

## INTRODUCTION

The City of Davis (City) has determined that a project-level environmental impact report (EIR) is required for the proposed Cannery project (proposed project) pursuant to the requirements of the California Environmental Quality Act (CEQA).

This EIR is a Project EIR as defined in Section 15161 of the State CEQA Guidelines. A Project EIR is an EIR which examines the environmental impacts of a specific development project. This type of EIR should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project including planning, construction and operation. The Project EIR approach is appropriate for the Cannery project because it allows comprehensive consideration of the reasonably anticipated scope of the project, as described in greater detail in Section 2.0.

## PROJECT DESCRIPTION

The following provides a brief summary and overview of the proposed project. Section 2.0 of this EIR includes a detailed description of the proposed project, including maps and graphics. The reader is referred to Section 2.0 for a more complete and thorough description of the components of the proposed project.

The project proposes a mix of land uses consisting of low, medium, and high density residential uses; a mixed-use business park component; drainage detention areas; open spaces including greenbelts, agricultural buffers, and an urban farm; parks; and a neighborhood center on approximately 100.1 acres of land located at 1111 East Covell Boulevard, within the incorporated boundary of the City of Davis. The project site, formerly the location of the Hunt-Wesson tomato cannery, is north of East Covell Boulevard and east of the Union Pacific Railroad line and the F Street drainage channel. The northern and eastern boundaries of the project site are coterminous with the Davis city limits.

The Project site is designated in the General Plan as Industrial. The Project includes a request for two General Plan Amendments.

1. General Plan Amendment to designate the site Neighborhood Mixed Use, Residential-Low Density, Residential-Medium Density, Residential-High Density, Parks/Recreation, Public/Semi-Public, Urban Agriculture Transition Area and Neighborhood Greenbelt on the General Plan Land Use Map.
2. General Plan Amendment to create a new General Plan Land Use category in the Davis General Plan for Neighborhood Mixed Use.

The Project site is currently zoned PD-1-00 (Planned Development-Light Industrial). The Project includes a requested rezone from PD-1-00 (Planned Development – Light Industrial) to PD-1-11 (Planned Development).

The residential component of the Project consists of 551 residential dwelling units, with an average density of 9.5 units per gross acre. The Project offers many sizes, types, densities and styles of housing including ownership and rental housing, detached and attached homes in low, medium and high densities ranging from three to thirty units per acre.

A 15.1-acre neighborhood mixed-use site is planned along The Cannery's frontage with East Covell Boulevard. The neighborhood mixed-use site includes the 6.4-acre West Side and 8.7-acre East Side. Together, these sites could accommodate up to approximately 171,270 square feet of uses and employment opportunities for approximately 600 to 850 jobs.

The Project includes 20.8 acres of open space uses consisting of the open space/detention basin on the west edge, agricultural buffer on the north edge, agricultural buffer/urban farm on the east edge and greenbelts.

The Project includes 5.80 net acres (7.48 gross acres) of parks in two park sites: a 5.25 net acre (6.84 gross acres) Neighborhood Park and 0.55 net acre (0.64 gross acres) Southwest Park.

Primary and secondary vehicular access to the Project will be from East Covell Boulevard. The Project proposes an improved intersection at J Street/Entry Road B and East Covell Boulevard. A secondary access point located west of the East Covell/J Street (Entry Road B) intersection at Entry Road A/East Covell Boulevard is proposed, which would not be signalized, and would allow only right-turn-in and right-turn-out movements. Loop C is the primary collector through the neighborhood from Entry Roads A and B.

Approximately 9.9 miles of on-site bicycle and pedestrian improvements are proposed in the Project including 3.1 miles of Class 1, 1.2 of Class 2 and 5.6 miles of Class 3 trails. Class 1 trails are located corridors and greenbelts adjacent to open space with no vehicular interruptions. Class 2 bikeways are designated bike lanes on arterial roadways and collector streets. Class 3 bikeways are bicycle routes shared with motor vehicle traffic.

The Project proposes an off-site bicycle/pedestrian path connection to existing bicycle facilities south of the Project site. The proposed alignment is through the enhanced undercrossing east of the railroad tracks, beneath the East Covell Bridge and the F Street Channel. Off-site, south of the Project, trail improvements are proposed within and/or adjacent to the City's well site and two apartment complexes. South of East Covell Boulevard, the alignment would continue straight south to and link to the existing H Street bike tunnel.

The Project proposes to construct a storm drainage detention basin and water quality facility on-site within the agricultural buffer on the northern edge of the site. The facility would have a capacity of approximately 42.7+ acre feet and feature a wet pond for water quality purposes. The detention facility is sized to attenuate peak flows back to pre-development conditions.

Water and sewer services for the Project would be provided by the City of Davis.

The Project includes the following off-site improvements:

- **East Covell Boulevard Improvements.** Reconstruction of the existing East Covell Boulevard/J Street (Entry Road B) intersection to improve turning movements, reconfigure vehicle lanes, upgrade signalization and make safety improvements.
- **Emergency Vehicle Access (EVA).** An at-grade EVA is proposed across the Union Pacific railroad tracks and F Street drainage channel, opposite the Faro Avenue/F Street intersection.
- **Bicycle/Pedestrian Path Connection.** A bicycled/pedestrian path connection to link the Project to existing bicycle facilities south of the Project site to the H Street bike tunnel. The Project considers a preferred alignment and two alternative alignments.
- **Drainage Improvements.** A drainage outfall would be constructed within the F Street Channel near the northwest corner of the site. Two monitoring gages will be installed in the F Street channel to coordinate flows.

Refer to Section 2.0, Project Description, for a more complete description of the details of the proposed project.

## AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

This Draft EIR addresses environmental impacts associated with the proposed Cannery project that are known to the City of Davis, were raised during the Notice of Preparation (NOP) process, or raised during preparation of the Draft EIR. This Draft EIR discusses potentially significant impacts associated with aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gases and climate change, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation/circulation, and utilities.

The City received 23 written comment letters on the NOP for the proposed Cannery Project Draft EIR. A copy of each letter is provided in **Appendix A** of this Draft EIR. A public scoping meeting was held on March 27, 2012 to present the project description to the public and interested agencies, and to receive comments from the public and interested agencies regarding the scope of the environmental analysis to be included in the Draft EIR. Oral comments received at the NOP scoping meeting are also included in **Appendix A**.

Aspects of the proposed project that could be of public concern include the following:

- Conversion of undeveloped land to urban use
- Traffic congestion
- Introduction of new housing units and residents to the City of Davis, and related impact on City-enacted growth limitations
- Loss or degradation of biological resources and habitat

- Noise associated with project traffic and train horns
- Project impact on City-provided public services and facilities, including parks
- Project contribution to global climate change/greenhouse gas emissions
- Bicycle and pedestrian connectivity
- Development of the site as a residential mixed use project versus a business park

## ALTERNATIVES TO THE PROPOSED PROJECT

Section 15126.6 of the CEQA Guidelines requires an EIR to describe a reasonable range of alternatives to the project or to the location of the project which would reduce or avoid significant impacts, and which could feasibly accomplish the basic objectives of the proposed project. The alternatives analyzed in this EIR include the following four alternatives in addition to the proposed Cannery project.

- No Project (No Build) Alternative
- Buildout under Existing General Plan Alternative
- Alternative Locations Alternative
- Site Reconfiguration Alternative

Alternatives are described in detail in Section 5.0, Alternatives to the Proposed Project. Table ES-1 summarizes the comparative environmental effects of implementing each alternative.

**TABLE ES-1: COMPARISON OF ALTERNATIVE PROJECT IMPACTS TO THE PROPOSED PROJECT**

ENVIRONMENTAL ISSUE	NO BUILD ALTERNATIVE	BUILDOUT UNDER EXISTING GENERAL PLAN ALTERNATIVE	ALTERNATIVE LOCATIONS ALTERNATIVE	SITE RECONFIGURATION ALTERNATIVE
Aesthetics	Less	Greater	Equal	Equal +/-
Agricultural and Forest Resources	Less	Less	Greater	Less
Air Quality	Less	Greater	Greater	Less
Biological Resources	Less	Equal	Less	Less
Cultural Resources	Less	Equal	Less	Less
Geology and Soils	Less	Equal	Equal	Equal
Greenhouse Gases	Less	Greater	Greater	Less
Hazards and Hazardous	Less	Greater	Greater	Equal

ENVIRONMENTAL ISSUE	NO BUILD ALTERNATIVE	BUILDOUT UNDER EXISTING GENERAL PLAN ALTERNATIVE	ALTERNATIVE LOCATIONS ALTERNATIVE	SITE RECONFIGURATION ALTERNATIVE
Materials				
Hydrology and Water Quality	Less	Equal	Less	Less
Land Use & Planning	Less	Less	Equal	Equal
Noise	Less	Greater	Greater	Less
Population and Housing	Greater	Less	Equal	Equal
Public Services	Less	Less	Equal	Equal
Transportation and Circulation	Less	Greater	Equal	Less
Utilities	Less	Less +/-	Equal	Equal +/-

*GREATER = GREATER IMPACT THAN THAT OF THE PROPOSED PROJECT*

*LESS = DECREASED IMPACT THAN THAT OF THE PROPOSED PROJECT*

*+/- = GREATER IMPACT WITH REGARD TO SOME ASPECTS OF IMPACT AND DECREASED IMPACTS IN OTHER ASPECTS*

*EQUAL = NO SUBSTANTIAL CHANGE IN IMPACT FROM THAT OF THE PROPOSED PROJECT*

As shown in the table above, the No Build Alternative is the environmentally superior alternative. However, as required by CEQA, when the No Project Alternative is the environmentally superior alternative, the environmentally superior alternative among the others must be identified. Therefore, the Site Reconfiguration Alternative is the next environmentally superior alternative to the proposed project. It is noted that the Site Reconfiguration Alternative would not meet all of the project objectives identified by the City, in that it would not provide for a wide range of housing types, including low density housing, to support the City's goal of providing an inclusive multigenerational approach to residential development.

## SUMMARY OF IMPACTS AND MITIGATION MEASURES

The environmental impacts of the proposed project, the impact level of significance prior to mitigation, the proposed mitigation measures and/or adopted policies and standard measures that are already in place to mitigate an impact, and the impact level of significance after mitigation are summarized in Table ES-2.

**TABLE ES-2: PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
AESTHETICS			
Impact 3.1-1: Potential to result in substantial adverse effects on scenic vistas or substantially damage scenic resources within a State Scenic Highway	NI	None Required	--
Impact 3.1-2: Potential to substantially degrade the existing visual character or quality of the site and its surroundings	LS	None Required	--
Impact 3.1-3: Project implementation may result in light and glare impacts	PS	<p><b>Mitigation Measure 3.1-1:</b> In order to reduce the potential for glare from buildings and structures within the project site, the Design Guidelines developed for the project shall prohibit the use of reflective building materials that have the potential to result in glare that would be visible from sensitive receptors located in the vicinity of the project site. The City of Davis Department of Community Development and Sustainability shall be responsible for ensuring that the approved project has adequate measures in place to prohibit the use of reflective building materials that may cause a glare nuisance to off-site receptors.</p> <p><b>Mitigation Measure 3.1-2:</b> In order to reduce potential for nighttime lighting impacts, the project applicant shall prepare and submit a detailed lighting plan for review and approval by the City of Davis Community Development and Sustainability and Public Works Departments. The lighting plan shall include standards for street lighting and for all exterior light fixtures in public, mixed-use, and multi-family areas of the project site. The lighting plan shall comply with Chapter 8 of the Davis Municipal Code- Article 8.171: Outdoor Lighting Control. The lighting plan may be included in the project's Design Guidelines, or may be submitted as a stand-alone document. The lighting plan shall be approved by the City of Davis Community Development and Sustainability and Public Works Departments prior to issuance of the first building permit, and shall apply to all</p>	LS

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<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
		<i>phases of project development.</i>	
<b>AGRICULTURAL AND FOREST RESOURCES</b>			
Impact 3.2-1: Project implementation may result in the conversion of Farmlands, including Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, to non-agricultural uses	LS	<i>None Required.</i>	--
Impact 3.2-2: Project implementation may conflict with existing zoning for agricultural use or a Williamson Act Contract or otherwise result in land use conflicts with adjacent agricultural lands	PS	<p><b>Mitigation Measure 3.2-1:</b> <i>Agricultural activities on the urban farm shall comply with the following measures:</i></p> <ol style="list-style-type: none"> <li><i>1. Organic farming practices and the use of “organic” pesticides and fertilizers are encouraged. Pesticide application shall be in accordance with all applicable regulations. Pesticides shall be applied by hand pump equipment, small tractor-pulled sprayers, or by hand-held applicators (backpack sprayers). Pesticides shall not be applied by aerial spraying, or when air movement could cause offsite drift.</i></li> <li><i>2. Soil tilling, earth moving, and fertilizer and pesticide application shall not be permitted when wind conditions would result in offsite drift of fugitive dust, fertilizer or pesticides.</i></li> <li><i>3. Application of organic fertilizer (manure or compost), if used, shall be performed in a manner that minimizes significant odor impacts on nearby residential parcels.</i></li> <li><i>4. The use of mechanical equipment for agricultural purposes shall be limited to between the hours of 6:00 a.m. to 10:00 p.m.</i></li> <li><i>5. Agricultural areas shall be maintained to provide drainage and minimize the collection of standing surface water.</i></li> <li><i>6. Commercial composting of materials (composting for sale of compost material for use</i></li> </ol>	LS

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		<i>off-site) will be prohibited.</i>	
Impact 3.2-3: Project implementation may lead to the indirect conversion of adjacent agricultural lands to non-agricultural uses	LS	None Required.	--
Impact 3.2-4: Project implementation may result in the conversion of forest lands or timber lands, nor would it result in conflicts with forest or timber zoning	NI	None Required.	--
AIR QUALITY			
Impact 3.3-1: Operation of the project may cause a violation of an air quality standard or contribute substantially to an existing or projected air quality violation	S	<p><b>Mitigation Measure 3.3-1:</b> Prior to the issuance of each building permit, the project applicant shall incorporate green building designs into the residential and commercial components of the project to help offset area source emissions. Such green building designs will reduce area source emissions by using energy more efficiently and reducing the use of non-renewable energy resources. The Yolo-Solano AQMD suggests the following as potential green building measures:</p> <ul style="list-style-type: none"> <li>• Duct system within the building thermal envelope, or insulated to R-8</li> <li>• Passive cooling strategies including passive or fan-aided cooling planned for or designed into structure, a cupola or roof opening for hot air venting or underground cooling tubes</li> <li>• Outdoor lighting designed for high efficiency, solar-powered or controlled by motion detectors</li> <li>• Natural lighting in buildings</li> <li>• Building siting and orientation to reduce energy use</li> <li>• Summer shading and wind protection measures to increase energy efficiency</li> <li>• Use of concrete or other non-polluting materials for parking lots instead of asphalt</li> <li>• Use of landscaping to shade buildings and parking lots</li> </ul>	SU

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		<ul style="list-style-type: none"> <li>• Use of photovoltaic and/or wind generators</li> <li>• Installation of energy efficient appliances and lighting</li> <li>• Installation of mechanical air conditioners and refrigeration units that use non-ozone depleting chemicals</li> </ul> <p><b>Mitigation Measure 3.3-2:</b> Prior to the approval of the Tentative Map, or as a condition of Tentative Map approval, the project applicant shall incorporate design measures that function to reduce vehicle emissions by increasing the use of alternative modes of transportation. The Yolo-Solano AQMD suggests the following as potential design measures:</p> <ul style="list-style-type: none"> <li>• Street trees</li> <li>• Direct pedestrian connections</li> <li>• Zero building setbacks</li> <li>• Pedestrian signalization and signage</li> <li>• Street furniture and artwork</li> <li>• Street lighting</li> <li>• Availability of bicycle parking</li> <li>• Design safe routes to schools</li> <li>• Ensure that infrastructure is provided to accommodate transit. This may include:                             <ul style="list-style-type: none"> <li>○ Transit route signs and displays</li> <li>○ Transit stop amenities</li> <li>○ Bus turnouts and bulbs</li> </ul> </li> <li>• Design building elevations maximizing visual interest for pedestrians.</li> </ul>	
Impact 3.3-2: Construction activities may result in temporary air quality impacts	PS	<p><b>Mitigation Measure 3.3-3:</b> The project applicant shall implement the following dust control measures during all construction activities. These measures shall be a condition of the grading permit.</p> <ul style="list-style-type: none"> <li>• Water all active construction sites at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.</li> <li>• Haul trucks shall maintain at least 2 feet of freeboard.</li> <li>• Cover all trucks hauling dirt, sand, or loose materials.</li> <li>• Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after</li> </ul>	LS

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		<p><i>cut and fill operations and hydroseed area.</i></p> <ul style="list-style-type: none"> <li><i>Sweep streets if visible soil material is carried out from the construction site.</i></li> <li><i>Treat accesses to a distance of 100 feet from the paved road with a 6-inch layer of gravel.</i></li> </ul>	
Impact 3.3-3: Project implementation may result in carbon monoxide hotspot impacts	LS	None required.	--
Impact 3.3-4: Project implementation may result in land use conflicts that could expose sensitive receptors to harmful pollutant concentrations	LS	None required.	--
Impact 3.3-5: Project implementation may result in the generation of objectionable Odors	LS	None required.	--
Impact 3.3-6: Project implementation may result in cumulative air quality impacts	CC	Implement Mitigation Measures 3.3-1 and 3.3-2.	SU
<b>BIOLOGICAL RESOURCES</b>			
Impact 3.4-1: Project implementation may result in direct or indirect effects on special-status invertebrate species	LS	None required.	--
Impact 3.4-2: Project implementation may result in direct or indirect effects on special-status reptile and amphibian species	PS	<p><b>Mitigation Measure 3.4-1:</b> <i>The project proponent shall implement the following measures to protect western pond turtle:</i></p> <ul style="list-style-type: none"> <li><i>A qualified biologist shall monitor construction activities within and immediately adjacent to F Street Channel. If a western pond turtle is found within the construction area, the qualified biologist shall halt construction and immediately report the occurrence to the City. The qualified biologist shall relocate the western pond turtle to the nearest safe location as determined by the City staff and qualified biologist.</i></li> <li><i>Construction personnel performing activities within and immediately adjacent</i></li> </ul>	LS

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		<p>to the F Street Channel shall receive worker environmental awareness training from a qualified biologist to instruct workers to recognize western pond turtle, their habitats, and measures being implemented for its protection.</p> <ul style="list-style-type: none"> <li>• Construction personnel shall observe a 15 mph speed limit on unpaved roads within and immediately adjacent to the F Street Channel.</li> <li>• Before operating equipment within and immediately adjacent to the F Street Channel, workers shall check for western pond turtle underneath equipment that has remained in one location for 15 minutes. If a western pond turtle is found, the worker shall halt construction activities, and immediately report the occurrence to the qualified biologist and City staff. The qualified biologist shall relocate the western pond turtle to the nearest safe location as determined by the City staff and qualified biologist.</li> </ul> <p><b>Mitigation Measure 3.4-2:</b> The project proponent shall consult with the USFWS for a biological opinion regarding the potential for the project to impact giant garter snake habitat. If the USFWS determines that giant garter snake may be potentially affected by project construction, the project proponent shall obtain an incidental take permit from the USFWS and implement the minimization guidelines for giant garter snake as follows:</p> <ul style="list-style-type: none"> <li>• Construction activity, including grading, earth movement, trenching, installation of underground utilities, pouring concrete, and paving, within and immediately adjacent to the F Street Channel shall be conducted between May 1 and October 1, the active period for giant garter snake.</li> <li>• Movement of heavy equipment within and immediately adjacent to the F Street Channel shall be confined to the area requiring the improvements to the maximum extent possible. In accordance with Mitigation Measure 3.4-8, all areas within the F Street Channel that do not require improvements shall have orange construction barrier fencing at the limits of the area needed for construction improvements and the contractor shall take measures to ensure that the Contractor’s forces do not enter or disturb the areas that do not require improvements.</li> <li>• Construction personnel shall receive USFWS-approved worker environmental awareness training to instruct workers to recognize giant garter snake and their habitats.</li> <li>• Within 24 hours prior to construction activities, the project area shall be</li> </ul>	

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		<p>surveyed for giant garter snake. The survey will be repeated if a lapse in construction activity of two weeks or greater has occurred. If a giant garter snake is encountered during construction, activities shall cease until appropriate corrective measures have been completed or it is determined by the qualified biologist and City staff, in coordination with the U.S. Fish and Wildlife Service and Department of Fish and Wildlife, that the giant garter snake will not be harmed. Any sightings or incidental take will be reported to the U.S. Fish and Wildlife Service and Department of Fish and Wildlife immediately.</p> <ul style="list-style-type: none"> <li>If flows are present in the F Street Channel at the time of construction, the portion of the channel affected by construction shall be dewatered for at least 15 consecutive days prior to the start of construction.</li> </ul>	
Impact 3.4-3: Project implementation may result in direct or indirect effects on special-status fish species	NI	None required.	--
Impact 3.4-4: Project implementation may result in direct or indirect effects on special-status bird species	PS	<p><b>Mitigation Measure 3.4-3:</b> No less than 14 days prior to initiating ground disturbance activities, the project proponent shall complete an initial take avoidance survey using the recommended methods described in the Detection Surveys section of the March 7, 2012 Department of Fish and Wildlife "Staff Report on Burrowing Owl Mitigation." Implementation of avoidance and minimization measures (as presented in the March 7, 2012 Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation) would be triggered if the initial take avoidance survey results in positive owl presence on the project site where project activities will occur. If needed, the development of avoidance and minimization approaches shall be developed in coordination with the California Department of Fish and Wildlife.</p> <p>The project proponent shall provide compensatory mitigation for the permanent loss of 48.6 acres of burrowing owl habitat. The compensatory mitigation shall be fulfilled by permanently protecting land that is deemed burrowing owl habitat through a conservation easement deeded to a nonprofit conservation organization or public agency with a conservation mission, for the purpose of conserving burrowing owl habitat and prohibiting activities incompatible with burrowing owl use. The conservation easement, including the management of the burrowing owl habitat, is subject to the requirements outlined in the March 7, 2012 Department of Fish and</p>	LS

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		<p><i>Wildlife “Staff Report on Burrowing Owl Mitigation.” Alternatively, the project proponent can purchase burrowing owl conservation bank credits from a California Department of Fish and Wildlife approved burrowing owl conservation bank as available.</i></p> <p><b>Mitigation Measure 3.4-4:</b> <i>No more than thirty days prior to the commencement of construction, the project proponent shall retain a qualified biologist to perform preconstruction surveys for nesting raptors. In the event that nesting raptors are found on the project site, offsite improvements site, or the immediate vicinity, the project proponent shall consult with the CDFW and obtain an incidental take permit from the CDFW pursuant to section 2081(b) of the Fish and Game Code.</i></p> <p><b>Mitigation Measure 3.4-5:</b> <i>Prior to the commencement of construction, the project proponent shall provide compensatory mitigation for the permanent loss of 48.6 acres of Swainson’s hawk foraging habitat to the Yolo County HCP/NCCP Joint Powers Agency’s (JPA) in accordance with their Swainson’s Hawk Interim Mitigation Program. This program currently requires compensation at a 1:1 ratio and projects over 40 acres are required to provide the conservation land directly. If the project is constructed after adoption of the Yolo Natural Heritage Program, the project proponent shall comply with all requirements of the Yolo Natural Heritage Program.</i></p>	
Impact 3.4-5: Project implementation may result in direct or indirect effects on special-status mammal species	PS	<p><b>Mitigation Measure 3.4-6:</b> <i>No more than thirty days prior to the commencement of construction, the project proponent shall retain a qualified biologist to perform preconstruction surveys for protected mammals. In the event that protected mammals are found on the project site, offsite improvements site, or the immediate vicinity, the project proponent shall consult with the CDFW and obtain an authorization in accordance with the regulations protecting such species.</i></p>	LS
Impact 3.4-6: Project implementation may result in direct or indirect effects on candidate, sensitive, or special-status plant species	LS	None required.	--
Impact 3.4-7: Project implementation may result in direct or indirect adverse effects on riparian habitat or a sensitive natural	PS	<p><b>Mitigation Measure 3.4-7:</b> <i>During the design of improvement plans, the project proponent shall design the offsite improvements to avoid and minimize riparian habitat to the extent possible. The project plans shall include provisions to restore riparian habitat in all areas of temporary disturbance upon completion of the offsite improvement. For areas that require permanent disturbance for the offsite</i></p>	LS

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community		<p>improvement, the project applicant shall mitigate the loss by preparing a restoration plan, in coordination with the City of Davis and California Department of Fish and Wildlife, that includes restoring riparian habitat along F Street Channel (or another location if deemed appropriate by the City of Davis and the California Department of Fish and Wildlife) at a 3:1 ratio. The habitat restoration plans shall be approved by the California Department of Fish and Wildlife.</p> <p><b>Mitigation Measure 3.4-8:</b> Install orange construction barrier fencing at the limits of the area needed to construct improvements through the riparian habitat along F Street Channel to identify environmentally sensitive areas around the riparian habitat. Before construction, the contractor shall work with the Davis Department of Public Works and qualified biologist to identify the locations for the barrier fencing, and shall place stakes around the sensitive area to indicate these locations. The fencing shall be installed before construction activities are initiated and shall be maintained throughout the construction period. The following paragraph shall be included in the construction specifications:</p> <ul style="list-style-type: none"> <li>The Contractor’s attention is directed to the areas designated as “environmentally sensitive areas.” These areas are protected, and no entry by the Contractor for any purpose will be allowed unless specifically authorized in writing by the City of Davis. The Contractor shall take measures to ensure that Contractor’s forces do not enter or disturb these areas, including giving written notice to employees and subcontractors.</li> </ul> <p>Temporary fences around the environmentally sensitive areas shall be installed as the first order of work. Temporary fences shall be furnished, constructed, maintained, and removed as shown on the plans, as specified in the special provisions, and as directed by the Resident Engineer. The fencing shall be commercial-quality woven polypropylene, orange in color, and at least 4 feet high (Tensor Polygrid or equivalent). The fencing shall be tightly strung on posts with a maximum 10-foot spacing.</p>	
Impact 3.4-8: Project implementation may result in effects on protected wetlands and jurisdictional waters	PS	<p><b>Mitigation Measure 3.4-9:</b> Prior to any activities that would result in discharge, fill, removal, or hydrologic interruption of the 1.24-acre wetland area located on the eastern side of the project site, the project proponent shall consult with RWQCB and the CDFW to determine if the activities are subject to their jurisdiction and permit requirements (i.e. RWQCB Waste Discharge Permit and CDFW Streambed and Lake Alteration). If the RWQCB and/or CDFW determine that the project activities are subject to their regulations, the project proponent shall secure an authorization of the activities through</p>	LS

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		<p><i>the appropriate regulatory permits.</i></p> <p><b>Mitigation Measure 3.4-10:</b> Prior to any activities that would result in discharge, fill, removal, or hydrologic interruption to F Street Channel located at the Storm Drain Outfall site, the project proponent shall obtain a jurisdictional determination from the USACE to determine if the activities are subject to their jurisdiction and permit requirements. If the USACE determines that the Storm Drain Outfall and monitoring gage stations project activities are subject to their jurisdiction, the project proponent shall secure an authorization of the activities. It is anticipated that the project will qualify for a Section 404 Nationwide Permit 7, which will require the project proponent to submit a Preconstruction Notification and comply with all Nationwide Permit General Conditions and Sacramento District Regional Conditions as applicable. Additionally, the project proponent will be required to obtain a Section 401 Water Quality Certification from the RWQCB.</p> <p><b>Mitigation Measure 3.4-11:</b> Prior to any activities that would result in discharge, fill, removal, or hydrologic interruption of the potential jurisdictional water located at the Storm Drain Outfall site and the monitoring gage stations sites (F Street Channel), the project proponent shall consult with RWQCB and the CDFW to determine if the activities are subject to their jurisdiction and permit requirements (i.e. RWQCB Waste Discharge Permit and CDFW Streambed and Lake Alteration). If the RWQCB and/or CDFW determine that the project activities are subject to their regulations, the project proponent shall secure an authorization of the activities through the appropriate regulatory permits.</p>	
Impact 3.4-9: Project implementation may result in interference with the movement of native fish or wildlife species or with established wildlife corridors, or impede the use of native wildlife nursery sites	LS	None required.	--
Impact 3.4-10: Project implementation may result in conflicts with an adopted habitat conservation plan, natural community conservation plan, recovery plan, or local	PS	<b>Mitigation Measure 3.4-12:</b> Prior to the commencement of construction, the project proponent shall retain a qualified arborist to perform preconstruction surveys of the project site and offsite improvements site. The Initial Arborist Report and Tree Inventory (April 2012) shall be updated based on subdivision maps, grading plans,	LS

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policies or ordinances protecting biological resources		improvement plans, and building plans to detail the trees to be preserved and removed. The arborist shall include a Tree Protection Plan that illustrates the grading/improvement plans with the trees plotted on the plans. Compliance with the Tree Protection Plan shall be required before and during any site disturbance and construction activity and prior to issuance of building permits. A Tree Modification Permit shall be submitted to the City for any proposed removal of a tree. Fees shall be assessed by the City, and paid by the project proponent, in accordance with the Davis Municipal Code Chapter 37 Tree Planting, Preservation, and Protection.	
CULTURAL RESOURCES			
Impact 3.5-1: Project implementation may cause a substantial adverse change to a significant historical or archaeological resource, or directly or indirectly destroy or disturb a unique paleontological resource or human remains	PS	<p><b>Mitigation Measure 3.5-1:</b> If any prehistoric or historic artifacts, or other indications of archaeological resources are found during grading and construction activities, an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be consulted to evaluate the finds and recommend appropriate mitigation measures.</p> <ul style="list-style-type: none"> <li>- If cultural resources or Native American resources are identified, every effort shall be made to avoid significant cultural resources, with preservation an important goal. If significant sites cannot feasibly be avoided, appropriate mitigation measures, such as data recovery excavations or photographic documentation of buildings, shall be undertaken consistent with applicable state and federal regulations.                     <ul style="list-style-type: none"> <li>- If human remains are discovered, all work shall be halted immediately within 50 meters (165 feet) of the discovery, the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.</li> <li>- If any fossils are encountered, there shall be no further disturbance of the area surrounding this find until the materials have been evaluated by a qualified paleontologist, and appropriate treatment measures have been</li> </ul> </li> </ul>	LS

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		<i>identified.</i>	
<b>GEOLOGY AND SOILS</b>			
Impact 3.6-1: The proposed project may expose people or structures to potential substantial adverse effects involving strong seismic ground shaking or seismic related ground failure	LS	None required.	--
Impact 3.6-2: Implementation and construction of the proposed project may result in substantial soil erosion or the loss of topsoil	PS	<p><b>Mitigation Measure 3.6-1:</b> <i>Prior to the issuance of a grading permit, the project proponent shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB in accordance with the NPDES General Construction Permit requirements. The SWPPP shall be designed to control pollutant discharges utilizing Best Management Practices (BMPs) and technology to reduce erosion and sediments. BMPs may consist of a wide variety of measures taken to reduce pollutants in stormwater runoff from the project site. Measures shall include temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) that will be employed to control erosion from disturbed areas. Final selection of BMPs will be subject to approval by the City of Davis and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.</i></p> <p><b>Mitigation Measure 3.6-2:</b> <i>Prior to the issuance of a building permit, the project proponent shall document to the satisfaction of the City of Davis that at least 85 to 90 percent of annual average stormwater runoff from the project site is treated per the standards in the California Stormwater Best Management Practice New Development and Redevelopment Handbook. Drainage from all paved surfaces, including streets, parking lots, driveways, and roofs shall be routed either through swales, buffer strips, or sand filters or treated with a filtering system prior to discharge to the storm drain system. Landscaping shall be designed to provide water quality treatment, along with</i></p>	LS

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		<i>the use of a Stormwater Management filter to permanently sequester hydrocarbons, if necessary. Roofs shall be designed with down spouting into landscaped areas, bubbleups, or trenches. Driveways should be curbed into landscaping so runoff drains first into the landscaping.</i>	
Impact 3.6-3: The proposed project would be located on a geologic unit or soil that is unstable, or that would become unstable as a result of project implementation, and potentially result in landslide, lateral spreading, subsidence, liquefaction or collapse	PS	<b>Mitigation Measure 3.6-3:</b> Prior to grading, a certified geotechnical engineer shall be retained to perform a final geotechnical evaluation of the soils at a design-level. The grading and improvement plans, as well as the building plans shall be designed in accordance with the recommendations provided in the final geotechnical evaluation. Final geotechnical design shall be developed by a geotechnical engineer in accordance with the California Building Code, and subject to review and approval by the Department of Community Development and Sustainability.	LS
Impact 3.6-4: The proposed project would be located on expansive soil creating substantial risks to life or property	PS	Implement Mitigation Measure 3.6-3	LS
Impact 3.6-5: Potential to result in the loss of availability of a mineral resource of value to the region or state, or a locally-important mineral resource recovery site	NI	None Required.	--
GREENHOUSE GASES AND CLIMATE CHANGE			
Impact 3.7-1: The residential components of the proposed project may generate GHGs, either directly or indirectly, that may have a significant effect on the environment	PS	<b>Mitigation Measure 3.7-1:</b> Prior to the issuance of building permits, the project applicant shall finalize the residential GHG emissions reduction plan and submit the plan to the Department of Community Development and Sustainability for review and approval. The residential GHG reduction plan should include the measures identified in Table 3.7-6. If alternative measures are selected for implementation, the applicant must verify, to the satisfaction of the Department of Community Development and Sustainability, that the residential GHG reduction plan will result in a total reduction of 1,105 metric tons of CO <sub>2e</sub> , or greater, when compared to the baseline level of 3,031	LS

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		<i>metric tons.</i>	
Impact 3.7-2: The non-residential components of the proposed project may generate GHGs, either directly or indirectly, that may have a significant effect on the environment	LS	None Required.	--
Impact 3.7-3: The proposed project may conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	PS	Implement Mitigation Measure 3.7-1	LS
HAZARDS AND HAZARDOUS MATERIALS			
Impact 3.8-1: The project may have the potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	PS	<p><b>Mitigation Measure 3.8-1:</b> Prior to commencement of grading, the applicant shall submit a Soil Management Plan (SMP) for review and approval by the City. The SMP shall establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction to reduce the potential for spills and to direct the safe handling of these materials if encountered. The city will approve the SMP prior to any earth moving.</p> <p><b>Mitigation Measure 3.8-2:</b> Prior to the issuance of grading permits, the applicant shall confirm that all remnant concrete foundations, to the extent they are not suitable for on-site recycling and reuse, will be removed, transported, and disposed of in accordance with environmental regulations and the specifications contained in the 2006 Specifications for Site Demolition Report (GeoTrans, 2006) and shall provide the City with the appropriate documentation.</p> <p><b>Mitigation Measure 3.8-3:</b> Prior to commencement of farming activities on the project site, the applicant and/or the urban farm operator shall submit a Hazardous Materials Business Emergency Response Plan to the Yolo County Agriculture Department for review and approval.</p>	LS

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Impact 3.8-2: The project has the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school	PS	Implement Mitigation Measures 3.8-1, 3.8-2 and 3.8-3.	LS
Impact 3.8-3: The project has the potential to result in impacts from being included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5	PS	<p><b>Mitigation Measure 3.8-4:</b> Prior to the commencement of grading activities for construction of the project, the applicant shall confirm to the City of Davis that shallow soil sampling was performed during Phase 2 of the demolition activities. The sampling shall be performed in the areas that will be affected by the removal of asphalt, concrete, and all underground utilities/pipe/conduit/treatment units. The samples shall be submitted for laboratory analysis of total petroleum hydrocarbons (TPH) (gas, diesel and motor oil) by EPA Method 8015M and volatile organic compounds (VOCs) by EPA Method 8260. The results of the soil sampling shall be provided to the City of Davis. If elevated levels of TPH or VOCs are detected during the laboratory analysis of the soils, a soil cleanup and remediation plan shall be prepared and implemented prior to the commencement of grading activities.</p> <p><b>Mitigation Measure 3.8-5:</b> Prior to issuance of a final map, the applicant shall properly abandon the monitoring well associated with the former Leaking Underground Storage Tank (LUST), which received closure in 1989. The well abandonment shall be completed consistent with the requirements of the Yolo County Health Department, and the work shall be completed by a C-57 State licensed well contractor.</p>	LS
Impact 3.8-4: The project has the potential to result in safety hazards for people residing or working on the project site as a result of a public airport or public use airport	LS	None Required.	--
Impact 3.8-5: The project has the potential to result in safety hazards for people residing or working on the project site as a result of a	LS	None Required.	--

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private airstrip			
Impact 3.8-6: The project has the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	LS	None Required.	--
Impact 3.8-7: The project has the potential to expose people or structures to a risk of loss, injury or death from wildland fires	LS	None Required.	--
Impact 3.8-8: The project's water quality and detention basin may create a breeding ground for mosquitoes	PS	<b>Mitigation Measure 3.8-6</b> Upon completion of the onsite stormwater detention basin, the project applicant shall contact the Sacramento-Yolo Mosquito Vector Control District (District) to collaboratively develop and implement a site-specific mosquito control and abatement plan. The applicant shall implement BMPs contained in the District's Mosquito Reduction Best Management Practices Handbook, as directed by District staff.	LS
<b>HYDROLOGY AND WATER QUALITY</b>			
Impact 3.9-1: The project may violate water quality standards or waste discharge requirements during construction	PS	<b>Mitigation Measure 3.9-1:</b> Prior to the commencement of grading activities, the project proponent shall submit, and obtain approval of, an NOI and SWPPP to the RWQCB in accordance with the NPDES General Construction Permit requirements. The SWPPP shall utilize BMPs and technology to reduce erosion and sediments to meet water quality standards. Such BMPs may include: temporary erosion control measures such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation. The SWPPP shall be kept on site and implemented during construction activities and shall be made available upon request to representatives of the City of Davis and/or RWQCB.  <b>Mitigation Measure 3.9-2:</b> Prior to the commencement of grading activities, the project	LS

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		<p>proponent shall submit, and obtain approval of, a Spill Prevention Countermeasure and Control Plan (SPCC) to the Yolo County Health Department. The SPCC shall specify measures and procedures to minimize the potential for, and effects from, spills of hazardous, toxic, or petroleum substances during all construction activities, and shall meet the requirements specified in the Code of Federal Regulations, title 40, part 112.</p>	
<p>Impact 3.9-2: The project may violate water quality standards or waste discharge requirements during operation</p>	<p>LS</p>	<p>None Required.</p>	<p>--</p>
<p>Impact 3.9-3: Project implementation could interfere substantially with groundwater recharge</p>	<p>LS</p>	<p>None Required.</p>	<p>--</p>
<p>Impact 3.9-4: Project implementation could alter the existing drainage pattern in a manner which would result in substantial erosion, siltation, flooding, or polluted runoff</p>	<p>PS</p>	<p><b>Mitigation Measure 3.9-3:</b> Prior to approval of the Final Map for the project, and prior to the commencement of any grading operations, the project proponent shall prepare an update to the Flood Control Master Plan. The revised FCMP must be reviewed and approved by the City of Davis Department of Public Works prior to the commencement of grading activities. The updated FCMP shall address the following:</p> <ul style="list-style-type: none"> <li>• The final land uses and areas of impervious surface in the Tentative Map shall be included in the FCMP and the drainage calculations in the FCMP shall address the drainage and runoff rates of the final conditions in the approved Tentative Map.</li> <li>• The FCMP shall include a figure showing the final locations and sizes of the storm drainage facilities throughout the project site, and shall include water surface elevations for the City of Davis 10-year and 100-year storms.</li> <li>• The FCMP shall include a table showing the Rational Method Calculations for determining the storm drain pipe sizes.</li> <li>• The FCMP and the project's drainage system shall meet or exceed the</li> </ul>	<p>LS</p>

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		<p><i>performance drainage standards shown in Table 3.9-2, and the weirs shall be designed to limit post development peak discharges and volumes to the property to the east to no more than the rates and volumes under existing conditions.</i></p> <ul style="list-style-type: none"> <li><i>The revised drainage system shall meet or exceed the City's and the County's drainage planning and design criteria.</i></li> </ul>	
Impact 3.9-5: The proposed project could otherwise substantially degrade water quality	LS	None Required.	--
Impact 3.9-6: The project may place housing or structures that would impede/redirect flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map	PS	<p><b>Mitigation Measure 3.9-4:</b> <i>Prior to commencement of grading operations, the project proponent shall prepare and submit an application for Conditional Letter of Map Revision (CLOMR) to FEMA for approval. The CLOMR shall include revised local base flood elevations based on current modeling of the project site. No building permit shall be issued in the area impacted by the CLOMR until a CLOMR has been approved by FEMA.</i></p> <p><b>Mitigation Measure 3.9-5:</b> <i>The building pads for all onsite structures shall be set a minimum of 1.0 foot above the maximum 100-year water surface elevations on the project site, as shown on the Conditional Letter of Map Revision (CLOMR) approved by FEMA. No building permit shall be issued until a CLOMR has been approved by FEMA, and it has been demonstrated that no building pads would be placed below 1.0 feet above the calculated local base flood elevations.</i></p>	LS
Impact 3.9-7: The project may expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, seiche, tsunami, or mudflow	LS	None Required.	--
LAND USE			

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Impact 3.10-1: The project may result in the physical division of an established community	LS	None required.	--
Impact 3.10-2: Implementation of the proposed project may conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted to avoid or mitigate an environmental effect	LS	None required.	--
Impact 3.10-3: Implementation of the proposed project may conflict with an applicable habitat conservation plan or natural community conservation plan	NI	None required.	--
Impact 3.10-4: Implementation of the proposed project could result in land use incompatibilities between urban and agricultural uses	PS	Implement Mitigation Measure 3.2-1	LS
NOISE			
Impact 3.11-1: The proposed project may generate unacceptable traffic noise levels at existing receptors	LS	None required.	--
Impact 3.11-2: Construction of the project may generate significant noise	LS	None required.	--
Impact 3.11-3: Construction of the project may result in vibration impacts	LS	None required.	--

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Impact 3.11-4: The project may result in transportation noise at sensitive receptors	S	<p><b>Mitigation Measure 3.11-1:</b> Sensitive exterior areas (patio/balcony) associated with the residential mixed uses shall be located outside of the 60 dB Ldn exterior traffic noise contour, as shown on Figure 3.11-3 to the greatest extent feasible. If sensitive receptors are to be located within the 60 dB Ldn exterior noise contour, outdoor activity areas should be shielded from the noise source using site design measures such as building orientation or sound walls.</p> <p><b>Mitigation Measure 3.11-2:</b> The project applicant shall work in conjunction with the City of Davis to establish a Quiet Zone with the Federal Railroad Administration for the proposed emergency vehicle access. The application and procedural steps to establish a Quiet Zone adjacent to the project site shall commence concurrent with the start of initial site grading activities. The project applicant shall fund all studies associated with the application for the establishment of the Quiet Zone. The installation and construction of alternative safety measures associated with the Quiet Zone (including, but not limited to: signage, gates, etc.) shall be funded by the project applicant.</p>	SU
Impact 3.11-5: The project may result in stationary noise at proposed receptors	PS	<p><b>Mitigation Measure 3.11-3:</b> Where commercial, business professional, industrial, office, or similar uses abut residential uses or where loading docks or truck circulation routes face residential areas, the following mitigation measures shall be included in the project design:</p> <ul style="list-style-type: none"> <li>• All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible or shielded with solid barriers;</li> <li>• Emergency generators shall comply with the City's noise criteria at the nearest noise-sensitive receivers;</li> <li>• Delivery/loading activities shall comply with the City of Davis noise ordinance standards.</li> </ul>	LS
Impact 3.11-6: The project may be exposed to	LS	None required.	--

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railroad vibrations at proposed receptors			
Impact 3.11-7: The project may result in cumulative noise impacts	CC	Implement Mitigation Measures 3.11-1, 3.11-2, and 3.11-3.	SU
POPULATION AND HOUSING			
Impact 3.12-1: Implementation of the proposed project may induce substantial population growth	LS	None required.	--
Impact 3.12-2: Implementation of the proposed project may displace substantial numbers of people or existing housing	NI	None required.	--
Impact 3.12-3: Implementation of the proposed project may conflict with the jobs/housing ratio of 0.8:1 to 1.2:1 specified in the General Plan Update EIR	LS	None required.	--
PUBLIC SERVICES			
Impact 3.13-1: The project may result in cumulative noise impacts	PS	<b>Mitigation Measure 3.13-1:</b> Prior to the issuance of Certificates of Occupancy, the applicant shall pay all applicable project impact fees per the impact fee schedule. In the event that project-generated revenues are inadequate to fund required service levels, the applicant may be required to establish a special benefit assessment district, special tax, or other funding mechanism to assure adequate funding for the ongoing maintenance and operation of fire protection and related services.	LS
Impact 3.13-2: Project implementation may result in effects on fire response times	S	No feasible mitigation is available.	SU

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Impact 3.13-3: Project implementation may result in effects on police staffing	LS	None required.	--
Impact 3.13-4: Project implementation may result in effects on schools	PS	<b>Mitigation Measure 3.13-2:</b> Prior to the issuance of a building permit, either (1) the subject property shall be subject to special assessments for school facilities pursuant to DJUSD Community Facilities District #2, or (2) the applicant shall pay applicable school fees mandated by SB 50 to the Davis Joint Unified School District and provide a receipt of payment to the Department of Community Development and Sustainability	LS
Impact 3.13-5: Project implementation may result in effects on parks	PS	<b>Mitigation Measure 3.13-3:</b> Prior to the issuance of a building permit, or such earlier time if provided by law, the applicant shall pay applicable park in-lieu fees to the City of Davis for the value of the remaining parkland obligation of 1.23 net acres. The final calculations for the park in-lieu fees shall be based on the total residential unit count and parkland acreage in the approved project plans, and shall be based on the 2010 Census figure of 2.55 persons per household.	LS
Impact 3.13-6: Project implementation may result in effects on greenbelts and open space	LS	None required.	--
Impact 3.13-7: Project implementation may result in effects on other public facilities	LS	None required.	--
TRANSPORTATION AND CIRCULATION			
Impact 3.14-1: Project implementation would result in a significant impact at the unsignalized Covell Boulevard/Oak Tree Plaza Driveway Intersection (#20)	S	<p>Several potential measures are available as potential mitigations for this impact. Each measure is described below:</p> <ul style="list-style-type: none"> <li>MM 3.14-1A: Prohibit outbound left-turns from the Oak Tree Plaza driveway via construction of a raised median (that maintains westbound left-turn ingress).</li> </ul>	SU

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		<ul style="list-style-type: none"> <li>• <i>MM 3.14-1B: Construct a refuge island within the median of Covell Boulevard at the Oak Tree Plaza driveway to enable outbound left-turns to merge onto westbound Covell Boulevard more easily (via a two stage gap acceptance configuration).</i></li> <li>• <i>MM 3.14-1C: Install a traffic signal at the Covell Boulevard/Oak Tree Plaza driveway.</i></li> <li>• <i>MM 3.14-1D: Install a traffic signal at the Covell Boulevard/L Street intersection and operate the Covell Boulevard/L Street and Covell Boulevard/Pole Line Road traffic signals as a coordinated system as a means to create more gaps in traffic on Covell Boulevard for outbound left-turns from the Oak Tree Plaza driveway.</i></li> <li>• <i>MM 3.14-1E: Modify the permitted turn movements at the driveways serving Oak Tree Plaza as follows:</i> <ul style="list-style-type: none"> <li>○ <i>Westerly Driveway – Permit westbound left-turn ingress in addition to right-turns.</i></li> <li>○ <i>Central Driveway – Convert from full-access to right-turns only.</i></li> <li>○ <i>Easterly Driveway - Convert from right-turn only to permit outbound left-turns (with a median refuge island).</i></li> </ul> </li> <li>• <i>MM 3.14-1F: Accept LOS F in accordance with General Plan MOB Policy 1.1, part c.</i></li> </ul>	
<p>Impact 3.14-2: Under cumulative conditions, project implementation would worsen already unacceptable levels of service at study</p>	<p>PS</p>	<p><b>Mitigation Measure 3.14-2:</b> <i>The project applicant(s) should contribute fair share funding to cover their proportionate cost of the following intersection improvements:</i></p> <ul style="list-style-type: none"> <li>• <i>8<sup>th</sup> Street/J Street (Covell Village as Residential or Light Industrial) – Install a</i></li> </ul>	<p>LS</p>

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SU – significant and unavoidable

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
intersections.		<p><i>traffic signal along with a dedicated westbound left-turn pocket. Operations would improve to LOS E or better with this mitigation measure in place. The City's Capital Improvement Program (CIP) includes the installation of a traffic signal at this intersection.</i></p> <ul style="list-style-type: none"> <li>• <i>Pole Line Road/Picasso Avenue (Covell Village as Residential or Light Industrial) – install a traffic signal along with lane configurations shown on Figure 3.14-9B. Operations would improve to LOS E or better with this mitigation measure in place.</i></li> <li>• <i>Pole Line Road/Moore Boulevard (Covell Village as Residential or Light Industrial) – install a traffic signal along with lane configurations shown on Figure 3.14-9B. Operations would improve to LOS E or better with this mitigation measure in place.</i></li> <li>• <i>Covell Boulevard/L Street (Covell Village as Residential) – install a traffic signal along with lane configurations shown on Figure 3.14-9B, plus a dedicated westbound right-turn lane. Operations would improve to LOS E or better with this mitigation measure in place under the cumulative plus project with Covell Village as Residential scenario.</i></li> <li>• <i>Covell Boulevard/L Street (Covell Village as Light Industrial) – install a traffic signal along with lane configurations shown on Figure 3.14-9B, plus a dedicated westbound right-turn lane, and a second eastbound left-turn lane. Operations would improve to LOS E or better with this mitigation measure in place under the cumulative plus project with Covell Village as Light Industrial scenario.</i></li> </ul>	
Impact 3.14-3: The project may conflict with existing / planned transit services, or create a demand for transit above that which is	LS	None required.	--

CC – cumulatively considerable

LCC – less than cumulatively considerable

LS – less than significant

NI – No Impact

PS – potentially significant

S – significant

SU – significant and unavoidable

<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
provided or planned.			
Impact 3.14-4: The project may conflict with existing / planned bicycle and pedestrian facilities, and would provide connections to existing bicycle and pedestrian facilities.	LS	None required.	--
Impact 3.14-5: The proposed site plan would provide inadequate emergency vehicle access.	LS	None required.	--
Impact 3.14-6: Construction traffic may cause any significant intersection impacts.	LS	None required.	--
<b>UTILITIES</b>			
Impact 3.15-1: Wastewater generated by the proposed project may exceed the capacity of the wastewater treatment plant, and may exceed the wastewater treatment permit requirements	LS	None required.	--
Impact 3.15-2: The project may not be adequately served by existing water supply sources under existing and cumulative conditions.	LS	None required.	--
Impact 3.15-3: The project may not be served by a permitted landfill with sufficient capacity to meet the solid waste disposal needs of the project	LS	None required.	--
<b>OTHER CEQA-REQUIRED TOPICS</b>			

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<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
Impact 4.1: The project may contribute to the cumulative degradation of the existing visual character of the region	CC	Implement Mitigation Measures 3.1-1 and 3.1-2.	LCC
Impact 4.2: The project may contribute to cumulative impact on agricultural Land and uses	LCC	None required	--
Impact 4.3: The project may contribute to cumulative impacts on the region's air quality	CC	Implement Mitigation Measures 3.3-1 through 3.3-3.	SU
Impact 4.4: The project may contribute to the cumulative loss of biological resources including habitats and special status species	CC	Implement Mitigation Measures 3.4-1 through 3.4-12	LCC
Impact 4.5: The project may contribute to cumulative impacts on known and undiscovered cultural resources	LCC	Implement Mitigation Measure 3.5-1.	LCC
Impact 4.6: The project may contribute to cumulative impacts on geologic and soils characteristics	LCC	Implement Mitigation Measures 3.6-1 through 3.6-3.	LCC
Impact 4.7: The project may contribute to cumulative impacts on greenhouse gases and climate change	CC	Implement Mitigation Measure 3.7-1.	LCC
Impact 4.8: The project may contribute to cumulative impacts related to hazards and hazardous materials	LCC	Implement Mitigation Measures 3.8-1 through 3.8-6.	LCC
Impact 4.9: The project may contribute to cumulative increases in peak stormwater	CC	Implement Mitigation Measure 3.9-3.	LCC

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<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
runoff flows from the project site			
Impact 4.10: The project may contribute to cumulative impacts related to degradation of water quality	CC	Implement Mitigation Measures 3.9-1 and 3.9-2.	LCC
Impact 4.11: The project may contribute to cumulative impacts on communities and local land uses	LCC	None required.	--
Impact 4.12: The project may contribute to the cumulative exposure of existing and future noise- sensitive land uses or to increased noise resulting from cumulative development	CC	Implement Mitigation Measures 3.11-1 through 3.11-3.	CC and SU
Impact 4.13: The project may contribute to cumulative impacts on population growth and the city's jobs:housing balance	LCC	None required.	--
Impact 4.14: The project may contribute to cumulative impacts on public services	CC	Implement Mitigation Measures 3.13-1 through 3.13-3.	LCC
Impact 4.15: The project may contribute to cumulative impacts on fire response times	CC	None available	CC and SU
Impact 4.16: The project may contribute to cumulative impacts on the transportation network	CC	Implement Mitigation Measures 3.14-1 and 3.14-2.	LCC
Impact 4.17: The project may contribute to cumulative impacts on utilities	LCC	None required.	--

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