building and grading permits;
- Conduct final inspections and issue occupancy permits; and
- Complete other processing as required.

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.

Potentially 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 project would not have any impact.

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact	
I. AESTHETICS.					
<i>Would the project:</i>					
a.	Have a substantial adverse effect on a scenic vista?	✘	☐	☐	☐
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	✘	☐	☐	☐
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	✘	☐	☐	☐
d.	Create a new source of substantial light or glare which would adversely affect day or night-time views in the area?	✘	☐	☐	☐

Discussion

a-c. The 422-acre project site is characterized by open, productive, and non-productive agricultural land consisting of grasses and ruderal vegetation. Existing development within the City limits borders the site on three sides. Two (2) mature oak trees are located in the southeastern portion of the site. In addition, the site is bisected east-west by a drainage channel (Channel A), installed in the last 15 years, which supports some riparian vegetation. Meandering through the southern part of the site is a portion of an old drainage swale, which does not have an outlet. An older residence and related farm buildings are located in the mid-southern portion of the site. The project as proposed would result in the conversion of approximately 422-acres of agricultural land to urban uses, including single family homes and a commercial center.

The City of Davis General Plan Update EIR analyzed five General Plan alternatives. Alternative 3, the Reduce Buildout Alternative, was ultimately approved by City Council. The General Plan Update EIR considered three variations for the Covell Village site (see Figure 3-5 of the General Plan Update EIR) under Alternative 3. Variation 1 would designate the site as Agriculture; Variation 2 would designate the site as Urban Reserve; and Variation 3 would designate the site for urban reserve and a 60-acre research park. City Council approved Variation 1 (see Figure 11b of the Davis General Plan), which designates the site as Agriculture. The General Plan Update EIR found on page 5A-34 that only Variation 3 would have adverse aesthetic impacts because potential changes in views would occur. Therefore, although the project would be consistent with the type of residential land uses surrounding the site, because the proposed project involves the development of the site at an intensity greater than Variation 3, a *significant* impact to aesthetics would result from the project.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

- d. The project site consists predominantly of agricultural land; therefore, very little light or glare is currently emitted from the project site. The change from an undeveloped agricultural property to a mixed-use development would generate new sources of light and glare such as parking lots, building lighting, and streetlights. While the types of lighting and their specific locations 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

Further analysis of this impact will be included in the Covell Village EIR.

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact	
II. AGRICULTURE RESOURCES.					
<i>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:</i>					
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?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	✘	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a,c. The General Plan Update EIR states that the City is built mainly on prime agricultural soils. Most of the land in the Planning Area that has not been developed is used for farming. In an area like the City of Davis, where virtually all land contiguous to the existing City that is not developed is mapped as prime farmland, expansion of the urban area would necessitate converting agricultural land to urban uses. Figure 5I-1 of the General Plan Update EIR indicates that the Covell Village project site primarily consists of prime farmland soils. The Covell Village project involves the conversion of 422-acres of agricultural land to a mixed-use development. Therefore, because the majority of the project site consists of prime farmland soils, the project would result in a *significant* impact due to Prime Farmland conversion.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

- b. The Davis General Plan Update states on page 5A-31 that lands with active Williamson Act contracts do not exist within the Planning Area. However, the project site is zoned Agricultural General (A-1) and Limited Industrial (L-I) by Yolo County. Because the project includes annexation of the project site, the project includes a request to prezone the project

site to several different zoning districts, which are not agricultural. Therefore, the project would result in a *potentially significant* impact to existing agricultural zoning.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact	
III. AIR QUALITY.					
<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?	✘	☐	☐	☐
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✘	☐	☐	☐
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)?	✘	☐	☐	☐
d.	Expose sensitive receptors to substantial pollutant concentrations?	✘	☐	☐	☐
e.	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	✘

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 PM₁₀ for the state standards.

Local pollutant sources include both stationary sources, such as factories, and mobile sources, which are automobiles. Mobile sources are the major contributors of local and regional emissions. In Yolo County, motor vehicles account for approximately 31 percent of PM₁₀ 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.

The proposed project would result in increased vehicle trips in the City of Davis, which would generate increased amounts of ozone precursors (NO_x 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 (PM₁₀), which could exceed District thresholds.

The project region consists of open land and residential areas. Sensitive receptors in the vicinity of the project site consist of single family residences. The proposed project would replace the open land with residential units. Therefore, the proposed project would have a *potentially significant* impact on air quality by conflicting with applicable thresholds and plans.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

- e. The project would not include industrial or intensive agricultural use; therefore, the project would not create odors. In addition, land uses surrounding the site consist primarily of residential areas; therefore, the project would not be impacted by odors generated from surrounding land uses. The proposed project would have *no impact* regarding odors.

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact	
IV. BIOLOGICAL RESOURCES.					
<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-d. The following information is adapted from the General Plan Update EIR, which describes the biological setting for the Covell Village project site on pages 5H-10 to 5H-11. The 422-acre site is primarily land used for agricultural purposes (presently or formerly). Ornamental plants, such as elm, hackberry, pine, and privet are limited to the farm site in the southern portion of the project site and scattered individual trees along Channel A. Ruderal vegetation occurs along roadsides and developed areas. Adjacent areas to the east and south of the site are developed with housing areas and a golf course use. Areas to the north include agricultural land and semi-developed non-native grassland areas, including a go-cart park, target range, and photovoltaic facility. Areas to the west include the Hunt-Wesson Cannery and a vacant parcel owned by the cannery, along with residential areas.

Sensitive habitats on the site include emergent marsh, seasonal wetlands, jurisdictional drainages, riparian scrub, and woodland habitat. Channel A is one of two drainages that occur on the site. Channel A is approximately 1.5 acres in size and is a channelized tributary that flows west to east through the project site. The channel qualifies as “other waters of the United States” subject to US Army Corps of Engineers jurisdiction under Section 404 of the Clean Water Act. The other channel is approximately 0.8 acres and is a recently excavated drainage that flows from south to north to convey flows from the Covell Drain to Channel A. This channel does not likely qualify as other waters of the United States under the Clean Water Act because the channel was excavated for the purpose of draining uplands and is not part of a natural tributary. A narrow band of emergent marsh vegetation occurs along either side of the low-flow channels in both drainages. A seasonal wetland occurs on approximately 3.2 acres in the middle of the agricultural land, on clayey soil with varying alkalinity. The seasonal wetlands on the project site qualify as wetlands subject to United States Army Corps of Engineers (USACE) jurisdiction under Section 404 of the Clean Water Act (General Plan Update EIR, p. 5H-11).

According to the General Plan Update EIR, the majority of the project site is generally disturbed and does not support suitable habitat for most special-status plant species. However, two (2) special-status plant species were located on-site in 1996. The two plants, brittlescale and San Joaquin spearscale, do not have any federal or state listing status but are considered rare, threatened, or endangered in California and elsewhere by the California Native Plant Society (CNPS). In addition, the project site was considered suitable habitat for 10 special-status wildlife species: Swainson’s hawk, white-tailed kite, burrowing owl, giant garter snake, valley elderberry longhorn beetle, vernal pool fairy shrimp and tadpole shrimp, ferruginous hawk, northern harrier, and short-eared owl.

The development of the Covell Village project would involve the removal and/or disturbance of valuable habitat to special-status species, resulting in a *potentially significant* impact.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

- e. According to the General Plan Update EIR, riparian woodland and scrub habitat occurs on approximately 2 acres along portions of Channel A and is characterized by seedlings, saplings, and 10- to 30-foot tall Oregon ash, black walnut, white alder, box elder, and willow trees. In addition, valley oak trees are located on-site. The Davis General Plan includes polices designed to protect heritage oak trees. The construction of the proposed project may result in the alteration or removal of some on-site trees, creating a *potentially significant* impact.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village 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, 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 2006 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 hawk habitat. Impacts to special-status species, including Swainson's hawk, are addressed in question a. above.

Because a County-wide Habitat Conservation Plan has not yet been adopted for Yolo County, a *potentially significant* impact would result.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

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

Discussion

- a. According to the General Plan Update EIR (p. 5J-7), the Covell Village site was previously surveyed in its entirety in 1996. Surveyors recorded a collection of buildings consisting of a ranch house, a barn, and associated outbuildings towards the southern end of the site. These structures were all evaluated as ineligible for the California Register of Historic Resources (CRHR) and the National Register of Historic Places (NRHP), with the exception of a small monument located on the property (JSA-Covell-1). This particular element may reveal the presence of an interred animal or human (General Plan Update EIR, p. 5J-7). The General Plan Update EIR concludes that because the complete nature of this resource is unknown, the resources' significance is also unclear. The construction of the proposed project could result in the degradation of resource JSA-Covell-1 and depending upon the historical significance of the resource, a *potentially significant* impact may result.

Mitigation Measure

Further analysis of historic resources will be included in the Covell Village EIR.

- b-d. According to a review of available records by the Northwest Information Center of the California Archaeological Inventory, four recorded and eight reported prehistoric resources exist in the Davis Planning Area. In addition, recorded historic archaeological sites do not exist in the Planning Area. However, according to the Davis General Plan, less than 10 percent of the total area of the City has been archaeologically surveyed; therefore, it is likely that additional resources are located in the Planning Area. Furthermore, development of the Covell Village site could have an adverse effect on presently unknown cultural resources associated with the monument comprising site JSA-Covell-1 (see Question a. above), if further study determines that the monument is a significant resource. Because construction

activities associated with the proposed project may uncover previously unknown significant resources, a *potentially significant* would result.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VI. GEOLOGY AND SOILS.				
<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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	<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 runs 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 slight damage in specially designed structures; considerable in ordinary substantial buildings, with partial collapse; 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. Should the project not comply with applicable General Plan policies, a potentially significant impact would result to the project from seismic hazards.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

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, the project site consists of the following soil types: Yolo silt loam (Ya); Yolo silt clay loam (Yb); Sycamore silty clay loam, drained (St); Rincon silty clay loam, Merritt complex, saline-alkali (Mp); and Pescadero silty clay, saline-alkali (Pb). These soil types are not prone to liquefaction. 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 primarily of agricultural land. The proposed project would result in the construction of 1,515 residential units, a commercial center, and other components including a hospice facility. 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. 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 in the sites studied under 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 1 acre.

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.

Examples of typical BMPs completed in SWPPPs include: using temporary mulching, seeding, or other suitable stabilization measures to protect uncovered soils; storing materials and equipment to ensure that spills or leaks cannot enter the storm drain system or surface water; developing and implementing a spill prevention and cleanup plan; installing traps,

filters, or other devices at drop inlets to prevent contaminants from entering stormdrains; and using barriers, such as straw bales or plastic, to minimize the amount of uncontrolled runoff that could enter drains or surface water.

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

Further analysis of this impact will be included in the Covell Village EIR.

- d. Table 5I-1, *Summary of Soils Information for the Sites Being Studied*, of the Davis General Plan Update EIR shows that the soils on the Covell Village project site generally have a moderate to high shrink-swell potential. Shrink-swell potential can be defined as the change in volume of a soil due to the loss or gain of water.

The Davis General Plan includes standards and actions under Policy HAZ 2.1, which specifically regulate development on expansive soils. 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 the project not comply with applicable General Plan policies, a ***potentially significant*** impact would result to the project from seismic hazards.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

- 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	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact	
VII. HAZARDS AND HAZARDOUS MATERIALS.					
<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?	✘	☐	☐	☐
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?	✘	☐	☐	☐
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	✘	☐
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?	☐	☐	✘	☐
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?	☐	☐	✘	☐
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?	☐	☐	✘	☐
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	✘	☐	☐	☐
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	☐	☐	☐	✘

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
intermixed with wildlands?				

Discussion

- a,b. The proposed project includes 1,515 residential units, a commercial center, fire station site, school site, hospice facility, and recreational facilities. These land uses would not involve the routine use, transport, or disposal of hazardous materials. However, the project site contains materials that may be considered hazardous. The known on-site materials that are potentially hazardous are described below.

Pesticides and Other Soil Contaminants

The project site is primarily agricultural land, which has historically been farmed with oat hay, tomatoes, and sugar beets (Draft EIR for the Covell Center Project, p.4-3). The 1997 Draft EIR for the Covell Center Project states that restricted materials, either aerial or ground spray, have not been used on the site for the past three years. However, the historical use of pesticides on the site is unknown at this time. The possibility exists that previously applied pesticides could be released from the soil during construction activities. The exposure of construction workers to airborne pesticides would have a *potentially significant* impact.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

Asbestos and Lead-based paint

One residential structure and appurtenant farm buildings are located on the southern portion of the project site. The age of the buildings is currently unknown.

In 1978/79 the federal government banned nearly all uses of friable asbestos in building materials. Because the existing single family residence was present on the project site prior to the federal government's ban on asbestos, the potential exists for asbestos-containing materials (ACMs) and lead-based paint to have been used in constructing the structure.

Asbestos-containing materials (ACMs) can include, but are not limited to: resilient floor coverings, drywall joint compounds, acoustic ceiling tiles, piping insulation, electrical insulation and fireproofing materials.

In terms of lead-based paint, exposure to lead from older vintage paint is typically possible when the paint is in poor condition or is being removed. In construction settings, workers could be exposed to airborne lead during renovation, maintenance, or removal work. Lead-based paints were phased out of production in the early 1970s. Because the age of the onsite residence and appurtenance farm buildings is currently unknown, the possibility exists that these structures could contain these materials.

The introduction of people to the site as a result of the development of the proposed project and the potential subsequent exposure of these people to asbestos and lead materials on the project site would be considered a *potentially significant* impact.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

PCB Transformers

Pole-mounted transformers are located on the property along the eastern and western boundary of the project site. Typically, transformers are a health concern if they were installed prior to the late 1970s because they utilized Polychlorinated Biphenyls (PCBs). A number of adverse health effects are associated with this chemical. When PCB fluid is partially burned, as it may be in a transformer fire, the PCB fluid produces by-products, which include polychlorinated dibenzodioxin and polychlorinated dibenzofurans, that are much more toxic than the PCBs themselves. The date of installation of the transformers is currently unknown at this time. Polychlorinated biphenyls (PCBs) were used in electrical transformers because of their useful quality as a fire retardant. PCB transformers were manufactured between 1929 and 1977. The majority of these PCB Transformers were installed in apartments, residential and commercial buildings, industrial facilities, campuses, and shopping centers constructed before 1978. Because the date of installation of the transformers is unknown, the potential exists for the transformers to be PCB transformers. The exposure of construction workers and future employees and or consumers associated with the proposed project to PCB transformers could cause a *potentially significant* impact.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

Other Materials

As mentioned previously, a single family residence and appurtenant farm buildings are located in the southern portion of the project site. The possibility exists that the on-site residence has had domestic water wells and septic tanks. Further investigation will be required to determine whether wells and/or septic tanks are located on-site and, if present, these facilities shall be abandoned according to state and local regulatory requirements.

A high pressure gas transmission pipeline currently traverses the central portion of the project site in a north-south direction. This pipeline could pose hazardous risks to future residents of the site or construction workers. The possible presence of wells and septic tanks on the project site as well as the underground pipeline would have a *potentially significant* impact on the project.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

- c. The proposed project is located within a quarter mile of Davis High School. In addition, a

school site is located on the Covell Village project site. The proposed project consists of residential uses, which are not typically associated with hazardous emissions. The project also consists of a village center containing commercial uses. The commercial uses anticipated for the center include retail uses, which would not be expected to involve hazardous materials. Therefore, the project would have a *less-than-significant* impact to the existing and/or new school site located in the general vicinity of the project.

- d. According to the Department of Toxic Substances Control *Facility Inventory Data Base Hazardous Waste and Substances Sites List*, the project site is not located on a hazardous materials site. However, the Hunt/Wesson site, which borders the Covell Village project site on the west, is considered a hazardous waste site. A pre-application has recently been submitted to the City of Davis for the Hunt/Wesson site. The applicant/developer for the Hunt/Wesson site would be required to mitigate all potentially hazardous material impacts associated with the site. As a result, the adjacent hazardous site would not adversely impact the Covell Village project. Therefore, a *less-than-significant* impact would occur.
- e-f. The project site is not within an airport land use plan or within two miles of an airport. Therefore, *no impact* would occur.
- g. The project site is bounded to the south by Covell Boulevard, to the west by F Street, and to the east by Pole Line Road. Construction vehicles associated with the Covell Village site would result in a temporary increase in the amount of traffic along the aforementioned roadways. The increased traffic could interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, a *potentially significant* impact would occur.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

- h. The project site is surrounded by development to the west, east, and south. North of the site are located agricultural land, and the decommissioned City of Davis landfill. Therefore, the project site is not in an area considered to be at risk from wildland fires. Therefore, *no impact* would occur.

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY.				
<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 proposed project involves the construction of 1,515 residential units, a commercial center, and other components. Short-term grading and related construction activities may

cause an increase in erosion leading to degradation of downstream water quality. Of particular concern is Channel A, which bisects the site from east to west in the northern portion of the site. Grading activities would occur adjacent to Channel A, which could lead to adverse sedimentation of the waterway.

In addition, the proposed project may lead to the generation of urban pollutants. Long-term occupation of the proposed land uses would introduce non-point sources of pollution such as fertilizers, household chemicals, and automobile products. These pollutants may be picked up by stormwater runoff and enter surface water bodies in or downstream from the project site. 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 *potentially significant* to water quality.

Mitigation Measures

Further analysis of this impact will be included in the Covell Village 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 create impervious surfaces through the development of 1,515 residential units, a commercial center, 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 Measures

Further analysis of this impact will be included in the Covell Village EIR.

- c-e. The project consists of the development of residential and commercial uses in an area currently designated for agricultural operations. The construction and operation of the proposed project is not anticipated to alter the existing drainage course of Channel A, which flows through the project site. However, the possibility exists for the project to adversely affect the Channel.

In addition, the proposed project would result in the creation of impervious surfaces to a site that is primarily agricultural land. 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 existing storm drain system. Therefore, the proposed project would have a *potentially significant* impact to existing drainage courses and storm drainage systems.

Mitigation Measures

Further analysis of this impact will be included in the Covell Village EIR.

- g-i. The 2002 Flood Insurance Rate Map (FIRM Map Number 0604230578E, December 20, 2002) indicates that almost half of the project site currently lies in the 100-year floodplain. Thus, the proposed project would result in a *potentially significant* impact.

Mitigation Measures

Further analysis of this impact will be included in the Covell Village EIR.

- j. Tsunamis are defined as sea waves created by undersea fault movement. A tsunami poses little danger away from shorelines; however, when it 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 several miles 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	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IX. LAND USE AND PLANNING.				
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. The project site is currently vacant except for a residence and appurtenant farm buildings located in the southern portion of the project site. As mentioned previously, the project site is surrounded on three sides by residential areas and the fourth area consists of agricultural land and the decommissioned City of Davis Landfill.
- The single family residence in the southern portion of the project site would need to be removed in order to allow the development of the proposed project; however, the removal of one residence would not be considered a division of an established community. Furthermore, the project would result in the development of 1,515 new dwelling units. Therefore, the proposed project would not physically divide an established community, resulting in ***no impact***.
- b. The project site is located in Yolo County and is within the City of Davis Planning Area. The current Yolo County and City of Davis General Plan Land Use Designation for the project site is Agriculture. Current Yolo County zoning for the project site consists of Agricultural General (A-1) and Limited Industrial (ML). The Davis General Plan Update EIR evaluated three variations for the Covell Village site and the City approved Variation 1, which designated the entire site as agriculture. The project proposes to develop approximately 1,515 residential units and a commercial center. Therefore, the project requests a General Plan Amendment. Because the project is within Yolo County and the Davis Planning Area, the project also requests pre-zoning of the site. Should the City Council approve the General Plan Amendment for the project site, the uses planned for the project would be compatible with the land use designations and zoning for the entire site. However, the project as proposed is inconsistent with the current Davis General Plan and therefore a ***potentially significant*** impact would result.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village 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 2006 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 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, a ***potentially significant*** impact would result from project implementation.

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact	
X. MINERAL RESOURCES.					
<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. The only mineral resource known to exist in the City's planning area is natural gas; however, specific resource areas have not been identified. The policies in the General Plan Update are very similar to those in the existing General Plan. New 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	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XI. NOISE.				
<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?	✗	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✗	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✗	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✗	<input type="checkbox"/>	<input 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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

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 industrial facilities and agricultural activities.

The General Plan Update EIR states that the existing noise sources for the Covell Village project site are F Street and CalNorthern RR to the west, Covell Boulevard to the south, Pole Line Road to the east, and the Former Hunt-Wesson site to the southwest.

The proposed project involves the development of 1,515 residential units. The residential areas 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 east, west, and south. The introduction of 1,515 residential units and a commercial center 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

Further analysis of this impact will be included in the Covell Village 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 would therefore have a *potentially significant* impact.

Mitigation Measures

Further analysis of this impact will be included in the Covell Village 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 no impact to noise-sensitive uses has been found to exist. Therefore, *no impact* would occur.

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XII. POPULATION AND HOUSING.				
<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 development of 1,515 residential units, a commercial center, parks, and other components. In addition, the project site plan includes a school site and a fire station site. As a result, the Covell Village project would increase the population of the City of Davis. In addition, Figure 11b of the General Plan indicates that the project site was anticipated to remain in agricultural usage. Therefore, buildout of the project site with residential and commercial uses would introduce more people to the City than anticipated in the General Plan. As a result, the project would have a *potentially significant* impact related to increasing the population of the City of Davis.

Mitigation Measures

Further analysis of this impact will be included in the Covell Village EIR.

- b,c. The project site is currently vacant except for a residence and appurtenant farm buildings located in the southern portion of the project site.

The single family residence in the southern portion of the project site would need to be removed in order to allow the development of the proposed project; however, the removal of one residence would not displace substantial numbers of housing and people. Furthermore, the project would result in the development of 1,515 new dwelling units. Therefore, the proposed project would have a *less-than-significant* impact on housing.

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIII. PUBLIC SERVICES.				
<i>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:</i>				
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. 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. Response time includes alarm processing, turnout time, and travel time.

Based on response time maps prepared for a station location study completed by the Fire Department in April 1999, some existing parts of the City lie outside the five-minute response time area, including parts of West Davis that are closest to Highway 113, large parts of Central Davis that lie west of Anderson Road and north of Eighth Street, most of North Davis bounded by Covell Blvd., Highway 113, and F Street, most of East Davis north of Fifth Street and east of Pole Line Road, and the western portion of South Davis. To improve the Fire Department's five minute response time coverage, the City Council has directed the Fire Department to pursue planning for a fourth fire station.

The Covell Village site plan includes the donation of a 1.7-acre fire station site at the southwestern corner of the Covell Village project site. However, additional equipment may be needed to adequately serve the project site. Therefore, the proposed project would have a *potentially significant* impact related to fire protection.

Mitigation Measures

Further analysis of this impact will be included in the Covell Village EIR.

- b. The City of Davis Police Department currently operates out of a single station in the core area. The number of sworn police officers is 53 and the number of full-time employees is 81. UC Davis also contains an on-campus police department that maintains a mutual aid agreement with the City for major incidents.

The demand for police services and the need for police staff is expected to grow in direct proportion to the growth of population and businesses. To meet increased demands, the Police Department expects that the automation of records and administration will continue to increase and that there may be increased reliance on non-sworn personnel for actions traditionally performed by sworn staff, such as some investigations.

The proposed project would involve the development of 1,515 residential units, a commercial center, and various park and bike/trail amenities. The project site plan also dedicates a school site. These land uses would require additional police protection services, which could result in a *potentially significant* impact.

Mitigation Measures

Further analysis of this impact will be included in the Covell Village EIR.

- c. The City of Davis Joint Unified School District (DJUSD) is the primary provider of educational services for the City's Planning Area. Many of the schools currently depend on portables to meet capacity requirements. Future enrollment growth would be accommodated by additional portable classrooms. Under state law all development is assumed to have some impact on school facilities. The introduction of residents to the City of Davis as a result of the Covell Village project would increase the number of students, thereby, requiring additional capacity at Davis schools. Therefore, the proposed project could result in a *potentially significant* impact to existing school facilities.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

- d. 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. The City and the DJUSD have a long-standing tradition of planning parks adjacent to schools. The Covell Village site plan indicates that a large park is located immediately north of the proposed school site. Other park areas are also provided on the site plan. However, the amount of park acreage provided on the current site plan may not be adequate to meet the City's parkland standards. Further analysis will be required to determine the sufficiency of the project's proposed park system. Therefore, the proposed project has the potential to create an excess demand for park facilities, creating a *potentially significant* impact.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIV. RECREATION.				
<i>Would the project:</i>				
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. The City and the DJUSD have a long-standing tradition of planning parks adjacent to schools. The Covell Village site plan indicates that a large park is located immediately north of the proposed school site. Other park areas are also provided on the site plan. However, the amount of park acreage provided on the current site plan may not be adequate to meet the City’s parkland standards. Further analysis will be required to determine the sufficiency of the project’s proposed park system. Therefore, the proposed project has the potential to create an excess demand for park facilities, creating a *potentially significant* impact.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XV. TRANSPORTATION/CIRCULATION.				
<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 proposed project would add 1,515 residential units, a commercial center, and associated park and recreational facilities to the primarily vacant project site. In addition, the Covell Village site plan dedicates a school site and a fire station site. Roadways that surround the project site include Covell Boulevard, Pole Line Road, and F Street. The increase in daily vehicle trips generated by the project along these roadways would be expected to adversely affect existing Levels of Service (LOS) at nearby intersections. The increase in traffic generated by the project could have a *potentially significant* impact.

Mitigation Measures

Further analysis of this impact will be included in the Covell Village EIR.

- c. In the General Plan Update EIR, five alternatives were analyzed, one of them which anticipated the development of 1,247 housing units on the Covell Village site (Alternative 2). The General Plan Update EIR found that implementation of Alternative 2 would have no

adverse impacts on air services. Therefore, the 1,515 units currently proposed for the Covell Village site in addition to the commercial center would not be expected to generate any new impacts to air services. Therefore, *no impact* would occur.

- d,e. Because the project does not currently involve the approval of a Tentative Map, detailed street designs do not exist. However, the Covell Village site plan can still be evaluated for general safety issues, such as the location of roundabouts. The site plan utilizes a network of roundabouts to discourage speeding. This proposed layout could provide inadequate emergency access and other design hazards, thereby creating a *potentially significant* impact.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

- f. The proposed project consists of residential and commercial uses and associated recreational facilities. Development of the residential lots and commercial lots must be consistent with the zoning requirements. Because the project site plan currently does not provide adequate information to assess whether or not the project would provide adequate parking, a *potentially significant* impact would occur.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

- g. The proposed project would create an increased need for transit, bicycle, and pedestrian services through the development of 1,515 residential units and a commercial center. In addition, the Covell Village site plan includes a school site, which upon eventual development, would result in an increased need for the above services.

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.

The Covell Village site does not currently have bicycle facilities adjacent or through the site; however, these are planned in the General Plan Update. In addition, the General Plan Update contains a number of enhanced policies pertaining to bicycles and pedestrian circulation and transit that will improve the operation and safety of the overall system. Should the bicycle, pedestrian, and transit facilities provided by the project not be consistent with the General Plan, a *potentially significant* impact would result.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS.				
<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 6 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.

The 2001 Davis General Plan states that the wastewater system currently operates at approximately 68 percent of design capacity. This capacity includes the \$11 million

expansion of the plant, which brought the total capacity to 7.5 million gallons per day (MGD), and was substantially complete in 1999.

Current wastewater treatment and trunk pipeline capacity is expected to accommodate demand through 2010 as projected by the current General Plan. However, little excess capacity would exist in the system to handle additional development (General Plan Update EIR, p. 5C-9).

Buildout of the project site according to the land uses proposed by the Covell Village project was not anticipated in the Davis General Plan Update. Therefore, the possibility exists that adequate wastewater service does not exist to serve the project. As a result, a *potentially significant* impact could result to wastewater treatment and conveyance capacities due to project implementation.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village 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 quantity of groundwater available would support the anticipated demand under the current General Plan (General Plan Update EIR, p. 5C-9). With regard to facilities, however, pumping capacities would need to be increased to support planned buildout. The project as currently proposed would result in a greater intensity of uses and therefore may exceed the groundwater supply available to serve General Plan buildout. Therefore, the project would result in a *potentially significant* impact to existing water supply and infrastructure.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

- c. The City and Yolo County Flood Control and Water Conservation District have developed and begun implementation of the Covell Drainage System Comprehensive Drainage Plan to convey 100-year frequency flows. The Covell Drain joins Channel A east of Highway 113 and continues in an easterly direction to the Willow Slough Bypass. Channel A flows through the Covell Village project site in a westerly-easterly direction. Flow in Channel A is affected by backwater effects of Willow Slough Bypass during major flood events. Most of central Davis is served by a subsurface stormwater drainage system that conveys flows in a northerly direction. Two large detention basins (North and West Ponds) provide storage for stormwater and discharge to Channel A.

The project would introduce impervious surfaces to the project site via the construction of 1,515 dwelling units, a commercial center, and other components. Therefore, the surface runoff associated with the project may exceed the capacity of Channel A, which is located on

the project site. As a result, the project would have a *potentially significant* impact to the capacity of existing storm drainage systems.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village 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 2001 Davis per person generation rate in the City is estimated at 3.12 pounds per day.

The landfill has an estimated capacity of 25 million cubic yards. As of June 1999, 8.2 million cubic yards of capacity had been filled. The remaining lifespan of the landfill is estimated to be 20 years at current levels of disposal (General Plan Update EIR, p. 5C-9). The estimated year 2020 closure of the landfill is based on SACOG population projections for Yolo County and its cities, factored by current levels of waste production. The possibility exists that the Yolo County Central Landfill has adequate capacity to serve the project's waste needs. However, at this time it is not known whether the construction of 1,515 new residential units and a commercial center would exceed the capacity of the landfill. Therefore, the project could have a *potentially significant* impact to solid waste disposal.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.

Issues	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XII. MANDATORY FINDINGS OF SIGNIFICANCE.				
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 agricultural land to a residential and commercial development complex. As mentioned previously, the conversion of the project site from vacant to urban could interfere with habitats on the project site and could potentially harm special-status plant and/or animal species. Furthermore, as residential and/or commercial development is placed on the project site, any archeological resources that are beneath the project site could be disturbed. Such impacts may also be considered to achieve short-term, to the disadvantage of long-term environmental goals. Therefore, the proposed project would cause a *potentially significant* impact.

Mitigation Measures

Further analysis of this impact will be included in the Covell Village EIR.

- c,d. The proposed project would add traffic and housing to the project site and would remove agricultural land currently in use. Because the majority of the project site is considered Prime

Farmland, the conversion of the project site to an urban environment would constitute a significant impact. In addition, cumulative impacts may be identified in the categories of, an increased demand for services and resources, and physical changes to the natural environment. These impacts could result in adverse effects on human beings. Therefore, the impacts would be considered *potentially significant*.

Mitigation Measure

Further analysis of this impact will be included in the Covell Village EIR.