



# NOTICE OF PREPARATION AND INITIAL STUDY

FOR THE

## WEST DAVIS ACTIVE ADULT COMMUNITY PROJECT

APRIL 2017

*Prepared for:*

City of Davis  
23 Russell Boulevard  
Davis, CA 95616  
(530) 757-5610

*Prepared by:*

De Novo Planning Group  
1020 Suncastr Lane, Suite 106  
El Dorado Hills, CA 95762  
(916) 949-3231

D e N o v o P l a n n i n g G r o u p

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A Land Use Planning, Design, and Environmental Firm





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## Notice of Scoping Meeting and Preparation of a Draft Environmental Impact Report

**Date:** April 14, 2017

**Subject:** Notice of Scoping Meeting and Preparation of a Draft Environmental Impact Report for the West Davis Active Adult Community Project

**To:** State Clearinghouse  
State Responsible Agencies  
State Trustee Agencies  
Other Public Agencies  
Organizations and Interested Persons

**Lead Agency:** City of Davis  
Community Development and Sustainability Department  
23 Russell Boulevard, Suite 2  
Davis, CA 95616  
Phone: 530-757-5652  
Email: [khess@cityofdavis.org](mailto:khess@cityofdavis.org)

**SCOPING MEETING: On Wednesday, April 26, 2017 starting at 4:45 p.m.** the City of Davis Community Development and Sustainability Department will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed Draft Environmental Impact Report (EIR) for the West Davis Active Adult Community Project. **This meeting will be held at Davis City Hall, located at 23 Russell Boulevard, Davis, CA 95616.** The meeting will run from 4:45 p.m. to 6:45 p.m.

**This meeting will be an open house format and interested parties may drop in to review the proposed project exhibits and submit written comments at any time between 4:45 p.m. and 6:45 p.m. Representatives from the City of Davis, the EIR consultant, and the Applicant will be available to address questions regarding the EIR process. Members of the public may provide written comments throughout the meeting.**

If you have any questions regarding this scoping meeting, contact the project planner, Katherine Hess at [khess@cityofdavis.org](mailto:khess@cityofdavis.org), or by phone at: 530-757-5652.

**NOTICE OF PREPARATION:** This is to notify public agencies and the general public that the City of Davis, as the Lead Agency, will prepare a Draft EIR for the West Davis Active Adult Community Project. The City is interested in the input and/or comments of public agencies and the general public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project, and public input. Public agencies will need to use the EIR prepared by the City when considering applicable permits, or other approvals for the proposed project.

**Project Title:** West Davis Active Adult Community

**Project Location:** Yolo County Assessor's Parcel Number (APN) 036-060-05

**COMMENT PERIOD:** Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 p.m., Monday, May 15, 2017.

**COMMENTS/INPUT:** Please send your input, comments or responses (including the name for a contact person in your agency) to: Attn: Katherine Hess, City of Davis Community Development and Sustainability Department, 23 Russell Boulevard, Suite 2, Davis, CA 95616, or by email at: [khess@cityofdavis.org](mailto:khess@cityofdavis.org).

**PROJECT DESCRIPTION:** The project site is currently undeveloped and has been previously used for agricultural uses. The project includes development of 325 for-sale residential housing units, which will consist primarily of single-family detached units (of which 80%, or 260 units, will be dedicated for seniors), 150 affordable senior apartments, an approximately three-acre Activity and Wellness Center, which is anticipated to include a pool, public restaurant, outdoor patio, and parking lot, an approximately three-acre parcel for University Retirement Community expansion, small dog park and associated greenways, drainage, agricultural buffers, and off-site stormwater detention facilities. Upon completion of the project, the approximately 74-acre site would provide up to 505 dwelling units and 3.1 miles of off street biking and walking paths within the project area and an additional 0.25 miles of off street biking and walking paths offsite. While the land use plan currently contains 505 units, the project impacts will be evaluated at 560 units to allow for consideration of a zone of other higher density residential to be included in the Activity and Wellness Center and in the Cottages area, if appropriate.

**AREAS OF POTENTIAL IMPACTS:** The Draft EIR will examine most of the environmental areas contained in Appendix G of the State CEQA Guidelines, with the exception of Mineral Resources. The topics to be addressed in the Draft EIR include: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Tribal and Cultural Resources, Geology/Soils, Greenhouse Gases/Climate Change, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Population/Housing, Public Services, Recreation, Transportation/Circulation, Utilities, Cumulative Impacts, and Growth Inducing Impacts.

**INITIAL STUDY:** An Initial Study has been prepared for this project. The Initial Study identifies environmental areas/issues that would result in No Impact or a Less than Significant Impact, and environmental areas/issues that would result in a Potentially Significant Impact. All Potentially Significant Impact areas/issues will be addressed in greater detail in the Draft EIR. Areas/issues that would result in No Impact or a Less than Significant Impact, as identified in the Initial Study, will not be addressed further in the Draft EIR.

**ADDITIONAL INFORMATION:** Copies of the Initial Study, including additional information on the project proposal is on the city's website at: <http://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/west-davis-active-adult-community>.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Name/Title: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

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# TABLE OF CONTENTS

INITIAL STUDY ..... 2

Project Title..... 3

    Lead Agency Name and Address ..... 3

    Contact Person and Phone Number ..... 3

    Project Sponsor’s Name and Address..... 3

    Project Location and Setting ..... 3

    Project Description ..... 4

Environmental Factors Potentially Affected .....41

Determination.....41

Evaluation of Environmental Impacts .....42

    I.    AESTHETICS.....43

    II.   AGRICULTURE AND FOREST RESOURCES.....44

    III.  AIR QUALITY.....46

    IV.   BIOLOGICAL RESOURCES.....48

    V.    CULTURAL RESOURCES.....50

    VI.   GEOLOGY AND SOILS .....51

    VII.  GREENHOUSE GAS EMISSIONS.....53

    VIII. HAZARDS AND HAZARDOUS MATERIALS .....54

    IX.   HYDROLOGY AND WATER QUALITY.....56

    X.    LAND USE AND PLANNING.....58

    XI.   MINERAL RESOURCES.....59

    XII.  NOISE .....60

    XIII. POPULATION AND HOUSING.....62

    XIV.  PUBLIC SERVICES .....63

    XV.   RECREATION .....64

    XVI.  TRANSPORTATION AND TRAFFIC .....65

    XVII. TRIBAL CULTURAL RESOURCES.....67

    XVIII. UTILITIES AND SERVICE SYSTEMS.....68

    XIV.  MANDATORY FINDINGS OF SIGNIFICANCE .....70

References .....71

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# INITIAL STUDY

## **PROJECT TITLE**

West Davis Active Adult Community

## **LEAD AGENCY NAME AND ADDRESS**

City of Davis  
23 Russell Boulevard  
Davis, CA 95616

## **CONTACT PERSON AND PHONE NUMBER**

Katherine Hess, Community Development Administrator  
City of Davis  
Department of Community Development and Sustainability  
(530) 757-5652

## **PROJECT SPONSOR'S NAME AND ADDRESS**

David Taormino  
505 Second Street  
Davis, CA 95616  
(530) 231-5519

## **PURPOSE OF THE INITIAL STUDY**

An Initial Study (IS) is a preliminary analysis which is prepared to determine the relative environmental impacts associated with a proposed project. It is designed as a measuring mechanism to determine if a project will have a significant adverse effect on the environment, thereby triggering the need to prepare an Environmental Impact Report (EIR). It also functions as an evidentiary document containing information which supports conclusions that the project will not have a significant environmental impact or that the impacts can be mitigated to a "Less Than Significant" or "No Impact" level.

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the proposed West Davis Active Adult Community Project (project) may have a significant effect upon the environment. Based upon the findings and mitigation measures contained within this report, environmental impacts are significant enough to warrant the preparation of an EIR.

## **PROJECT LOCATION AND SETTING**

### *PROJECT LOCATION*

The project site consists of approximately 74 acres located northwest and adjacent to the City of Davis within the City of Davis Sphere of Influence (SOI) of unincorporated Yolo County. The project site is bounded by existing agricultural land within unincorporated Yolo County (within the City's SOI) to the west, a mapped rural residential subdivision lots to the north, the Sutter

Davis Hospital and Risling Court to the east, and West Covell Boulevard to the south. The project site can be identified by Yolo County Assessor's Parcel Number (APN) 036-060-05.

The project's regional location is shown in Figure 1, the project area and site boundary are shown in Figure 2, and the APN map is shown in Figure 3. It is noted that the proposed project includes development of an off-site detention basin to the east of the project site, adjacent to and west of John Jones Road. A proposed drainage conveyance channel would connect the northern project boundary to the proposed detention basin.

### *EXISTING SITE USES*

The project site is currently undeveloped and has been previously used for agricultural uses. The site is nearly level at an elevation of approximately 47 to 50 feet above mean sea level (MSL). Figure 4 shows the U.S. Geological Survey (USGS) topographic map. Existing trees are located along the western and eastern project site boundaries, as well as within the southeastern corner of the site. Risling Court, an existing public access roadway to the Sutter Davis Hospital, is located along the southernmost portion of the eastern project site boundary. An existing drainage channel (known as the Covell Drain) conveys runoff from west to east north of Covell Boulevard. Frontage improvements along Covell Boulevard are limited but include a bus shelter, a section of curb, and traffic signs and signals. Figure 5 shows an aerial view of the project site.

### *SURROUNDING LAND USES*

The project site has developed land uses on three sides. The land directly to the north of the project site is Binning Ranch, an improved, final mapped, but unbuilt seven lot rural residential subdivision. Further north is a single-family rural residential development known as the Binning Farms community. Public/Semi-Public land uses such as Sutter Davis Hospital, Sutter Medical Foundation, North Davis Water Tank, and the Sutter Drainage Pond are located directly adjacent to the project site to the east. Further to the east are existing developed General Commercial land uses located west of SR 113 and east of John Jones Road. The parcels south of West Covell Boulevard are designated Residential – High Density by the City's General Plan (including the University Retirement Community and the Saratoga West Apartments). Residential – Low Density land uses also exist south of the project site (including the Evergreen and Aspen Neighborhoods). Additionally, land west of the project site consists of agricultural uses and fallow land with a few ranchette-style single family homes and associated structures located along County Road (CR) 99.

## **GENERAL PLAN AND ZONING DESIGNATIONS**

The project site is currently designated Agriculture by the Yolo County General Plan Land Use Map and as both Agriculture and Urban Agriculture Transition Area by the City of Davis General Plan Land Use Map. The project includes a City of Davis General Plan Amendment to change the land use to the following City designations: Residential – Medium Density, Residential – High Density, Residential Greenspace Overlay, Urban Agriculture Transition Area, and Mixed Use. The project site is currently zoned as Agricultural Intensive (A-N) by the County's zoning code. The project includes pre-zoning as a Planned Development (PD) for the City of Davis. The zoning change would go into effect after the proposed annexation. The existing County General Plan land

use designation and proposed City land use designation for the site is shown on Figure 6. The existing County zoning and proposed City pre-zoning for the site is shown on Figure 7.

## **PROJECT DESCRIPTION**

### *PROJECT OBJECTIVES*

Consistent with CEQA Guidelines Section 15124(b), a clear statement of objectives and the underlying purpose of the proposed project shall be discussed. The principal objective of the proposed project is the approval and subsequent implementation of the West Davis Active Adult Community Project (the proposed project). The quantifiable objectives of the proposed project include annexation of approximately 74 acres of land into the Davis City limits, and the subsequent development of land, which would include: for-sale residential housing units, affordable senior apartments, an Activity and Wellness Center, University Retirement Community expansion, and associated greenways, drainage, agricultural buffers, and off-site stormwater detention facilities.

The proposed project identifies the following objectives:

- Create a community that connects the City's senior population to existing services and facilities in West Davis.
- Design a neighborhood with homes to support an active lifestyle for older adults.
- Create a diverse community that provides housing for multiple generations and lifestyles.
- Provide Davis residents with housing options that meets their long-term needs so they remain local rather than leave the City.
- Provide a community that is not isolated from the rest of the City by providing public gathering spaces for all City residents.

### *PROJECT CHARACTERISTICS*

The project includes development of 325 for-sale residential housing units, which would consist primarily of single-family units, 150 affordable senior apartments, an approximately three-acre Activity and Wellness Center, which is anticipated to include a pool, public restaurant, outdoor patio, and parking lot, an approximately three-acre parcel for University Retirement Community expansion, small dog park and associated greenways, drainage, agricultural buffers, and off-site stormwater detention facilities. Upon completion of the project, the approximately 74-acre site would provide up to 505 dwelling units and 3.1 miles of off street biking and walking paths within the project area and an additional 0.25 miles of off street biking and walking paths offsite. While the land use plan currently contains 505 units, the project impacts will be evaluated at 560 units to allow for consideration of a zone of other higher density residential to be included in the Activity and Wellness Center and in the Cottages area, if appropriate.

The conceptual master plan is shown on Figure 8.

### **Proposed Land Uses**

Table 1 provides a summary of the land uses proposed for the project.

**Table 1: Land Use Summary**

<i>LAND USE</i>	<i>ACREAGE</i>	<i>DENSITY</i>	<i>UNITS</i>
Greenway facing homes, bungalows, and small builder lots	26.86	8.9	238
Cottages	5.27	12.0	64
Public Right of Way	17.59	-	-
Dog Park	0.77	-	-
Greenway	4.69	-	-
Urban Agriculture Transition Area	7.19	-	-
Mixed Use Area	5.27	14.8	78
Senior Affordable Apartments	3.83	40.0	150
University Retirement Expansion Site <sup>1</sup>	3.03	10.0	30
<b>Total</b>	<b>74.5</b>	<b>6.7</b>	<b>560</b>

NOTES: SF = SQUARE FEET.

<sup>1</sup> INCLUDED IN INFRASTRUCTURE CALCULATIONS AS 30 UNITS.

The analysis in this environmental document addresses potential impacts associated with the full development of the project, which includes a total of up to 560 residential units on the 74-acre project site.

#### *Residential – Medium Density*

The Conceptual Master Plan for the project reflects 325 medium density units, of which 80% (260 units) will be senior-friendly, and 53 units will be single family detached ownership units built on lots larger than 5,000 square feet in area. All 325 medium-density units would be single story with various architectural styles and structures. A second level, above the garage only, would be included for caregiver use, which are anticipated would range in size from approximately 900 square feet (sf) to 1,800 sf.

The three-acre University Retirement Community expansion would be located in the southeastern corner of the project site. This would provide expansion opportunities for the University Retirement Community which is currently located directly south of the proposed expansion site, on the opposite side of Covell Boulevard. The existing University Retirement Community has remodeled and added onto their facility and is currently evaluating their expansion needs to meet the growing demand for their services.

#### *Residential – High Density*

The project includes reservation of land for 150 affordable apartments for seniors 62 years and older. The affordable units would be located in the southwestern corner of the project site, west of the proposed University Retirement Community expansion.

The proposed project has a total requirement to include 60 affordable units. The project proposes to provide these 60 affordable units as rental housing units developed within the subdivision. Fifty-Seven of these affordable units must have rents affordable on average to households whose incomes do not exceed 65 percent of the Yolo County median income. An additional three of these affordable units must have rents affordable to households whose incomes do not exceed 40 percent of the Yolo County median income.

At least 60 of the high-density units would meet the minimum income and rent targets above. However, based on currently available affordable housing subsidy funding, it is anticipated that approximately 35 percent of the units would be affordable to households whose incomes do not exceed 25 percent of the Yolo County median income, 35 percent of the units would be affordable to households whose incomes do not exceed 50 percent of the Yolo County median income, and 30 percent of the units would be affordable to households whose incomes do not exceed 60 percent of the Yolo County median income.

Construction of the 150 affordable senior apartment homes would occur in two 75-unit phases in order to ensure that local Davis residents are the primary market for occupancy. Construction of the affordable senior apartments would be phased in order to reach an aging Davis population over an extended period of time. The senior apartment homes concept drew inspiration from Eleanor Roosevelt Circle, an existing 60-unit affordable senior housing complex in east Davis developed in 2006. The project would include on-site services coordination staff that would facilitate appropriate health, educational and recreational activities, and supportive services for the residents.

#### *Mixed Use*

The approximately three-acre Activity and Wellness Center would be located in the central portion of the project site and would be connected to the remainder of the site by greenway paths. The outdoor space at the proposed Activity and Wellness Center would be able to accommodate local music and events in Davis. The open space around the Activity and Wellness Center is anticipated to include a pool, sport courts (possibly including pickle ball or bocce ball), and lawn areas for soccer practices or games. The exact uses and facilities would be finalized through ongoing coordination with the City and the ongoing public outreach process. Current plans for the facility include a public restaurant, meeting rooms, catering kitchen and dining areas, fitness center, yoga room(s), extensive outdoor patio, and a covered parking lot which could serve as a location for markets and other events. In addition, as a way of considering providing for additional housing types, 15 to 30 loft units are being evaluated for purposes of the EIR.

#### *Residential Greenspace*

The project site would be interconnected via a grid of north-south and east-west neighborhood walking and biking paths. The internal greenways would vary in width between 25- to 35-feet wide, with 10-foot concrete paths, providing connection between the site access points, the residential housing units and the activity and wellness center. The project also includes a perimeter 1.4-mile bicycle/pedestrian path that connects into the proposed internal greenway system and the existing City bicycle and trail system. Exercise stations and detailed way finding signage with distance markers would be constructed along the path to encourage an active lifestyle

#### *Dog Park*

A 0.77 acre fenced dog park, programmed for smaller dogs, would be included as part of the project. It would be located near the secondary access off of Covell Blvd.

### *Urban Agriculture Transition Area*

The project would include an urban agriculture transition area along the northern and western project boundary adjacent to existing agricultural lands. Pursuant to Section 40A.01.050 of the City's Municipal Code, the proposed agricultural buffer along the northern and western boundaries of the project site would be a minimum of 150-foot wide and would be planted with Californian native plants. Additionally, the transition area would include an approximately 50-foot wide multi-use trail, adjacent to the agricultural buffer area. The perimeter trail would loop around the north and west edges of the project site, connecting to off street paths proposed within the development and connecting to Risling Court and Covell Boulevard.

### **Proposed Circulation Improvements**

The proposed vehicular and alternative transportation (i.e., bicycle, pedestrian, and transit) circulation improvements are discussed in detail below.

#### *Vehicular Circulation*

The existing streets providing access around the project site include Covell Boulevard and Risling Court. Covell Boulevard is a major arterial roadway serving the project site and connects the western and eastern limits of the City, continuing as Mace Boulevard in the eastern limits of the City and Country Road 31 west of the City limits.

Access to the project site would be provided via Risling Court, which runs along the eastern edge of the site, as well as an entrance on West Covell Boulevard. The proposed internal north-south and east-west roadways would connect to housing and recreation areas. Cul-de-sacs are included in the project plan within the proposed cottages development area and as a termination for some internal streets.

Along the project frontage, Covell Boulevard is currently a four-lane arterial with Class II bike lanes and dedicated right and left turn lanes west of the intersection with Shasta Drive. Traveling westbound, the road narrows and the road transitions to a two-lane arterial with a two-way left turn (TWLT) lane and Class II bike lanes. The transportation element of the City's General Plan calls for upgrading Covell Boulevard to a four-lane arterial. As part of this project, Covell Boulevard would be expanded to the north within the project site to accommodate four vehicular lanes. Cycling improvements would add a Class I bike trail which would pass behind a new bus island and shelter. These improvements are intended to reduce conflicts between cyclists and buses. Covell Boulevard has been conceptually designed to the extent possible with the 2016 design standards. These standards call for 10-foot and 10.5-foot travel lanes and a 7-foot bike lane on four-lane major arterials.

Risling Court is an existing street section, which currently serves the Sutter Davis Medical Campus. Risling Court currently extends from Covell Boulevard north to the first entrance of the Medical Campus parking lot. As part of the proposed street circulation improvements, Risling Court would ultimately be widened and extended to provide primary access to the neighborhood at two points. This roadway currently includes an approximately 40-foot paved section. On the



east side adjacent to Sutter Hospital is a 15-foot parkway strip, a five-foot sidewalk, and a four-foot parkway strip, which provides a buffer between the sidewalk and the parking area. The proposed street section would be widened from Covell Boulevard to the Sutter Davis Medical Campus entrance. The 104-foot right-of-way would include a 56-foot paved section containing two 12-foot travel lanes, two 8-foot Class II bike lanes, and two 8-foot parking lanes. The sidewalk and parkway strips on the west side of the street are proposed with a 6-foot sidewalk and 5-foot planter strip consistent with the current City Standards.

Risling Court would then be extended from the Sutter Davis Medical Campus entrance to the northern entrance of the proposed neighborhood. This 76-foot right-of-way would include a 52-foot paved section of two 12-foot travel lanes, two 7-foot Class II bike lanes, and two 7-foot parking lanes. Six-foot parkway strips with 6-foot sidewalks would be installed on both sides. Bikers and pedestrians could continue past the termination of Risling Court on a 25-foot wide multipurpose pathway. The extension would connect to the proposed agricultural buffer and the Sutter Davis exercise loop.

The entrance to the proposed Activity and Wellness Center off Risling Court would be located opposite the main entrance to the Sutter Davis Medical Campus. Risling Court provides connection to two proposed primary neighborhood entrances. The entrance streets would include an 84-foot right of way and a 52-foot paved section, 8-foot center medians, 6-foot parkway strips, and 6-foot sidewalks. The paved section would include 12-foot travel lanes, 7-foot Class II bike lanes, and 7-foot parking lanes.

The secondary access point via Covell Boulevard would only allow right in, right out movements. The 64-foot right of way would include a 52-foot paved section with two 12-foot travel lanes, two 7-foot Class II bike lanes, and two 7-foot parking lanes. The sidewalk would be 5-feet wide on both sides.

Two different internal streets are proposed by the project, depending on the anticipated usage. The street section would be a 64-foot right-of-way with a 52-foot paved section with two 12-foot travel lanes, 7-foot Class II bike lanes, 7-foot parking lanes, and a 6-foot attached sidewalk. The second internal street section would be a local street with a 46-foot right-of-way and a 34-foot paved section with two 10-foot travel lanes with Class III bike lanes, 7-foot parking lanes, and 6-foot attached sidewalks.

In addition to the internal streets described above, 25-foot wide streets for bungalow court with cul-de sacs are proposed.

#### *Alternative Transportation Circulation*

The project site is located adjacent to a Class I off-street bike trail located along the south side of Covell Boulevard. There is also a Class I trail on the north side of Covell Boulevard, east of the project site and on-street bike lanes on both sides of Covell Boulevard. This infrastructure provides connections to the system of neighborhood greenways and the designated Davis bicycle loop within the City. For planning purposes, it is assumed that all external bicycle and pedestrian trips would use the intersection of Covell Boulevard, Shasta Drive, and Risling Court.

Figure 9 shows the proposed bicycle and pedestrian facilities. The project would provide approximately 4.5 miles of biking and walking paths. This includes 2.4 miles of Class I bikeways (off road pathways), 1.4 miles of Class II bikeways (on street bike lanes), Class III bikeways (bicycle routes) throughout the site, and a 0.7-mile decomposed granite path within the agricultural buffer. The compilation of this infrastructure allows for a 1.4-mile walking path around the perimeter of site and allows connections to the Sutter Davis Parkour and the interior concrete walking/biking paths.

The project would include development of all on-site facilities shown in Figure 9. The proposed bicycle and pedestrian facilities would eventually connect to planned future improvements within the vicinity of the project site, including a future bicycle and pedestrian overcrossing for SR 113 and John Jones Road that is being considered by the City of Davis.

The project site is directly adjacent to public transit stops for the YoloBus and Unitrans systems, which serve Davis and the surrounding area. Adjacent bus stops are located on the north side of Covell Boulevard, near the intersection with Risling Court (at southeast corner of project site), and near the John Jones Road and Covell Boulevard intersection. On the south side of Covell Boulevard, a stop is located approximately 250 feet east of Risling Court.

These stops serve YoloBus lines 220 (between Vacaville and Winters) and 220C (Winters Express) and Unitrans bus lines 230, 231, 232, P and Q. Additionally, Davis Community Transit provides paratransit service for persons with disabilities via a door-to door demand response system in which users of the system call for transportation service when needed. In addition to public transportation, zip cars or other shared service vehicles would be accommodated with parking and charging stations at the proposed Activity and Wellness Center. The bus stop located adjacent to the site would be improved and relocated to accommodate the additional Covell Blvd improvements as part of this project.

### **Proposed Utility Improvements**

The project proposes to connect to existing City utility infrastructure to provide water, sewer, and stormwater drainage.

#### *Water System*

The City of Davis currently maintains and operates an above ground water tank and pump station immediately adjacent to the project site (West Area Tank & Pump Station). The City also has two active deep wells within the vicinity of the project site, one immediately east of the Sutter Davis Hospital and one immediately west of the University Retirement Community. The City also operates an intermediate well east of SR 113 near the Davis Waldorf School.

The existing City infrastructure system includes a 14-inch main extending from John Jones Road to the West Area Water Tank and Pump Station; a 12-inch main in John Jones Road and West Covell Boulevard; and a 12-inch main up Risling Court, extending around the hospital and tying into John Jones Road.

The project is not currently planning for a non-potable water source for irrigation of public green spaces. The City of Davis has long term planning goals to provide the City with non-potable water from the waste water treatment plant for irrigation of public green spaces.

Figure 10 identifies the potential water infrastructure layout for the proposed West Davis Active Adult Community. The preliminary water infrastructure for the proposed development is assumed to consist of 8-inch pipes. A future water pressure and flow study would need to be conducted to further refine the proposed pipe sizes throughout the development in order to meet the domestic demands and the fire flow demands. The triggers for the proposed infrastructure would also be defined in this future study to confirm adequate flow can be provided with each phase of the development. The project proposes connection points to the existing system at the existing water tank northeast of the project site, at the existing Risling Court cul-de-sac and in Covell Boulevard at the proposed entrance off Covell Boulevard.

### *Sewer System*

Wastewater treatment for the project area is currently provided by the City of Davis. The City of Davis sewer collection system for the western portion of Davis utilizes pipe under Covell Boulevard ranging from 18-inch diameter on the western end to 36-inch diameter at the eastern edge. The Covell Boulevard truck main extends to Pole Line Road and ties into a 42-inch diameter sewer heading north and east to the City of Davis Waste Water Treatment Plant, located approximately three miles east of Pole Line Road/CR 102. The existing Covell Boulevard trunk main has section of pipe which are hydraulically limited due to the size/slope of the pipe and the tributary flows. A preliminary study of these hydraulically limited segments of the sewer trunk indicates that capacity may exist to serve the project.

Figure 11 identifies the preliminary sewer infrastructure layout for the proposed project. The proposed sewer infrastructure would utilize 8-inch pipes to serve the development. A future sanitary sewer study would need to be conducted to further refine the proposed pipe sizes throughout the development in order to meet the peak flows. The triggers for the proposed infrastructure would also be defined in this future study to confirm adequate flow can be provided with each phase of the development.

The proposed project would pursue water efficient fixtures and water conservation throughout the development in accordance with the 2016 CAL Green Building Code Standard, as adopted by the City of Davis. The project does not anticipate any high use facilities or functions that would generate a large amount of wastewater.

### *Storm Drainage System*

The project site is located within the Covell Drain Watershed, with approximately 17 square miles of the watershed lying upstream of the site. The project site includes the Covell Drain channel, which conveys stormwater and agricultural runoff from western portions of the City of Davis and from portions of unincorporated Yolo County west of the site. In the vicinity of the project site, the Covell Drain flows east along the north side of Covell Boulevard toward SR 113, turning north along the west edge of SR 113, and then discharging to an existing three 10-foot by 5-foot box

culverts under the freeway. East of SR 113, the Covell Drain continues to the northeast along the north edge of Davis, through the Wildhorse Golf Course, and eventually discharges to Willow Slough Bypass northeast of the City.

The City of Davis maintains a storm drain pipe network in the project area which discharges to the Covell Drain. This network collects water from the south side of Covell Boulevard and pipes to the north into the existing channel. Storm drain pipes ranging from 15-inches to 42-inches provide collection and conveyance of stormwater throughout the Sutter Hospital Facility and along John Jones Road, tying into the Covell Drain parallel to SR 113.

The City of Davis also maintains a stormwater detention pond adjacent to the West Davis Water Tank site. The pond provides attenuation for the stormwater associated with the water tank site and the Sutter Davis Hospital site.

As shown on Figure 12, the proposed drainage infrastructure would include greenway swales, a perimeter drainage channel, an offsite detention basin, and relocation of the Covell Drain north to accommodate the widening of Covell Boulevard. The ditch would need to be contained within a culvert under the new entrance from Covell.

A guiding stormwater management principle for project should be that it does not result in new impacts to properties downstream or upstream. Potential impacts include considerations of both stormwater quantity and quality. With regard to stormwater quality, the project would be designed to conform with current City of Davis standard requirements, as discussed below. For water quantity, the objective of this preliminary analysis would be to identify the basic post-project storage volumes needed onsite in order to limit post-project peak discharges and associated peak water surface elevations (WSEs) to estimated existing levels in the Covell Drain on its approach to the SR 113 box culvert.

As such, the proposed project would provide stormwater storage and conveyance facilities that would likely consist of the following components:

**Water Quality Mitigation:** The project intends to integrate Low Impact Development (LID) measures throughout the project to provide stormwater quality treatment. These LID measures would likely include both volume-based best management practices (BMPs) (i.e., bioretention, infiltration features, pervious pavement, etc.) and flow-based BMPs (i.e., vegetated swales, stormwater planter, etc.). The use of these features would be dependent upon the location and setting within the project site. These treatment measures would be designed in accordance with the City of Davis Storm Water Quality Control Standards. Sizing and configuration of these treatment measures would be determined with the future development of the tentative map and improvement plans for the project.

**Mitigation for Increase in Project Site Discharge Due to Development:** In addition to the water quality treatment measures, the project proposes to provide mitigation for the expected increase in the site's post-project peak discharge relative to pre-project conditions. As a result of the project development, the effective impervious area for the site would increase, which in turn would increase the peak rate of runoff from the site.

The project is proposing 9.8 acres of open space/landscaping around the perimeter of and throughout the project site. The resulting 100-year peak discharge from the proposed development was estimated at 53.2 cubic feet per second (cfs).

Proposed mitigation for the pre-to-post increment in peak discharge would be accomplished by integrating of an offsite detention storage with the project, with the design goal of limiting the site's post-development peak flow to existing levels. A detention basin approximately 450-feet by 150-feet with a maximum water depth of 3.4 feet (5.75 acre-feet) may be required.

This detention basin would be located offsite of the northeast of the project site adjacent to the existing City of Davis detention basin. The proposed detention basin would be located within the footprint of the proposed perimeter drainage channel and, pending further discussion with the City, may include expansion and merging with the immediately adjacent City of Davis/Sutter Health detention basin to the south. The depth of the detention basin would be approximately equivalent to the existing City detention basin.

#### *Flood Management System*

A substantial portion of the project site is currently located within FEMA Zone A, which are areas determined to flood during the 1% annual flood event. Because Zone A floodplains do not have a published Base Flood Elevation, the depth of floodwater onsite during the 100-year event is undetermined. However, anecdotal information suggests that large storm flooding on and near the project site is expected to be characterized by shallow (possibly one- to two-feet deep), slow-moving flows.

Based on the preliminary hydrology and hydraulic modeling efforts, construction of the proposed project without appropriate drainage/flood mitigations may increase peak discharges in the Covell Drain, and would most likely increase the maximum water surface elevations in the floodplain on and near the site. This potential impact would be mitigated through a combination of proposed detention storage near the existing water tank site and around the perimeter of the project site.

#### *Electricity and Natural Gas*

The project site has nearby access to PG&E service for both natural gas and electric service.

The proposed project would provide energy efficient homes. All of the State of California design guidelines for new homes including “tight building envelopes,” energy efficient appliances and HVAC, insulation and window efficacy, would be incorporated into the project design. The project development would comply with current City standards, including Tier 1 of the CalGreen codes. Additionally, solar would be incorporated on all of the proposed rooftops. The amount of solar on each home would likely be a ratio of square footage of the home to anticipated electrical usage.

### *GENERAL PLAN AMENDMENT*

The proposed project would require a City of Davis General Plan Amendment to the Land Use Element to change land uses on the project site. Changes to the Land Use Element would include changing the entire approximately 75-acre project site from Agriculture to Residential – Medium Density, Residential – High Density, Residential Greenspace Overlay, Urban Agriculture Transition Area, and Mixed Use. Figure 6 illustrates the current County General Plan land uses within the project site. Proposed General Plan land uses are also shown on Figure 6.

### *MEASURE R*

Because the General Plan Amendment would redesignate the site from Agricultural and Urban Agriculture Transition Area to urban uses, voter approval is required under the Citizens' Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance (Measure R). Measure R requires approval of Baseline Project Features such as recreation facilities, public facilities, and significant project design features, which cannot be eliminated, significantly modified, or reduced without subsequent voter approval.

### *PRE-ZONING*

The project site is currently within the jurisdiction of Yolo County. Current County zoning for the project site is A-N. The Yolo Local Agency Formation Commission (LAFCo) would require the project site to be pre-zoned by the City of Davis in conjunction with the proposed annexation.

The City's pre-zoning for the project site would be PD. The pre-zoning would go into effect upon annexation into the City of Davis. The existing and proposed zoning for the project site is shown on Figure 7.

### *ANNEXATION*

The project site is currently within Yolo County, and within the City of Davis' SOI. The proposed project would result in the annexation of the approximately 75-acre project site into the City of Davis.

## **REQUESTED ENTITLEMENTS AND OTHER APPROVALS**

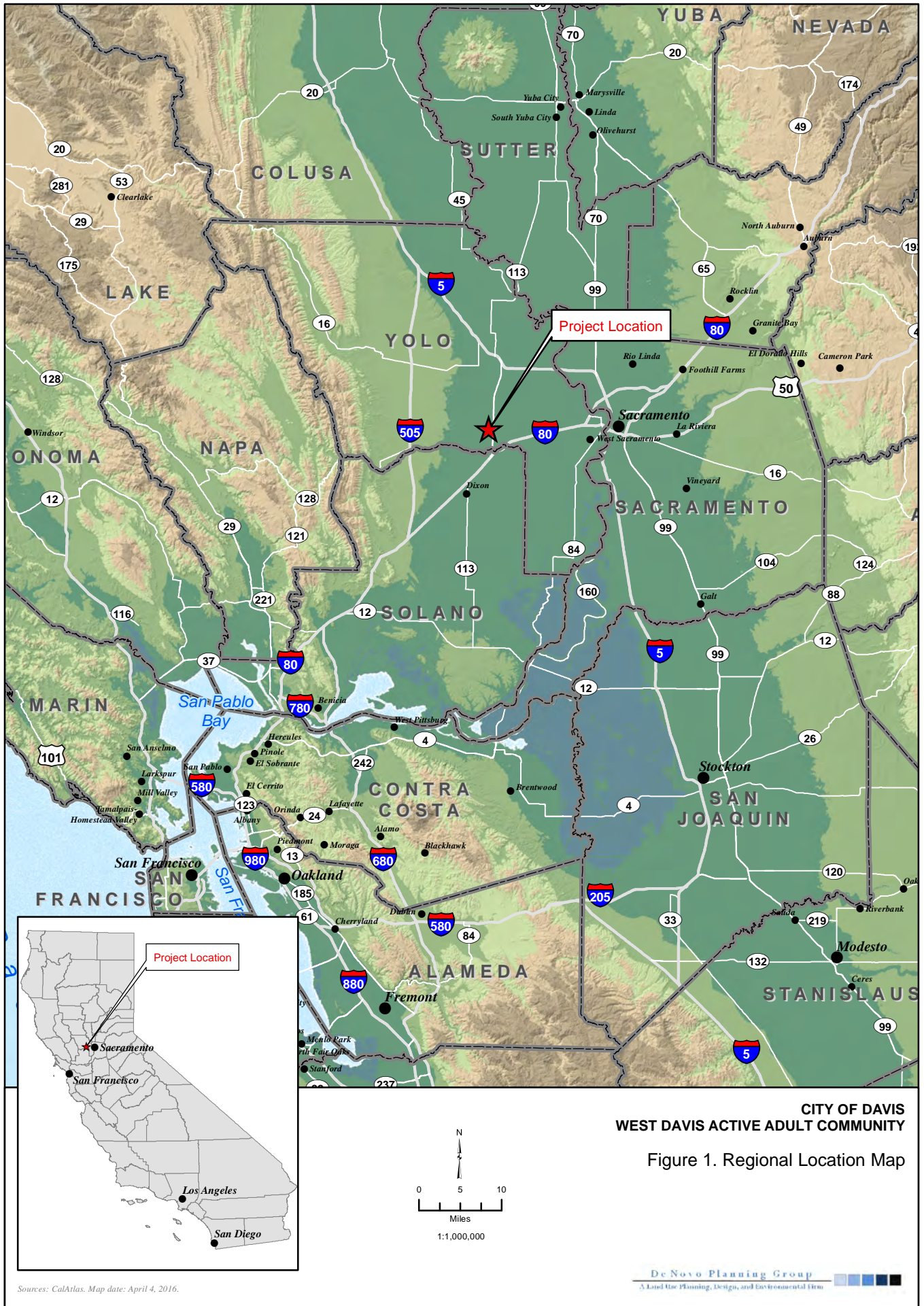
The City of Davis is the Lead Agency for the proposed project, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), Section 15050.

This document will be used by the City of Davis to take the following actions:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of City of Davis General Plan Amendments (including Measure R voter approval);
- Approval of City of Davis Pre-zoning and Preliminary Planned Development;
- Approval of Annexation;
- Approval of Final Planned Developments and Tentative Subdivision Maps;
- Approval of Grading Plans;
- Approval of Building Permits;
- City review and approval of Project utility plans.

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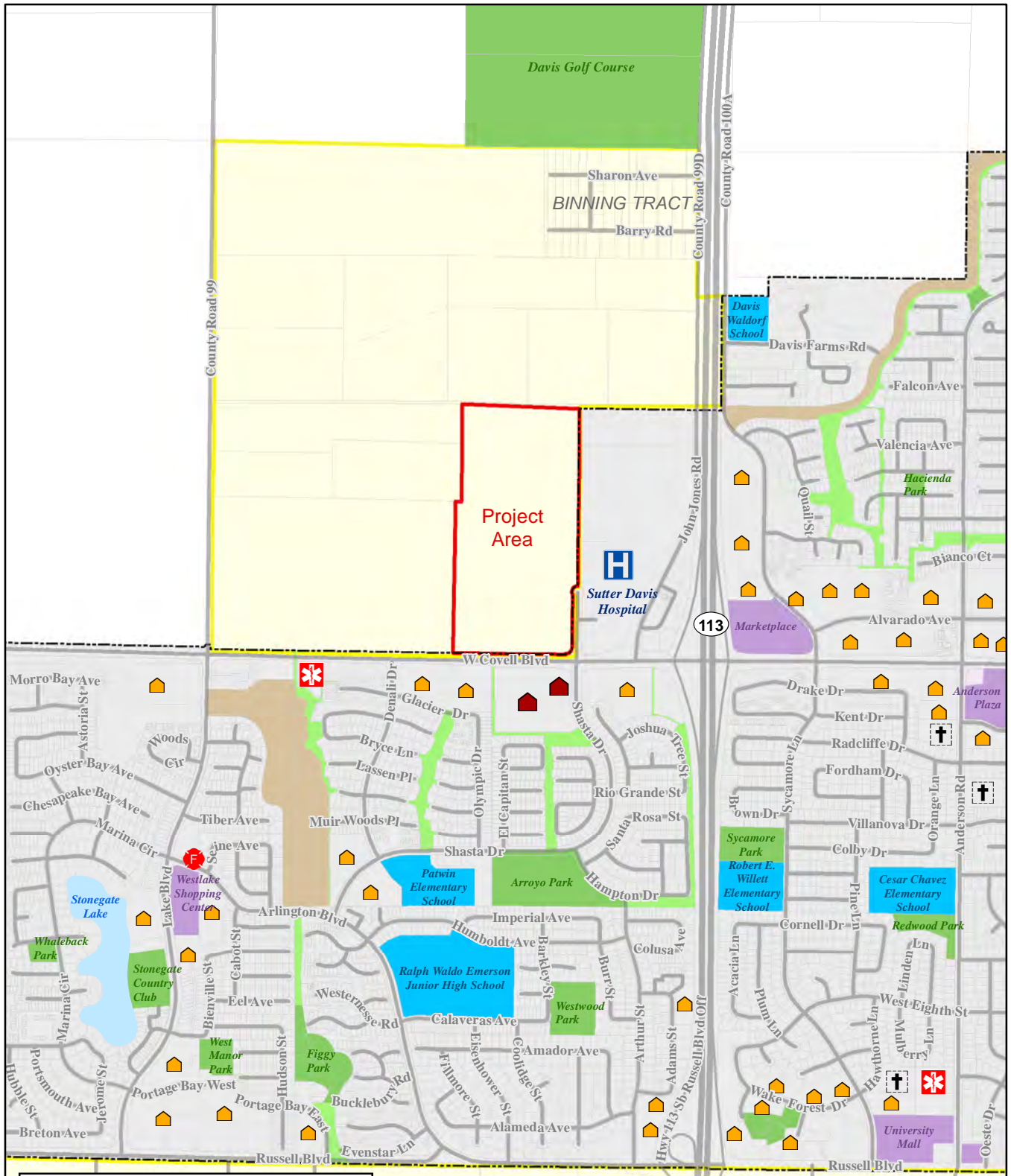


Sources: CalAtlas. Map date: April 4, 2016.

CITY OF DAVIS  
WEST DAVIS ACTIVE ADULT COMMUNITY

Figure 1. Regional Location Map

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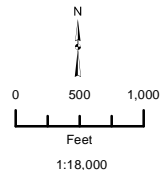


**Legend**

Fire Station	Shopping Center
Apartment Complex	School
Retirement Community	Parks/Recreation
Church	Neighborhood Greenbelt
Medical Center	Natural Habitat Area
Hospital	Davis City Boundary
	Davis Sphere of Influence

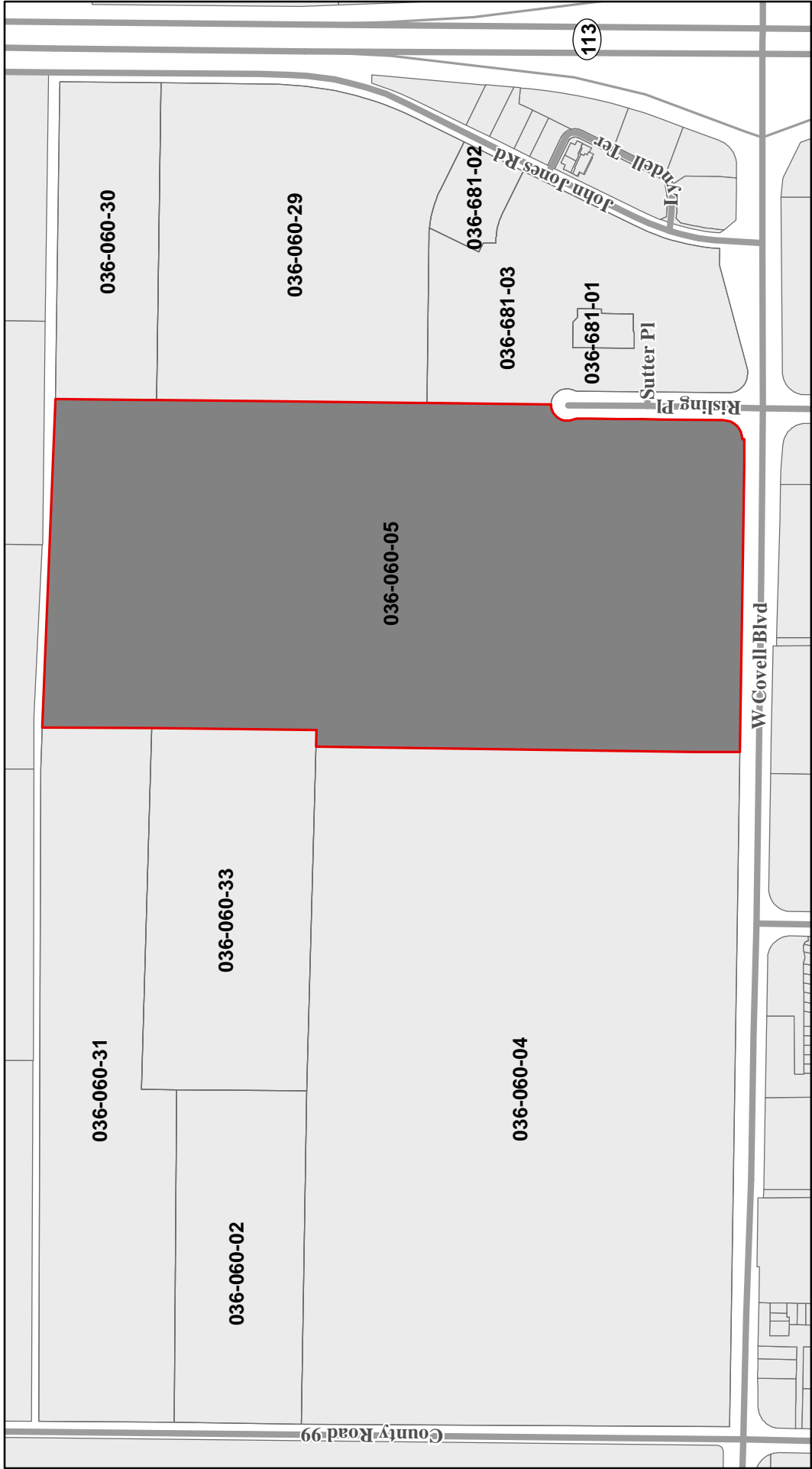
**CITY OF DAVIS  
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Figure 2. Vicinity Map



Source: Yolo County GIS; City of Davis GIS; Google Maps. Map date: February 20, 2017.

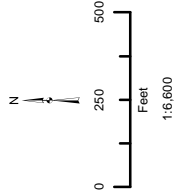
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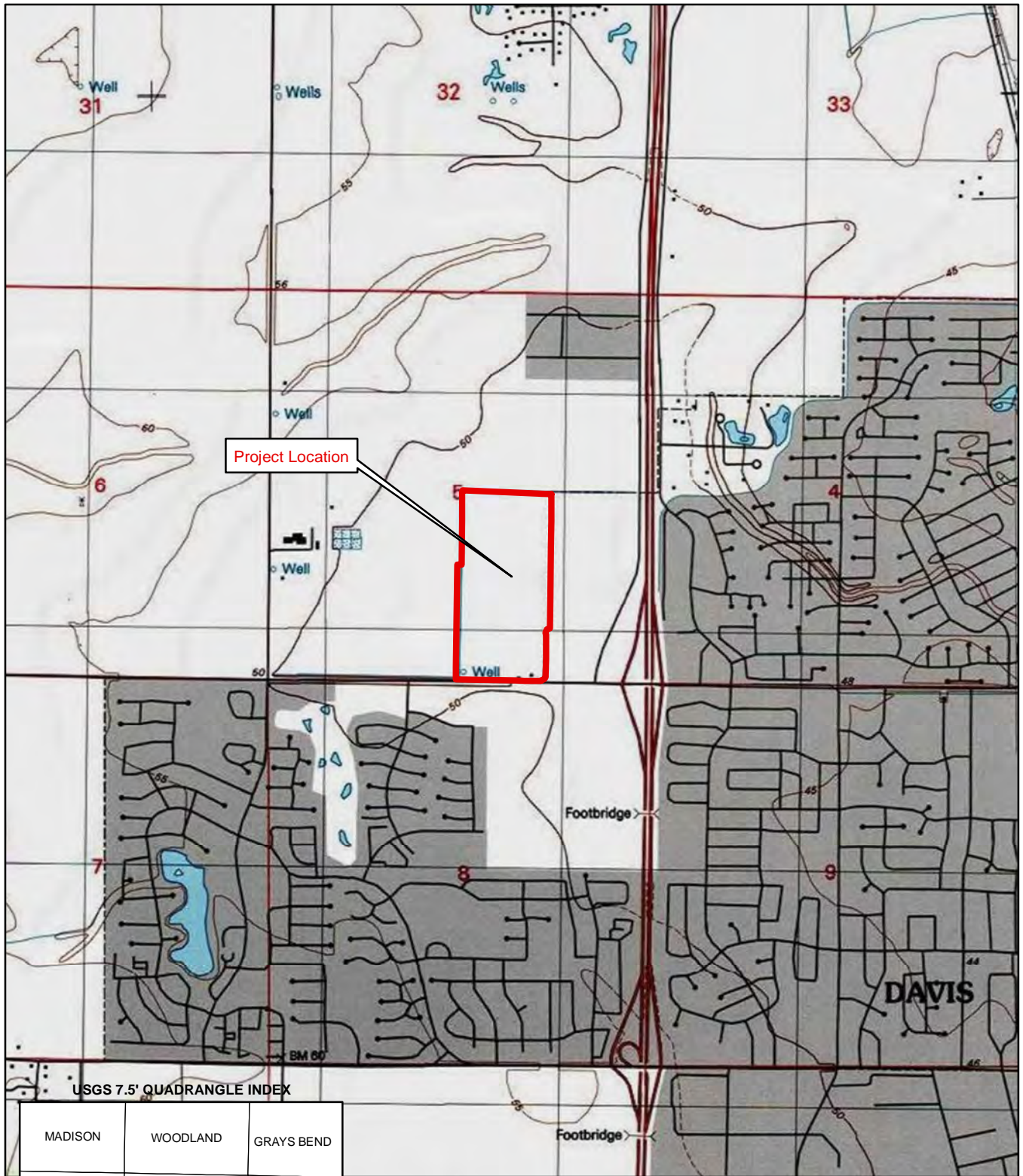
Figure 3. Assessor's Parcel Map

- Legend**
- Project Parcel
  - Assessors Parcels




Source: Yolo County GIS. Map date: February 20, 2017.

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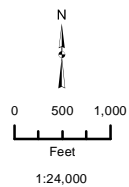


**USGS 7.5' QUADRANGLE INDEX**

MADISON	WOODLAND	GRAYS BEND
WINTERS	MERRITT 	DAVIS
ALLENDALE	DIXON	SAXON

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Figure 4. USGS Topographic Map  
MERRITT QUADRANGLE



Data sources: Yolo County GIS; ArcGIS Online USGS Topographic Map Service. Map date: February 20, 2017.

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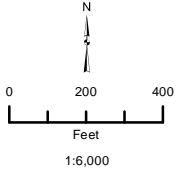


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Figure 5. Aerial View of Project Site

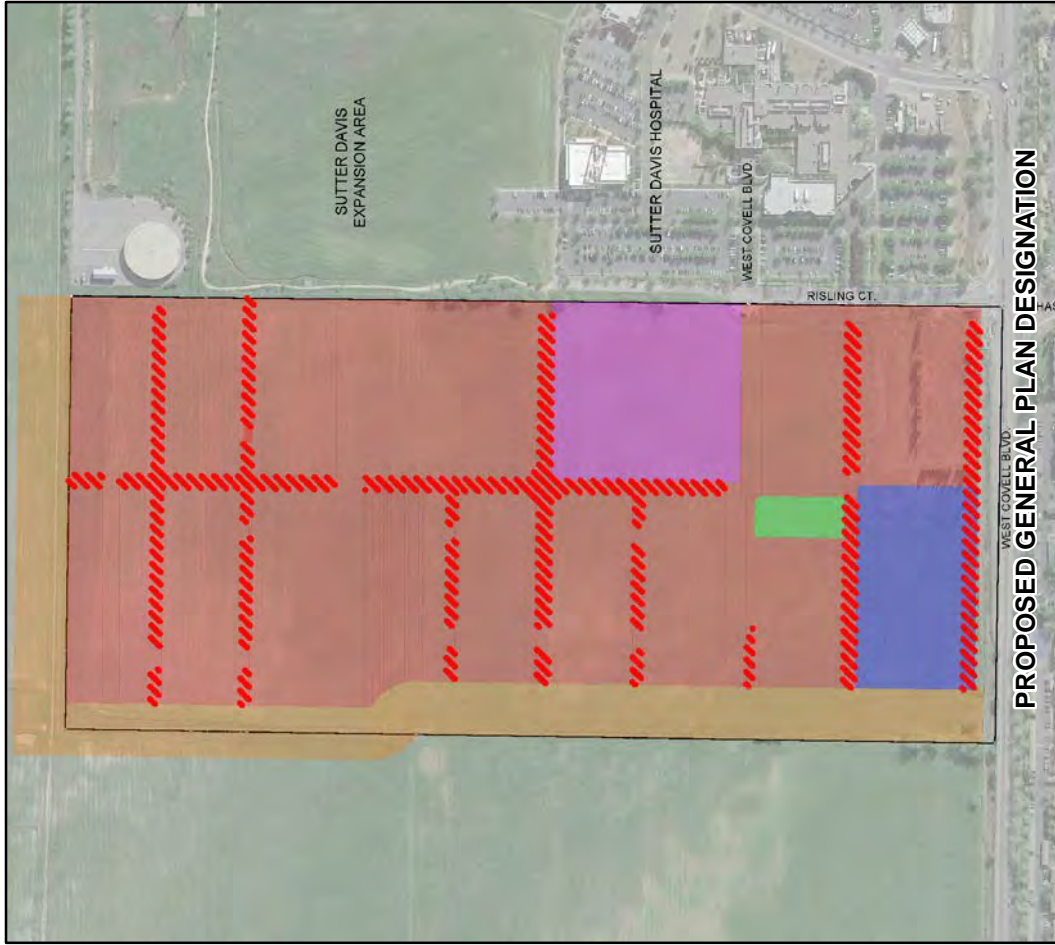
**Legend**

 Project Parcel



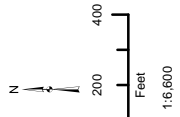
Source: Yolo County GIS; ArcGIS Online World Imagery Map Service. Map date: February 20, 2017.

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**General Plan Designations**

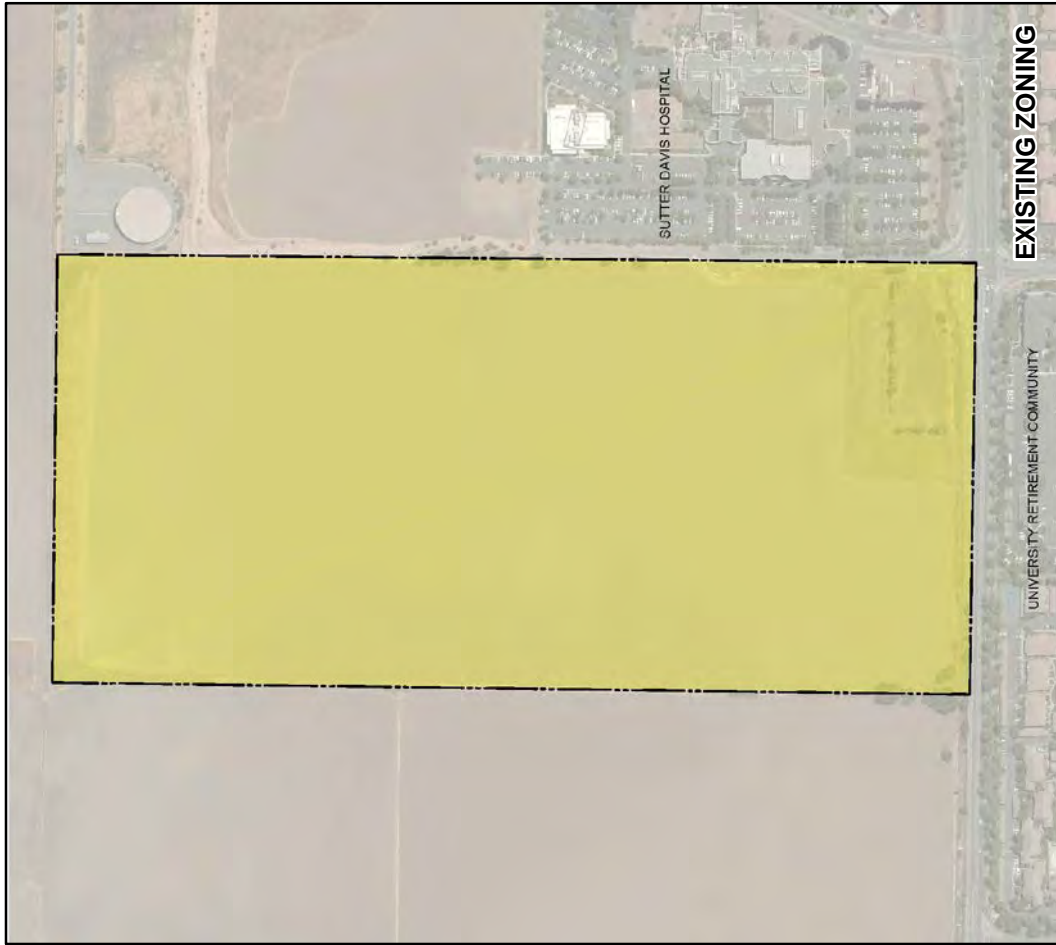
- Agricultural
- Park
- Urban Agriculture Transition Area
- Residential - Medium Density
- Residential - High Density
- Residential Green Space Overlay
- Mixed Use



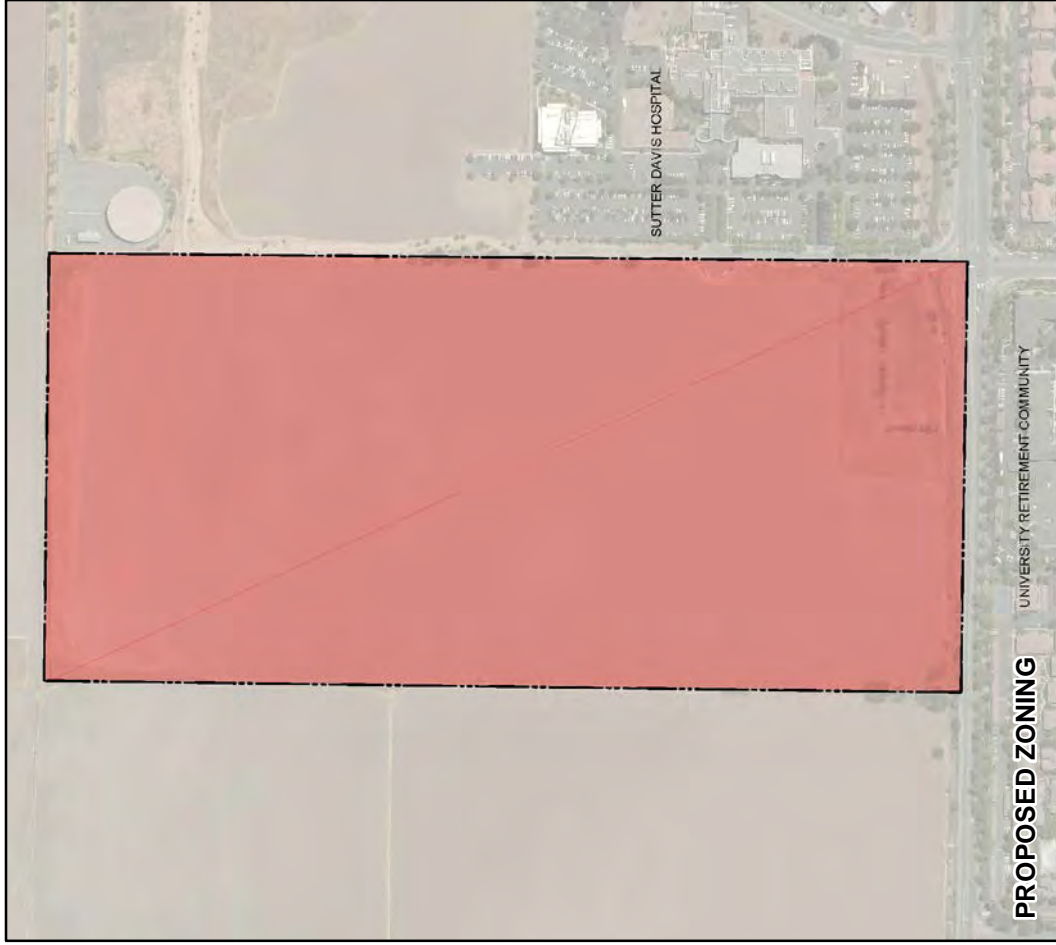
**CITY OF DAVIS  
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**Figure 6. Existing and Proposed  
General Plan Designations**

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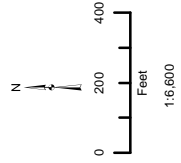
**EXISTING ZONING**



**PROPOSED ZONING**

**Zoning Designations**

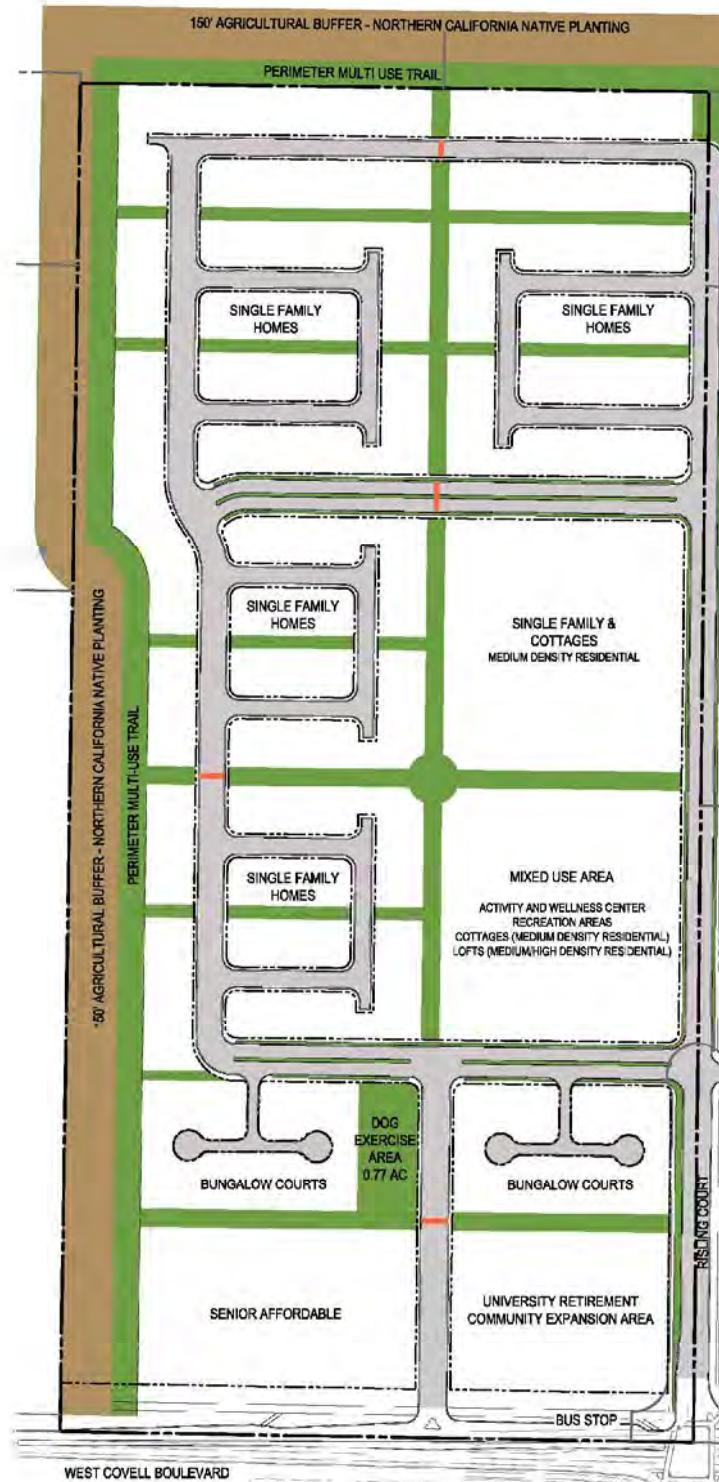
- Agricultural-Extensive
- Planned Development (P-D)



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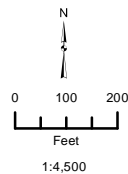
**Figure 7. Existing and Proposed Zoning**

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**Legend**

- Property Line
- Right of Way
- Raised Crosswalk



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Figure 8. Conceptual Master Plan

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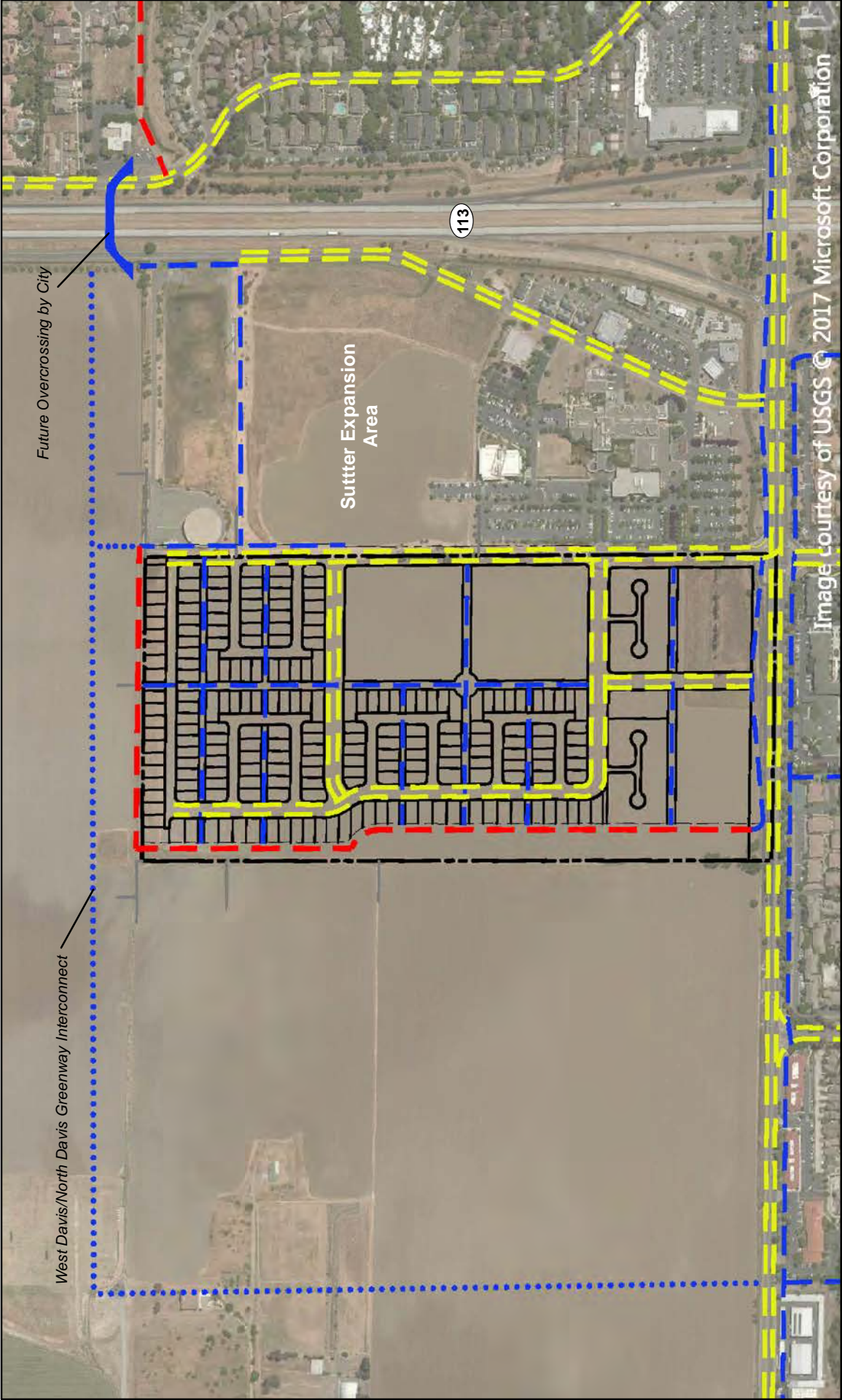
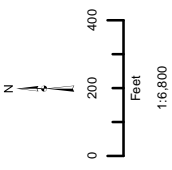


Image courtesy of USGS © 2017 Microsoft Corporation

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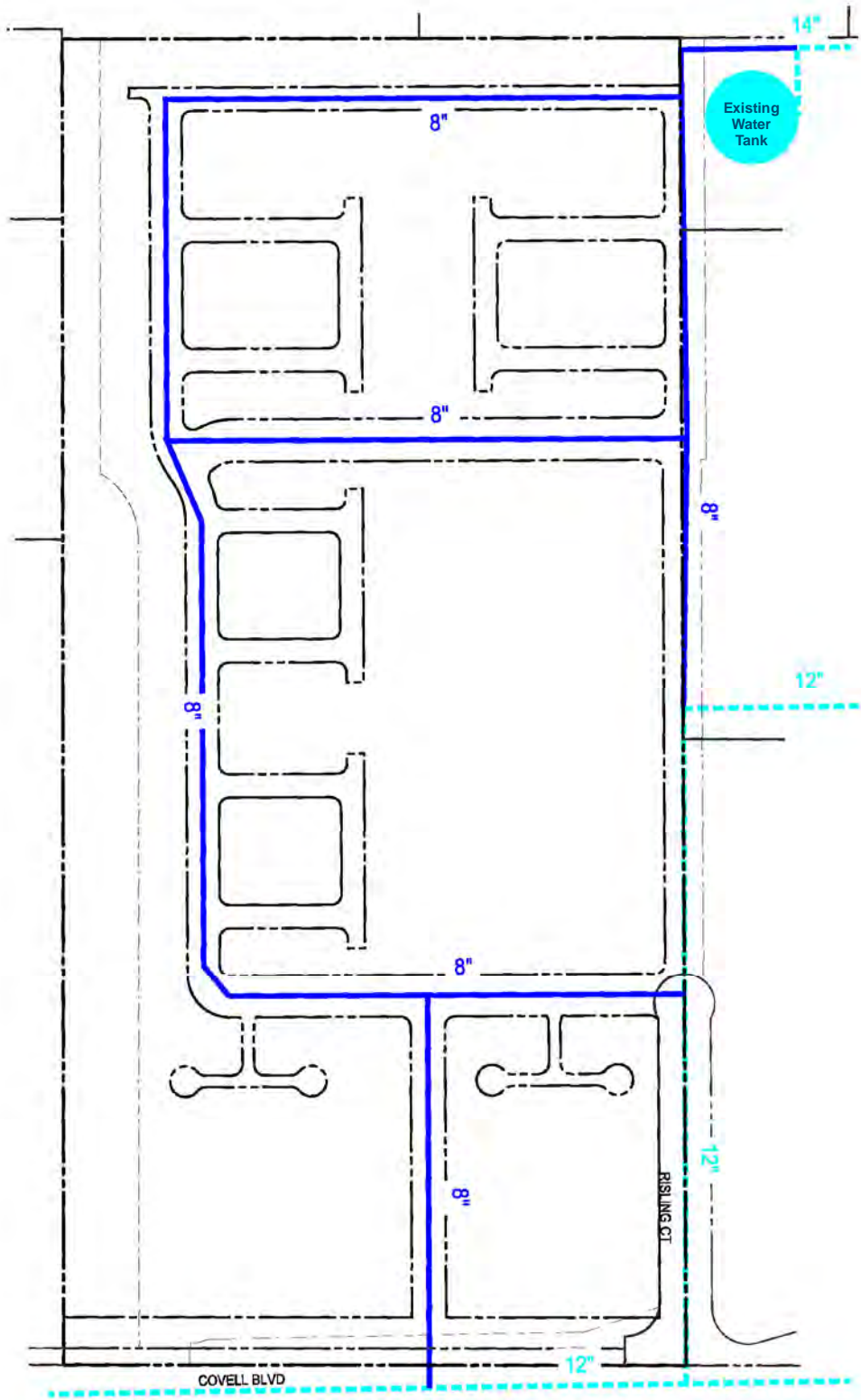
**Figure 9. Bicycle and Pedestrian  
Facilities Map**



- Legend**
- Class 1 Bike Trail
  - Class 2 Bike Trail
  - Multi-Use DG Trail
  - Future Class 1 Bike Trail

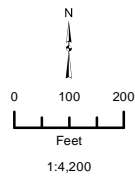
Source: Yolo County; Cunningham Engineering. Map date: April 11, 2017.

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**Legend**

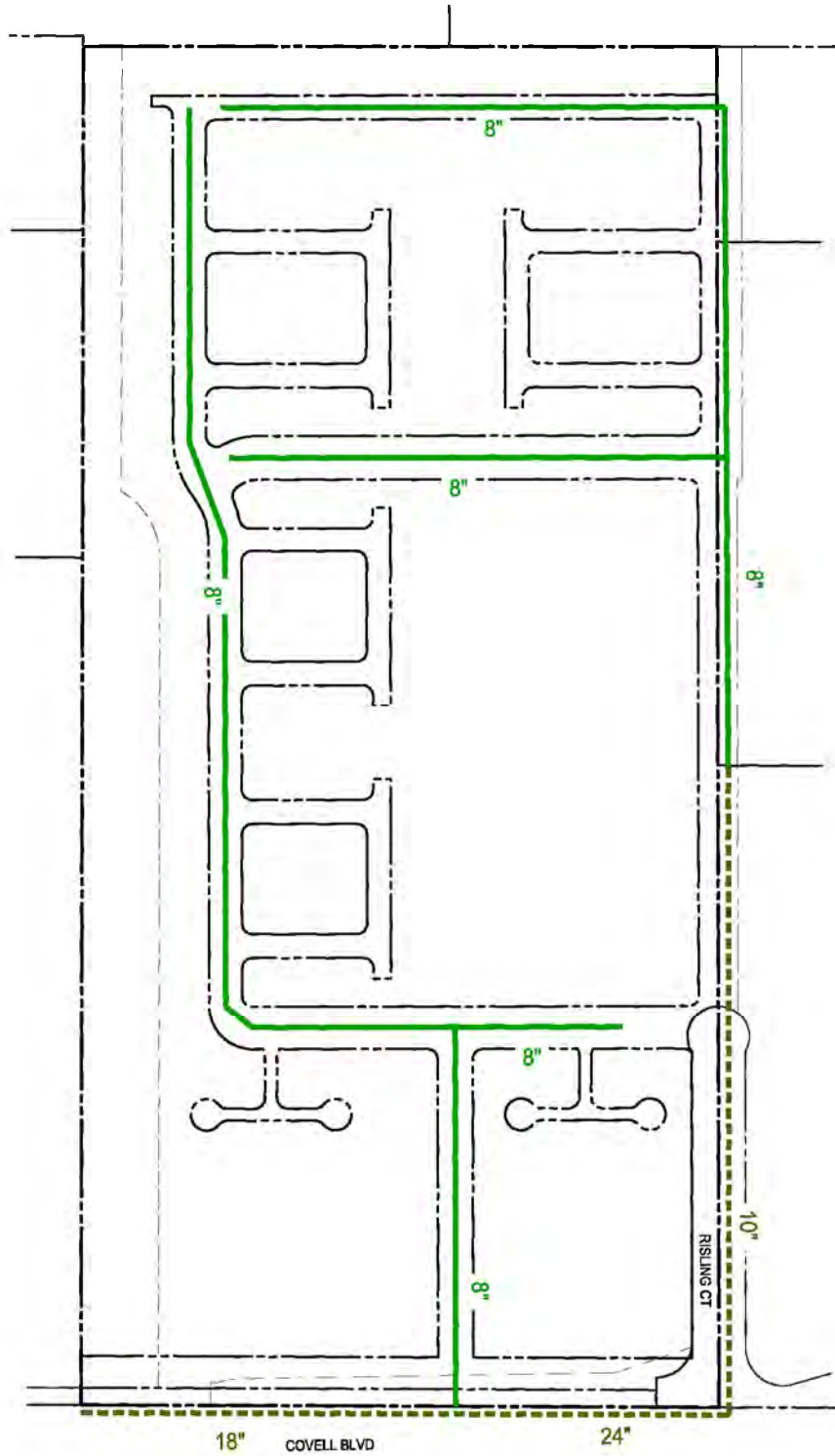
- - - Existing Water Pipeline
- Proposed Water Pipeline



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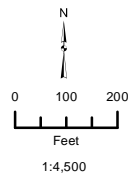
Figure 10. Water System Exhibit

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**Legend**

- Existing Sewer Pipeline
- Proposed Sewer Pipeline

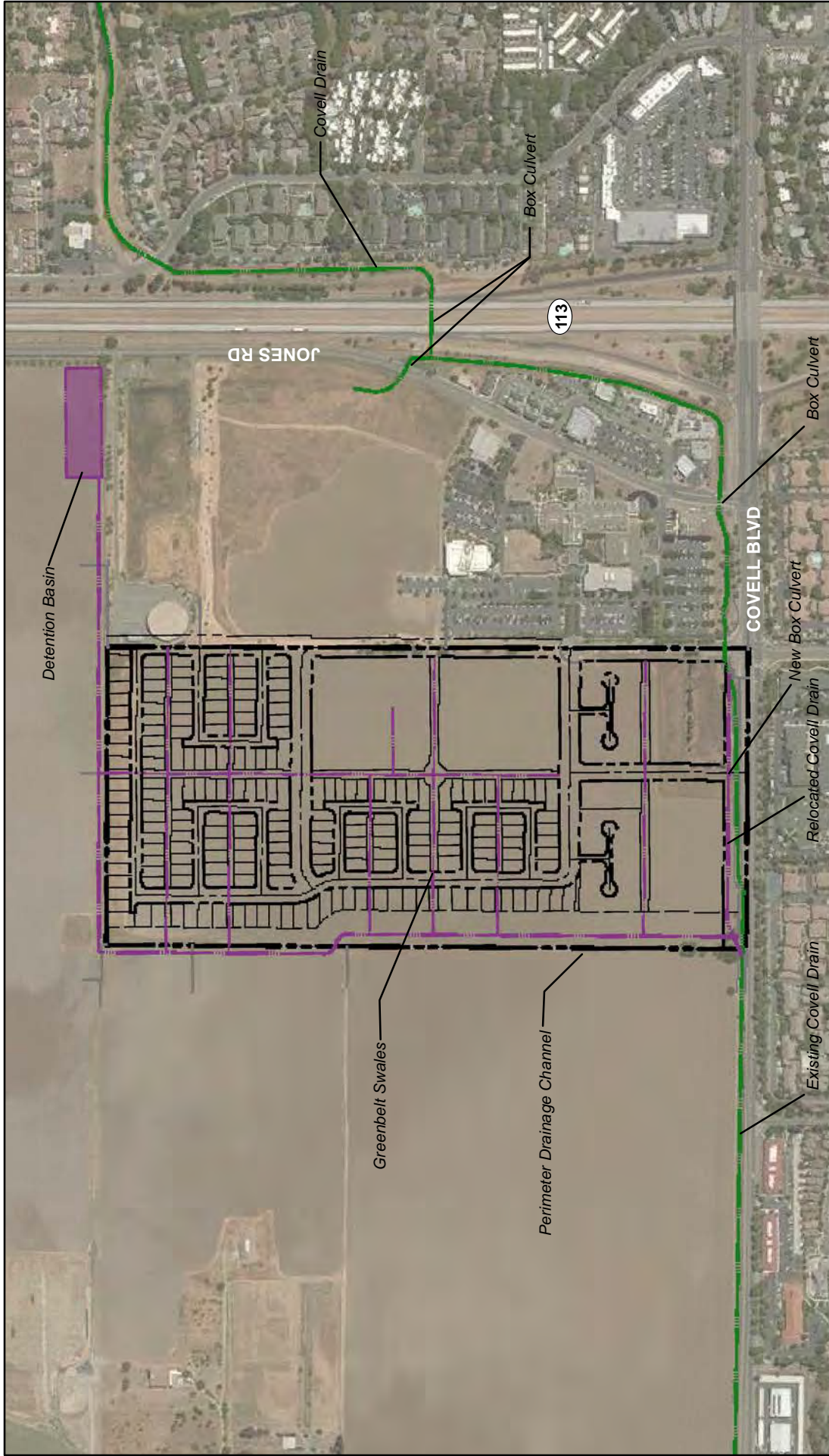


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Figure 11. Sanitary System Exhibit

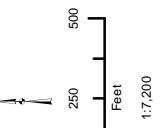
Source: Cunningham Engineering.  
Map date: April 11, 2017.

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Figure 12. Drainage Infrastructure Exhibit



- Legend**
- Existing Drainage Conveyance
  - Proposed Drainage Conveyance

Source: Cunningham Engineering, Map date: April 11, 2017.

De Novo Planning Group  
Aerial Photography, Design, and Environmental Plans

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**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

X	Aesthetics	X	Agriculture and Forest Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources	X	Geology and Soils
X	Greenhouse Gasses	X	Hazards and Hazardous Materials	X	Hydrology and Water Quality
X	Land Use and Planning		Mineral Resources	X	Noise
X	Population and Housing	X	Public Services	X	Recreation
X	Transportation and Traffic	X	Tribal Cultural Resources	X	Utilities and Service Systems
X	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 will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
X	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

In each area of potential impact listed in this section, there are one or more questions which assess the degree of potential environmental effect. A response is provided to each question using one of the four impact evaluation criteria described below. A discussion of the response is also included.

- **Potentially Significant Impact.** This response is appropriate when there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries, upon completion of the Initial Study, an EIR is required.
- **Less than Significant With Mitigation Incorporated.** This response applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
- **Less than Significant Impact.** A less than significant impact is one which is deemed to have little or no adverse effect on the environment. Mitigation measures are, therefore, not necessary, although they may be recommended to further reduce a minor impact.
- **No Impact.** These issues were either identified as having no impact on the environment, or they are not relevant to the project.

## ENVIRONMENTAL CHECKLIST

This section of the Initial Study incorporates the most current Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines. Impact questions and responses are included in both tabular and narrative formats for each of the 19 environmental topic areas.

### *I. AESTHETICS -- WOULD THE PROJECT:*

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	X			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			

### *RESPONSES TO CHECKLIST QUESTIONS*

**Responses a-d):** It has been determined that the potential impacts on aesthetics caused by the proposed project will require a more detailed analysis in the EIR. As such, the lead agency will examine each of the four environmental issues listed in the checklist above in the EIR and will decide whether the proposed project will have a potentially significant impact on aesthetics. At this point, a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will provide a discussion of viewsheds, proximity to scenic roadways and scenic vistas, existing lighting standards, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts on aesthetics. This section of the EIR will identify applicable General Plan policies that protect the visual values located along public roadways and surrounding land uses, and will also address the potential for the project to substantially impair the visual character of the project vicinity. The analysis will address any proposed design and landscaping plans developed by the applicant and provide a narrative description of the anticipated changes to the visual characteristics of the project site as a result of project implementation and the conversion of the existing on-site land uses. The analysis will also address potential impacts associated with light spillage onto adjacent properties during nighttime activities.

**II. AGRICULTURE AND FOREST RESOURCES -- WOULD THE PROJECT:**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	X			
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	X			
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1222(g)) or timberland (as defined in Public Resources Code section 4526)?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) 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 use?	X			

**RESPONSES TO CHECKLIST QUESTIONS**

**Responses a), b), e):** It has been determined that the potential impacts on agricultural resources caused by the proposed project will require a more detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed project will have a potentially significant impact on agriculture resources. The analysis will include a discussion of potential impacts related to the proposed on- and off-site improvements, as well as any potential rural-urban agriculture conflicts. At this point, a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the EIR.

The EIR will describe the character of the region's agricultural lands, including maps of prime farmlands, other important farmland classifications, and protected farmland (including Williamson Act contracts). The County Agricultural Commissioner's Office and the State Department of Conservation will be consulted and their respective plans, policies, laws, and regulations affecting agricultural lands will be presented within the analysis.

The EIR will include thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to offset the loss of agricultural lands and Williamson Act cancellations as a result of project implementation.

**Responses c), d):** There are no forest resources or zoning for forest lands located on the project site. This CEQA topic is not relevant to the proposed project and does not require further analysis. Therefore, there would be ***no impact*** regarding the loss of forest resources.

*III. AIR QUALITY -- WOULD THE PROJECT:*

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
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)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?	X			

*EXISTING SETTING*

The project site is located within the boundaries of the Yolo Sacramento Air Quality Control District (YSAQMD). This agency is responsible for monitoring air pollution levels and ensuring compliance with federal and state air quality regulations within the Sacramento Valley Air Basin (SVAB) and has jurisdiction over most air quality matters within its borders. The Sacramento Valley is often described as a bowl-shaped valley, with the SVAB being bounded by the North Coast Ranges on the west, the Northern Sierra Nevada Mountains on the east, and the intervening terrain being flat. The Sacramento Valley has a Mediterranean climate, characterized by hot, dry summers and mild, rainy winters. Average annual rainfall is approximately 20 inches, with snowfall being very rare. According to the Western Regional Climate Center, the prevailing wind direction throughout the year in the project area is from the south<sup>1</sup>.

*RESPONSES TO CHECKLIST QUESTIONS*

**Responses a-e):** Based on the current air quality conditions in the air basin it has been determined that the potential impacts on air quality caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the five environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact on air quality. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

<sup>1</sup> Western Regional Climate Center. Prevailing Wind Direction. Available at: <http://www.wrcc.dri.edu/htmlfiles/westwinddir.html>. Accessed February 2017.

The EIR will include an air quality analysis that presents the methodology, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts on air quality. The air quality analysis will include the following:

- Regional air quality and local air quality in the vicinity of the project site will be described. Meteorological conditions in the vicinity of the project site that could affect air pollutant dispersal or transport will be described. Applicable air quality regulatory framework, standards, and significance thresholds will be discussed.
- Short-term (i.e., construction) increases in regional criteria air pollutants will be quantitatively assessed. The ARB-approved CalEEMod computer model will be used to estimate regional mobile source and particulate matter emissions associated with the construction of the proposed project.
- Long-term (operational) increases in regional criteria air pollutants will be quantitatively assessed for area source, mobile sources, and stationary sources. The ARB-approved CalEEMod computer model will be used to estimate emissions associated with the proposed project. Exposure to odorous or toxic air contaminants will be assessed through a screening method as recommended by the YSAQMD.
- Local mobile-source CO concentrations will be assessed through a CO screening method as recommended by the YSAQMD.

*IV. BIOLOGICAL RESOURCES -- WOULD THE PROJECT:*

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
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 sites?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
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?	X			

*RESPONSES TO CHECKLIST QUESTIONS*

**Responses a-f):** Based on the documented special status species, sensitive natural communities, wetlands, and other biological resources in the region, it has been determined that the potential impacts on biological resources caused by the proposed project will require a detailed analysis. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact on biological resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will provide a summary of local biological resources, including descriptions and mapping of plant communities, the associated plant and wildlife species, and sensitive biological resources known to occur, or with the potential to occur in the project vicinity. The analysis will conclude



---

with a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented in order to reduce impacts on biological resources and to ensure compliance with federal and state regulations.

*V. CULTURAL RESOURCES -- WOULD THE PROJECT:*

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			
d) Disturb any human remains, including those interred outside of formal cemeteries?	X			

*RESPONSES TO CHECKLIST QUESTIONS*

**Responses a-d):** Based on known historical and archaeological resources in the region, and the potential for undocumented underground cultural resources in the region, it has been determined that the potential impacts on cultural resources caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the four environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact on cultural resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will include an overview of the prehistory and history of the area, the potential for surface and subsurface cultural resources to be found in the area, the types of cultural resources that may be expected to be found, a review of existing regulations and policies that protect cultural resources, an impact analysis, and mitigation that should be implemented in order to reduce potential impacts to cultural resources. In addition, the CEQA process will include a request to the Native American Heritage Commission for a list of local Native American groups that should be contacted relative to this project. The CEQA process will also include consultation with any Native American groups that have requested consultation with the City of Davis.

**VI. GEOLOGY AND SOILS -- WOULD THE PROJECT:**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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.	X			
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?	X			
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?	X			
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?	X			
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?				X

**RESPONSES TO CHECKLIST QUESTIONS**

**Responses ai, aii, aiii, b, c, d):** It has been determined that the potential impacts from geology and soils will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact from geology and soils. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include a review of existing geotechnical reports, published documents, aerial photos, geologic maps and other geological and geotechnical literature pertaining to the site and surrounding area to aid in evaluating geologic resources and geologic hazards that may be

present. The EIR will include a description of the applicable regulatory setting, a description of the existing geologic and soils conditions on and around the project site, an evaluation of geologic hazards, a description of the nature and general engineering characteristics of the subsurface conditions within the project site, and the provision of findings and potential mitigation strategies to address any geotechnical concerns or potential hazards.

This section will provide an analysis including thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with geology and soils.

**Response aiv):** Landslides include rockfalls, deep slope failure, and shallow slope failure. Factors such as the geological conditions, drainage, slope, vegetation, and others directly affect the potential for landslides. One of the most common causes of landslides is construction activity that is associated with road building (i.e. cut and fill). The potential for landslides is considered remote in the valley floors due to the lack of significant slopes. The site is nearly level at an elevation of approximately 47 to 50 feet above MSL. For these reasons, the probability of landslides occurring on the project site is low. This is a **less than significant** impact, and no additional analysis of this CEQA topic is warranted.

**Response e):** The proposed project would connect to the municipal sewer system for wastewater disposal. Septic tanks or septic systems are not proposed as part of the project. As such, this CEQA topic is not relevant to the proposed project and does not require further analysis.

**VII. GREENHOUSE GAS EMISSIONS -- WOULD THE PROJECT:**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	X			

*RESPONSES TO CHECKLIST QUESTIONS*

**Responses a), b):** Implementation of the proposed project could generate greenhouse gases (GHGs) from a variety of sources, including but not limited to vehicle trips, vehicle idling, electricity consumption, water use, and solid waste generation. It has been determined that the potential impacts from GHG emissions by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact from GHG emissions. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

**VIII. HAZARDS AND HAZARDOUS MATERIALS -- WOULD THE PROJECT:**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X			
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?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	X			
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?	X			
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?	X			
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	X			
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	X			

**RESPONSES TO CHECKLIST QUESTIONS**

**Responses a-h):** It has been determined that the potential impacts from hazards and/or hazardous materials by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact from hazards and/or hazardous materials. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

The EIR will include a review of existing environmental site assessments and any other relevant studies for the project site to obtain a historical record of environmental conditions. The analysis will also include a review of recent records and aerial photographs. A site reconnaissance will be performed to observe the site and potential areas of interest. Property owners/managers will be interviewed to gather information on the current and historical use of the properties, and the potential for project implementation to introduce hazardous materials to and from the area during construction and operation. If environmental conditions are identified, mitigation measures, as applicable, will be identified to address the environmental conditions.

This section will provide an analysis including the methodology, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with hazards and hazardous materials.

**IX. HYDROLOGY AND WATER QUALITY -- WOULD THE PROJECT:**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?	X			
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 production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
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?	X			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
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?	X			
f) Otherwise substantially degrade water quality?	X			
g) Place housing 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?	X			
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	X			
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	X			
j) Inundation by seiche, tsunami, or mudflow?			X	

**RESPONSES TO CHECKLIST QUESTIONS**

**Responses a-i):** Flood hazards can result from intense rain, snowmelt, cloudbursts, or a combination of the three, or from failure of a water impoundment structure, such as a dam. Floods from rainstorms generally occur between November and April and are characterized by



high peak flows of moderate duration. Human activities have an effect on water quality when chemicals, heavy metals, hydrocarbons (auto emissions and car crank case oil), and other materials are transported with stormwater into drainage systems. Construction activities can increase sediment runoff, including concrete waste and other pollutants.

It has been determined that the potential impacts on hydrology and water quality caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the potentially significant environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact on hydrology and water quality. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will present the existing FEMA flood zones, levee protection improvements, reclamation districts, and risk of flooding on the project site and general vicinity.

The EIR will summarize onsite hydrology and hydraulic calculations under existing and proposed conditions. Some of the specific items to be reviewed include: land use classification; acreage calculations; runoff coefficients; time of concentration; and methodology. Calculations will be reviewed for reasonableness and consistency with the site plan and with the City's master plans.

The EIR will evaluate the potential construction and operational impacts of the proposed project on water quality. This section will describe the surface drainage patterns of the project site and adjoining areas, and identify surface water quality in the project site based on existing and available data. This section will identify impaired water bodies, listed pursuant to Section 303(d) of the federal Clean Water Act, in the vicinity of the project site. Conformity of the proposed project to water quality regulations will also be discussed. Mitigation measures will be developed to incorporate best management practices (BMPs), consistent with the requirements of the Central Valley Regional Water Quality Control Board to reduce the potential for site runoff.

This section will provide an analysis including the methodology, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with hydrology and water quality.

**Response j):** There are no significant bodies of water near the project site that could be subject to a seiche or tsunami. Additionally, the project site and the surrounding areas are essentially flat, which precludes the possibility of mudflows occurring on the project site. This is a **less than significant** impact, and no additional analysis of this CEQA topic is warranted.

**X. LAND USE AND PLANNING -- WOULD THE PROJECT:**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	X			
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 an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	X			

**RESPONSES TO CHECKLIST QUESTIONS**

**Response a-c):** It has been determined that the potential land use and planning impacts caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of these environmental issues in the EIR and will decide whether the proposed project has the potential to have a significant impact. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the EIR.

The EIR will include a detailed discussion of the project entitlements, including Annexation, Pre-zoning, General Plan Amendments, and approval of Preliminary and Final Planned Developments as it relates to the existing General Plan, Zoning Code, and other local regulations. The local, regional, state, and federal jurisdictions potentially affected by the project will be identified, as well as their respective plans, policies, laws, and regulations, and potentially sensitive land uses. The proposed project will be evaluated for consistency the City of Davis General Plan, the Zoning Ordinance, and other local planning documents. Planned development and land use trends in the region will be identified based on currently available plans. Reasonably foreseeable future development projects within the region will be noted, and the potential land use impacts associated with the project will be presented.

This section will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to ensure consistency with the existing and planned land uses.

*XI. MINERAL RESOURCES -- WOULD THE PROJECT:*

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
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?				X

*RESPONSES TO CHECKLIST QUESTIONS*

**Responses a), b): No Impact.** According to the Davis General Plan, the most important mineral resources in the region are sand and gravel, which are mined on Cache Creek and other channels in Yolo County. There are no known mineral resources located on the project site or in the immediate vicinity. Additionally, there is no land designated or zoned for mineral resources within the City limits or on the project site. Given that no known mineral resources are located in the vicinity of the proposed project, implementation of the proposed project would not result in the loss of availability of a known mineral resource or of a locally-important mineral resource recovery site. Therefore, there would be **no impact** regarding the loss of availability of a known mineral resource that would be of value to the region.

**XII. NOISE -- WOULD THE PROJECT RESULT IN:**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
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?	X			
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?	X			

**RESPONSES TO CHECKLIST QUESTIONS**

**Responses a-f):** Based on existing and projected noise levels along roadways, and the potential for noise generated during project construction and operational activities, it has been determined that the potential impacts from noise caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the six potentially significant environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact from noise. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the EIR.

The EIR will include a noise study. The noise study will identify the noise level standards contained in the City of Davis General Plan Noise Elements which are applicable to this project, as well as any germane state and federal standards. Continuous (24-hour) and short-term noise measurements will be performed on the project site and in the project vicinity in order to quantify existing ambient noise levels from existing noise sources, including project site roadways and activities associated with the Sutter Davis Hospital. The noise study will provide an estimate of existing traffic noise levels adjacent to the project -area roadways through application of accepted traffic noise prediction methodologies. Any significant noise sources other than local traffic within the project site will be identified and quantified through noise level measurements. The noise study will identify all significant noise impacts due to and upon

development of the proposed project. The noise study will determine the land use compatibility of proposed residential and commercial uses as it may affect existing noise sensitive receptors in the project site. An assessment of construction noise impacts and potential mitigation measures will also be provided. The study will present appropriate and practical recommendations for noise control aimed at reducing any noise impacts.

The EIR will include thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with noise.

*XIII. POPULATION AND HOUSING -- WOULD THE PROJECT:*

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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)?	X			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

*RESPONSES TO CHECKLIST QUESTIONS*

**Response a):** It has been determined that the potential population and housing impacts caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine this environmental issue in the EIR and will decide whether the proposed project has the potential to have a significant impact. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will include a detailed discussion of the project characteristics, including Annexation, Pre-zoning, General Plan Amendments, and approval of Preliminary and Final Planned Developments, and housing proposed by the project as it relates to the existing General Plan Housing Element, and other local regulations. The local, regional, state, and federal jurisdictions potentially affected by the project will be identified, as well as their respective plans, policies, laws, and regulations, and potentially sensitive land uses. The proposed project will be evaluated for consistency the City of Davis General Plan, the Zoning Ordinance, and other local planning documents. Planned development and housing and population trends in the region will be identified based on currently available plans.

This section will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to ensure population and housing consistency with the existing and planned land uses.

**Responses b-c):** There are no existing housing units located on the project site. As such, implementation of the proposed project does not have the potential to displace existing housing units or displace people as a result of implementation. There is **no impact**, and these environmental topics will not be further addressed in the EIR.

*XIV. PUBLIC SERVICES*

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	X			
b) Police protection?	X			
c) Schools?	X			
d) Parks?	X			

*RESPONSES TO CHECKLIST QUESTIONS*

**Responses a)j-v:** Implementation of the proposed project would result in increased demand for police, fire protection, schools, parks, and other public facilities in the area. It has been determined that the potential impacts from increased demands on public services caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of these environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact on public services. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

During the preparation of the EIR, the public service providers will be consulted in order to determine existing service levels in the project area. This would include documentation regarding existing staff levels, equipment and facilities, current service capacity, existing service boundaries, and planned service expansions. Master plans from such public service providers and City policies, programs, and standards associated with the provision of public services will be described in the EIR.

The EIR will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented reduce impacts associated with public services.

*XV. RECREATION*

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	X			
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?	X			

*RESPONSES TO CHECKLIST QUESTIONS*

**Response a), b):** Implementation of the proposed project would result in increased demand for parks, and other recreational facilities in the area. It has been determined that the potential impacts from increased demands to recreation facilities caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of these environmental issues listed in the checklist above in the EIR, and will decide whether the proposed project has the potential to have a significant impact on recreational facilities. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

During the preparation of the EIR, the recreational facilities and services will be analyzed to determine existing service levels in the project area. This would include documentation regarding existing and future facility needs, current service capacity, and planned service expansions. City policies, programs, and standards associated with the provision of public services will be presented in the EIR.

The EIR will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented reduce impacts associated with recreation.



**XVI. TRANSPORTATION AND TRAFFIC -- WOULD THE PROJECT:**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	X			
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	X			
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?	X			
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	X			

**RESPONSES TO CHECKLIST QUESTIONS**

**Responses a-f):** The proposed project includes the development of uses that will increase traffic on existing and planned roadways. The circulation design includes roadway improvements intended to accommodate traffic patterns in the area. Based on existing and projected traffic volume levels along roadways, it has been determined that the potential traffic impacts caused by the proposed project will require a detailed analysis in the EIR. As such, the EIR will examine each of the environmental issues listed in the checklist above and will determine whether the proposed project has the potential to have a significant impact from traffic. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is conducted in the EIR.

The EIR will describe existing and future traffic conditions and will identify the trips that will be generated by the project and the projected distribution of those trips on the roadway system. The EIR will analyze traffic impacts associated with the project under existing and cumulative conditions. Potential impacts associated with site access and on-site circulation will also be addressed in the EIR.

The potential transportation impacts will be analyzed using the Synchro traffic operations software, which is based on the Highway Capacity Manual. The traffic analysis will include an

Existing Plus Project condition, Existing Plus Approved Projects Plus Project, and a Cumulative Plus Project condition. Impacts to the bicycle, pedestrian, rail, and transit facilities and services will be also evaluated. Significant impacts will be identified in accordance with the established criteria. Mitigation measures will be identified to lessen the significance of impacts where feasible.

The EIR will provide an analysis including the thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented reduce impacts associated with transportation/traffic.

**XVII. TRIBAL CULTURAL RESOURCES**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	X			
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American tribe.	X			

**RESPONSES TO CHECKLIST QUESTIONS**

**Responses a-b):** Based on known historical, cultural, tribal, and archaeological resources in the region, and the potential for undocumented underground cultural resources in the region, it has been determined that the potential impacts on tribal cultural resources caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine the two environmental issues listed in the checklist above in the EIR and will decide whether the proposed project has the potential to have a significant impact on tribal cultural resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will include an overview of the prehistory and history of the area, the potential for surface and subsurface tribal cultural resources to be found in the area, the types of tribal cultural resources that may be expected to be found, a review of existing regulations and policies that protect tribal cultural resources, an impact analysis, and mitigation that should be implemented in order to reduce potential impacts to tribal cultural resources. In addition, the CEQA process will include a request to the Native American Heritage Commission for a list of local Native American groups that should be contacted relative to this project, as per the requirements of AB 52. The CEQA process will also include consultation with any Native American groups that have requested consultation with the City of Davis.

**XVIII. UTILITIES AND SERVICE SYSTEMS -- WOULD THE PROJECT:**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X			
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?	X			
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?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	X			
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 projects projected demand in addition to the providers existing commitments?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	X			
g) Comply with federal, state, and local statutes and regulations related to solid waste?	X			

**RESPONSES TO CHECKLIST QUESTIONS**

**Responses a-g):** Implementation of the proposed project would result in increased demands for utilities to serve the project. As such, the EIR will examine each of the seven environmental issues listed in the checklist above and will decide whether the proposed project has the potential to have a significant impact to utilities and service systems. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered **potentially significant** until a detailed analysis is prepared in the EIR.

The EIR will analyze wastewater, water, and storm drainage infrastructure, as well as other utilities (i.e. solid waste, gas, electric, etc.), that are needed to serve the proposed project. The wastewater assessment will include a discussion of the proposed collection and conveyance system, treatment methods and capacity at the treatment plants, disposal location(s) and methods, and the potential for recycled water use for irrigation. The EIR will analyze the impacts associated with on-site construction of the conveyance system, including temporary impacts associated with the construction phase. The proposed infrastructure will be presented. This will

likely include a system of gravity pipes, pump station(s), and a forcemain(s). The EIR will provide a discussion of the wastewater treatment plants that are within proximity to the project site, including current demand and capacity at these plants. The analysis will discuss the disposal methods and location, including environmental impacts and permit requirements associated with disposal of treated wastewater.

The storm drainage assessment will include a discussion of the proposed drainage collection system including impacts associated with on-site construction of the storm drainage system. The EIR will identify permit requirements and mitigation needed to minimize and/or avoid impacts. The proposed infrastructure will be presented. This will likely include a system of gravity pipes, storage basin(s), pump station(s), and forcemain(s).

The EIR will include an assessment for consistency with City Master Plans and Management Plans that are directly related to these utilities.

The EIR will analyze the impacts associated with on-site and off-site construction of the water system, including temporary impacts associated with the construction phase. The EIR will also identify permit requirements and mitigation needed to minimize and/or avoid impacts, and will present the proposed infrastructure as provided by the project site engineering reports.

The EIR will also address solid waste collection and disposal services for the proposed project. This will include an assessment of the existing capacity and project demands. The assessment will identify whether there is sufficient capacity to meet the project demands.

The EIR will provide thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts associated with utilities and service systems.

**XVIV. MANDATORY FINDINGS OF SIGNIFICANCE**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	X			
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	X			
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	X			
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

**RESPONSES TO CHECKLIST QUESTIONS**

**Responses a-c):** It has been determined that the potential for the proposed project 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; eliminate important examples of the major periods of California history or prehistory; create cumulatively considerable impacts; or adversely affect human beings will require more detailed analysis in an EIR. As such, the EIR will examine each of these environmental issues and will decide whether the proposed project has the potential to have a significant impact on these environmental issues. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered ***potentially significant*** until a detailed analysis is prepared in the EIR.

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