



DATE: June 16, 2010

TO: Responsible Agencies, Trustee Agencies, and Interested Persons

FROM: Anne Brunette, Property Management Coordinator, City of Davis

SUBJECT: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED DAVIS SPORTS PARK PROJECT.

The City of Davis Community Development and Sustainability Department is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Davis Sports Park project (proposed project). The City of Davis has determined that an EIR must be prepared for the proposed project. The City of Davis has directed the preparation of the EIR in compliance with the California Environmental Quality Act (CEQA).

Once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible and trustee agencies that an EIR will be prepared (CEQA Guidelines Section 15082). The purpose of the NOP is to provide agencies with sufficient information describing both the proposed project and the potential environmental effects to enable the agencies to make a meaningful response as to the scope and content of the information to be included in the EIR. The City of Davis is also soliciting comments on the scope of the EIR from interested persons.

SCOPING MEETING

A public scoping meeting will be held regarding the EIR for the proposed project on June 30, 2010 at 2600 5th Street, Davis, California between the hours of 7 to 9 PM. This meeting will be an open house format and interested parties may drop in to review the proposed project exhibits and submit comments. Written comments may also be submitted as described at the end of this document.

PROJECT DESCRIPTION

Project Location and Setting

The proposed project would include the development of a Sports Park, located at one of three locations, all of which are located outside the City limits of Davis, California (See Figure 1, Regional Location Map). The three locations include the following: Old City Landfill, located west of Pole Line Road (northwest of the Wildhorse Golf Course); Mace Covell Gateway, located north of Harper Junior High School along Covell Boulevard (east of the Wildhorse development); and Howat Ranch, located at the northeast corner of County Road (CR) 32 and 105 (See Figure 2, Project Location Map).

The three project sites are identified as Yolo County Assessor's Parcel Numbers (APNs) 042-110-09 (Old City Landfill), 071-130-07 (Mace Covell Gateway); and 033-290-88 (Howat Ranch). The Mace Covell Gateway and Howat Ranch Sports Park project sites are designated as Agriculture in both the City and County General Plans, while the Old City Landfill site is designated as Public/Semi-Public by the Davis General Plan and Agriculture by the Yolo County General Plan.

The proposed project would require General Plan Amendments and rezoning of two existing City-owned parks for future residential uses – the Civic Center Ball Field, located at 23 Russell Boulevard; and the Davis Little League Fields, located at 1865 H Street, both of which are located within the city limits (See Figure 2). The two existing park sites are identified as Yolo County APNs 070-080-03 (Civic Center Ball Field) and 070-010-05 (Davis Little League Fields).

Project Entitlements

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

- Certification of the EIR;
- Approval of a City General Plan Amendment to reflect the selected Davis Sports Park location as Parks/Recreation;
- If either Mace Covell Gateway or Howat Ranch are selected as the preferred site and City land south of the Davis Municipal Golf Course is approved as mitigation land, the General Plan would need to be amended to delete the label "Possible Golf Course Expansion";
- Approval of a City General Plan Amendment for the Davis Little League Fields site from Public/Semi Public to Medium Density with a range of units of 26 to 60;
- Approval of a City General Plan Amendment for the Civic Center Ball Field site from Parks/Recreation to Residential High Density with a range of 92 to 164 units.
- Approval of a Rezone for the Davis Little League Fields site from Residential R-1-8 to Planned Development with Residential Medium Density; and
- Approval of a Rezone for the Civic Center Ball Field site from R-1-6 to Planned Development with Residential High Density.

Project Components

Sports Park

The Sports Park is anticipated to be developed as a phased project with the first phase being approximately 60 acres of the approximately 100-acre sports complex. Due to the current slowdown in housing development, the second phase is anticipated to be completed 10 or more years after project approval and would include the development of the remaining 40 ± acres in a slow long-term buildout as sports groups have the money to build additional fields to meet their needs. The identified users of the Sports Park would include the Davis Little League (DLL), the Davis Youth Soccer League (DYSL), the American Youth Soccer Organization (AYSO), and the Davis Youth Softball Association (DYSA). A separate conceptual site plan has been prepared for the three alternative sites. The project description includes sites for mitigation south of the Davis Municipal golf course and Howat Ranch, totaling 200 acres for a ratio of two acres for every one acre of agricultural lands removed. The proposed facilities and project phasing are shown below in Table 1.

Table 1 Proposed Facilities and Project Phasing (all alternatives)		
Activity	Phase 1	Buildout
In-Line Hockey	1 Rink	1 Rink
Batting Cages	3 Cages	3 Cages
Soccer ¹	8 Fields	12 Fields
Little League	5 Fields	8 Fields
Baseball ¹	1 Fields	4 Fields
Softball	4 Fields	N/A
BMX Facility ²	2-5 Acres	2-5 Acres
Park	5 Acres	5 Acres
<p>Note: Phase 1 will be assumed as the “proposed project” under cumulative (2015) conditions per direction from City staff.</p> <p>¹ Buildout on the Old City Landfill site is eight soccer fields and two baseball fields.</p> <p>² Buildout on the Old City Landfill site and Mace Covell site does not include the BMX track, which would be in the Howat alternative only.</p> <p><i>Source: City of Davis Parks and General Services, 2010.</i></p>		

The sports fields would meet the current shortfall and anticipated field needs for soccer, softball, regulation size little league fields and baseball through buildout of the City of Davis 2010 General Plan. The current Recreation and Parks Master Plan and City of Davis General Plan show a shortfall of 100 acres of parkland to meet the General Plan buildout standards and service demand.

Old City Landfill

The Old City Landfill site is owned by the City and was previously used as a sewer treatment plant and landfill. The proposed project would be built outside the City limits to the north. The Old City Landfill conceptual site plan includes the development of a 101-acre Sports Park which includes a common area, soccer area, little league baseball area, softball area, Babe Ruth baseball area, and a community building, as seen in Figure 3. The soccer area would be located on 27 acres, consisting of eight soccer fields, restroom and concession building, and 567 parking spaces. The little league baseball area would be located on 11.2 acres, consisting of five fields (space for three additional fields in Phase 2), restroom and concession building, bleachers (150 person capacity per field), and 570 parking spaces.

The softball area would be located on 12.8 acres, consisting of four fields, restroom and concession building, bleachers (150 person capacity per field), and 550 parking spaces. The Babe Ruth baseball area would be located on 8.7 acres, consisting of one field (space for second field in Phase 2), bleachers (150 person capacity per field), and 188 parking spaces. The community building would be located on 1.3 acres and would include 189 parking spaces. The on-site recreational facility includes sports-related structures (restroom and concession buildings), infrastructure and equipment. Parking within the Sport Park would be located along the major park entrances, with overflow parking (295 spaces) located in the southeast corner of the site.

It should be noted that, should the City decision-makers select the Old City Landfill site for the Sports Park project, the project would likely be phased. This could result in the existing go-cart and paintball businesses remaining on-site until such time that Phase 1 of the project is nearly complete, which timeframe is dependent on the needs and financial resources of the groups. Therefore, where appropriate, this EIR considers the potential near-term project-level environmental impacts that could result from the go-cart and paintball businesses.

The Babe Ruth area has been identified as a possible location for a relocated Public Works corporation yard in the long range future at least 10-20 years out into the future. Below is a brief, conceptual description of the Public Works corporation yard.

Public Works Corporation Yard

As noted above, on November 5, 2008, the City Council approved Resolution No. 08-158, Series 2008, to direct city staff to implement, with modifications, the recommendations of the General Plan Housing Element Steering Committee. Included in that action was designation of the Public Works/DJUSD corporation yards as a Green Light site. "Green Light" sites are infill housing sites that are seen as a transition to the initiation and adoption of the next General Plan update. The Council is supportive of processing development applications for the list of "Green Light" sites. The Public Works/DJSUD Corporation Yards are designated as Residential Medium with a Steering Committee unit count of 80-160. To accommodate infill housing on-site the Public Works Corporation Yard would need to be relocated. The identified relocation site is the Old Landfill on County Road 102. Because the Old Landfill is one of the equal-weight alternatives for the Davis Sports Park project, information regarding the potential for a corporation yard is being included in this description of the Old City Landfill sports park option; and therefore analyzed in the following technical environmental analysis. The City has no available or potential funding sources to relocate the existing corporation yard. It is unlikely that funding would become available to relocate the existing corporation yard in the next 10 years. The description is included here as background information only. Because the development of a new corporation yard is so far out in the future any decision to move the yard will be subject to separate environmental review.

A relocated Public Works Corporation Yard would accommodate the administrative, common shops and storage needs of the Department. The Department is made up of the following divisions, Administration, Transportation, Engineering, Water, Waste Water, Drainage and Solid Waste. The relocated corporation yard would accommodate 40,000 square feet of buildings on approximately nine acres. Activities that occur in the yard are primarily offices and storage. The yard would also include common shops, working areas, drafting, sign shop and electrical shop with equipment such as power tools, welding, printers/plotters and sign-making machine. The storage includes store services with general office and workers supplies, outdoor storage of extra light standards, utility pipes, fire hydrants and heavy vehicles necessary to maintain the City infrastructure. Chemicals such as sodium hypochlorite, pesticides and paint will be stored on-site consistent with State and Federal storage regulations. The relocated corporation yard would house 90 to 110 employees and would have approximately 130 parking spaces in a gated parking lot separated from the surrounding Sports Park facility and associated parking. Typical operating hours are expected to be consistent with those currently in place – 7:30 am to 5:00 pm.

Additionally, the Davis-Woodland Water Supply Project EIR SCH# 2006042175 includes a water tank at an unknown location on city property at or near the Old Landfill site. This portion of the project was previously analyzed and noted here for reference.

Mace Covell Gateway

The Mace Covell Gateway property is privately owned by Mace Covell Gateway, LLC. The City would need to purchase the property. The proposed project would be built outside the City limits to the northeast. Access would be from Covell Boulevard at the southern edge of the site.

The Mace Covell Gateway conceptual site plan includes the development of a 133.5-acre Sports Park which includes a common area, soccer area, little league baseball area, softball area, Babe Ruth baseball area, and community building/inline skating, as seen in Figure 4. The soccer area would be located on 21 acres, consisting of eight soccer fields (space for four additional fields in Phase 2), restroom and concession building, and more than 675 parking spaces. The little league baseball area would be located on 14.1 acres, consisting of five fields (space for three additional fields in Phase 2), restroom and concession building, bleachers (150 person capacity per field), and more than 1,104 parking spaces. The softball area would be located on 15.3 acres, consisting of four fields, restroom and concession building, bleachers (150 person capacity per field), and 453 parking spaces. The Babe Ruth baseball area would be located on 8.5 acres, consisting of one field (space for three additional fields in Phase 2), restroom and concession building, bleachers (150 person capacity per field), and 284 parking spaces. The community recreation building would be located on 2.3 acres and would include 195 ± parking spaces.

Howat Ranch

The Howat Ranch property was acquired by the City using the Sanitary Sewer fund and the Storm Sewer (Drainage) fund. The funds would be reimbursed for property acquisitions as part of the proposed project. The proposed project would be built outside the City limits to the east. Access would be from CR105.

The Howat Ranch conceptual site plan includes the development of a 140.36-acre Sports Park which includes a common area, soccer area, little league baseball area, softball area, Babe Ruth baseball area, and a community building area, as seen in Figure 5. Phase 1 of this Sports Park option consists of approximately 107 acres. The Sports Park would also include a BMX bicycle track in Phase 1 in the southeast corner of the site. A PA system would accompany the BMX track to facilitate announcements during events. The soccer area would be located on 23.75 acres, consisting of eight soccer fields (space for four additional fields in Phase 2), and restroom and concession building. The little league baseball area would be located on 11.5 acres, consisting of five fields (space for three additional fields in Phase 2), restroom and concession building, and bleachers (150 person capacity per field). The softball area would be located on 15 acres, consisting of four fields, restroom and concession building, and bleachers (150 person capacity per field). The Babe Ruth baseball area would be located on 12.9 acres, consisting of one field (space for three additional fields in Phase 2), restroom and concession building, and bleachers (150 person capacity per field). The community building would be located on 3.7 acres. The total number of parking spaces would be 2,306 parking spaces.

Community Building/Other Recreational Uses

Each of the three Sports Park sites includes an area that would accommodate a Community Building or other recreational uses. The exact description of the building has not yet been determined and could range from a small modular storage and meeting space to a large in-line skating rink. Other recreational uses which might occur in the same area are miniature golf or small-scale recreational uses.

Projected Visitors

The projected number of patrons visiting the proposed project at buildout is summarized in Table 2 below. As presented in Table 2, the new Sports Park is anticipated to accommodate a total of approximately 148,867 weekday visitors annually, 227,978 weekend visitors annually and a maximum single day count (for tournament usage) of 6,198 visitors. A soccer tournament weekend would generate the greatest number of visitors to the site in a single day. It should be noted that the numbers in the far right hand column of Table 2 reflect that other users would not schedule tournaments the same weekend. Based on the weekly projections, the proposed project would accommodate approximately 376,845 visitors annually.

As discussed above, the conceptual site plans for the Old City Landfill and the Mace Covell Gateway sites do not include a BMX facility component and would therefore have a slightly reduced number of visitors each week by approximately 36,400 people (roughly 9.5 percent of the projected weekly visitors), when compared to the projected visitors for the Howat Ranch site.

Table 2
Annual Projection of Visitors to the Davis Sports Park

Park Use	Weekday visitors	Weekend visitors	Total visitors	Maximum one day count for soccer tournament use
Community Center/In-Line Hockey	32,500	62,400	94,900	600
Batting Cages	4,671	6,240	10,911	90
Soccer Fields	24,180	50,220	74,400	4,464
Little League Fields	19,344	40,176	59,520	372
Babe Ruth Fields	3,900	7,254	11,154	186
Softball Fields	9,672	20,088	29,760	186
BMX Facility ¹	15,600	20,800	36,400	100
Dog park/ Disc golf/ other uses	39,000	20,800	59,800	200
Total	148,867	227,978	376,845	6,198

¹ The BMX Facility is only applicable to the Howat Ranch site. Neither the Old City Landfill site nor the Mace Covell Gateway site includes the BMX project component.

Source: City of Davis Parks and General Services, 2010.

Green Features

The proposed project may incorporate a number of green features. Parking lots will be surfaced with AC road grinding significantly reducing runoff. The project site will be designed to retain all drainage on-site and incorporate bio-swales as necessary. All lighting will be shielded to provide

directed lighting. The City is in conversation with the solar farm tenant to the north about the possibility of constructing solar panels over the parking area to provide shade, reduce radiant heat gain and generate electricity to off-set electrical use at the site. The user groups will be responsible to pay for their individual electrical use which will provide an incentive to conserve. With the exception of turf fields landscaping at the project site will be drought tolerant, installed with temporary irrigation systems which would be abandoned after the initial establishment period for the plants. It is anticipated that water for irrigation will be provided by agricultural wells.

Transportation/Circulation

Vehicular Site Access

Project site access differs between each of the three equal weight alternatives. The descriptions below include a summary of the project in relation to the existing transportation and circulation system within and in the vicinity of Davis, California.

Old City Landfill

The conceptual plan for the Old City Landfill site has been designed to allow primary automobile access from Pole Line Road. Pole Line Road becomes CR 102 outside of the City limits. Vehicles traveling to the project site may access the project site from I-80, north onto Mace Boulevard, west onto East Covell Boulevard, and north onto Pole Line Road/CR 102. Vehicles may also travel to the project site from I-80, north onto the Vic Fazio Highway (Hwy) 113 and take the westbound exit of West Covell Boulevard and north onto Pole Line Road/CR 102. Vehicles coming from the north can also travel southward along Hwy 113 and take the westbound exit to CR 27 to southbound CR 102/Pole Line Road. Alternatively, vehicles coming from the north on I-5 can exit CR 102/Pole Line Road and travel southward to the site.

Mace Covell Gateway

The conceptual plan for the Mace Covell Gateway site has been designed to allow two automobile accesses from East Covell Boulevard. Vehicles traveling to the project site may access the project site from I-80, north onto Mace Boulevard, and west onto East Covell Boulevard. The park entrance minor access is located at the southeast corner of the project site. The park entrance primary access is located at the southwest corner of the project site, and can be accessed by East Covell Boulevard and Alhambra Drive. Vehicles coming from the north can also travel southward along Hwy 113 and take the eastbound exit to West Covell Boulevard.

Howat Ranch

The conceptual plan for the Howat Ranch site has been designed to allow two primary automobile accesses on CR 105. Vehicles traveling to the project site may access the project site from I-80, north onto Mace Boulevard, and east onto CR 32A, and north onto CR 105. Alternatively, vehicles traveling from the east may access the project site from I-80 by exiting at the Webster Interchange and traveling west on CR 32A and north onto CR 105. Vehicles coming from the north can also travel southward along Hwy 113 and take I-80 eastbound to Mace Boulevard. Vehicles coming from the north can also travel southward along Hwy 113 and take the eastbound exit to West Covell Boulevard, south onto Mace Boulevard, east onto CR 32A, and north onto CR 105.

Access via Alternative Modes of Transportation

Old City Landfill

The site is served with bike lanes on Pole Line Road. Pole Line Road has bicycle lanes for northbound and southbound trips, and sidewalks on the east side from Covell Boulevard to 480 feet south of Moore Boulevard. The nearest bus stop is Unitrans Route L, located at Pole Line Road and Donner Avenue, 0.65 miles from the site. The site is conducive to parents carpooling youths.

Mace Covell Gateway

The site is served with bike lanes on Covell Boulevard and a bike path on the south side of Covell Boulevard. A bike undercrossing of Covell Boulevard is located near the southwest corner of the site. The bike/greenbelt system adjacent to the site provides direct connections to the Wildhorse and Green Meadows subdivisions to the west and Mace Ranch and south Davis to the south. The site is located on the Unitrans P/Q bus line, providing connections to the High School and Junior High schools. The site is also served by Yolo Bus Route 42 A/B. The site is conducive to parents carpooling youths.

Howat Ranch

The old Lincoln Highway bike path provides direct access to the site from Olive Drive and Mace Boulevard. County Road 32A has bike lanes. The bike connections to the site are limited and more appropriate for older riders rather than youth. There are no bus routes with stops near the site. Due to the site's location, one mile east of Mace Boulevard, parents would have more incentive to carpool youths.

Public Services

A brief description of public services for each alternative site is provided below and is based upon preliminary engineering information provided by the City of Davis. As described above, the proposed project would occur over two phases; the second phase is projected to be implemented 10 or more years after the completion of the first phase.

Old City Landfill

Water Supply

Currently, the existing on-site facilities are supplied by an old agricultural groundwater well that was installed and used by the former sewer treatment plant and City landfill. The proposed project would rely on the well for landscape irrigation needs of the project. The closest potable water source is a 12-inch water line located at the intersection of Moore Boulevard and Pole Line Road within the City limits (approximately 1,800 feet south of the southeast corner of the landfill site). The proposed project may include plans to connect to the existing water line located along Moore Boulevard during the first phase of the project or else not provide potable water, depending on costs.

Sewer

The landfill site is currently served by a 42-inch sewer line that is located along the southern boundary of the site. The Sports Park project designs include a connection to the existing sewer line, although the first phase of the project may rely solely on the use of portable toilets.

Storm Drainage

The entire perimeter of the project site is enclosed by berms that retain all on-site drainage due to previous uses of the site (City landfill, wastewater treatment plant). Currently, the Federal Emergency Management Agency (FEMA) designates the project site as lands that are located outside of the 100-year floodplain, primarily due to the retention berms. However, the FEMA Flood Insurance Rate Maps for the site are being updated; and if approved, would designate the project site as lands that are within the 100-year floodplain. The nearest drainage system to the project site (Channel A) is located approximately 1,400 feet to the south. Project designs call for all on-site drainage to be retained on-site and do not include plans to connect to Channel A.

Mace Covell Gateway

Water Supply

The Mace Covell Gateway site is located just north of Covell Boulevard. A 12-inch potable water line runs parallel to Covell Boulevard. The project would rely on the existing agricultural water wells for irrigation. The proposed project may ultimately connect to the existing water line for potable water needs, depending on costs.

Sewer

An existing 24-inch sewer line is located adjacent to the eastern edge of the project site. Project designs include a connection to the existing sewer line, although the first phase of the proposed project may rely only on the use of portable toilets.

Storm Drainage

The project site is located within the drainage shed of the Channel A drainage system (See Figure 5). The proposed project would retain all drainage on-site. However, if determined to be feasible through existing capacity or modification, Phase 2 project designs may include an overflow/detention into Channel A, subject to additional environmental review.

Howat Ranch

Water Supply

Two existing agricultural groundwater wells are located within the project site. The closest municipal water source is located along Mace Boulevard, approximately one mile west of the Howat Ranch site. Landscape irrigation would rely on the existing agricultural wells. Project designs do not include connecting the nearest potable water supply line, although such a connection may occur during the second phase of the project, depending on costs.

Sewer

An existing 21-inch diameter gravity sewer line parallels County Road 105 along the western boundary of the Howat Ranch site. Project designs include a connection to the existing sewer line, although the first phase of the project may rely solely on the use of portable toilets.

Storm Drainage

The closest drainage channel to the Howat Ranch site is located south of the project site (north of I-80); this channel conveys drainage in an easterly direction to the Yolo County Causeway. However, project designs would retain all drainage on-site.

Open Space

Development of either the Mace Covell Gateway or Howat Ranch sites would result in the loss of both agricultural land and Swainson's hawk foraging habitat (see Section 4.7, *Biological Resources*, for a detailed discussion of the project's potential impacts to Swainson's hawk foraging habitat). The project description includes creation of an easement at a ratio of 2:1 on City-owned agricultural land south of the Davis Municipal Golf Course and remainder of the Howat Ranch site to mitigate for loss of agricultural land and Swainson's hawk foraging habitat. The land south of Davis Municipal Golf Course totals 150 acres. The entire Howat Ranch site totals just over 770 acres and only 140 acres would be used for the proposed Sports Park. The Old Landfill site has not been in agricultural production in more than 50 years and does not provide Swainson's hawk foraging habitat. Both City Park Rezone sites are urban infill sites that do not result in the loss of agricultural land or Swainson's hawk foraging habitat. Therefore, the Old Landfill and City Park Rezone sites do not result in the need to mitigate for loss of agricultural land or Swainson's hawk foraging habitat.

City Park Rezone Sites

The numbers of units proposed for the two parks proposed to be rezoned are within the range of units assumed for infill development within the City's General Plan and General Plan EIR. Issues analyzed in the EIR are site-specific impacts for the conversion of each park.

Civic Center Ball Field

The Civic Center Ball Field site would require a General Plan Amendment from Public/Semi Public to Residential Medium Density with a range of units of 26-60 and a rezoning from Residential R-1-8 to Planned Development with Residential-Medium Density. Following approval of entitlements, the City would sell the rezoned site and the proceeds would be used for the construction of the Sports Park.

Davis Little League Fields

The Davis Little League Fields site would require a General Plan Amendment from Parks/Recreation to Residential High Density with a range of 92-164 units and rezoning from Residential R-1-6 to Planned Development with Residential High Density. Following approval of entitlements the City would sell the site and the proceeds would be used for the construction of the Sports Park.

ENVIRONMENTAL EFFECTS

The environmental analysis for the proposed project will focus on the following technical environmental issues.

LAND USE/POPULATION AND HOUSING

The Land Use/Population and Housing chapter of the EIR will evaluate the consistency of the proposed project with the City of Davis's adopted plans and policies. The chapter will further assess the compatibility of the proposed project with the surrounding land uses, both existing and proposed. The chapter will include a review of the City's General Plan and Zoning Ordinance, as well as any other appropriate documents, such as the East Davis Specific Plan, to address consistency issues. Because the proposed Sports Park sites are in Yolo County and would remain in the County after construction of the Sports Park, the chapter will address consistency with the County's policies and compatibility with surrounding County land uses.

The chapter will also address potential impacts to population and housing associated with the proposed redesignation of the two City-owned park sites for future residential uses.

AGRICULTURAL RESOURCES

The Agricultural Resources chapter of the EIR will summarize the status of the existing agricultural resources on the three Sports Park sites using the current State data, including identification of any Prime Farmland, Unique Farmland or Farmland of Statewide Importance on the project sites. Any conflicts with existing zoning for agricultural uses or Right to Farm ordinances applicable to the project sites will also be identified. The analysis will further include a discussion regarding conversion of farmland to non-agricultural uses and compliance with the City's policies regarding conversion of agricultural land. Following the setting discussion, the chapter will identify thresholds of significance applicable to the proposed project. The impacts will be measured against the thresholds of significance, and appropriate mitigation measures and monitoring strategies that are consistent with the policies of the City of Davis and Yolo County will be identified.

AESTHETICS

The Aesthetics chapter of the EIR will summarize the existing regional and project area visual setting and aesthetics. The chapter will describe project-specific aesthetics issues regarding buildout of the three potential Sports Park sites, as well as conversion of the two existing City-owned parks to residential uses. Impacts related to the following issues will be addressed: scenic vistas; trees; the existing visual character or quality of the site and the sites' surrounding areas; and light and glare. This chapter of the EIR will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

TRANSPORTATION AND CIRCULATION

The Transportation and Circulation chapter will be based on a traffic study prepared for the Davis Sports Park, which will also include analysis of the redesignation of the two City-owned park sites for future residential uses. Given the nature of the proposed Sports Park, the traffic analysis will be for weekday evening peak hour conditions and Saturday peak hour conditions. The Civic Center and Little League park analysis will include the morning peak hour and

evening peak hour. The proposed scenarios for which study intersections and roadway segments will be evaluated include existing conditions, existing plus project conditions, cumulative no project conditions, and cumulative plus project conditions.

The Traffic Study is anticipated to include an analysis of the following facilities:

Study Intersections (related to the Civic Center ball field and Davis Little League Fields rezones):

1. 8th Street / F Street
2. 8th Street / B Street
3. 8th Street / J Street
4. 7th Street /B Street
5. Covell Boulevard /F Street
6. 14th Street / F Street
7. F Street / New or shared access to Little League rezone parcel
8. 5th Street/Russell Boulevard / B Street
9. Russell Boulevard / A Street
10. 8th Street / A Street
11. 14th Street / B Street

Study Intersections (related to the proposed Howat Sports Park location):

12. Howat Road / County Road 105
13. Northerly Sports Park Access Point / County Road 105
14. Southerly Sports Park Access Point / County Road 105
15. County Road 32A / 2nd Street / Mace Boulevard
16. I-80 Westbound Ramps / Mace Boulevard
17. Chiles Road / Mace Boulevard
18. I-80 Eastbound Off-ramp / Chiles Road
19. I-80 Westbound Ramps / County Road 32A

Study Intersections (for the proposed Mace Covell Gateway Sports Park location):

20. County Road 32A / 2nd Street / Mace Boulevard (also needed for Howat location)
21. I-80 Westbound Ramps / Mace Boulevard (also needed for Howat location)
22. Chiles Road / Mace Boulevard (also needed for Howat location)
23. I-80 Eastbound Off-ramp / Chiles Road (also needed for Howat location)
24. Alhambra Drive / Mace Boulevard
25. East Covell Boulevard / Mace Boulevard / County Road 104
26. East Covell Boulevard / Harper Junior High School signalized access
27. East Covell Boulevard / Alhambra Drive
28. East Covell Boulevard / Monarch Lane
29. East Covell Boulevard / Wright Street
30. East Covell Boulevard / Pole Line Road

Study Intersections (for the proposed Old Landfill Site):

31. Moore Boulevard / Pole Line Road
32. Donner Avenue / Pole Line Road
33. Picasso Avenue / Pole Line Road
34. County Road 29 / State Route (SR) 113 northbound ramps
35. County Road 29 / SR 113 southbound ramps

Freeway Mainline Segments:

1. I-80 between Richards Boulevard and Mace Boulevard / Chiles Road (Howat & Mace)
2. I-80 between Mace Boulevard / Chiles Road and County Road 32A/32B (Howat & Mace)
3. SR 113 between Covell Boulevard and County Road 29 (Old Landfill site)
4. SR 113 between County Road 29 and County Road 27 (Old Landfill site)

The traffic chapter will summarize the existing and planned regional and local transportation network, as well as existing and future traffic conditions. The chapter will identify traffic loads and capacity of street systems including level of service standards for critical street segments and intersections. Emergency access, transit, pedestrian, and bicycle facilities will also be discussed and analyzed to ensure adequacy of the proposed facilities based upon existing City of Davis plans. The Transportation and Circulation chapter will include standards of significance and methods of analysis, and will describe the impacts associated with the traffic. In addition, the chapter will propose mitigation to reduce significant impacts, where applicable.

AIR QUALITY AND CLIMATE CHANGE

The Air Quality chapter for the EIR will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. The existing setting will include a summary of major air quality issues of primary concern within the region and a description of existing regional and local air quality and meteorological conditions. The impact analysis will include a quantitative assessment of short-term and long-term increases of criteria air pollutant emissions of primary concern. Emissions will be quantified in accordance with the Yolo-Solano Air Quality Management District recommendations using the URBEMIS-2007 computer program based, in part, on data obtained from the project-specific traffic analysis. Local mobile-source carbon monoxide concentrations will be assessed using the CALINE4 model for intersections projected to operate at unacceptable levels. The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level.

This chapter will also address climate change in detail, including a thorough existing setting section as well as a discussion of the regulatory context surrounding climate change. Increases in greenhouse gas (GHG) emissions attributable to the proposed project will also be quantified. The quantification of GHG emissions will be based on predicted increases in energy consumption and vehicle miles traveled associated with the proposed land uses and will be calculated using the URBEMIS-2007 and EMFAC/BURDEN2007 computer models, as well as emission factors and methodologies derived from existing documentation, including the *California Climate Action Registry General Reporting Protocol*. The climate change section of this chapter will also include a review of the City's latest plans and policies regarding greenhouse gas emissions to ensure that incompatibilities would not result with said plans and policies as a result of the project, as proposed.

NOISE

The Noise chapter of the EIR will be based on a noise analysis prepared for the proposed project sites. The noise analysis will include a description of the existing noise environment, including nearby noise sources and noise-sensitive receptors. Short-term noise monitoring will be conducted at various locations on and in the vicinity of the project site and at nearby noise-sensitive land uses to document the existing noise environment. To assess potential construction noise impacts, sensitive receptors and their relative exposure to the proposed project areas will be identified. The analysis of long-term noise impacts will include an

assessment of both transportation-related and non-transportation noise sources. The Federal Highway Administration roadway noise prediction model will be used to determine roadway traffic noise levels for primarily affected roadway segments based on data obtained from the traffic analysis. The Noise chapter will include an analysis of the existing setting, identification of thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

BIOLOGICAL RESOURCES

The Biological Resources chapter of the EIR will be based on a biological resources assessment prepared for the proposed project sites. This chapter of the EIR will summarize the existing environmental setting and describe the plant communities and wildlife habitats present within the project sites. The assessment will include an evaluation of potential impacts to biological resources including common plant and animal species, as well as plants and animals designated “special-status” by the U.S. Fish and Wildlife Service, California Department of Fish and Game (CDFG), and other resource organizations, including the California Native Plant Society. Biological resources also include “waters of the United States,” as regulated by the U.S. Army Corps of Engineers and “waters of the state” as regulated by the California Regional Water Quality Control Board and CDFG. The Biological Resources chapter of the EIR will include identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

CULTURAL RESOURCES

The Cultural Resources chapter of the EIR will be based on a cultural resources assessment prepared for the proposed project sites. The Cultural Resources chapter of the EIR will summarize the existing environmental setting and briefly describe the potential construction-related effects to cultural, historical, and archaeological resources. The cultural resources assessment will consist of a records search and literature review, an archaeological field survey, preparation of a Cultural Resources Inventory Report, and the preparation of impact analyses and mitigation measures. The Cultural Resources chapter of the EIR will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies, based upon the information presented in the cultural resources assessment. It should be noted that Senate Bill (SB) 18 Tribal Consultation, which is required for the project, will be performed.

HAZARDS

The Hazards chapter of the EIR will be based on a Phase I Environmental Site Assessment (ESA) prepared for the proposed project sites. The Phase I ESA will be prepared for the three Sports Park sites – not the existing park sites. The Phase I ESA will provide information regarding the potential for existing hazardous substances, including petroleum hydrocarbon. This chapter will also discuss current fire protection equipment and facilities in the City and whether these resources are sufficient to provide adequate emergency services to the Sports Park. The Hazards chapter will summarize the existing setting and describe any potential of existing or possible hazardous materials within the project area or as a result of implementation of the proposed project. The chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

WATER SUPPLY

The Water Supply chapter of the EIR will summarize existing environmental setting information and identify the potential new demand for water associated with the proposed project. The chapter will be based on a water supply study prepared for the proposed project. The water study will include an evaluation of the potential impacts of the proposed project on water supplies compared to the existing water demands of the sites. The Water Supply chapter will include an analysis of the existing setting, description of proposed improvements, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

DISCUSSION OF CUMULATIVE IMPACTS

In accordance with Section 15130 of the CEQA Guidelines, an analysis of the cumulative impacts associated with the project will be undertaken and discussed. In addition, pursuant to CEQA Section 21100(B)(5), the analysis will address the potential growth-inducing impacts of the proposed project, focusing on whether or not a removal of any impediments to growth would occur with implementation of the proposed project.

DISCUSSION OF ALTERNATIVES

In addition to the three equal-level alternatives for the Sports Park location that will be evaluated throughout the technical chapters of the EIR, the EIR will include an Alternatives chapter. In accordance with Section 15126.6(a) of the CEQA Guidelines, several project alternatives will be analyzed in the EIR, including but not limited to the following; no project alternative required by CEQA Guidelines; an off-site alternative at the Signature Curve property; and an Alternative Plan for Mace Covell Gateway. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a comparison of the impacts. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative.

SUBMITTING COMMENTS

To ensure that the full range of issues related to the proposed project are addressed and all significant issues are identified, written comments are invited from all interested parties. **To be considered, all comments must be in writing and clearly legible.** Written comments concerning the proposed CEQA analysis for the Davis Sports Park project should be directed to the name and address below:

Ms. Anne Brunette, Property Management Coordinator
City of Davis
Community Development and Sustainability Department
23 Russell Blvd
1818 5th Street
Davis, CA 95616
Fax: (530) 297-5410

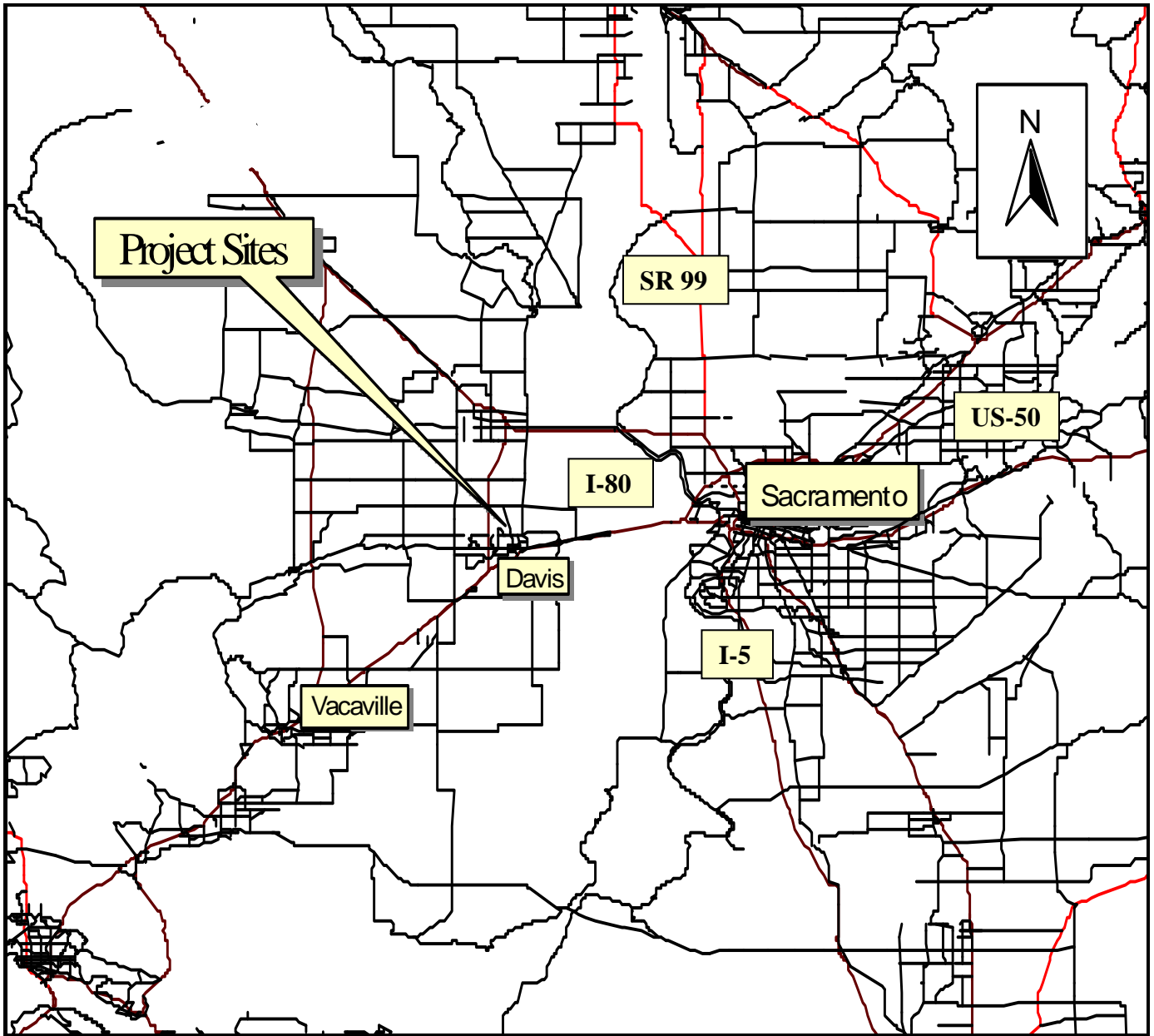
Written comments are due to the City of Davis at the location addressed above by 5:00 p.m. on July 16, 2010.

Written comments will also be accepted at the public scoping meeting at the time and location described at the beginning of this document.

Attachment

Attached to this NOP is the Initial Study prepared for the Davis Sports Park project, which contains the preliminary analysis of the project's potential environmental impacts.

Figure 1
Regional Location Map



Raney Planning & Management, Inc.
March 2010

Figure 2
Project Location Map

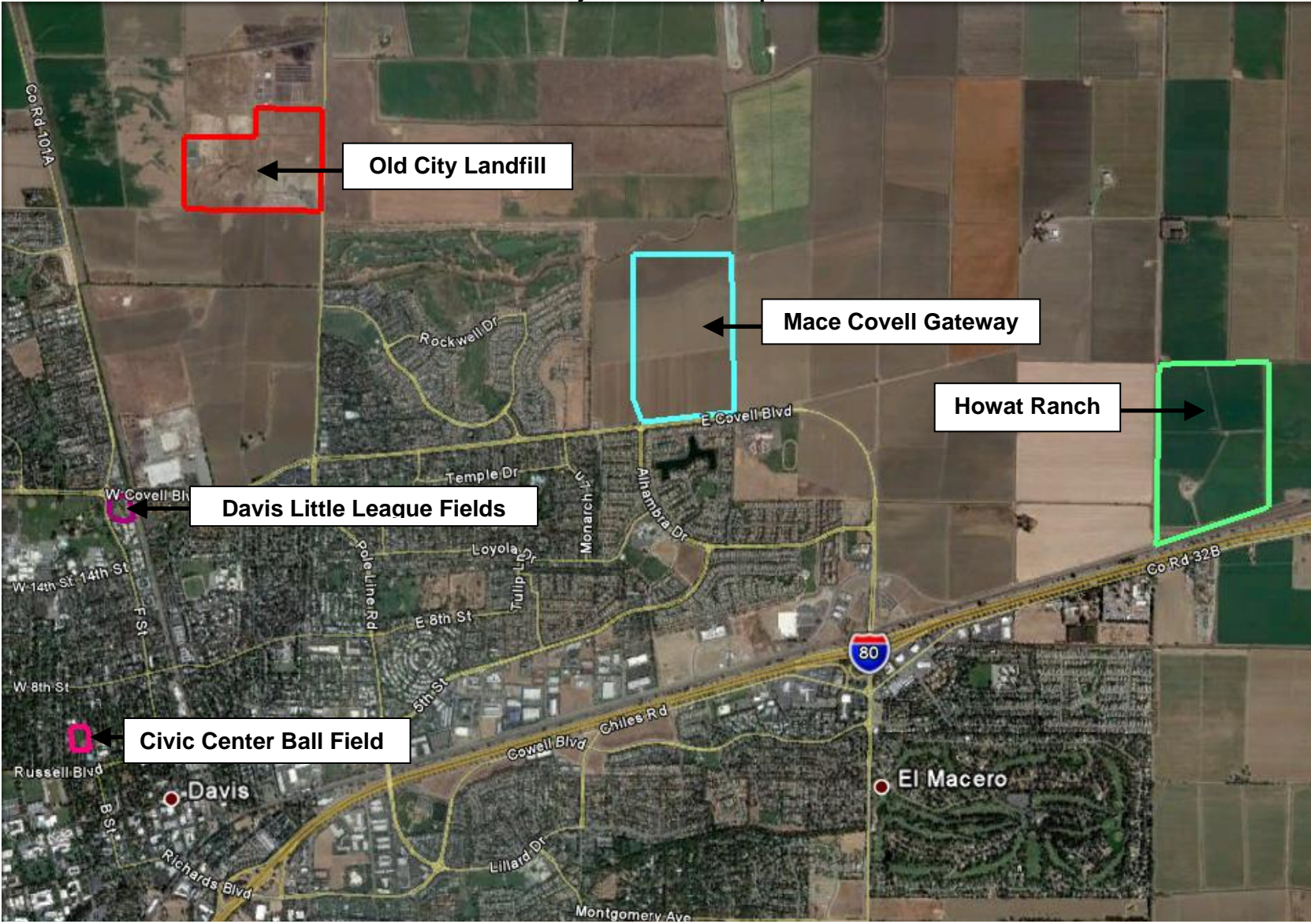


Figure 3
Old City Landfill Conceptual Site Plan



FORMER CITY LANDFILL SITE
SPORTS DEVELOPMENT
101 Acres
Total Landscape Area: 77.5 acres

Common Area

Maintenance Area: .3 Acre fenced
Maintenance building: 2,000 sf

Soccer Area

27 Acres
8 Fields with Lighting
Restroom and Concessions Building 1,800sf
Parking: 567 Spaces available

Little League Baseball Area

11.2 Acres
5 Fields with Lighting, space for three additional fields
Restroom and Concession Building 1,800sf
Bleachers: 150 person capacity per field
Parking: 570 Spaces available

Softball Area

12.8 Acres
4 Fields with Lighting
Restroom and Concessions Building 1,800sf
Bleachers: 150 person capacity per field
Parking: 550 Spaces available

**Babe Ruth Baseball Area
or City Corp. Yard**

8.7 Acres
1 Field with lighting and space for second field
Bleachers: 150 person capacity per field
Parking: 188 Spaces available

Community Building

1.3 Acres
Parking: 189 Spaces available



Figure 4
Mace Covell Gateway Site Conceptual Site Plan



- 1 Park Entrance - Major
- 2 Park Entrance Minor (Right Turn Only)
- 3 Community Building /Other Recreational Uses
- 4 Concession / Restroom Building
- 5 Picnic Areas / Neighborhood Park
- 6 Sports Warm-up Areas
- 7 Maintenance Yard
- 8 Full Soccer Field
- 9 Phase 2 Full Soccer Field
- 10 Little League Field
- 11 Phase 2 Little League Field
- 12 Babe Ruth Field
- 13 Phase 2 Babe Ruth Field
- 14 Softball Field
- 15 Batting Cages
- 16 Existing Agricultural Buffer
- 17 100' Burrowing Owl Set Back
- 18 Dedicated Open Space

MACE COVELL PROPERTIES
SPORTS DEVELOPMENT
 133 Acres
 Total landscape area: 94.1 acres

Common Areas

66 Acres
 Maintenance Area: .5 Acre fenced
 Maintenance building: 2,000 sf

Soccer Area

21 Acres
 8 Fields Lighting
 Restroom and Concessions Building 1,800sf
 Parking: 675+ Spaces available

Little League Baseball Area

14.1 Acres
 5 Fields with Lighting
 Restroom and Concessions Building 1,800sf
 Bleachers: 150 person capacity per field
 Parking: 1104+ Spaces available

Softball Area

15.3 Acres
 4 Fields with Lighting
 Restroom and Concessions Building 1,800sf
 Bleachers: 150 person capacity per field
 Parking: 453 Spaces available

Babe Ruth Baseball Area

8.5 Acres
 1 Field with lighting
 Restroom and Concessions Building 1,800sf
 Bleachers: 150 person capacity per field
 Parking: 284 Spaces available

Community Building

2.3 Acres
 Parking: 195 +/- Spaces available

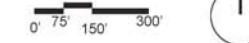


Figure 5
Howat Ranch Site Conceptual Site Plan

Legend:

- ① Park Entrance / Exit
- ② Park Exit Only
- ③ Community Building / Other Recreational Uses
- ④ Snack bar/ Restroom Building
- ⑤ Picnic Area
- ⑥ Sports Warm-up Area
- ⑦ Existing Cell Tower
- ⑧ Maintenance Yard
- ⑨ Full Soccer Field (225'x360')
- ⑩ Full Soccer Field with Lighting
- ⑪ Little League Field (200 ft.) w/ Lighting
- ⑫ Phase 2 Little League Field
- ⑬ Babe Ruth Field (300 ft.) w/ Lighting
- ⑭ Phase 2 Babe Ruth Field
- ⑮ Softball Field (250 ft.)
- ⑯ Batting Cages
- ⑰ Highway 80
- ⑱ Drainage Canal
- ⑲ Train Tracks
- ⑳ BMX Track
- ㉑ Phase 2 Soccer Field



West End Area Development:

140.36 Acres

Total Landscape Area: 98.71 Acres

I. Common Areas

Acreage: 73.86 acres
Maintenance Area: 1 acre, fenced
Maintenance Building: 1,875 s.f.

II. Soccer Area

Acreage: 23.75 acres
Fields: 8 Full Size Soccer Fields, 4 w/ lighting
Building (Restroom / Concessions): 1,000 s.f.
Hardscape (paths / concession area): 13,820 s.f.
Landscape Area: 371,600 s.f.
Trees: 25

III. Little League Baseball Area

Acreage: 11.15 acres
Fields: 5 Little League Fields w/ lighting
Building (Restroom / Concessions): 1,000 s.f.
Hardscape (paths / concession area): 45,440 s.f.
Bleachers (concrete): 150 person capacity per field
Landscape Area (with space for 6th field): 227,500 s. f.
Trees: 134

IV. Softball Area

Acreage: 15 acres
Fields: 4 Softball Fields (no lighting)
Building (Restroom / Concessions): 1,000 s.f.
Hardscape (paths / concession area): 42,250 s.f.
Bleachers (concrete): 150 person capacity per field
Fencing (enclosing Softball area): 2,735 l.f.
Landscape Area: 312,900 s.f.
Trees: 113

V. Babe Ruth Baseball Area

Acreage: 12.9 acres
Building (Restroom / Concessions): 1,000 s.f.
Hardscape (paths / concession area): 35,800 s.f.
Bleachers (concrete): 150 person capacity per field
Landscape Area (with space for 2nd field): 410,650 s.f.
Trees: 97

VI. Community Building Area

Acreage: 3.7 acres
Building (multipurpose Community Bldg.): 10,000 s.f.
Hardscape (paths / plaza): 35,300 s.f.
Landscape Area: 114,950 s.f.
Trees: 42

0' 75' 150' 300'



Initial Study Attachment

Draft Environmental Checklist and Initial Study

Project Title: Davis Sports Park, “Sports Park”

Lead Agency Name and Address: City of Davis
Community Development and Sustainability
23 Russell Blvd.
Davis, California 95616

Contact Person and Phone Number: Anne Brunette
Property Management Coordinator,
(530) 757-5689
abrunette@cityofdavis.org

Project Location:

The proposed Sports Park would be located at one of three locations, all of which are located outside the City limits for Davis, California. The locations include the: Old City Landfill, located west of Pole Line Road (northwest of the Wildhorse Golf Course); Mace Covell Gateway, located northwest of Harper Junior High School along Covell Boulevard (east of the Wildhorse development); and Howat Ranch, located at the northeast corner of County Road (CR) 32 and 105. The proposed project would also include General Plan Amendments and rezoning of two existing City-owned parks for future residential uses: the Civic Center Ball Field, located at 23 Russell Boulevard; and the Davis Little League Fields, located at 1865 H Street, both of which are located within the City limits (See Exhibit 1).

Project Sponsor’s Name and Address: City of Davis
Community Development and Sustainability
23 Russell Boulevard
Davis, CA 95616

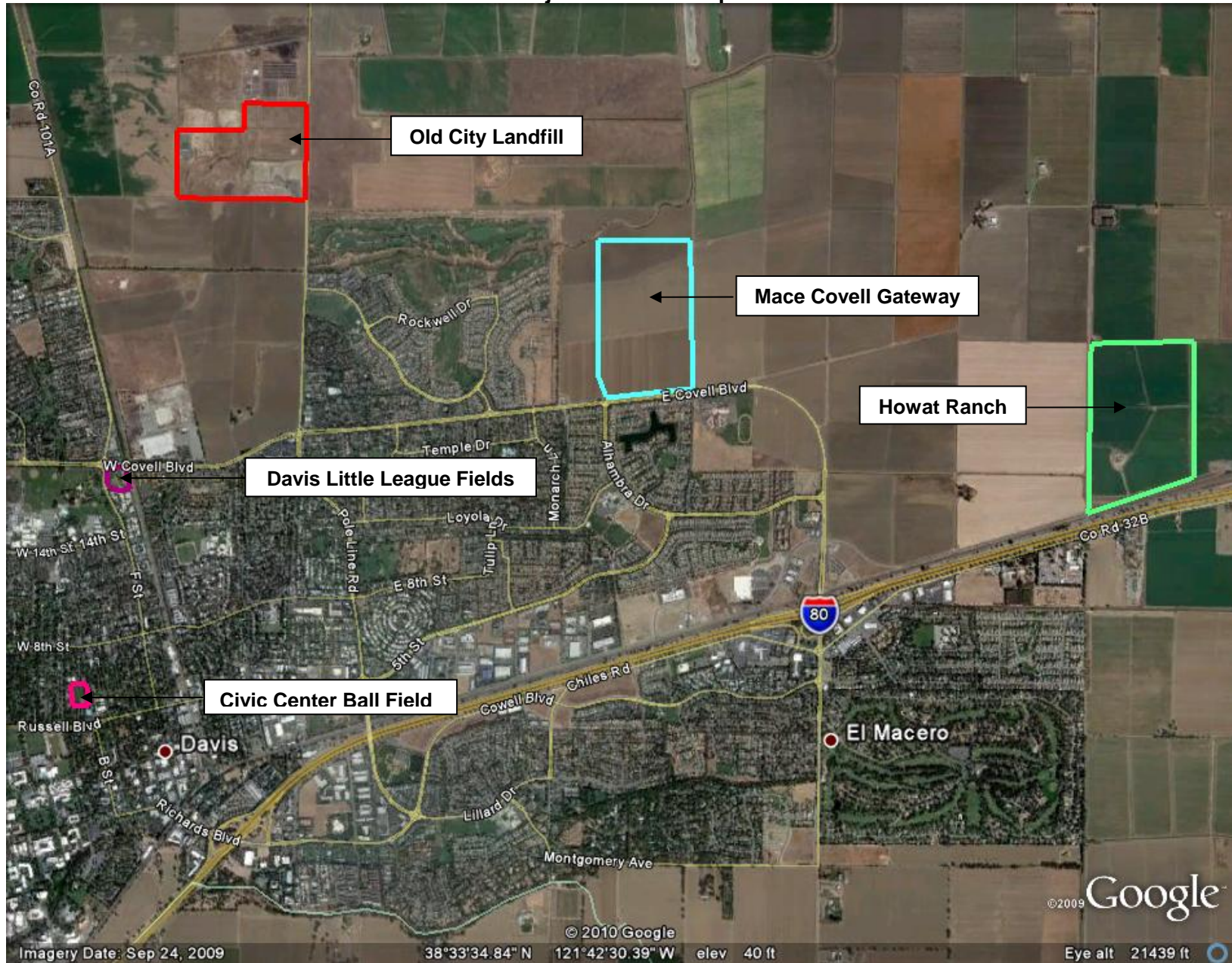
Policy, Plan, and Zoning Consistency:

The Mace Covell Gateway and Howat Ranch Sports Park project sites are designated as Agriculture in both the City and County General Plans, while the Old City Landfill site is designated as Public/Semi-Public by the Davis General Plan and Agriculture by the Yolo County General Plan. The proposed project is a permitted use under the County General Plan and would require a General Plan Amendment under the City’s General Plan. The project site would remain outside the City limits. The proposed project would further the City’s goal of pursuing the development of a Sports Park on City-owned land. The rezoning sites would convert park land to infill housing requiring a General Plan Amendment yet further the City goal of densification to meet housing needs vs. sprawl.

Previous Relevant Environmental Analysis:

No specific environmental assessment has been conducted for this project. The Second Street Crossing (Target) EIR SCH# 2005062142 included some assumptions regarding vehicle trips that might be generated by the Sports Park if it was located at Howat Ranch. The Second Street Crossing EIR was heavily relied upon in the preparation of this Environmental Checklist and Initial Study.

Exhibit 1
Project Location Map



Description of Project:

On January 29, 2008, the Davis City Council directed staff to solicit requests for proposals for the preparation of an EIR for a 100 ± acre public sports park and rezone of two existing parks within the City limits to accommodate residential uses. The Council directed that the EIR analyze three potential equal-weight sports park locations: Old City Landfill, Mace Covell Gateway, and Howat Ranch.

Project Objectives

Provide a location for a sports park that is expandable to meeting future needs of the community. The project location should minimized impacts to existing residential neighborhoods caused by noise, traffic and field lighting. To the extent feasible the site should be easily accessible by vehicle and bike. The new fields would be available prior to removal of existing fields. The objectives for the rezoning of the existing parks are to provide infill housing opportunities consistent with the recently adopted Housing Element Update. The sales of the existing park sites would generate money to assist in the development of the new sports park.

Sports Park

The Sports Park is anticipated to be developed as a phased project with the first phase being approximately 60 acres of the 100 ± acre sports complex. Due to the current slowdown in housing development, the second phase is anticipated to be completed 10 or more years after project approval and would include the development of the remaining 40 ± acres in a slow long-term buildout as sports groups have the money to build additional fields to meet their needs. The identified users of the Sports Park would include the Davis Little League (DLL), the Davis Youth Soccer League (DYSL), the American Youth Soccer Organization (AYSO), and the Davis Youth Softball Association (DYSA). A separate conceptual site plan has been prepared for the three alternative sites. The sports fields would meet the current shortfall and anticipated field needs for soccer, softball, regulation size little league fields and baseball through buildout of the City of Davis 2010 General Plan. The current Recreation and Parks Master Plan and General Plan show a shortfall of 100 acres of park land to meet the General Plan buildout Standards and level of service demand (General Plan Section V, Chapter 9, Table 14). The proposed facilities and project phasing are shown below in Table 1. The project description includes sites for mitigation south of the Davis Municipal golf course and Howat Ranch, totaling 200 acres for a ratio of two acres for every one acre of agricultural lands removed.

Table 1 Proposed Facilities and Project Phasing (all alternatives)		
Activity	Phase 1	Build-Out
In-Line Hockey	1 Rink	1 Rink
Batting Cages	3 Cages	3 Cages
Soccer ¹	8 Fields	12 Fields
Little League	5 Fields	8 Fields
Baseball ¹	1 Fields	4 Fields
Softball	4 Fields	N/A
BMX Facility ²	2-5 Acres	2-5 Acres
Park	5 Acres	5 Acres
<p><i>Notes: Phase 1 will be assumed as the "Proposed Project" under cumulative (2015) conditions per direction from City staff.</i></p> <p>¹ <i>Build out on the Old City Landfill site is 8 soccer fields and 2 baseball fields.</i></p> <p>² <i>Build out on the Old City Landfill site and Mace Covell site does not include the BMX track, which would be in the Howat alternative only.</i></p> <p><i>Source: City of Davis Parks and General Services, 2010.</i></p>		

Old City Landfill

The Old City Landfill site is owned by the City and was previously used as a sewer treatment plant and landfill. The proposed project would be built outside the City limits to the north. Access would be from Pole Line Road / CR 102 at the eastern edge of the site.

The Old City Landfill conceptual site plan includes the development of a 101-acre Sports Park which includes a common area, soccer area, little league baseball area, softball area, Babe Ruth baseball area, and a community building as seen in Exhibit 2. The soccer area would be located on 27 acres, consisting of eight soccer fields, restroom and concession building, and 567 parking spaces.

The little league baseball area would be located on 11.2 acres, consisting of five fields (space for three additional fields in Phase 2), restroom and concession building, bleachers (150 person capacity per field), and 570 parking spaces. The softball area would be located on 12.8 acres, consisting of four fields, restroom and concession building, bleachers (150 person capacity per field), and 550 parking spaces.

The Babe Ruth baseball area would be located on 8.7 acres, consisting of one field (space for second field in Phase 2), bleachers (150 person capacity per field), and 188 parking spaces. The community building would be located on 1.3 acres and would include 189 parking spaces. The on-site recreational facility includes sports-related structures (restroom and concession buildings), infrastructure and equipment. Parking within the Sport Park would be located along the major park entrances, with overflow parking (295 spaces) located in the southeast corner of the site.

It should be noted that, should the City decision-makers select the Old City Landfill site for the Sports Park project, the project would likely be phased. This could result in the existing go-cart and paintball businesses remaining on-site until such time that Phase 1 of the project is nearly complete, which timeframe is dependent on the needs and financial resources of the groups.

Therefore, where appropriate, this EIR considers the potential near-term project-level environmental impacts that could result from the go-cart and paintball businesses.

The Babe Ruth area has been identified as a possible location for a relocated Public Works corporation yard in the long range future at least 10-20 years out into the future. Below is a brief, conceptual description of the Public Works corporation yard.

Public Works Corporation Yard

As noted above, on November 5, 2008 the City Council approved Resolution No. 08-158, Series 2008, to direct city staff to implement, with modifications, the recommendations of the General Plan Housing Element Steering Committee. Included in that action was designation of the Public Works/DJUSD corporation yards as a Green Light site. "Green Light" sites are infill housing sites that are seen as a transition to the initiation and adoption of the next General Plan update. The Council is supportive of processing development applications for the list of "Green Light" sites. The Public Works/DJSUD Corporation Yards are designated as Residential Medium with a Steering Committee unit count of 80-160. To accommodate infill housing on-site the Public Works Corporation Yard would need to be relocated. The identified relocation site is the Old Landfill on County Road 102. Because the Old Landfill is one of the equal-weight alternatives for the Davis Sports Park project, information regarding the potential for a corporation yard is being included in this description of the Old City Landfill sports park option; and therefore analyzed in the following technical environmental analysis. The City has no available or potential funding sources to relocate the existing corporation yard. It is unlikely that funding would become available to relocate the existing corporation yard in the next 10 years. The description is included here as background information only. Because the development of a new corporation yard is so far out in the future any decision to move the yard will be subject to separate environmental review.

A relocated Public Works Corporation Yard would accommodate the administrative, common shops and storage needs of the Department. The Department is made up of the following divisions, Administration, Transportation, Engineering, Water, Waste Water, Drainage and Solid Waste. The relocated corporation yard would accommodate 40,000 square feet of buildings on approximately nine (9) acres. Activities that occur in the yard are primarily offices and storage. The yard would also include common shops, working areas, drafting, sign shop and electrical shop with equipment such as power tools, welding, printers/plotters and sign-making machine. The storage includes store services with general office and workers supplies, outdoor storage of extra light standards, utility pipes, fire hydrants and heavy vehicles necessary to maintain the City infrastructure. Chemicals such as sodium hypochlorite, pesticides and paint will be stored on-site consistent with State and Federal storage regulations. The relocated corporation yard would house 90-110 employees and have approximately 130 parking spaces in a gated parking lot separated from the surrounding Sports Park facility and associated parking. Typical operating hours are expected to be consistent with those currently in place – 7:30am to 5pm.

Additionally, the Davis-Woodland Water Supply Project EIR SCH# 2006042175 includes a water tank at an unknown location on City property at or near the Old Landfill site. This portion of the project was previously analyzed and noted here for reference.

Mace Covell Gateway

The Mace Covell Gateway property is privately owned by Mace Covell Gateway, LLC. The City would need to purchase the property. The proposed project would be built outside the City limits to the northeast. Access would be from Covell Boulevard at the southern edge of the site.

The Mace Covell Gateway conceptual site plan includes the development of a 133.5-acre Sports Park which includes a common area, soccer area, little league baseball area, softball area, Babe Ruth baseball area, and community building/inline skating as seen in Exhibit 3. The soccer area would be located on 21 acres, consisting of eight soccer fields (space for four additional fields in Phase 2), restroom and concession building, and more than 675 parking spaces. The little league baseball area would be located on 14.1 acres, consisting of five fields (space for three additional fields in Phase 2), restroom and concession building, bleachers (150 person capacity per field), and more than 1,104 parking spaces. The softball area would be located on 15.3 acres, consisting of four fields, restroom and concession building, bleachers (150 person capacity per field), and 453 parking spaces. The Babe Ruth baseball area would be located on 8.5 acres, consisting of one field (space for three additional fields in Phase 2), restroom and concession building, bleachers (150 person capacity per field), and 284 parking spaces. The community recreation building would be located on 2.3 acres and would include 195 ± parking spaces. The site plan provided in the EIR is the preferred site plan by the property owner pushing the Sports Park to the easterly side of their property and leaving undeveloped land between the Sports Park and Wildhorse.

Howat Ranch

The Howat Ranch property was acquired by the City using the Sanitary Sewer fund and the Storm Sewer (Drainage) fund. The funds would be reimbursed for property acquisitions as part of the proposed project. The proposed project would be built outside the City limits to the east. Access would be from CR105.

The Howat Ranch conceptual site plan includes the development of a 140.36-acre Sports Park which includes a common area, soccer area, little league baseball area, softball area, Babe Ruth baseball area, and a community building area, as seen in Exhibit 4. Phase 1 of this Sports Park option consists of approximately 107 acres. The Sports Park would also include a BMX bicycle track in Phase 1 in the southeast corner of the site. A PA system would accompany the BMX track to facilitate announcements during events. The soccer area would be located on 23.75 acres, consisting of eight soccer fields (space for four additional fields in Phase 2), and restroom and concession building. The little league baseball area would be located on 11.5 acres, consisting of five fields (space for three additional fields in Phase 2), restroom and concession building, and bleachers (150 person capacity per field). The softball area would be located on 15 acres, consisting of four fields, restroom and concession building, and bleachers (150 person capacity per field). The Babe Ruth baseball area would be located on 12.9 acres, consisting of one field (space for three additional fields in Phase 2), restroom and concession building, and bleachers (150 person capacity per field). The community building would be located on 3.7 acres. The total number of parking spaces would be 2,306 parking spaces.

**Exhibit 2
Conceptual Site Plan
Old City Landfill Site**



- 1 Park Entrance - Major
- 2 Park Entrance - Minor
- 3 Community Building / Other Recreational Uses
- 4 Concession / Restroom Building
- 5 Picnic Areas /Neighborhood Park
- 6 Sports Warm-up Areas
- 7 Maintenance Yard
- 8 Full Soccer Field
- 9 Little League Field
- 10 Phase 2 Little League Field
- 11 Babe Ruth Field / Corp. Yard
- 12 Phase 2 Babe Ruth Field
- 13 Softball Field
- 14 Batting Cages
- 15 Overflow parking (295 spaces)
- 16 Solar Panels Above Parking
- 17 Burrowing Owl Habitat
- 18 "Heart of the Park"
Hilltop Park, Picnic Area &Overlook

FORMER CITY LANDFILL SITE
SPORTS DEVELOPMENT
101 Acres
Total Landscape Area: 77.5 acres

Common Areas

Maintenance Area: .3 Acre fenced
Maintenance building: 2,000 sf

Soccer Area

27 Acres
8 Fields with Lighting
Restroom and Concessions Building 1,800sf
Parking: 567 Spaces available

Little League Baseball Area

11.2 Acres
5 Fields with Lighting, space for three additional fields
Restroom and Concession Building 1,800sf
Bleachers: 150 person capacity per field
Parking: 570 Spaces available

Softball Area

12.8 Acres
4 Fields with Lighting
Restroom and Concessions Building 1,800sf
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Parking: 550 Spaces available

**Babe Ruth Baseball Area
or City Corp. Yard**

8.7 Acres
1 Field with lighting and space for second field
Bleachers: 150 person capacity per field
Parking: 188 Spaces available

Community Building

1.3 Acres
Parking: 189 Spaces available



**Exhibit 3
Conceptual Site Plan
Mace Covell Gateway Site**



- 1 Park Entrance - Major
- 2 Park Entrance Minor (Right Turn Only)
- 3 Community Building /Other Recreational Uses
- 4 Concession / Restroom Building
- 5 Picnic Areas / Neighborhood Park
- 6 Sports Warm-up Areas
- 7 Maintenance Yard
- 8 Full Soccer Field
- 9 Phase 2 Full Soccer Field
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- 12 Babe Ruth Field
- 13 Phase 2 Babe Ruth Field
- 14 Softball Field
- 15 Batting Cages
- 16 Existing Agricultural Buffer
- 17 100' Burrowing Owl Set Back
- 18 Dedicated Open Space

**MACE COVELL PROPERTIES
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Total landscape area: 94.1 acres

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Softball Area
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Bleachers: 150 person capacity per field
Parking: 453 Spaces available

Babe Ruth Baseball Area
8.5 Acres
1 Field with lighting
Restroom and Concessions Building 1,800sf
Bleachers: 150 person capacity per field
Parking: 284 Spaces available

Community Building
2.3 Acres
Parking: 195 +/- Spaces available



**Exhibit 4
Conceptual Site Plan
Howat Ranch Site**

Legend:

- ① Park Entrance / Exit
- ② Park Exit Only
- ③ Community Building / Other Recreational Uses
- ④ Snack bar/ Restroom Building
- ⑤ Picnic Area
- ⑥ Sports Warm-up Area
- ⑦ Existing Cell Tower
- ⑧ Maintenance Yard
- ⑨ Full Soccer Field (225'x360')
- ⑩ Full Soccer Field with Lighting
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- ⑮ Softball Field (250 ft.)
- ⑯ Batting Cages
- ⑰ Highway 80
- ⑱ Drainage Canal
- ⑲ Train Tracks
- ⑳ BMX Track
- ㉑ Phase 2 Soccer Field



West End Area Development:
140.36 Acres

Total Landscape Area: 98.71 Acres

I. Common Areas

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Maintenance Area: 1 acre, fenced
Maintenance Building: 1,875 s.f.

II. Soccer Area

Acreage: 23.75 acres
Fields: 8 Full Size Soccer Fields, 4 w/ lighting
Building (Restroom / Concessions): 1,000 s.f.
Hardscape (paths / concession area): 13,820 s.f.
Landscape Area: 371,600 s.f.
Trees: 25

III. Little League Baseball Area

Acreage: 11.15 acres
Fields: 5 Little League Fields w/ lighting
Building (Restroom / Concessions): 1,000 s.f.
Hardscape (paths / concession area): 45,440 s.f.
Bleachers (concrete): 150 person capacity per field
Landscape Area (with space for 6th field): 227,500 s. f.
Trees: 134

IV. Softball Area

Acreage: 15 acres
Fields: 4 Softball Fields (no lighting)
Building (Restroom / Concessions): 1,000 s.f.
Hardscape (paths / concession area): 42,250 s.f.
Bleachers (concrete): 150 person capacity per field
Fencing (enclosing Softball area): 2,735 l.f.
Landscape Area: 312,900 s.f.
Trees: 113

V. Babe Ruth Baseball Area

Acreage: 12.9 acres
Building (Restroom / Concessions): 1,000 s.f.
Hardscape (paths / concession area): 35,800 s.f.
Bleachers (concrete): 150 person capacity per field
Landscape Area (with space for 2nd field): 410,650 s.f.
Trees: 97

VI. Community Building Area

Acreage: 3.7 acres
Building (multipurpose Community Bldg.): 10,000 s.f.
Hardscape (paths / plaza): 35,300 s.f.
Landscape Area: 114,950 s.f.
Trees: 42



Community Building/Other recreational uses

Each of the three Sports Park sites includes an area that would accommodate a Community Building or other recreational uses. The exact description of the building has not yet been determined and could range from a small modular storage and meeting space to a large in-line skating rink. Other recreational uses which might occur in the same area are miniature golf or small-scale recreational uses.

Maintenance Responsibilities

The conceptual plan for implementation and maintenance is for the City to enter into an agreement with a newly created Sports Foundation "Foundation." The City would be the owner of the land and enter into a ground lease with the Foundation. The Foundation would have separate agreements with the youth sports groups and oversee improvements on the property. It is assumed that the City would be responsible for off-site improvements, some common on-site improvements and entitlement processing. The Foundation would oversee improvements by the various sports groups and maintenance operations of the site. This arrangement is similar in concept to the successful Nugget Fields. The City's role is to assist in the acquisition of the land, entitlements, and development of limited infrastructure. The City could not afford to either build or maintain a project like this. The groups could not afford to acquire the land and secure the entitlements/mitigations for a project like this. Therefore, this project represents a partnership between the City and youth sports groups.

Projected Visitors

The projected number of patrons visiting the proposed project at buildout is summarized in Table 2 below. As presented in Table 2, the new Sports Park is anticipated to accommodate a total of approximately 148,867 weekday visitors annually, 227,978 weekend visitors annually and a maximum single day count (for tournament usage) of 6,198 visitors. A soccer tournament weekend would generate the greatest number of visitors to the site in a single day. It should be noted that the numbers in the far right hand column of Table 2 reflect that other users would not schedule tournaments the same weekend. Based on the weekly projections, the proposed project would accommodate approximately 376,845 visitors annually.

As discussed above, the conceptual site plans for the Old City Landfill and the Mace Covell Gateway sites do not include a BMX facility component and would therefore have a slightly reduced number of visitors each week by approximately 36,400 people (roughly 9.5 percent of the projected weekly visitors), when compared to the projected visitors for the Howat Ranch site.

**Table 2
Annual Projection of Visitors to the Davis Sports Park**

Park Use	Annual Weekday visitors	Annual Weekend visitors	Annual Total visitors	Maximum one day count for soccer tournament use
Community Center/In-Line Hockey	32,500	62,400	94,900	600
Batting Cages	4,671	6,240	10,911	90
Soccer Fields	24,180	50,220	74,400	4,464
Little League Fields	19,344	40,176	59,520	372
Babe Ruth Fields	3,900	7,254	11,154	186
Softball Fields	9,672	20,088	29,760	186
BMX Facility ¹	15,600	20,800	36,400	100
Dog park/ Disc golf/ other uses	39,000	20,800	59,800	200
Total	148,867	227,978	376,845	6,198

Note:

¹ *The BMX Facility is only applicable to the Howat Ranch site. Neither the Old City Landfill site nor the Mace Covell Gateway site includes the BMX project component.*

Source: City of Davis Parks and General Services, 2010.

Green Features

The proposed project may incorporate a number of green features. Parking lots will be surfaced with AC road grinding significantly reducing runoff. The project site will be designed to retain all drainage on site and incorporate bio-swales as necessary. All lighting will be shielded to provide directed lighting. The City is in conversation with the solar farm tenant to the north about the possibility of constructing solar panels over the parking area to provide shade, reduce radiant heat gain and generate electricity to off-set electrical use at the site. The user groups will be responsible to pay for their individual electrical use which will provide an incentive to conserve. With the exception of turf fields landscaping at the project site will be drought tolerant, installed with temporary irrigation systems which would be abandoned after the initial establishment period for the plants. It is anticipated that water for irrigation will be provided by agricultural wells.

City Park Rezone Sites

The numbers of units proposed for the two parks proposed to be rezoned are within the range of units assumed for infill development within the City's General Plan and General Plan EIR. Issues analyzed in the EIR are site-specific impacts for the conversion of each park.

Civic Center Ball Field

The Civic Center Ball Field site would require a General Plan Amendment from Public/Semi Public to Residential Medium Density with a range of units of 26-60 and a rezoning from Residential R-1-8 to Planned Development with Residential-Medium Density. Following approval of entitlements, the City would sell the rezoned site and the proceeds would be used for the construction of the Sports Park.

Davis Little League Fields

The Davis Little League Fields site would require a General Plan Amendment from Parks/Recreation to Residential High Density with a range of 92-164 units and rezoning from Residential R-1-6 to Planned Development with Residential High Density. Following approval of entitlements the City would sell the site and the proceeds would be used for the construction of the Sports Park.

Required Approvals:

- Certification of the EIR;
- Approval of a City General Plan Amendment to reflect the selected Davis Sports Park location as Parks/Recreation;
- If either Mace Covell Gateway or Howat Ranch are selected as the preferred site and City land south of the Davis Municipal Golf Course is approved as mitigation land, the General Plan would need to be amended to delete the label "Possible Golf Course Expansion";
- Approval of a City General Plan Amendment for the Davis Little League Fields site from Public/Semi Public to Medium Density with a range of units of 26 to 60;
- Approval of a City General Plan Amendment for the Civic Center Ball Field site from Parks/Recreation to Residential High Density with a range of 92 to 164 units.
- Approval of a Rezone for the Davis Little League Fields site from Residential R-1-8 to Planned Development with Residential Medium Density; and
- Approval of a Rezone for the Civic Center Ball Field site from R-1-6 to Planned Development with Residential High Density.

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" or as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture and Forestry | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology and Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Hydrology and Water Quality |
| <input checked="" type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Populations and Housing | <input checked="" type="checkbox"/> Public Services (fire) | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation and Traffic | <input checked="" type="checkbox"/> Utilities and Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Determination:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.

I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because the mitigation measures described herein have been added to the project. A NEGATIVE DECLARATION would 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 significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

Signature June 16, 2010
Date

Anne Brunette Community Development and Sustainability – Property Management Coordinator
Printed Name Agency

Evaluation of Environmental Impacts:

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the proposal:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a-c. Sports Park

The proposed Sports Park would be located at one of the three locations: Old City Landfill, Mace Covell Gateway, or Howat Ranch. Both the Mace Covell Gateway and Howat Ranch site are in current agricultural use. Therefore, for the Mace Covell Gateway and Howat Ranch sites, the Sports Park would result in the conversion of agricultural land designated for such purposes. However, the Old City Landfill site currently contains multiple recreational uses on-site and is designated as Public/Semi-Public in the Davis General Plan. The Blue Max Kart Club, which includes a Go-Cart racing track is located at 24998 CR 102 and includes the southeast corner of the Landfill project site. Just north of the racing track is a shooting (firearm) range which is no longer actively being used for fire arms training by the Davis Police Department but is used for explosives training/detonation and field training. The central and southeast area of the Landfill project site includes the former Davis landfill mounds, which are covered with soil and resemble dirt mounds roughly 10 feet in height. The Davis Paintball Center is located on the western portion of the Landfill project site; this facility includes six recreational fields and courses for paintball lessons and competitions. Therefore, the development of the Sports Park project on the Old City Landfill site would not be expected to result in a substantial change in the visual character of the project site. Yet,

overall, the recreational uses associated with the Sports Park would be more intense than the current recreational uses on the Landfill site.

The existing views from the three locations are primarily of agricultural lands. In addition, on very clear days it is possible to see the Sacramento skyline and the Sierra Nevada Mountains to the far east. Though limited sensitive receptors are located in close proximity to any one of the three proposed Sports Park locations, the possibility exists that views of the Sacramento skyline and the Sierra Nevada Mountains could be partially obstructed for certain receptors, resulting in a **potentially significant** impact to scenic vistas.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Civic Center Ball Field/Davis Little League Fields

The proposed project would rezone the two City-owned parks for residential use. As a result, adjacent residents will lose their views of ball fields, and for the Davis Little League Fields site in particular, trees. The Davis Little League Fields contain a substantial number of trees creating shade between ball fields and along F Street. All of the trees are on City property. The Bradford pear trees on F Street are considered street trees. Development of multi-family housing on the site would result in loss of most of the trees with the exception of those along F Street. As a result, implementation of the Sports Park project could cause a **potentially significant** change in the visual character of one or possibly both of the City-owned park sites.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

d. Sports Park

The Mace Covell Gateway site is in close proximity to surrounding residential subdivisions. The residential subdivision nearest the Old City Landfill site is the Wildhorse subdivision; however, the closest homes are approximately 0.29 mile, or just over 1,500 feet from the Old Landfill site. While the Howat Ranch site is not located near any residential areas, the site is adjacent to Interstate 80 (I-80). No sites are currently lighted at night.

The proposed project would include development of soccer field lighting, little league baseball area lighting, and baseball area lighting. Although the lights would be required to have shields that focus the light on to the project site, the potential still exists for the new light sources to affect the surrounding environment. Due to the inherent nature of the proposed project, the on-field lights used at the new Sports Park would introduce new sources of light and glare that could affect day or nighttime views in the area and is therefore considered a **potentially significant** impact.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR. New sources of lighting will be analyzed for each project site.

Civic Center Ball Field/Davis Little League Fields

Currently, the two City-owned parks have lights to allow nighttime games. The Sports Park would result in the lighting being converted from sports field lighting to residential infill lighting. Lighting levels and corresponding spill onto adjacent residential areas would be anticipated to be reduced due to the reduced height of residential light fixtures. Therefore, the project's impact on light and glare would be considered ***less-than-significant***.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES. Would the proposal:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land, or timberland zoned Timberland Production.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a, d. Sports Park

According to a Web Soil Survey, the Mace Covell Gateway soils are highly suitable for agricultural production and are considered Prime Farmland and Farmland of Statewide Importance. Soil types, Rieff gravelly loam (Rb); Sycamore silt loam, drained (Sp); Sycamore silty clay loam, drained (St); Sycamore complex, drained (Sv); Tyndall very fine sandy loam, drained (Tc); and Yolo silt loam (Ya) on the site are considered Prime Farmland soils and soil type Merritt complex, saline-alkali (Mp) is considered a Farmland of Statewide Importance soil according to the Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance, Yolo County.

Per the Web Soil Survey the Howat Ranch soils are also highly suitable for agricultural production and are considered Prime Farmland soils. All of the soil types, Capay silty loam (Ca); Marvin silty clay loam (Mf); Rincon silty clay loam (Rg); and Sycamore

complex, drained (Sv) are considered Prime Farmland soils according to the *Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance, Yolo County*.

The composition of the Old City Landfill soils is not specifically known at this time due to previous site disturbance related to the former use of the site as a landfill and wastewater treatment plant. Some of the on-site soil was previously excavated for such uses and clay-liners utilized on portions of the Landfill site. The Phase 1 Environmental Site Assessment being prepared for the project sites will include more details concerning the composition of the current makeup of the Old City Landfill site soils, which will be presented in the Davis Sports Park EIR. It is anticipated that the Old City Landfill site soils are no longer suitable for agricultural productivity.

Although development of a Sports Park is permitted under County Zoning, the proposed project would result in the conversion of Prime Farmland to park/recreational uses at the majority of the potential Sports Park sites. The project description includes sites for mitigation south of the Davis Municipal golf course and Howat Ranch, totaling 200 acres for a ratio of two acres for every one acre of agricultural lands removed. Even with mitigation, there would be a net loss of agricultural land. The potential loss of Prime Farmland is considered a ***potentially significant*** impact. It is also important to note that given the proximity of ongoing agricultural operations near all three project sites, the possibility exists for conflicts to occur between sports park users and effects of agricultural operations, such as pesticide spraying and generation of noise and dust. Such conflicts could make a small portion of the adjacent agricultural lands incapable of being farmed, as this portion would need to serve as an agricultural buffer. In addition, as illustrated in the Conceptual Site Plan for the Mace Covell Gateway site (See Exhibit 3), undeveloped land would remain between the proposed Sports Park and existing Wildhorse Ranch and residential subdivisions. As a result, the feasibility of actively farming this remaining agricultural area in the future may be comprised, which, in turn, could increase the probability of this area ultimately being developed.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Civic Center Ball Field/Davis Little League Fields

The two City-owned parks are located in urbanized areas and do not contain agricultural lands within the City limits; therefore, the rezoning and future residential development of two existing parks would result in ***no impact*** to agricultural resources.

- b. The proposed locations for the Sport Park are not located on parcels that are under an existing Williamson Act contract (Source: Yolo County GIS Web site). While all three sites have Yolo County agricultural zoning designations, the Sports Park is a use permitted under the Yolo County Zoning for the site. Therefore, the proposed project would have ***no impact*** with a Williamson Act contract or existing agricultural zoning.
- c. The three potential sites for the Sports Park project consist of agricultural land and, for the Old City Landfill site, remnants of a landfill and existing recreational uses. In addition, all three sites have Yolo County agricultural zoning designations. Therefore, the development of the Sports Park project would not conflict with existing zoning for, or

cause rezoning of, forest land, or timberland zoned Timberland Production, resulting in ***no impact***.

d.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Would the proposal:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-d. The Davis Planning Area is located in the southeast portion of Yolo County, along I-80. Yolo County is located 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 particulate matter (PM10) for the State standards.

Local pollutant sources include both stationary sources, such as factories, and mobile sources, such as 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 (CO) emissions.

Sports Park

The proposed project includes the development of a Sports Park to meet City demands for multiple sports fields. Air quality emissions generated by the project would primarily be generated by vehicle trips. The principal destinations for current sports field users are in the vicinity of Community and Little League Parks at Covell Boulevard and F Street and Nugget/Sandy Motley Park near Moore Boulevard and Pole Line Road. Current park users who walk or ride bikes to Community, Little League and Nugget fields will likely not walk or ride to the Howat Ranch site, if selected as the project site. It is reasonable to assume that most, if not all trips, to the Howat Ranch site would be made by vehicle. The Mace Covell Gateway site is located adjacent to city limits and linked with the existing City greenbelt system. For residents in east and south Davis this site would be closer than traveling to the vicinity of Community Park. The Old City Landfill site is not located adjacent to city limits; however, the Wildhorse subdivision is located just over 1,500 feet from the Landfill site. Therefore, it would be feasible for youth and/or parents to walk or bike to the Sports Park facilities on the Landfill site. Pole Line Road has bicycle lanes for northbound and southbound trips, and sidewalks on the east side from Covell Boulevard to 480 feet south of Moore Boulevard.

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 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 PM₁₀, which could exceed District thresholds. Therefore, the proposed project would have a **potentially significant** impact on air quality.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR. The EIR will assess the change in driving patterns associated with the various sites to confirm if significant air quality impacts would be created by changes in driving patterns.

Civic Center Ball Field/Davis Little League Fields

The rezoning of the two City-owned parks would result in the conversion of park land to residential housing which could increase vehicle trips on the surrounding roadways (note: this will be evaluated in detail in the project traffic study – the results of which will be presented in the EIR). The conversion of the two park sites to future residential housing would also introduce permanent sensitive receptors into the area. Therefore, the rezoning of the two City-owned parks could have a **potentially significant** impact on air quality.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR. The EIR will assess the change in driving patterns associated with the various sites to confirm if significant air quality impacts would be created by changes in driving patterns.

- e. The project would not include industrial or intensive agricultural uses, which are typically associated with objectionable odors. Two of the sites considered for the Sports Park are currently used for agricultural purposes which typically release objectionable odors. Therefore, the development of the proposed project would likely help reduce

objectionable odors with the conversion of agricultural uses to a sports park. As a result, the proposed project would have a ***less-than-significant*** impact regarding odors.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modification, 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of fish and Game or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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, costal, etc.) through direct removal filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Community Conservation Plan or other approved local, regional, or state habitat conservation plan?	☒	☐	☐	☐

Discussion

a-e. Sports Park

The Mace Covell Gateway and Howat Ranch sites consist of agricultural land with row crops. The Old City Landfill site does not include agricultural operations and is largely used to employ multiple recreational uses on-site, including a go-cart race track, shooting range which is not actively being used, and a paintball center. All three locations are primarily surrounded by existing agricultural operations. The potential exists for all sites to be used by sensitive species for foraging activities, including burrowing owls and Swainson’s hawks. Therefore, the development of the proposed project would result in the loss of agricultural land and possible foraging habitat for special-status species. The project description includes sites for mitigation south of the Davis Municipal golf course and Howat Ranch, totaling 200 acres for a ratio of two acres for every one acre of agricultural lands removed.

The Mace Covell Gateway and Howat sites do not contain riparian habitat or drainage features. The Howat Ranch site has a drainage channel located south of the site. The Mace Covell Gateway site has a riparian channel north of the site (that traverses the area in an east-west direction), which crosses through the Wildhorse golf course continuing northeast towards Willow Slough. However, the Old City Landfill site does contain areas of standing water, which may be considered seasonal wetlands. The determination of season wetlands would be identified and analyzed within the EIR.

The development of the Sports Park at any one of the three potential sites would have a **potentially significant** impact on habitat modification, special status species, and possibly wetlands.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Civic Center Ball Field/Davis Little League Fields

The two City-owned parks are fully developed, compact urban parks with little habitat value. Some trees are currently located on the two City-owned park sites, particularly the Davis Little League Fields site. The City of Davis Municipal code Chapter 37.03.070 requires that Landmark Trees and Trees of Significance be protected during construction. The determination has not yet been made whether the on-site trees are Landmark Trees or Trees of Significance. Because the possibility exists that Landmark Trees or Trees of Significance are present on-site, removal of any on-site trees could result in a *potentially significant* impact.

Furthermore, the possibility exists that these trees could provide nesting habitat for migratory birds protected under the federal Migratory Bird Treaty Act. The future residential development of these two park sites would result in the loss of some of the existing trees, which could result in a **potentially significant** impact, should there be any birds nesting in said removal trees.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

f. Sports Park

The Yolo County NCCP/HCP Joint Powers Agency ("JPA") was formed in August 2002 for the purposes of acquiring Swainson's hawk habitat conservation easements and to serve as the lead agency for the preparation of a County-wide Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP), now known as the Yolo Natural Heritage Program. The JPA governing Board is composed of representatives from member Agencies, which include two members of the Yolo County Board of Supervisors; one member each from the City Councils of Davis, Woodland, West Sacramento, and Winters; and one ex-officio member from UC Davis. The JPA manages the following two programs:

Swainson's Hawk Interim Mitigation Fee Program

Established in 1993, the program utilizes mitigation fees to acquire conservation easements protecting Swainson's hawk habitat. Currently, the JPA is pursuing several specific opportunities with local farmers and other property owners. The JPA's first transaction in July 2006 leveraged a 118-acre acquisition to complete a 643-acre conservation easement on agricultural land just north of the City of Davis. A second transaction completed in 2007 allowed the JPA to expand an existing 600-acre habitat easement by 200 acres. Pending transactions totaling 690 acres are expected to close before the summer. Changes to the Swainson's Hawk Interim Mitigation Fee program in 2006 (that require developers with projects over 40 acres in size to mitigate directly) have resulted in the protection of an additional 1,027 acres of Swainson's hawk foraging habitat.

Yolo Natural Heritage Program

The Yolo Natural Heritage Program is a County-wide NCCP/HCP for the 653,629-acre planning area that provides habitat for many special-status and at-risk species found within five dominant habitats/natural communities. The Yolo Natural Heritage Program will describe the measures that will be undertaken to conserve important biological resources, obtain permits for urban growth and public infrastructure projects, and continue Yolo County's rich agricultural heritage.

With respect to the preparation of a County-wide NCCP/HCP, the JPA is in the process of beginning this effort. The JPA, working with the Department of Fish and Game (CDFG) and U.S. Fish and Wildlife Service (USFWS), is in the process of negotiating a Planning Agreement. The JPA recently completed the first phase of the Yolo Natural Heritage Program. Important accomplishments during the first phase include establishment of a Steering Advisory Committee and a Technical Advisory Committee, preparation of a draft Ecological Baseline Report, development of a GIS database and completion of the Independent Science Advisors process. The next major phase (funded in part by a 2005 federal Section 6 planning assistance grant award) is underway and focuses on development of conservation strategies and preserve design alternatives. The removal of land from agricultural production could be a **potentially significant** impact on the provisions of the developing HCP.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Civic Center Ball Field/Davis Little League Fields

The two City-owned parks are located in urban areas and are not suitable for special-status species foraging; therefore, each rezone area would not be included within the NCCP/HCP, resulting in a **less-than-significant** impact.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource of site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a-d. The three locations analyzed for the development of the Sport Park are located outside the City limits but within the Davis Planning Area. The two City-owned parks are located within the City limits. Per the City of Davis General Plan “According to a review of available records by the Northwest Information Center of the California Archaeological Inventory, there are four recorded and eight reported prehistoric sites, and no recorded historic archaeological sites in the Davis Planning Area. However, less than 10 percent of the total area of the City has been archaeologically surveyed: therefore, there is a likelihood of additional resources in the Planning Area beyond those recorded and inventoried.” Since less than ten percent of the total area of the City has been archaeologically surveyed, the development of the proposed project could cause a substantial adverse change in unknown archaeological resource and disturb unknown human remains. Therefore, the proposed project would have a **potentially significant** impact to cultural resources and would require a Cultural Resources Assessment for the project sites.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

ai-ii. The Davis Planning Area is surrounded by several faults in the San Andreas Fault system to the west and the Eastern Sierra fault system to the east. A series of faults also run along the eastern base of the foothills west of the City. Faults do not run directly through the Planning Area, although numerous earthquakes have been felt in the City. Major Earthquakes occurred in 1833, 1868, 1892, 1906 and 1989, however, the City did not experienced any 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 damage in ordinary substantial buildings, with partial collapse; and great damage in poorly built structures.

The Davis General Plan includes standards and action under Policy HAZ 2.1, which call for the enforcement of the UBC. The requirements of the UBC are intended to protect structures from collapse during a seismic event. Minor damage may occur, including the cracking of walls, chimneys, and masonry veneers; and the severing of water, natural gas, and wastewater pipes. The proposed project consists primarily of athletic fields with a few structures to be used for restrooms, snack bar facilities, and lights. In addition, the rezone of the two City-owned parks would include the future development of residential units which would adhere to UBC standards. Compliance with applicable General Plan policies and the UBC would ensure that impacts related to seismic activity would be ***less-than-significant***.

a-iii-iv,c The General Plan Update EIR (p. 51-4) states that certain impact categories discussed in the initial study, which was prepared for the General Plan Update project, were determined not to be applicable to the City of Davis due to the City's topography and lack of seismic hazards. The categories determined not to be applicable include landslides and liquefaction hazards. More specifically, all sites analyzed for the proposed project are generally flat and therefore not susceptible to landslides. In addition, upon review of the Soil Survey of Yolo County, California, U.S. Department of Agriculture Soil Conservation Service, June 1972, it has been determined that the soil types for each project site are not prone to liquefaction. Furthermore, all project structures would be built in conformance with the California Building Code, which includes design standards to ensure damage to structures as a result of seismic activity, including liquefaction, is minimized. Therefore, landslides and secondary seismic hazards such as liquefaction would have a ***less-than-significant*** impact to project structures.

b. The Howat Ranch and Mace Covell Gateway sites are currently in active agricultural production. The two rezoning sites are in active park use. The Old City Landfill site is used for several recreational functions, including the Blue Max Kart Club (Go-Carts), an abandoned shooting range previously used by the Davis Police Department, and the Davis Paintball Center. The Sports Park would result in development of sports fields, parking, and limited accessory structures, such as restrooms. This environmental analysis also addresses the potential impacts of future residential development on the Civil Center Ball Fields and Davis Little League Fields sites. For purposes of this analysis, it is assumed that once the two City-owned park sites are "abandoned" (i.e., structures removed and no longer used as ball fields), the fields would be graded and

maintained in a similar condition until such time that the properties are residentially developed.

Development of the Sports Park would involve limited amounts of grading to establish the appropriate playing field surfaces. In addition, limited excavation activities would be required to install utility infrastructure connections. Uncontrolled soil erosion resulting from construction and grading activities could result in short-term impacts on surface water quality through increased turbidity and sediment loading. Sedimentation is the settling out of soil particles transported by water. Sedimentation occurs when the velocity of water in which soil particles are suspended is slowed sufficiently to allow particles to settle out. Larger particles such as gravel and sand settle out more rapidly than fine particles such as silt and clay. Sediments may block, clog, or significantly reduce the conveyance capacity of the storm water infrastructure. Excessive sediment could cause increased turbidity and reduced light penetration in natural waterways, which could result in adverse impacts to plant and animal life. Additionally, improper handling practices could 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 BMPs to reduce construction effects on receiving water quality by implementing erosion control measures.

Should the projects not comply with applicable General Plan Policies and State regulations concerning erosion prevention, a **potentially significant** impact would result.

Mitigation Measure(s)

Regardless of whether the project is in or out of the city limits the projects shall comply with City requirements. Implementation of the following mitigation measure would reduce impacts associated with erosion to a *less-than-significant* level. The projects would be required to comply with the City's grading regulations and the City's Urban Water Management Plan, which would further reduce impacts associated with erosion.

- VI-1. *Prior to commencement of construction, the applicant(s) shall obtain a NPDES General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit), which pertains to pollution from grading and project construction. Compliance with the Permit requires the project applicant(s) to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Storm Water Pollution Prevention Plan (SWPPP) prior to ground disturbance. The SWPPP would incorporate Best Management Practices (BMPs) in*

order to prevent, or reduce to the greatest extent feasible, adverse impacts to water quality from erosion and sedimentation. A copy of the SWPP including BMP implementation provisions shall be submitted to the Chief Building Official.

- d. According to the Yolo County Soil Survey, the soils for all sites are subject to significant shrinking and swelling. 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 projects from expansive soils.

Mitigation Measure(s)

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

VI-2. Prior to the approval of a building permit or final construction plan, a final design-level geotechnical report shall be prepared and submitted to the City for review and approval. The recommendations of the final geotechnical report shall be incorporated into the project design prior to issuance of building permits for review and approval of the City Engineer and Chief Building Official.

- e. The proposed project would be designed to connect to the existing City sewer system at all locations. The Old City Landfill, Mace Covell Gateway, and Howat Ranch sites are all located adjacent to major sewer trunk lines that lead to the Davis Wastewater Treatment Plant. If permanent restroom facilities are constructed on-site they would be connected to these lines. As an interim short-term measure, the Sports Park may make use of portable toilets until sufficient funds exist to construct permanent restroom facilities. Septic tanks and alternative waste water disposal systems are not proposed for the project sites. Therefore, a **less-than-significant** impact would occur relating to soils incapable of adequately supporting the use of septic tanks.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS —Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a,b. Sports Park

Air quality emissions generated by the project would primarily be generated by vehicle trips. The principal destinations for current sports field users are in the vicinity of Community and Little League Parks at Covell Boulevard and F Street and Nugget/Sandy Motley Park near Moore Boulevard and Pole Line Road. Current park users who walk or ride bikes to Community, Little League and Nugget fields will not likely walk or ride to the Howat Ranch site, if selected as the project site. It is reasonable to assume that most, if not all trips, to the Howat Ranch site would be made by vehicle. The Mace Covell Gateway site is located adjacent to city limits and linked with the existing City greenbelt system. For residents in east and south Davis this site would be closer than traveling to the vicinity of Community Park. The Old City Landfill site is not located adjacent to city limits; however, the Wildhorse subdivision is located just over 1,500 feet from the Landfill site. Therefore, it would be feasible for youth and/or parents to walk or bike to the Sports Park facilities on the Landfill site. Pole Line Road has bicycle lanes for northbound and southbound trips, and sidewalks on the east side from Covell Boulevard to 480 feet south of Moore Boulevard. Therefore, the degree to which the proposed project would result in increased vehicle trips would depend upon the Sports Park location ultimately selected by the City decision-makers. Similarly, the degree to which new vehicle emissions would be generated by the Sports Park project would depend upon the Sports Park location ultimately selected by the decision-makers. Notwithstanding the above, regardless of the Sports Park location, a certain amount of greenhouse gases (GHG) would be generated by the project. The majority of emissions would be attributable to the vehicle trips associated with the project, but additional GHG emissions would be attributable to the energy used by the project, either directly or indirectly. Although specific quantitative thresholds have not been identified by the Yolo-Solano Air Quality Management District or the City of Davis to determine if a significant impact per CEQA would occur as a result of the generation of GHG emissions, the possibility exists that

the proposed project would have a ***potentially significant*** impact related to GHG emissions.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR. The EIR will assess the change in driving patterns associated with the various sites to confirm if significant air quality impacts would be created by changes in driving patterns.

Civic Center Ball Field/Davis Little League Fields

Background

On November 18, 2008, the Davis City Council adopted Resolution No. 08-166, the purpose of which was to adopt GHG reduction targets for the City of Davis. As noted in Resolution No. 08-166, as part of the City's action in adopting the City's Climate Protection/Community Sustainability Framework Strategy in April 2007, the City Council directed staff to aggressively pursue actions to reduce the City's GHG emissions.

The City has measured local GHG emissions using the ICLEI – Local Governments for Sustainability Clean Air and Climate Protection (CACCP) software. The ICLEI model is the standard approach used by communities measuring local GHG emissions.

Local GHG Reduction Targets

In November 2008, the Davis City Council adopted GHG emission reduction targets. The targets were based on a range that uses the State of California targets as a minimum goal and deeper reductions as the desired outcome (See Table 3). The City determined that these aggressive reduction goals are important to frame the local discussion and to set an example for other communities to consider. In addition, early GHG reduction is beneficial in addressing climate change, due to residency times of GHGs in the atmosphere. However, after considering the implications of the revised inventory, the City determined that reaching these local targets would be very difficult and consideration of a revised target set aligned with State targets was warranted. Rather than abandon the more aggressive targets, the City has proposed a target range using the State targets as the minimum and the targets shown above as the desired reductions. This serves to remind the City of its leadership role, while also providing a higher likelihood that the City will achieve at least a minimum target. In addition, this approach serves to link the State inventory and targets with the local inventory and targets and recognizes the current debate over whether the State's targets will achieve climate stabilization levels in the lower range of predicted temperature increases.

**Table 3
Davis GHG Reduction Targets: Community and City Operations**

Year	Target Range*		Notes
	State	Davis**	
2010	2000 levels	1990 levels	<u>Minimum:</u> State target. <u>Desired:</u> Provides baseline for subsequent average annual reductions.
2012	1998 levels	7% below 1990 levels	<u>Minimum:</u> State does not establish target for this year; linear interpolation from 2010 target. <u>Desired:</u> Consistent with Kyoto – Mayors Climate Protection Agreement Pledge – City of Davis Reso. 2006.
2015	1995 levels	15% below 1990 levels	<u>Minimum:</u> State does not establish target for this year; linear interpolation from 2010 target. <u>Desired:</u> Consistent with initial ICLEI modeling conducted by the City.
2015 to 2020	Average annual reduction	Ave of 2.6% reduction/yr to achieve 80% below 1990 levels by 2040	<u>Minimum:</u> State does not establish target for these years. <u>Desired:</u> Average reduction encourages monitoring of progress and some flexibility in implementation.
2020	1990 levels	28% below 1990 levels	<u>Minimum:</u> State target. <u>Desired:</u> Average reduction encourages monitoring of progress and some flexibility in implementation.
2020-2040	No formal target, but must reduce an ave. of 2.66%/yr to achieve 80% below 1990 levels by 2050	Average of 2.6% reduction/yr to achieve 80% below 1990 levels	<u>Minimum:</u> State does not establish target for these years. <u>Desired:</u> Reduction level adopted by the state based on climate stabilization levels of 3-5.5 degree increase in temp. Average reduction encourages monitoring of progress and some flexibility in implementation.
2050	80% below 1990 levels	Carbon neutral	<u>Minimum:</u> State target. Reduction level adopted by the state based on climate stabilization levels of 3-5.5 degree increase in temp. Average reduction encourages monitoring of progress and some flexibility in implementation. <u>Desired:</u> Combination of actions at the local, regional, national, and international levels and carbon offsets. Similar target set by the UC system, City of Berkeley, and Norway.

* It is anticipated that Davis will achieve reductions within the range of the state targets (minimum) and local targets (desired).

**Due to residency time of GHG gasses in the atmosphere, early GHG reduction is generally more beneficial for mitigation of the most severe impacts of climate change.

Residential Carbon Allowances

The City's GHG inventory shows that more than 75 percent of the total GHG emissions generated in Davis are associated with the energy used in Davis homes and personal transportation associated with residential land uses (City of Davis GHG Inventory and Forecast Report, May 2008). Although some of the transportation GHG emissions are associated with the movement of goods, the majority are associated with personal transportation and are therefore linked with residential activities.

Due to the importance of the residential sector relative to GHG emissions, a methodology was developed to establish a GHG target (or "allowance") for individuals and, by extension, dwelling units. Establishing this allowance informs the City's efforts to reduce local GHG emissions in the following two ways: (1) with a simple calculation, the City can link GHG emissions from new residential development projects directly to local and State GHG reduction targets; and (2) targets are provided for existing residents. In short, this information allows the City to set GHG performance standards for new residential projects and helps educate existing residents about what role they play in reducing local GHG emissions.

The City has, therefore, established GHG allowances for the two residential sectors – new housing projects and existing residents. As noted above, more than 75 percent of the total GHG emissions generated in Davis are directly related to residential energy use and transportation. Working from the assumptions that every home built in Davis today will still be in existence in 2050 and that energy use associated with residential activities will continue to be the primary source of local direct and indirect GHG emissions, new residential units built in Davis must perform to meet future GHG reduction targets. Accordingly, the City of Davis has established carbon "allowances" for new and existing residential units.

Impact Discussion

The rezoning of the two City-owned parks would result in the conversion of active ball fields to residential housing which could increase vehicle trips on the surrounding roadways and within the region (note: this will be evaluated in detail in the project traffic study – the results of which will be presented in the EIR). The conversion of the two park sites to future residential housing would also generate additional demands for energy associated with residential lighting, heating and air conditioning, water and sewer conveyance, landscaping irrigation, etc. The additional energy demands associated with residential housing serve as an indirect source of GHG emissions. Consideration would need to be given as to how future residential development on the two City-owned park sites would comply with Davis' per capita carbon allowances.

Summary

The possibility exists that the rezone of the two City-owned parks, and subsequent residential development, would have a **potentially significant** impact related to GHG emissions.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR. The EIR will assess the change in driving patterns associated with the various sites to confirm if significant air quality impacts would be created by changes in driving patterns.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS —Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<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 result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project with the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
physically interfere with and adopted emergency response plan or emergency evacuation plan?				
h) Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a, b, d. Sports Park

The Mace Covell Gateway and Howat Ranch sites have historically been used for agriculture operations and are currently in agricultural operation. The Old City Landfill site is owned by the City and was previously used as a sewer treatment plant and landfill. To date, preliminary hazardous assessments, referred to as Phase I Environmental Site Assessments (ESA), have not been completed for the proposed Sports Park sites; however these reports are being prepared so that past and on-going hazards can be reviewed in more detail in the Davis Sports Park EIR. The presence of pesticides in shallow soils is common for areas formerly used for agricultural purposes. Home sites or barn sites on agricultural property are suspect for buried waste or dumping of agricultural chemicals. Pesticide residues could exist in the soils of the project sites and historical records have not been reviewed to verify the absence of home sites or barns. In addition, given the proximity of ongoing agricultural operations near all three project sites, the possibility exists for conflicts between sports park users and effects of agricultural operations, such as pesticide application and generation of noise and dust.

The Old City Landfill could also include hazardous materials from previous landfill and/or sewer treatment plant uses that could create significant hazards to the public or the environment. Therefore, the proposed project could result in **potentially significant** impacts with regards to environmental contaminant exposure.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Civic Center Ball Field/Davis Little League Fields

The two City-owned parks have been in school or recreational use for 50-65 years and have operated and complied with City and State regulations. Currently, the only features on the two sites are associated with recreational uses, including but not limited to ball fields, fencing, water fountains, restrooms, and parking areas. Therefore, there are no known hazardous materials on the two park sites. In addition, future residential uses on

the two park sites would not involve the routine use, disposal, or transport of hazardous materials, resulting in a **less-than-significant** impact.

- c. The Old City Landfill and Howat Ranch sites are not located within a quarter mile of an existing or proposed school. Regarding the Mace Covell Gateway site, Harper Junior High School is located within a quarter mile to the southeast, across Covell Boulevard. However, operation of the Sports Park facilities, involving soccer, baseball, and softball activities, would not entail the use or emission of hazardous materials, other than limited amounts of common herbicides for landscape maintenance purposes. These common chemicals would be applied manually at the ground level in select focused areas, only when needed.

The two rezone sites are located within a quarter mile of an existing school; however, as previously stated in “a,” “b,” and “d” the two City-owned parks have operated and complied with City and State regulations for over 50-65 years. Therefore, the proposed project would have a **less-than-significant** impact regarding using or emitting hazardous materials within a quarter mile of an existing or proposed school.

- e-f. The proposed project sites are not within an airport land use plan. The nearest Airport is the UC Davis Airport west of State Highway 113. The University of California, Davis (UCD) Airport does not pose a safety hazard for people living or using any of the sites in this analysis. A very small private air strip is located at the southeast portion of the El Macero development. The runway is solely used by ultra light planes. The project would not expose people living in or using any of the sites in this analysis to safety hazard or risk as the runway is approximately 1.5 miles from the nearest point of any project site. Therefore, the proposed project would result in a **less-than-significant** impact.

- g. Sports Park

The Old City Landfill, Mace Covell Gateway, and Howat Ranch sites are all located adjacent to major or minor arterial streets as shown in Figure 16 of the City’s General Plan Update. The Sports Park would not impair implementation of or physically interfere with the “Yolo Operational Area Multi-Hazard Mitigation Plan” adopted for the County of Yolo and all cities within the County. The Sports Park could also provide a beneficial resource as an opportunity to create a large-scale staging or field emergency operation center for use during emergencies.

However, the Davis General Plan EIR determined that development of the “Covell Center” site, (also known as Covell Village) would be significant and unavoidable in the short-term because this area would be outside of the 5-minute response time of the three existing Davis fire stations. The Old City Landfill site is located just north of the Covell Center/Covell Village site; therefore, in the event of a sports-related injury, the possibility exists that the nearest fire station paramedic would not be able to respond to the Landfill site within the City’s 5-minute response time goal. Therefore, should the Sports Park be located on the Old City Landfill site, the proposed project could have a **significant** impact related to adequate emergency response. Howat and Mace Covell Gateway are within the 5-minute response time of south Davis Fire Station.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Civic Center Ball Field/Davis Little League Fields

The two City-owned sites are infill developments that would generate additional traffic on F and B Streets. Both streets are designated Minor Arterials operating well within acceptable levels of service identified in the General Plan. The proposed project would not impair implementation of or physically interfere with the “Yolo Operational Area Multi-Hazard Mitigation Plan” adopted for the county of Yolo and all cities within the county; therefore, a ***less-than-significant*** impact would occur.

- h. The Sports Park would result in the conversion of agricultural lands to irrigated turf areas posing a significant reduction of risk associated from fires in wheat fields or other dry crops subject to grass fires. The rezoning sites are in-fill developments within the City of Davis and wildlands fires are not anticipated to be significant for the two sites. Therefore, implementation of the proposed Sports Park could result in a ***less-than-significant*** impact by not exposing people and structures to wildland fire hazards.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY —Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 (e.g., the projection 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 checked="" type="checkbox"/>	<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 checked="" 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 of amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing with a 100-year flood hazard area as mapped on a	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
federal flood hazard boundary of Flood Insurance Rate Map or other flood hazard delineation map?				
h) Place with a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk or 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 checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.f. Construction

As mentioned above in Question VI “b”, development of the Sports Park would involve limited amounts of grading to establish the appropriate playing field surfaces. In addition, limited excavation activities would be required to install utility infrastructure connections. This environmental analysis also addresses the potential impacts of future residential development on the Civil Center Ball Fields and Davis Little League Fields sites. For purposes of this analysis, it is assumed that once the two City-owned park sites are “abandoned” (i.e., structures removed and no longer used as ball fields), the fields would be graded and maintained in a similar condition until such time that the properties are residentially developed.

Construction activities such as grading, excavation, and trenching for site improvements would result in disturbance of soils at the project site or at offsite locations (including proposed connections to the drainage and wastewater systems and roadway areas). Construction site runoff can contain soil particles and sediments from these activities. Dust from construction sites can also be transported to other nearby locations, where the dust can enter runoff or water bodies. Spills or leaks from heavy equipment and machinery, staging areas, or building sites can also enter runoff. Typical pollutants could include petroleum products and heavy metals from equipment and products such as paints, solvents, and cleaning agents that could contain hazardous constituents. Sediment from erosion of graded or excavated surface materials, leaks or spills from equipment, or inadvertent releases of building products could result in water quality degradation if runoff containing the sediment entered receiving waters in sufficient quantities to exceed water quality objectives. Impacts from construction-related activities would generally be short-term and of limited duration.

Because the proposed project would require construction activities resulting in a land disturbance of more than one acre, the applicant is required by the State to obtain a NPDES General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit), which pertains to nonpoint source pollution from grading and project construction. Compliance with the Permit requires the project applicant to file a Notice of Intent (NOI) with the SWRCB and prepare a Storm Water Pollution Prevention Plan (SWPPP) prior to construction. The SWPPP would incorporate BMPs to prevent, or reduce to the greatest feasible extent, adverse impacts to water quality from erosion and sedimentation. BMPs may include: scheduling or limiting activities to certain times of year, prohibitions of practices, maintenance procedures, and other management practices. Mitigation Measure VI-6 of this Initial Study (see Section VI of Checklist above, *Geology and Soils*) requires the implementation of NPDES permit process.

Operation

Regarding water quality associated with the operation of the proposed project, including the Sports Park and future residential development on the two City-owned park sites, the City of Davis General Plan Update contains specific policies designed to avoid impacts to water quality. Specifically, General Plan Policy WATER 3.2 (“Maintain surface water quality”) includes the following actions, designed in part to ensure compliance with applicable federal, State, and local water quality regulations:

- Continue to implement best management practices and policies incorporated in the Urban Water Management Plan and other adopted plans;
- Continue to monitor and enforce, at the local level, provisions to control nonpoint source water pollution contained in the United States Environmental Protection Agency NPDES program; and
- Continue to enforce provisions to control erosion and sediment from construction sites.

The proposed project would incorporate appropriate BMPs for minimizing long-term urban runoff impacts, including but not necessarily limited to the following:

- Street and parking lot cleaning;
- Oil traps on stormwater inlets;
- Vegetated swales; and
- Public outreach and education materials (for residential development on park sites).

With implementation of appropriate BMPs consistent with General Plan goals and policies as well as the City’s Stormwater Management Plan, the proposed project would have a ***less-than-significant*** long-term impact to water quality.

- 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 for 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 could be found anywhere from 10-50 feet below ground surface. Water-bearing deposits generally extend to 3,000 feet.

Sports Park

The City obtains all of its municipal water supply from 21 groundwater wells located throughout the City at depths ranging from 330-1,450 feet below ground surface (bgs). The Sports Park would require the use of groundwater for irrigation, which could result in a reduction of the amount of groundwater usage that is currently utilized for farming operations of the Mace Covell Gateway and Howat Ranch sites. As currently envisioned, the Sports Park would use road grindings and/or gravel for parking areas with minimal impervious surfaces. However, at this time, the Sports Park would have an unknown impact to aquifer recharge, groundwater usage, and depletion of groundwater resources in the Davis Planning Area, therefore, resulting in a **potentially significant** impact.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Civic Center Ball Field/Davis Little League Fields

The rezoning of the two City-owned parks would allow for future residential development. The rezoning of the two sites would increase the demand for water since residential uses would require more water than a park use. The availability of potable water from the City's deep well system to serve these additional residences is not known at this time. The possibility exists that the proposed residential development could result in a **potentially significant** impact to groundwater resources and/or the City's groundwater well system.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

c-e. Sports Park

At all three locations, the design plans for the proposed project do not include any alterations or changes to an existing drainage course or existing drainage channels near the project sites. Howat Ranch is located north of the major drainage channel conveying water from the City easterly to the Yolo Basin; and the channel would not be altered by the project. The Mace Covell Gateway project site has a drainage channel in the northwest portion of the site which crosses the Wildhorse golf course prior to crossing the site; however, the channel would not be altered by the Sports Park. Furthermore, the Sports Park would have minimal impervious surfaces and would not be expected to increase the rate of stormwater runoff on any of the project sites, to levels that would exceed the capacity of the existing storm drain system of Davis. The project sites would include storm detention facilities to retain water for the 100-year flood event as currently required by the City. Therefore, implementation of the Sports Park would result in a **less-than-significant** impact to the drainage patterns and/or contributions of runoff in excess of the existing system capacity.

Civic Center Ball Field/Davis Little League Fields

The rezoning sites are infill developments and not located near existing drainage channels. The rezoning sites would contribute to minor amounts of runoff water associated with urban infill developments and not provide a substantial additional source of runoff. However, the possibility exists that the receiving storm drainage facilities may not have enough capacity to accommodate the additional storm water runoff generated by the new impervious surfaces associated with future residential development. Therefore, future residential development on the two rezone sites could result in a **potentially significant** impact to the drainage patterns and/or contributions of runoff in excess of the existing system capacity.

Mitigation Measure(s)

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

IX-3. In conjunction with the submittal of a tentative map application(s) for the two City-owned rezone sites, the applicant(s) shall submit a hydrological analysis demonstrating: the amount of impervious surface area generated by the project; the corresponding increase in stormwater runoff attributable to the project; and that sufficient capacity either exists within the receiving stormwater system, or is included within the stormwater system proposed for the project. The hydrological analysis shall be reviewed and approved by the City Engineer.

- g-i. According to Figure 35 of the City's General Plan and Yolo County's GIS system, portions of the Old City Landfill and Mace Covell Gateway sites are within the 100-year floodplain, as indicated by a Flood Zone A designation. However, the Sports Park would not be adversely affected by the 100-year flood. During a 100-year flood event, the Sports Park would be inundated with water resulting in fields that would be unusable and a closure of the complex. The Sports Park does not include housing which would be at risk of flooding. The Sports Park may include small structures for restroom facilities, snack bars, and storage. The on-site structures would either be designed to withstand the 100-year flood waters or raised on pad elevations higher than the 100-year flood elevation. The structures would not impede or redirect flood flows. Because the complex would be closed during flooding events due to the unplayable nature of the fields, people would not be exposed to significant risk of injury or death involving flooding. The rezoning sites are not within the 100-year floodplain, and therefore, would not expose people or structures to a flood hazard. Therefore, a **less-than-significant** impact from flooding would occur.
- j. Tsunamis are defined as sea waves created by undersea fault movement. A tsunami poses little danger away from shorelines; however, when a tsunami reaches a shoreline, a high swell of water breaks and washes inland with great force. Waves may reach fifty feet in height on unprotected coasts. As the City of Davis is approximately 45 miles inland from the nearest waters subject to tidal changes (i.e., the San Francisco Bay area), the proposed project would not be exposed to flooding risks from tsunamis events.

A seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir, which has a destructive capacity that is lesser than that of

tsunamis. Seiches are known to have occurred during earthquakes. The project sites are not located near a closed body of water, and therefore would not be exposed to seiches.

As mudflow typically occur in mountainous or hilly terrain, the project site and surrounding areas are relatively flat, therefore, would unlikely experience mudflows.

The above analysis indicates that the project sites would not be threatened by seiches, tsunamis, or mudflows; therefore, ***no impact*** from such phenomena would occur.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING - Would the project				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation 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 and 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 community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. Sports Park

The three proposed locations for the Sports Park are either located adjacent to the City limits or within relatively close proximity to the City limits. The Old City Landfill site is located northwest of the Wildhorse Golf Course and residential areas, which constitute the northernmost extent of development in the City. The Mace Covell Gateway site is located adjacent to the city limits and in close proximity to existing residential areas, which constitute the furthest extent of development in the City. The Howat Ranch site is not located adjacent to any residential areas and is surrounded by farmland, roads, drainage channel, and railroad tracks/I-80. Therefore, the development of the Sports Park at any of the three locations would have a **less-than-significant** impact to physically dividing an established community.

Civic Center Ball Field/Davis Little League Fields

The Civic Center Ball Field site is surrounded by public buildings on three sides (King High School, Senior Center, County offices, and City offices/pool) and the Old North Davis neighborhood to the east. Rezoning the site for residential uses would not physically divide an established community; rather it would extend the existing residential community that currently exists. The Davis Little League Fields is surrounded by roads/park, Covell Boulevard overcrossing, road/railroad tracks, and an apartment complex. Rezoning the property would not physically divide an established community. Therefore, the rezone of the two City-owned parks for future residential development would have a **less-than-significant** impact to physically dividing an established community.

b. Sports Park

Yolo County General Plan and Zoning

The Sports Park is proposed to be located in the unincorporated area of Yolo County. All three proposed locations are designated as Agriculture within the Yolo County General Plan. The Old City Landfill and Howat Ranch sites are zoned as Agriculture General (A-1), while the Mace Covell Gateway site is zoned Agricultural Preserve (A-P). In both the A-1 and A-P zones the Sports Park is a permitted use, Yolo County Zoning Sec. 8-2.602(c) and 8-2.402(c) – “Parks, publicly owned”. The placement of permanent buildings on any of the sites would require a Conditional Use Permit from the County. Since zoning ordinances are required to be consistent with General Plan designations the development of the Sports Park would have a *less-than-significant* impact with regard to Yolo County General Plan and zoning consistency.

City of Davis General Plan

The City of Davis General Plan designates the Mace Covell Gateway and Howat Ranch sites as Agriculture, while the Old City Landfill site is within the City’s Sphere of Influence and is designated Public/Semi-Public. The Sports Park is not consistent with the City of Davis General Plan’s intent and allowable uses for Agriculture or Public/Semi-Public designations, as is clear from a review of “K. Public/Semi-Public” and “O. Agriculture” in Section IV, *Community Form*, of Chapter 1, *Land Use and Growth Management*, of the Davis General Plan, which state:

K. Public/Semi-Public

Intent: To provide sites for healthcare uses and other appropriate community facilities.

Allowable Uses and Densities: Health related offices; health related research and development; hospital/specialized health care; skilled nursing facility; diagnostics and treatment; pharmacies; schools; ancillary support services such as food service; and drainage ponds, roads and similar public facilities.

O. Agriculture

Intent: To protect valuable natural resources such as agricultural land and wildlife habitat, to allow for productive agricultural use surrounding or within Davis, to ensure a permanent buffer between adjacent jurisdictions that will maintain the separate identities of Davis and the surrounding cities, and to serve as a visual amenity around urban development.

Allowable Uses and Densities: Farmlands (including farmhouses and farm buildings), production of food, fiber and other agricultural crops, animal husbandry, and other appropriate agricultural uses not including agriculture related operations whose impacts are of urban intensity. New residential subdivisions are not allowed.

The City of Davis has other recreational land uses designated as “Parks/Recreation” on the General Plan Map, Figure 31a, Open Space, in the unincorporated area, including the Davis Municipal Golf Course, El Macero Golf Course and Yolo County Grasslands Regional Park. As a result, the Sports Park would be inconsistent with the current City of Davis General Plan land use designations for the three proposed project locations; accordingly, a General Plan Amendment would be required, resulting in a **potentially significant** impact. It is important to note that, while the City’s “Measure J” requires a citizen vote before a General Plan Amendment can occur to change land from agricultural to urban uses, lands to be used for parks are exempt from the vote requirement.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Civic Center Ball Field/Davis Little League Fields

The two City-owned parks are currently designated as “Parks” in the City of Davis General Plan. The conversion from “Parks” to residential uses would conflict with the allowable uses for the “Parks” designation as defined by the City of Davis General Plan. The City of Davis is currently updating the General Plan Housing Element. The final report of the General Plan Update Steering Committee, *Study and Identification of Potential Housing Sites in Davis*, was adopted by the City Council on November 5, 2008. The report recommends consideration of both rezoning sites for residential uses, which is consistent with the above-described project description for the Civic Center Ball Field and Davis Little League Field sites. The Civic Center Fields site is identified as a “Green Light” site, for which application can be accepted and processed at any time. The Little League Fields property is identified as a “yellow light” site, to be considered only if needed prior to 2013. Applications may be accepted and processed after 2010 based upon housing needs or provision of extraordinary infrastructure improvements. However, the Housing Element Update is not anticipated to result in corresponding changes to either the General Plan Map or Zoning for the sites. Subsequently, the rezoning sites would remain inconsistent with both the City’s General Plan Land Use Map and zoning causing a **potentially significant** impact.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

c. Sports Park

See the discussion under the *Biological Resources* section of this Initial Study. Because a County-wide NCCP/HCP has not yet been adopted for Yolo County, a **potentially significant** impact would result from implementation of the Sports Park.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Civic Center Ball Field/Davis Little League Fields

The two City-owned parks are in urban areas that are not suitable for foraging and would not be included in the HCP; therefore, future residential development on the two City-owned park sites would result in a ***less-than-significant*** impact.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES —Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the resident of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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 City of Davis 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. General Plan policies provide for minimizing resource exploitation. Because of the lack of mineral resources in the Planning Area a less-than-significant impact to mineral resources would occur for either the Sports Park or the rezoning sites.</p>				

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE.				
Would the proposal result in:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<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"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

a.c. Sports Park

The proposed project consists of the construction of youth sports playing fields for soccer, little league, and softball. Noise sources associated with Sports Parks include; temporary construction activities, maintenance activities, traffic noise, game noises such as whistles/cheering/coaching, and for the Howat Ranch location, a public address system associated with the BMX track. It should be noted that, should the City decision-makers select the Old City Landfill site for the Sports Park project, the project would likely be phased. This could result in the existing go-cart and paintball businesses remaining on-site until such time that Phase 1 of the project is nearly complete, which timeframe is dependent on the needs and financial resources of the groups. Therefore, where appropriate, this EIR considers the potential near-term project-level environmental impacts that could result from the go-cart and paintball businesses.

The Old City Landfill site is not located adjacent to any existing residential neighborhoods. However, two existing neighborhoods, one located to the southwest and the other located to the southeast of the site, are located approximately one half of a mile from the project site. Both neighborhoods are separated from the project site by agricultural lands and the neighborhood to the southeast is also separated by the Wildhorse Golf Course. The Mace Covell Gateway site is east of the Wildhorse development and north of the Mace Ranch development, both of which contain single-family residential homes. The Mace Covell Gateway site is separated from the Wildhorse development with a 250 foot agricultural buffer at minimum and 26-acre horse ranch. The Mace Covell Gateway site is separated from the Mace Ranch homes by Covell Boulevard, which is a four-lane major arterial with a width of approximately 100 feet to the sound wall of the Mace Ranch homes. The Howat Ranch site is surrounded by agricultural land with three residential homes within a half of a mile from the project site. The Sports Park would increase noise levels at all three locations being evaluated in this environmental analysis, including noise from the existing go-cart and paintball businesses. The possibility exists, depending upon the location, for project noise levels to exceed allowable exterior and/or interior noise levels at sensitive receptor locations, resulting in a **potentially significant** impact.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Civic Center Ball Field/Davis Little League Fields

Future residential development on the two rezoning sites would generate noise impacts related to short-term construction operations and traffic. It is unknown at this time whether future residential development would generate more vehicle trips than the current park uses. If the number of vehicle trips generated by the residential development (at densities that will be allowable upon rezone of the park sites) is greater than the park uses, rezoning of the two park sites and subsequent residential development could expose nearby sensitive receptors to noise levels in excess of City standards. Furthermore, future residents on the park sites could be exposed to noise levels on surrounding roadways, which could exceed City noise level standards. The EIR will assess the changes in driving patterns associated with the various sites to confirm if significant noise impacts would be created by changes in driving patterns. The possibility exists that the proposed project could have a **potentially significant** noise impact.

- b. Ground borne vibration and noise levels are typically associated with construction activities that involved blasting or pile driving. The construction of the Sports Park would include standard landscaping, grading, trenching, irrigation installation, fencing installation, and planting. The construction on the rezoning sites would include standard residential home construction, including, grading, trenching, foundation, framing, finishing, and landscaping. Neither of these activities involves blasting or pile driving activities that would cause a vibration-related impact. Furthermore, limited structures are located in close proximity to these sites, which minimizes the amount of structures that could incur vibration damage. Therefore, the proposed project would have a ***less-than-significant*** impact.

- d. Construction activities would temporarily increase noise levels in the vicinity of the project sites. Earthmoving activities, materials handling, stationary equipment, and construction vehicles would generate noise during site preparation, excavation, grading, and construction. Construction vehicle traffic would also generate an increase in short-term noise. The locations of the closest sensitive noise receptors for the Sports Park are discussed in Questions “a” and “c” above. The closest sensitive noise receptors for the rezoning sites are less than 50 feet from both sites. All construction activities must adhere to the City’s Noise Ordinance, which limits hours of operation, requires muffling of internal combustion engines, and mandates other factors to minimize construction noise and the construction activities effects on noise-sensitive land uses. If the City’s Noise Ordinance is not strictly adhered to, the proposed project could generate noise in excess of City standards. Therefore, this impact is considered ***potentially significant***.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park 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 City’s General Plan Update EIR (p 5F-3) states that no impact to noise-sensitive uses has been found to exist; therefore, the proposed project would have ***no impact***.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING – Would the project:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a-c. Sports Park

The proposed Sports Park does not include housing or displacement of existing housing. The Sports Park is intended to meet the current and future needs of the community based on the housing identified in the City’s General Plan. In addition, access to and from the sites would occur along existing roads, thereby not creating new means for accessing previously inaccessible areas. However, as illustrated in the Conceptual Site Plan (See Exhibit 3), the Mace Covell Gateway site leaves undeveloped land between the proposed Sports Park and existing Wildhorse Ranch and residential subdivisions. As a result, the feasibility of actively farming this remaining agricultural area in the future may be comprised, which, in turn, could increase the probability of this area ultimately being developed. Therefore, the Sports Park would have a **potentially significant** impact related to growth-inducement.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Civic Center Ball Field/Davis Little League Fields

The two rezoning sites are existing parks and do not include existing residential uses. The proposed rezoning would result in the redesignation of the Civic Center Ball Field as Residential-Medium Density with a range of 26-60 units and the Davis Little League Fields as Residential-High Density with a range of 92-164 units. Both rezone sites would not include extensions of roadways and have been identified in the Housing Element of the Draft City of Davis General Plan Update as infill projects to meet the needs of the community. With the adoption of the Housing Element Update, the City would set the

threshold of significance for the number of units assumed in the Updated General Plan. Because that update has not yet been approved and the project would require a General Plan Amendment to change the land use from “Park” to residential uses, the significance of the impact to population is unknown; therefore, the impact is ***potentially significant***.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objective for any of the public services:

- | | | | | |
|---------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Fire protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Other public services? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a-b. The Sports Park is intended to meet the existing needs of the community. Fire and police protection is currently being provided to youth sports groups at various parks and sites in the City. Therefore, the Sport Park would not increase the need for services. The Mace Covell Gateway and Howat Ranch Sports Park sites are within an approximate one-mile radius of the South Davis Fire Station, Station 33. The Old City Landfill site is located approximately 2.5 miles from the nearest fire station, which is the Fire Department Headquarters, Station 31. The Davis General Plan EIR determined that development of the “Covell Center” site, (also known as Covell Village) would be significant and unavoidable in the short-term because this area would be outside of the 5-minute response time of the three existing Davis fire stations. The Old City Landfill site is located just north of the Covell Center/Covell Village site; therefore, in the event of a sports-related injury, the possibility exists that the nearest fire station paramedic would not be able to respond to the Landfill site within the City’s 5-minute response time goal. Therefore, should the Sports Park be located on the Old City Landfill site, the proposed project could have a **significant** impact related to fire protection services, particularly, emergency response time. Howat Ranch and Mace Covell Gateway are within the 5-minute response time from the south Davis Fire Station.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR in the Hazards chapter.

Civic Center Ball Field/Davis Little League Fields

The number of residential units that could be built on the two rezoning sites, upon approval of the rezone (and subsequent discretionary map entitlements), is within the General Plan capacity relative to the total number of units projected at buildout of the

General Plan. In addition, the two rezone sites are within the 5-minute fire response time goal for Station 31. Therefore, as a result of the above-noted factors, as well as input from Davis Fire Chief Rose Conroy, future residential development on the two rezone sites would have a **less-than-significant** impact to fire protection services.

- b. The Sports Park is intended to meet the existing needs of the community. Police protection is currently being provided to youth sports groups at various parks and sites in the City. Therefore, the Sport Park would not increase the need for police protection services. Although the Sports Park would be located outside the City limits, the new facility would be under the jurisdiction of the City of Davis, as the selected site would be owned by the City. Mutual aid agreements would be established and the City would therefore provide police protection services for the Sports Park.

In addition, the number of residential units that could be built on the two rezoning sites, upon approval of the rezone (and subsequent discretionary map entitlements), is within the General Plan capacity relative to the total number of units projected at buildout of the General Plan. Therefore, the level of police protection services needed to serve General Plan buildout would not increase as a result of the proposed rezones. The General Plan EIR determined that buildout of the General Plan would have a less-than-significant impact upon police protection services.

Therefore, as a result of the above-noted factors, as well as input from Assistant Police Chief Steve Pierce, the project would have a **less-than-significant** impact to police protection services.

- c. The City of Davis is served by the Davis Joint Unified School District (DJUSD). The DJUSD covers an area of 126 square miles and employs approximately 1,000 people. The district maintains eight standard elementary schools, one small “magnet” elementary school, three junior high schools, one comprehensive high school, one small “magnet” high school, one School for Independent Study, and one continuation school. The City also has four private schools: Davis Waldorf School (K-8), St. James School (K-8), Montessori-Portage Bay (K-3), and Merryhill County Day School (K-8). The DJUSD has recently experienced declining enrollments and has closed Valley Oak Elementary school effective in the 2008/2009 school year. The DJUSD does not currently use any busing programs and/or would not be placing any portable classrooms to accommodate overcrowded schools at this time due to recent declining enrollments. The Sports Park would not result in the addition of any new students to the DJUSD, and consequently would not adversely affect schools. The DJUSD estimates that there would be a maximum of 23 students generated from future residential development on the Civic Center Ball Field site and 61 students from the Davis Little League Fields site. The rezoning sites would not generate enough students to cause a significant impact on the schools. Furthermore, future project applicants would be required per SB 50 and AB 16 to pay school impact fees. Levels of developer fee contribution are determined by the State Allocation Board and increase annually. Current State statutes dictate that school districts have the authority to levy fees (known as statutory or Level I fees) on new development.

It should also be noted that the proximity of Harper Junior High School across the street from the Mace Covell Gateway site may provide a beneficial opportunity to share Sports Park field resources should this site be selected by the decision-makers.

In consideration of the above factors, the Sports Park project, including residential development on the two rezone sites, would have a ***less-than-significant*** impact to schools.

d. Sports Park

The Sports Park would lessen the existing impacts associated with inadequate youth sports fields. Both the General Plan and Parks and Recreation Facilities Master Plan show a shortage of approximately 100 acres of park land to meet City standards. The Sports Park would be maintained by the youth sports group through the formation of a foundation. The Sports Park would reduce the over-use of numerous parks in the City of Davis, reducing the impact to City park maintenance.

Civic Center Ball Field/Davis Little League Fields

While, the rezoning of the two sites for residential uses would ultimately increase the number of residents in the community needing parks, Subdivision Ordinance 36.08.040 provides a mechanism to acquire either land or fees for purchase of land for park use to serve the residents. The City of Davis collects park impact fees from new development to fund park improvements to serve the needs of the new residential development. Both of the sites meet General Plan standards of being within 3/8 mile of a neighborhood or district park and 1.5 miles of a community park, so future development on these two rezone sites would be expected to pay fees in lieu of providing additional parkland. Therefore, with required park impact fees from residential development on the two rezone sites, the proposed project would result in a ***less-than-significant*** impact to parks.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION.				
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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. Sports Park

The City of Davis currently has the following information regarding Sports Park user participants and use of existing fields:

Organization Name	Davis Pony	Davis Little League	DYSA	River Dog Baseball Team	Davis AYSO Region 218	Davis Youth Soccer
Pre-season practices	20	600	7		14	0
Regular season practices	30-40	2280	7		76	0
Games	30-40	615 (550 spring, 65 fall)	6		30	83
Approximate hours over a season	200-250	70 teams	30		38,250	135
2007 Participants	50	811	350	14	2,600	479
2006 Participants	50-60	861	325		2,300	
2005 Participants	50-60	898	300		2,400	
2004 Participants	50-60		250		2,200	

2003 Participants	50-60		250		2,200	
2002 Participants	50-60		250		2,100	

The groups currently use City parks and soccer fields owned by the Davis Joint Unified School District and Davis Youth Soccer League. The City of Davis, in conjunction with youth sports groups, have developed interim fields to meet existing needs and reduce impacts on existing park sites. The following temporary soccer fields would potentially be removed within the next ten years: Nugget (3), Walnut (2), and DYSL (3). In addition, the City receives numerous complaints about traffic and noise from youth soccer groups using Northstar fields. The Sports Park project is intended to resolve potential impacts by addressing the need for fields before temporary fields are removed from use.

Civic Center Ball Field/Davis Little League Fields

In addition, as noted above, while the rezoning of the two City-owned park sites for residential uses would ultimately increase the number of residents in the community needing parks, Subdivision Ordinance 36.08.040 provides a mechanism to acquire either land or fees for purchase of land for park use to serve the residents. The City of Davis collects park impact fees from new development to fund park improvements to serve the needs of the new residential development.

Therefore, with required park impact fees from residential development on the two rezone sites, the proposed project would result in a **less-than-significant** impacts related to potential increase in usage to existing park facilities.

- b. The construction of a Sports Parks and the potential resulting physical impacts to the environment is the subject of the Davis Sports Park EIR. This initial study and checklist discussion indicate that there is a potential for the project to cause **potentially significant** physical impacts to the environment.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC - Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input checked="" type="checkbox"/> | <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"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersection) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted polices, plans or programs regarding public | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

a,b. Sports Park

The proposed project includes the development of a Sports Park to meet City demands for multiple sports fields. The principal destinations for current sports field users are in the vicinity of Community and Little League Parks at Covell Boulevard and F Street and Nugget/Sandy Motley Park near Moore Boulevard and Pole Line Road. Current park users who walk or ride bikes to Community, Little League and Nugget fields will not likely walk or ride to the Howat Ranch site, if selected as the project site. It is reasonable to assume that most, if not all trips, to the Howat Ranch site would be made by vehicle. The Mace Covell Gateway site is located adjacent to city limits and linked with the existing City greenbelt system. For residents in east and south Davis this site would be closer than traveling to the vicinity of Community Park. The Old City Landfill site is not located adjacent to city limits; however, the Wildhorse subdivision is located just over 1,500 feet from the Landfill site. Therefore, it would be feasible for youth and/or parents to walk or bike to the Sports Park facilities on the Landfill site. Pole Line Road has bicycle lanes for northbound and southbound trips, and sidewalks on the east side from Covell Boulevard to 480 feet south of Moore Boulevard.

A detailed traffic study is being prepared to fully evaluate the potential traffic impacts resulting from the Sports Park. Until the traffic study is complete, it is not feasible to rule out the possibility that the Sports Park could result in significant traffic impacts at one or more of the study intersections and/or roadway segments in near proximity to any of the three possible project locations. Therefore, the Sports Park project could have a **potentially significant** traffic impact.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Civic Center Ball Field/Davis Little League Fields

The rezoning the two City-owned parks and subsequent residential development would result in additional trips to and from the project sites. It is unknown at this time whether future residential development would generate more vehicle trips than the current park uses. If the number of vehicle trips generated by the residential development (at densities that will be allowable upon rezone of the park sites) is greater than the park uses, rezoning of the two park sites and subsequent residential development could create significant traffic impacts. Therefore, the proposed future residential development on the two rezone sites could have a **potentially significant** traffic impact.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

- c. The proposed project does not include air travel. In addition, the two existing City-owned parks proposed for a rezone would not affect air traffic patterns at the UCD airport. Therefore, the proposed project would have **no impact** to air traffic.
- d. The proposed project would result in changes in driving patterns for those who drive to parks and those who would no longer be able to ride a bike due to lengthened travel distance. Both East Covell Boulevard and County Road 32A have prominent curves located in close proximity to the access points for Mace Covell Gateway and Howat Ranch sites, respectively. Although Covell Boulevard, CR 32A, and CR 102 have bicycle lanes, they do not have sidewalks connecting to the entries of any of the three alternative locations. In addition, the rezone of the two City-owned parks would result in additional trips to and from the residential uses which would result in changes in driving patterns on portions of the existing surrounding roadway network. Therefore, the proposed project's level of impact on roads and intersections caused by changes in driving patterns, or potential hazards for bicyclists and pedestrians is unknown and would be a **potentially significant** impact.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

- e. Sports Park

The design of all three Sports Park conceptual plans have been reviewed by the Fire Department, who determined that the current site layouts would adequately accommodate needed emergency access, the details of which will be finalized prior to issuance of any development permits. Therefore, the development of the Sports Park would result in a **less-than-significant** impact.

Civic Center Ball Field/Davis Little League Fields

The two City-owned sites are infill developments that would generate additional traffic on F and B Streets. Both streets are designated Minor Arterials operating well within acceptable levels of service identified in the General Plan. In addition, future map applications for residential development on the two City-owned park sites would be reviewed by the Fire Department to ensure that proposed emergency access is consistent with City standards, which would result in a **less-than-significant** impact.

- f. The Old City Landfill and Howat Ranch sites are located outside of the City limits and are not conveniently located near existing bike lanes, major greenbelt areas, or public transit. The Mace Covell Gateway site is located adjacent to a major greenbelt area and existing bike lanes located within the City which would be extended into the site. The two City-owned park sites are located in areas that support public transportation. For the Old City Landfill and Howat Ranch sites, the project could result in a **potentially significant** impact concerning conflicting with alternative modes of transportation.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<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 checked="" 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 checked="" type="checkbox"/>	<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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

a,e. Treatment

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

Current wastewater treatment and trunk pipeline capacity is expected to accommodate demand through 2010 as projected by the current General Plan. The project is a relocation of existing activities. The demand generated by the Sports Park is currently being provided for in other park locations in Davis. In addition, the rezoning sites are within the total number of units projected for buildout of the City's General Plan; therefore, adequate sewer treatment capacity exists for the proposed project.

Conveyance

Old City Landfill

The landfill site is currently served by a 42-inch sewer line that is located along the southern boundary of the site. The Sports Park project designs include a connection to the existing sewer line, although the first phase of the project may rely solely on the use of portable toilets.

Mace Covell Gateway

An existing 24-inch sewer line is located adjacent to the eastern edge of the project site. Project designs include a connection to the existing sewer line, although the first phase of the proposed project may rely only on the use of portable toilets.

Howat Ranch

An existing, 21-inch diameter gravity sewer line parallels County Road 105 along the western boundary of the Howat Ranch site. Project designs include a connection to the existing sewer line, although the first phase of the project may rely solely on the use of portable toilets.

Conclusion

Therefore, because adequate sewer treatment capacity exists for the project at the Davis Wastewater Treatment Plant, and sewer conveyance lines with sufficient capacity are located in close proximity to all sites, thereby allowing connections to the existing system to be easily made, the proposed project would have a ***less-than-significant*** impact.

- b,d. 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 for 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 could be found anywhere from 10-50 feet below ground surface. Water-bearing deposits generally extend to 3,000 feet.

Sports Park

The City obtains all of its municipal water supply from 21 groundwater wells located throughout the City at depths ranging from 330-1,450 feet below ground surface (bgs). The Sports Park would require the use of groundwater for irrigation, which could result in a reduction of the amount of groundwater usage that is currently utilized for farming operations of the Mace Covell Gateway and Howat Ranch sites. As currently envisioned, the Sports Park would use road grindings and/or gravel for parking areas with minimal impervious surfaces. The first phase of the project does not include potable water. However, at this time, the Sports Park would have an unknown impact to aquifer recharge, groundwater usage, and depletion of groundwater resources in the Davis Planning Area, therefore, resulting in a **potentially significant** impact.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

Civic Center Ball Field/Davis Little League Fields

The rezone of the two City-owned parks would allow for future residential development. The rezone of the two sites would increase the demand for water since residential uses would require more water than a park use. The availability of potable water from the City's deep well system to serve these additional residences is not known at this time. The possibility exists that the proposed residential development could result in a **potentially significant** impact to groundwater resources and/or the City's groundwater well system.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

c. Sports Park

The Sports Park would have minimal impervious surfaces and would not be expected to increase the rate of stormwater runoff on any of the project sites, to levels that would exceed the capacity of the existing storm drain system of Davis. The project sites would include storm detention facilities to retain water for the 100-year flood event as currently required by the City. Therefore, implementation of the Sports Park would result in a **less-than-significant** impact with regard to construction of new storm water drainage facilities or expansion of existing facilities.

Civic Center Ball Field/Davis Little League Fields

The rezoning sites are infill developments and not located near existing drainage channels. The rezoning sites would contribute to minor amounts of runoff water associated with urban infill developments and not provide a substantial additional source of runoff. However, the possibility exists that the receiving storm drainage facilities may not have enough capacity to accommodate the additional storm water runoff generated by the new impervious surfaces associated with future residential development. Therefore, future residential development on the two rezone sites could result in a **potentially significant** impact to the drainage patterns and/or contributions of runoff in excess of the existing system capacity.

Mitigation Measure(s)

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

XVII-4 Implement Mitigation Measure IX-3.

- f,g. Solid waste services (collection and recycling) are provided to the City of Davis by Davis Waste Removal, a private firm under contract with the City. All non-recyclable wastes collected from the City are disposed of at the 770-acre Yolo County Central Landfill in the northeast portion of the Davis Planning Area. The City does not contain any special landfill sites. Average solid waste generation rates are calculated using a per capita factor derived by dividing total solid waste by the current population. Although done on a per capita basis, this rate reflects all land uses within the City. The “per person generation rate” in the City was estimated at 3.12 pounds per day in the 2000 General Plan Update EIR (p. 5C-9).

According to the General Plan Update EIR, the landfill has an estimated capacity of 25 million cubic yards. As of May 2007, the remaining lifespan of the landfill was estimated to be 20 million cubic yards or 38 years at then-current levels of disposal. The estimated year 2045 closure of the landfill is based on population projections for Yolo County and its cities, factored by current levels of waste production. The Sports Park would not generate substantial amounts of solid waste; and while the future residential development on the two City-owned park sites would generate greater amounts of solid waste as compared to the current park uses, the number of units that could be built on these two sites would not exceed the total number of units anticipated at buildout of the General Plan. Because landfill planning is based on local land use projections, the solid waste generated by future residential development on the park sites would not be anticipated to exceed the planned capacity of the landfill, resulting in a ***less-than-significant*** impact.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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?)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a,b. The proposed project would change the majority of the Sports Park project sites from a predominantly open setting to a recreational complex, which would result in the conversion of prime farmland. This conversion of farmland resulting from the Sports Park project could interfere with habitats on the project site and potentially impact special-status animal species.				

Furthermore, the possibility exists that the trees on the rezone sites could provide nesting habitat for migratory birds protected under the federal Migratory Bird Treaty Act. The future residential development of these two park sites would result in the loss of some of the existing trees, which could result in adverse impacts, should there be any birds nesting in said removal trees.

Such impacts may also be considered to achieve short-term, to the disadvantage of long-term environmental goals. Therefore, the proposed project would result in a ***potentially significant*** impact.

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

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

Mitigation Measure(s)

Further analysis of this impact will be included in the Davis Sports Park EIR.

References and Sources:

City of Davis General Plan and General Plan Update EIR, 2001.

City of Davis, *Draft Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School*, January 2000.

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