
ATTACHMENT B

CITY OF DAVIS ENVIRONMENTAL INFORMATION FORM

Describe any proposed General Plan amendment, planned development, zone change, or specific plan amendment which would affect the project site.

Site requires, General Plan Amendment, Planned Development and, thereafter, Measure J vote.

Related Projects: If this project is part or a portion of a larger project, describe the previous project by name, preliminary planned development number, or other project identification.

NA

Previous Environmental Documents: If this project is part of a larger project for which a Negative Declaration or an Environmental Impact Report has been prepared and certified, reference the document below. Include the date and SCH # if possible.

Prior EIR uncertified

Other permits or approvals: Include a description of all permits and approvals that will be necessary from the City of Davis and other governmental agencies in order to fully implement the project.

See List in Applicant Narrative

SITE CHARACTERISTICS

Property size:

Gross (sq. ft./acre) 386 acres

Net (sq.ft./acre) (total site minus areas of public streets and proposed dedications) TBD

Zoning:

Existing: A-1 & M-L (Yolo)

Proposed: Planned Development

General Plan Designation:

Existing: Agricultural

Proposed: Planned Development

Various Uses

Describe the physical setting of the site, as it exists before the project, including information on topography, soils, plants (shrubs, trees) and animals, trails, roads, drainage courses and scenic aspects. Describe any existing structures on site (including age and condition) and the use of the structures. Attach photographs of significant features described. In addition, site all sources of information (i.e. soils and hydrologic studies, biotic and archeological surveys, traffic studies).

Refer to Applicant Narrative and "ALTA/ACSM Land Title Survey"
by Morrow Surveying dated 11-13-02.

In the known history of the site, has there been any use, storage, or discharge of hazardous and/or toxic materials? Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gasses. Also note, underground storage of any of the above. Please list the materials and describe their use, storage, and/or discharge on the property, as well as the dates of use if known. None except as follows:

Refer to "City of Davis Old Davis Landfill Report First half-2002"
prepared by City of Davis Public Works Department.

Will the proposed project involve the temporary or long-term use, storage or discharge of hazardous and/or toxic materials, including, but not limited to those examples listed above? If yes, provide an inventory of all such materials to be used and proposed method of disposal. The location of such uses, along with the storage and shipment areas, shall be shown and labeled on the application plans. No

Describe surrounding properties, including information on plants, animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, retail, etc.) and scale of development (height, frontage, setback, rear yard, etc.). Refer to Draft EIR for Covell Center Project, March 1997; Refer to Applicant Narrative; Intensity of
land uses will vary, see site plan. Likewise for "scale of development"

Will the proposed project change the pattern, scale or character of the surrounding general area of the project? Project will complement the pattern, scale and character of the surrounding general area on three sides (south, east and west). Half of remaining north side is limited by former City landfill. Remainder of north side proposed as wetland habitat.

Describe the known cultural and/or historical aspects of the site. Site all sources of information (books, published reports and oral history). Refer to Applicant Narrative. See also Chapter 13 of Draft EIR, March 1997.

Describe any noise sources and their levels that now affect the site (freeway, roadway noise, etc.) and how they will affect the proposed uses. Refer to Chapter 8 of Draft EIR for the Covell Center Project, March 1997, Jones and Stokes. Hunts now closed. Police pistol range has moved. Blue Max Go Kart Club remains.

Describe any short-term or long-term noise to be generated, including source and amount. How will these noise levels affect adjacent properties and on-site uses. What methods of sound proofing are proposed? None other than routine sounds similar to surrounding development.

Is the project proposed on land which contains fill or a slope of 10% or more? No

Are there any existing erosion problems? No

Are there any streams or permanent water courses on the site? Drainage Canal. See "ALTA/ACSM Land Title Survey" by Morrow Surveying, dated 11-13-02.

Will the proposed project change drainage patterns or the quality of groundwater? If so, explain: Proposal includes added and improved waterways and wetland habitats. See Site Plan.

Will the project affect any drainage channel, creek, pond or any other water body? Describe below: Existing canal to be widened, landscaped and improved with paths, etc.

Will the proposal result in the loss of agricultural land? Most of parcel farmed uneconomically due to inability to use aerial applications and mixed quality soils.

Are there any mature or scenic trees or shrubs on the project site? Indicate the number and species to be removed or replaced and the location of the transplant site. Healthy trees in canal running east-west to be retained. Healthy oaks in middle of parcel to be integrated into building configuration. See site plan.

Will the project any riparian habitat or modify the habitat of any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Dept of Fish and Game or U.S. Fish and Wildlife? Large new riparian habitat proposed to north of site. See Chapter 12 of Draft EIR for CC Project, March 1997 for other possible sensitive areas and likely mitigations.

Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source? None beyond ordinary sounds as found in existing neighborhood.

Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants. Construction dust particulates. See Draft EIR, Chapter 9.

Will the project produce new sources of dust, ash, smoke, fumes or odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: NO

Will the project create any new light source or significant glare, other than street lighting? Describe below: Home and business lighting.

PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure or addition in gross square feet: TBD
Building height measured from ground to highest point in feet: TBD
Number of floors / stories: TBD
Height of other appurtenances (antennas, steeples, etc.) measured from ground: TBD

Project site coverage: Building TBD sq. ft. _____ %
 Landscaping TBD sq. ft. _____ %
 Paving TBD sq. ft. _____ %

Exterior building materials: TBD

Wall and / or fencing material: _____

Total number of off-street parking spaces required: _____
 provided: _____

Are in-lieu parking fees proposed? _____ Amount: \$ _____

Total number of bicycle parking spaces: _____

RESIDENTIAL PROJECT

Total Lots _____ Net density / acre _____

Total Acreage _____ Gross density / acre _____

Total dwelling units: estimated at 1475

	Single Family	Two Family	Multi-family (More than 2)	Co-op / Condominium (Ownership)
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Number of units: _____

Size of lot / unit: _____

	Single Family	Two Family	Multi-family	Co-op / Condominium
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Size of unit: _____

Studio: TBD _____

1 Bedroom _____

2 Bedroom _____

3 Bedroom _____

4+ Bedroom _____

RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): TBD

Oriented to: Regional _____ City _____ Neighborhood x _____

Hours of operation: TBD

Total occupancy / building capacity: _____

Number of fixed seats: _____ Gross floor area: _____

Number of employees (total): _____ Employees per shift: _____

Number of visitors / customers on site at busiest time (best estimate): _____

Other occupants (specify): _____

Approximately how many tons of solid waste will the project produce each year? _____

Is the project site within 2,000 feet of an identified hazardous / toxic site? Former City Landfill

Is the project site within 2,000 feet of a school or hospital? Yes

Has a Border Zone determination been made for the project site? No

How many new residents is the project estimated to generate? TBD

Will the project require additional housing? No

What is the current and estimated number of motor vehicles to arrive at the site as a result of the project?
currently under study

Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? Yes

How close is the project to the nearest public park or recreation area? Wildhorse Golf and

What schools will be affected by this project? K-12

Describe the energy-efficient features included in the project: See Applicant Narrative

Describe how the following services or utilities will be provided:

Power and Natural Gas PG&E

Telephone Pacific Bell

Water City - New well on site

Sewer City

Storm Drainage City

Solid Waste DWR

Will the project block any vista or view currently enjoyed by the public? From west, view obscured by RR & Trees; From east view is of homes; from South on Covell Blvd, view to north ends mostly at drainage canal shrubs. This will change.

OWNER CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability, that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the City of Davis.

Date: _____

Signature: [Handwritten Signature]

Title: Partner