



ADDENDUM TO THE CANNERY PROJECT EIR

SCH # 2012032022

JANUARY 2018

Prepared for:

City of Davis
Community Development and Sustainability Department
23 Russell Boulevard, Suite 2
Davis, CA 95616

Prepared by:

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

A Land Use Planning, Design, and Environmental Firm



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EIR ADDENDUM

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1.0 INTRODUCTION

This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This document has been prepared to serve as an Addendum to the previously certified EIR (State Clearinghouse [SCH] # 2012032022) for the Cannery Project (Original Project). The City of Davis is the lead agency for the environmental review of the proposed project modifications (Modified Project).

This Addendum addresses the proposed modifications in relation to the previous environmental review prepared for the Cannery Project. CEQA Guidelines Section 15164 defines an Addendum as:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

...A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record.

Information and technical analyses from the Cannery Project EIR are utilized throughout this Addendum. Relevant passages from this document (consisting of the Cannery Project EIR) are cited and available for review at:

City of Davis
Community Development and Sustainability Department
23 Russell Boulevard, Suite 2, Davis, CA 95616
<http://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/the-cannery/environmental-review>

1.1 BACKGROUND AND PURPOSE OF THE EIR ADDENDUM

The Cannery Project EIR (SCH # 2012032022) was certified on November 19, 2013 by the Davis City Council. The Cannery Project proposed a mix of land uses consisting of low, medium, and high density residential uses; a mixed-use business park component; drainage detention areas; open spaces including greenbelts, agricultural buffers, and an urban farm; parks; and a neighborhood center on approximately 100.1 acres of land located at 1111 East Covell Boulevard, within the incorporated boundary of the City of Davis. The Cannery Project included a request for two General Plan Amendments and a rezone:

1. General Plan Amendment to designate the site Neighborhood Mixed Use, Residential-Low Density, Residential-Medium Density, Residential-High Density, Parks/Recreation, Public/Semi-Public, Urban Agriculture Transition Area and Neighborhood Greenbelt on the General Plan Land Use Map.
2. General Plan Amendment to create a new General Plan Land Use category in the Davis General Plan for Neighborhood Mixed Use.
3. Rezone from PD-1-00 (Planned Development – Light Industrial) to PD-1-11 (Planned Development).

In order to ensure that the original Cannery Project EIR fully and conservatively addresses the full range of environmental impacts that may occur with project implementation, the analysis in the

original EIR was based on the upper limit of development that may occur within the Cannery project site. As such, the original EIR analyzed potential environmental impacts associated with the development of up to 610 residential dwelling units and up to 236,000 square feet (sf) of mixed-use commercial, office and high density residential uses.

In conjunction with certification of the original Cannery Project EIR, the Davis City Council approved the Cannery Project. After the original EIR preparation process commenced, the Cannery Project was amended. The amended Cannery Project, which was approved on November 19, 2013, included the following components and characteristics:

The residential component of the approved Cannery Project consisted of 547 residential dwelling units, with an average density of 9.5 units per gross acre. A 15.1-acre neighborhood mixed-use site was included along the project's frontage with East Covell Boulevard. The neighborhood mixed-use site included the 6.4-acre West Side and 8.7-acre East Side. Together, these sites could accommodate up to approximately 171,270 sf of uses and employment opportunities for approximately 600 to 850 jobs.

The approved Cannery Project included 20.8 acres of open space uses consisting of the open space/detention basin on the west edge, agricultural buffer on the north edge, agricultural buffer/urban farm on the east edge and greenbelts. Additionally, the project included 5.80 net acres (7.48 gross acres) of parks in two park sites. The Cannery Project also included various circulation improvements for automobile, pedestrian, and bicyclists. Further, the Cannery Project proposed to construct storm drainage, water, and sewer service facilities.

In 2016 the City approved an entitlement package for the Cannery, which included planning entitlements for the neighborhood mixed-use commercial district and some adjustments to the project as it was analyzed in the original EIR. At the time of approval of the 2016 entitlement package, the City made CEQA findings that concluded that the project was still consistent with the original Cannery Project EIR. The 2016 approvals for the neighborhood mixed-use commercial district included amendments to the Cannery Planned Development, revisions to the final planned development, and a conditional use permit (CUP) approval for:

- 25,000 sf retail use (because it exceeds 15,000 sf) on the East Side;
- A 22,000-sf 2-story medical/dental office use on the West Side;
- 36 residential units on the west side. (The original Cannery approvals allowed 12 units on the East Side and 12 units on the West Side);
- The City also increased the allowable height on the West Side from 35 feet to 45 feet.

Approvals also included 24 additional condominium units (120 total condominium units), increased building height and setback modifications on the condominium unit parcels in the Cannery Project.

The CEQA analysis approach to this project is to prepare an Addendum to the Cannery Project EIR, which will focus on proposed changes to the project site and operational characteristics of the project compared to the analysis of the project site in the Original Project EIR. It is important to note that the analysis of the Cannery Project contained in the original EIR (SCH # 2012032022) was based on the upper limit of potential development (610 residential units and 236,000 sf of mixed-use commercial, office and high density residential uses), rather than the reduced project that was ultimately approved by the Davis City Council. As such, the environmental analysis contained in this Addendum compares the currently proposed project to the project characteristics that were analyzed in the Original Project EIR.

Since certification of the EIR, development of the residential components of the Original Project has begun. The project applicant has since developed a modification to the Original Project, referred to as the “Modified Project” in this EIR Addendum. The Modified Project would reconfigure the neighborhood mixed-use component of the project only.

Based on a detailed review and analysis of the project application materials, there is no evidence that there would be any new significant environmental effects, a substantial increase in the severity of previously identified environmental effects, or new information of substantial importance that would require major changes to the Cannery Project EIR pursuant to CEQA Guidelines Section 15162(a). Therefore, a Subsequent EIR is not warranted for this project.

The proposed project would only require minor changes to the Cannery Project EIR to address the incremental change in impacts between development of the neighborhood mixed-use component of the site with the previously proposed Cannery Project uses and development of the neighborhood mixed-use component of the site as currently proposed. No new significant impacts or an increase in the severity of environmental impacts have been identified. In general, impacts related to traffic, noise, air quality, etc., would be reduced under the proposed project when compared to the project previously analyzed in the Cannery Project EIR.

In determining whether an Addendum is the appropriate document to analyze the proposed modifications to the project and its approval, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states:

- a) *The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- b) *An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- c) *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- d) *The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency’s required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

1.2 BASIS FOR DECISION TO PREPARE AN ADDENDUM

When an environmental impact report has been certified for a project, Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, addendum, or no further documentation be prepared in support of further agency action on the project. Under these Guidelines, a subsequent EIR or negative declaration shall be prepared if any of the following criteria are met:

- (a) *When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
 - (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant*

environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.

As demonstrated in the environmental analysis provided in Section 3.0 (Environmental Analysis), the proposed changes do not meet the criteria for preparing a subsequent EIR or negative declaration. An addendum is appropriate here because, as explained in Section 3.0, none of the conditions calling for preparation of a subsequent EIR or negative declaration have occurred.

2.0 PROJECT DESCRIPTION

This section provides a detailed description of the proposed project. The reader is referred to Section 3.0 (Environmental Analysis) for the analysis of environmental effects of the proposed modifications in relation to the analysis contained in the previously certified Cannery Project EIR (SCH # 2012032022).

2.1 PROJECT LOCATION

The project site consists of approximately 100.1 acres of land located at 1111 East Covell Boulevard, within the incorporated boundary of the City of Davis (Assessor's Parcel Numbers [APNs]: 035-970-34, 035-970-35, 035-970-37, and 035-970-51). The project site, formerly the location of the Hunt-Wesson tomato cannery, is north of East Covell Boulevard and east of the Union Pacific Railroad line and the F Street drainage channel. The northern and eastern boundaries of the project site are coterminous with the Davis city limits.

The project's regional location is shown on Figure 1. The project site and site vicinity area shown on Figure 2.

2.2 SURROUNDING LAND USES

The project site is generally a slanted rectangle with boundaries defined by East Covell Boulevard on the south, an existing Union Pacific Railroad (UPRR) line and the F Street open drainage channel on the west and agricultural lands on the north and east. Residential neighborhoods are located west of the UPRR line and F Street Channel. Multi-family residential (Cranbrook Apartments) and office uses are across East Covell Boulevard, south of the site. Adjacent lands to the north and east are currently zoned Limited Industrial (M-L) under the jurisdiction of Yolo County, and are seasonally farmed with rotating annual crops.

2.3 SITE CHARACTERISTICS

The site was annexed and previously developed by the Hunt-Wesson division for food processing and warehousing products more than fifty years ago. The tomato cannery was constructed in 1961 and operated for 38 years before closing in 1999. The obsolete canning facilities were demolished and a few building foundations remained in the southern portion of the site. The northern portion of the site, once intended for facilities plant expansion, remained undeveloped.

Demolition of the site began in April 2014, and site improvements for the Cannery Project began in July 2014. The following components of the Cannery Project have been developed:

- Public roadway, park, drainage, pathway, and landscaping improvements;
- Cannery farm, barn and associated buildings; and
- Community clubhouse building and swimming pool.

The following components are under development:

- 72 of the “Heirloom” townhomes (ranging from 1,404 to 2,016 square feet);
- 87 of the “Sage park homes” (ranging from 1,943 to 3,702 square feet);
- 72 of the “court homes” (ranging from 1,144 to 2,189 square feet);
- 76 of the single-family “cottage homes” (ranging from 1,706 to 3,024 square feet); and
- 44 of the “bungalows homes” (ranging from 2,189 to 2,892 square feet); and
- 62 affordable rental apartments, “Bartlett Commons”.

Site work on the first phase of the 120 stacked flat condominium units has begun. Construction of the 16 “village homes” with accessory dwelling units has not yet started. Additionally, development on the mixed-use commercial parcels has not yet begun.

2.4 PROJECT CHARACTERISTICS AND DESCRIPTION

The proposed project would modify the 15.1-acre neighborhood mixed-use site planned along the Cannery’s frontage with East Covell Boulevard. The remainder of the Cannery Project would remain unchanged. The neighborhood mixed-use site includes the 6.4-acre West Block and 8.7-acre East Block.

The project applicant is now seeking approval of a Master Use Permit, and additional revisions to the project. The notable changes in this revised project are:

- An increase to 34,000 sf for a proposed anchor tenant (a fitness gym) on the East Side;
- Reduction in size of the medical office building to a 12,000-sf two-story building;

- 54 additional residential apartment units, for a total of 90 rental units on the West Side consisting of:
 - 12 residential units above one of the retail buildings (this remains the same from the approvals);
 - 78-unit apartment site on a separate portion of the site;
- Increase in total square footage of the mixed-use development from 170,950 sf (83,050 sf on East Side and 87,900 sf on West Side) to 192,940 sf (71,700 sf on East Side and 121,240 sf on West Side), with the 121,240 square feet on the West Side consisting of approximately 80,940 square feet of residential uses and 40,300 square feet of non-residential uses; and
- Additional height adjustment to 48 feet (needed for the three-story apartment building).

The total number of residential units in the Cannery project with this, and previous revisions, would come to 639 total units. The proposed Commercial District square footage would total 192,940 sf. The original Cannery Project EIR analyzed impacts for the project based on an upper limit of 610 residential units and 236,000 sf of non-residential uses.

SITE DESIGN

As shown on Figure 3, a detailed site plan has been prepared and submitted for approval on the southernmost 15.1 acres of the original 100.1-acre project site. The modified neighborhood mixed use area is referred to herein as the Cannery Marketplace.

The Modified Project is requesting a revision to the Original Project and is now proposing to construct two three-story apartment buildings with 78 apartment units, in addition to 12 residential loft units above a ground level retail building. The 90 residential units would consist of lofts, as well as one- and two-bedroom units. These units would be rented at market rate, except for two which would be affordable units. The residential units in the mixed-use area are in close proximity to public transit, bike connections, a community park and playground, and the retail and office uses.

The Cannery Marketplace is divided by Market Avenue into two blocks referred to as the East and West Blocks. Primary vehicular access is from the signaled intersection at East Covell Boulevard and Cannery Avenue. Secondary access would be from Market Avenue which would provide right-in and right-out access to and from East Covell Boulevard.

Market Avenue would act as the Cannery Marketplace main street identified by a Cannery Marketplace archway. There would be continuous pedestrian connectivity surrounding the site, and from the transit plazas on East Covell to Market Avenue and continuing north through Market Park to the residential district. Long term bicycle parking would be provided in three locations: adjacent to the transit plaza on East Covell, on Market Avenue at the intersection of Cannery Loop adjacent to Market Park, and amongst the collection of office buildings in the center of the West Block. Bike racks would also be placed throughout the site adjacent to retail and office entries.

The project would be designed to comply with Title 24 of the California Building Code and ADA requirements. The proposed project would incorporate many of the existing Valley Oak trees, and new deciduous shade trees would be planted.

The Cannery Marketplace is designed to be accessed by multiple modes of transit. The East Block includes a transit plaza for public transit options, and bicycle parking areas would be located throughout the site. Vehicular parking would be provided onsite and also along secondary public

streets. Onsite vehicular parking and vehicle ingress/egress would be located away from primary pedestrian areas along Market and East Covell.

BUILDING DESIGN

The proposed building design approach for the 8.7-acre East Block and the 6.4-acre West Block are described in detail in the following section.

East Block

The East Block would be predominantly retail uses. As shown in Figure 3, the East Block includes development of buildings A, B, C, F, G, H, and I. It would be comprised of one-story structures with a maximum height of 48 feet. Building massing would vary along East Covell and Market Avenue. The southerly most driveway proposed by the Original Project has been eliminated to preserve the existing Valley Oak trees, and to enhance these plaza areas and minimize pedestrian conflicts. Retail uses along East Covell would screen parking areas and wrap the corner at Market Avenue.

Negotiations are currently ongoing with an anchor tenant which would potentially be located to the north end of the site. The project master plan envisions a high-end fitness center anchor tenant of up to 34,000 sf in building A; however, the site could also be used for other soft goods retail anchor tenants. A loading area would be provided off of Cannery Loop Drive between buildings A and C, which would be screened. While it is not known if a loading dock would be needed for immediate tenants, the plan is to provide the loading dock for the future.

The architecture style of the East Block would be a collection of structures influenced by agrarian farm and agricultural-industrial styles clustered to create a sense of place derivative of the residential forms, materials, and detailing reminiscent of Central Valley homesteads. Simple structures would have exterior architectural elements which include a combination of board and batten siding, stone, metal awnings, gridded windows, trellises, composition shingle and/or metal roofing, bracketed roof overhangs, low board-formed concrete walls, barn doors and gooseneck light fixtures. Building facades would vary in color and materials treatments. Roof forms would be primarily gabled and hip roofs with a variety of pitches as well as some flat roof areas for the larger anchor tenants. The potential anchor tenant in negotiations has its own design requirements, which is a more modern architectural style.

West Block

The West Block would be a mix of retail, residential, and office uses. As shown in Figure 3, the West Block includes development of buildings K through T. There would be a mix of one-, two-, and three-story structures with a maximum height of 48 feet to fully screen mechanical equipment. Building massing is intended to vary along East Covell Boulevard and Market Avenue. The West Block would include 36,300 sf of office and retail units, 80,940 sf for 90 residential units, and a 4,000-sf restaurant. The two-story structures may have office space over both retail and office uses. Building K on Market Avenue is envisioned to be a two-story mixed-use building of approximately 18,000 sf consisting of retail on the lower level and rental apartments on the upper level. Several of the small buildings on the West Block would be office/medical buildings that would be for sale.

Parking areas would be provided near the commercial and office buildings. Residential buildings would have their own designated parking separate from office and commercial parking. The architectural style of the office structures on the West Block would be influenced by an agricultural-

industrial style. The exterior architectural elements would be similar to the East Block. The color palette would be limited to colors typically found on agrarian structures and compatible with the existing Cannery buildings. Roof forms would be a mix of gable and hip roofs.

The multi-family housing units in buildings S and T consist of 78 housing units. The proposed building massing would minimize the scale of the three stories buildings. Considerations in the architectural design include: stepping the buildings in plan to create visual interest, varied roof lines, and breaking-up the building in the smaller lengths with in material and color transitions. The material palette is similar to the retail / office including the use of board and batten, corrugated metal, and horizontal siding but it allows for a variation in color to define its own identity. The residents would have access private balconies, a large communal courtyard, covered parking, secured bike storage, and long term personal storage areas. Roofs and parking canopies would be designed to be ready for photovoltaic panels for potential future use.

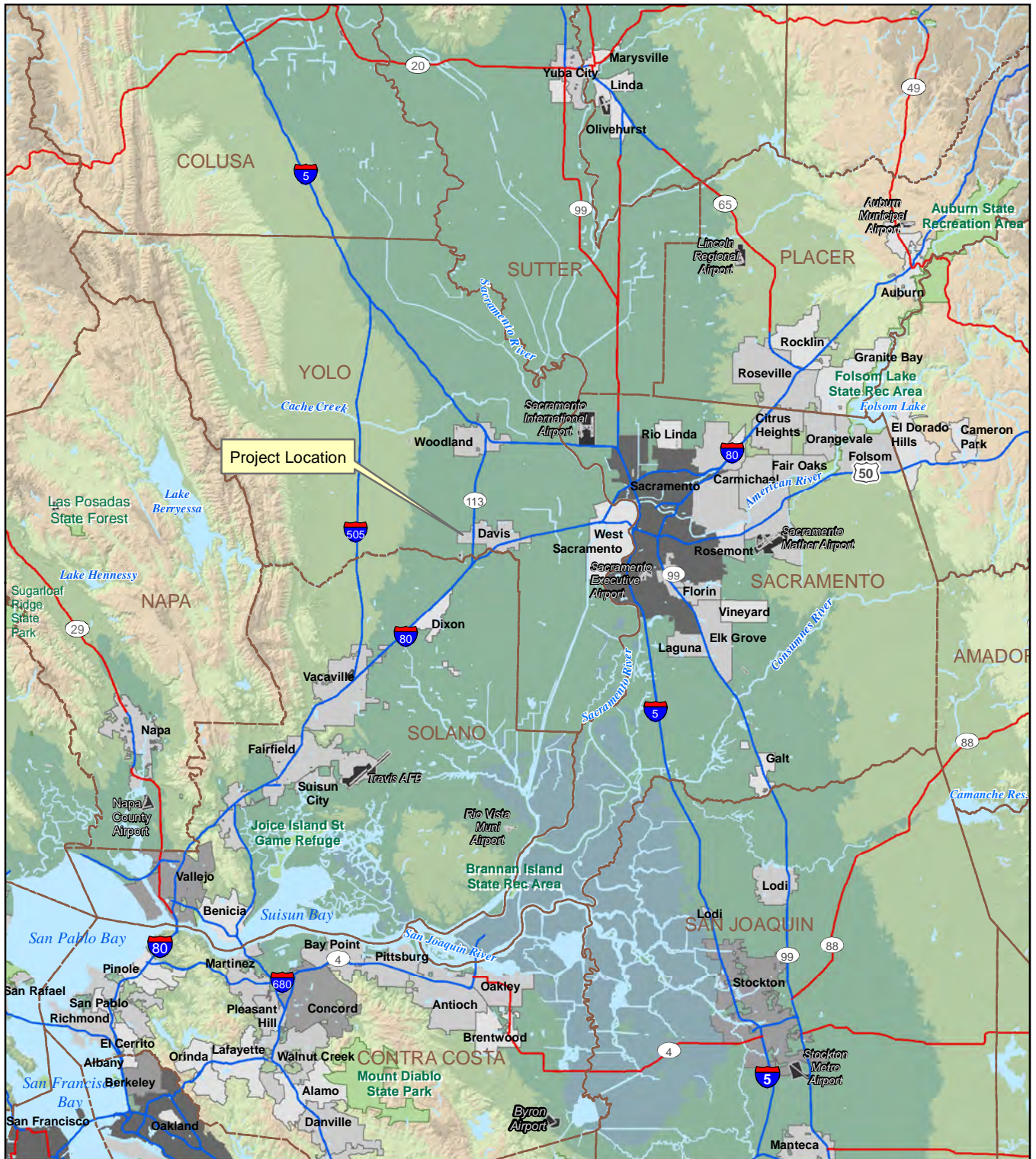
SUSTAINABILITY FEATURES

The Cannery Marketplace structures would be designed to meet equivalent U.S Green Building Council LEED® Silver standards. Passive building design with effective daylighting and natural ventilation would be a primary goal. Zero Net Energy and Zero Net Water goals would drive the building design process to the extent feasible. At a minimum, the buildings would be future proofed for integration of Zero Net Energy and Zero Net Water strategies, when feasible. High performance windows, walls, roofs, and energy efficient heating, cooling, and water systems would be integrated. Renewable photovoltaic systems would be utilized for onsite outdoor lighting and part of the building electrical demand. Parking areas would include a minimum of four electric vehicle charging stations split between the East and West Blocks. The Cannery Marketplace would also include car-sharing services. Wood burning fireplaces would not be permitted. The district restaurant and business owners would participate in the Davis Waste Removal Commercial Food Scrap Pilot Program.

ENTITLEMENTS REQUESTED

The following entitlements are requested in order to implement the Cannery Marketplace:

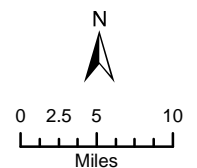
- Approval of the Final Planned Development (FPD) finding that the proposed FPD is consistent with the Cannery Planned Development, as required in Section 6 of Ordinance No. 2428.
- An Amendment to the Cannery Design Guidelines Chapter 7.4 – Special Conditions to allow for building heights up to 48 feet in height on the West Block of Cannery Marketplace.
- Amendment to Planned Development for the Mixed Use Subarea to address the uses and development intensity and to add 54 multifamily residential units for 90 total.
- Amendment to the Affordable Housing Plan to reflect the revised units;
- Amendment to Development Agreement to incorporate the changes;
- A Conditional Use Permit, as established in Section 4 – C.5 in Ordinance No. 2428, allowing for the following Permitted Use:
 - A building of up to 34,000 sf on the East Block allowing for a high-end fitness anchor tenant; and
 - Apartment buildings for 78 units.



Data sources: California Spatial Information Library, ESRI's StreetMap North America. Map date: March 5, 2012.

CITY OF DAVIS: THE CANNERY PROJECT

Figure 1: Regional Location Map



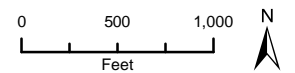
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CITY OF DAVIS: THE CANNERY PROJECT
Figure 2: Project Vicinity Map

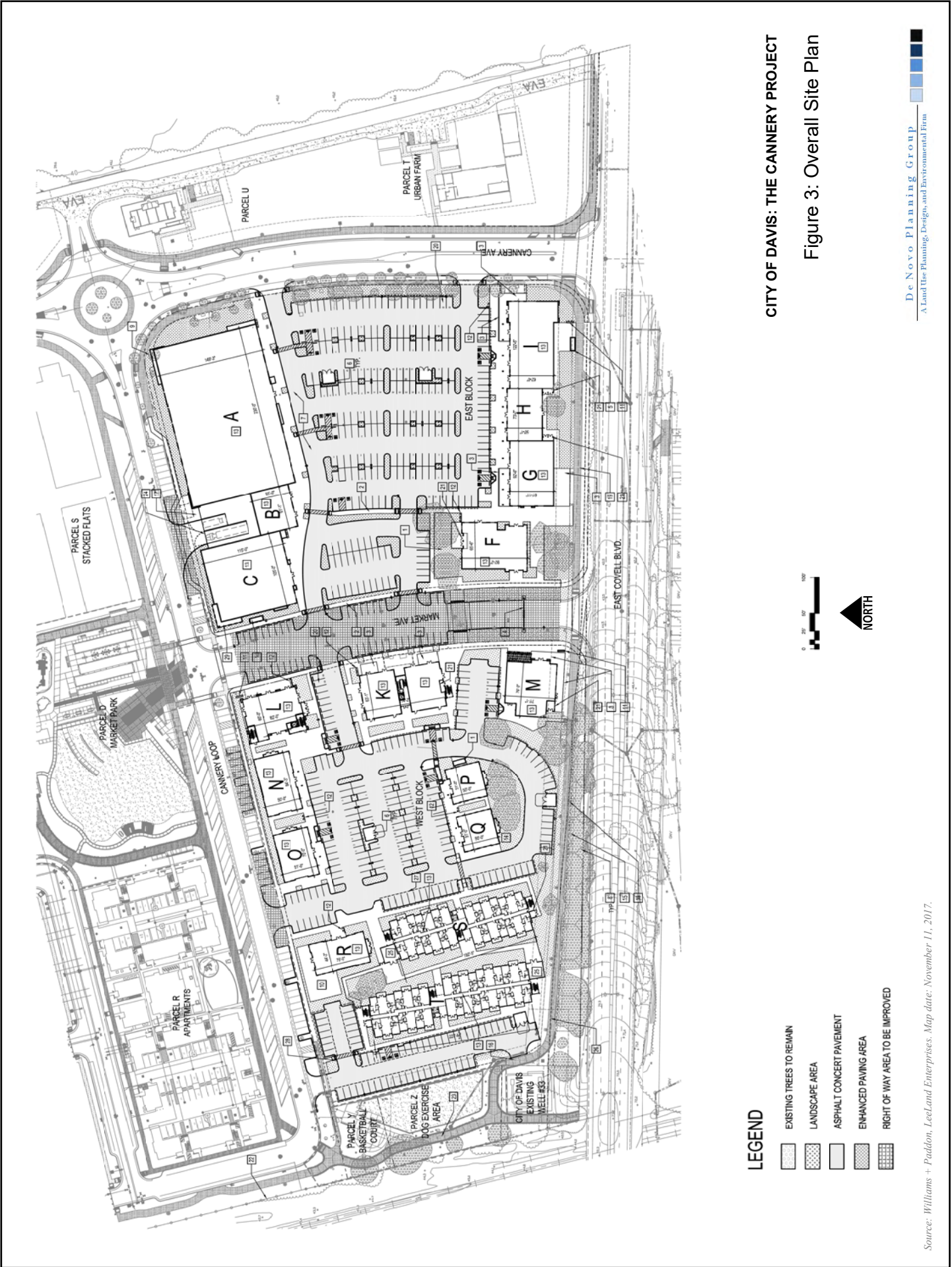
Legend

- Project Site
- City Limits
- Existing Drainage Channel



Data sources: City of Davis GIS; ArcGIS Online World Imagery Map Service. Map date: December 12, 2017.

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LEGEND

-  EXISTING TREES TO REMAIN
-  LANDSCAPE AREA
-  ASPHALT CONCERT PAVEMENT
-  ENHANCED PAVING AREA
-  RIGHT OF WAY AREA TO BE IMPROVED

CITY OF DAVIS: THE CANNERY PROJECT

Figure 3: Overall Site Plan

Source: Williams + Paddon, Leeland Enterprises. Map date: November 11, 2017.

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3.0 ENVIRONMENTAL ANALYSIS

This section of the Addendum provides analysis and cites substantial evidence that support's the City's determination that the proposed modifications to the Cannery Project do not meet the criteria for preparing a subsequent or supplemental EIR under CEQA Guidelines Section 15162.

As addressed in the analysis below, the proposed modifications to the Cannery Project are not substantial changes to the originally anticipated project. The proposed modifications to the Cannery Project would not cause a new significant impact or substantially increase the severity of a previously identified significant impact from the Final EIR (CEQA Guidelines Section 15162[a][1]) that would require major revisions to the EIR. All impacts would be nearly equivalent to the impacts previously analyzed in the Final EIR.

The proposed changes do not cause a new significant impact or substantially increase the severity of a previously identified significant impact, and there have been no other changes in the circumstances that meet this criterion (CEQA Guidelines Section 15162[a][2]). There have been no changes in the environmental conditions on the property not contemplated and analyzed in the EIR that would result in new or substantially more severe environmental impacts.

There is no new information of substantial importance (which was not known or could not have been known at the time of the application, that identifies: a new significant impact (condition "A" under CEQA Guidelines Section 15162[a][3]); a substantial increase in the severity of a previously identified significant impact (condition "B" CEQA Guidelines Section 15162[a][3]); mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects; or mitigation measures or alternatives which are considerably different from those analyzed in the EIR which would substantially reduce one or more significant effects on the environment (conditions "C" and "D" CEQA Guidelines Section 15162[a][3]). None of the "new information" conditions listed in the CEQA Guidelines Section 15162[a][3] are present here to trigger the need for a Subsequent or Supplemental EIR.

CEQA Guidelines Section 15164 states that "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a subsequent EIR have occurred.

The following includes a detailed discussion of applicable impacts identified under the EIR in relation to the Cannery Project. All impacts identified under the EIR have been determined to be less than significant, less than significant with mitigation, or significant and unavoidable. The City adopted CEQA Findings of Fact relative to each impact (City Resolution No. 13-159) at the time the EIR was certified for the Cannery Project. Additionally, the City adopted Statement of Overriding Considerations relative to each significant and unavoidable impact (City Resolution No. 13-159) at the time the EIR was certified for the Cannery Project. Mitigation measures that were identified in the EIR for the purpose of lessening an impact to the extent feasible are embodied in a Mitigation Monitoring and Reporting Program that the City adopted at the time the EIR was certified (City Resolution No. 13-159).

The section below identifies the environmental topics addressed in the EIR, provides a summary of impacts associated with the Original Project, as described in the EIR, and includes an analysis of the potential impacts associated with the Modified Project when compared to the Original Project.

AESTHETICS

Impact 3.1-1: Project implementation would not result in substantial adverse effects on scenic vistas and would not substantially damage scenic resources within a State scenic highway. (No Impact)

Mitigation Adopted by the City: None

Impact 3.1-1: Project implementation would not substantially degrade the existing visual character of the site and its surroundings. (Less than Significant)

Mitigation Adopted by the City: None

Impact 3.1-2: Project implementation would introduce new sources of light and glare on the project site. The use of reflective building materials, including polished steel and reflective glass could increase daytime glare for sensitive receptors in the vicinity of the project site. (Less than Significant with Mitigation)

Mitigation Adopted by the City: Mitigation Measures 3.1-1 and 3.1-2. Residual impact is less than significant.

Mitigation Measure 3.1-1: *In order to reduce the potential for glare from buildings and structures within the project site, the Design Guidelines developed for the project shall prohibit the use of reflective building materials that have the potential to result in glare that would be visible from sensitive receptors located in the vicinity of the project site. The City of Davis Department of Community Development and Sustainability shall be responsible for ensuring that the approved project has adequate measures in place to prohibit the use of reflective building materials that may cause a glare nuisance to off-site receptors.*

Mitigation Measure 3.1-2: *In order to reduce potential for nighttime lighting impacts, the project applicant shall prepare and submit a detailed lighting plan for review and approval by the City of Davis Community Development and Sustainability and Public Works Departments. The lighting plan shall include standards for street lighting and for all exterior light fixtures in public, mixed-use, and multi-family areas of the project site. The lighting plan shall comply with Chapter 8 of the Davis Municipal Code- Article 8.17I: Outdoor Lighting Control. The lighting plan may be included in the project's Design Guidelines, or may be submitted as a stand-alone document. The lighting plan shall be approved by the City of Davis Community Development and Sustainability and Public Works Departments prior to issuance of the first building permit, and shall apply to all phases of project development.*

Discussion

These impacts were identified and discussed in Section 3.1, Aesthetics (pages 3.1-5 through 3.1-10 of the Draft EIR).

The proposed project includes development of the southernmost 15.1 acres of the Original Project site (100.1 acres). Under the Modified Project, the building height of the proposed three-story apartment building would increase by three feet from the Original Project (increase from 45 feet to 48 feet). The proposed modifications to the project are not substantial changes to the originally anticipated project relating to Aesthetics. The Modified Project does not designate any new sites for development that were not contemplated and analyzed for development in the EIR, and would not result in any changes to the location or footprint of development.

The Modified Project would not result in any new potential aesthetic impacts and would not increase the significance of any aesthetic impacts. Mitigation Measures identified in Section 3.1, Aesthetics, for the Original Project would be sufficient in addressing the requirements for the Modified Project. Additionally, the Modified Project is subject to the City of Davis' design requirements, which would ensure that the exterior facades of the proposed structures, landscaping, streetscape improvements, and exterior lighting improvements are compatible with the surrounding land uses. Therefore, the proposed project does not change or increase the severity of the impacts beyond what was addressed in the Final EIR. There are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

AGRICULTURE AND FOREST RESOURCES

Impact 3.2-1: Implementation of the project would not result in the conversion of Farmlands, including Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, to non-agricultural uses. (Less Than Significant)

Mitigation Adopted by the City: None

Impact 3.2-2: Implementation of the proposed project may result in land use conflicts with adjacent agricultural lands. The juxtaposition of agricultural lands next to residential and commercial uses can be a land-use compatibility issue. For example, agricultural activities may result in noise, dust, or odors that may be perceived as nuisances by nonagricultural neighbors. Agricultural practices, such as chemical applications, may also be a public health issue for residents and businesses, should they affect air or water quality. (Less than Significant with Mitigation)

Mitigation Adopted by the City: Mitigation Measure 3.2-1. Residual impact is less than significant.

Mitigation Measure 3.2-1: *Agricultural activities on the urban farm shall comply with the following measures:*

- 1. Organic farming practices and the use of "organic" pesticides and fertilizers are encouraged. Pesticide application shall be in accordance with all applicable regulations. Pesticides shall be applied by hand pump equipment, small tractor-pulled sprayers, or by hand-held applicators (backpack sprayers). Pesticides shall not be applied by aerial spraying, or when air movement could cause offsite drift.*
- 2. Soil tilling, earth moving, and fertilizer and pesticide application shall not be permitted when wind conditions would result in offsite drift of fugitive dust, fertilizer or pesticides.*
- 3. Application of organic fertilizer (manure or compost), if used, shall be performed in a manner that minimizes significant odor impacts on nearby residential parcels.*
- 4. The use of mechanical equipment for agricultural purposes shall be limited to between the hours of 6:00 a.m. to 10:00 p.m.*
- 5. Agricultural areas shall be maintained to provide drainage and minimize the collection of standing surface water.*
- 6. Commercial composting of materials (composting for sale of compost material for use off-site) shall be prohibited.*

Impact 3.2-3: Implementation of the project would not result in the indirect conversion of adjacent agricultural lands to non-agricultural uses. (Less Than Significant)

Impact 3.2-4: Implementation of the project would not result in the conversion of forest lands or timber lands, nor would it result in conflicts with forest or timber zoning. (No Impact)

Discussion

These impacts were identified and discussed in Section 3.2, Agricultural and Forest Resources (pages 3.2-11 through 4.2-24 of the Draft EIR).

The proposed modifications to the Original Project are not substantial changes to the originally anticipated project relating to agricultural and forest resources. Resources of this type are site specific, and the Modified Project does not designate any new sites for development, and would not result in any changes to the location or footprint of development contemplated in the EIR. Mitigation Measures identified in Section 3.2 Agricultural and Forest Resources, for the Original Project would be sufficient in addressing the requirements for the Modified Project.

The Modified Project would not result in any new potential impacts to agricultural and forest resources beyond those addressed in the EIR, and would not increase the severity of any impacts related to agricultural and forest resources. Therefore, the proposed project does not increase the severity of the impacts beyond what was addressed in the Final EIR. There are no new impacts beyond what was addressed in the Final EIR. Lastly, there are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

AIR QUALITY

Impact 3.3-1: The operation proposed development would generate criteria pollutant emissions. The operational emissions of criteria pollutants would exceed the Yolo-Solano Air Quality Management District (YSAQMD) thresholds of significance, after mitigation. (Significant and Unavoidable)

Mitigation Adopted by the City: Mitigation Measures 3.3-1, 3.3-2 and 3.3-4. Residual impact is significant and unavoidable.

Mitigation Measure 3.3-1: *In conjunction with the project's Sustainability Plan, the project applicant shall incorporate green building designs into the residential and commercial components of the project to help offset area source emissions. Such green building designs will reduce area source emissions by using energy more efficiently and reducing the use of non-renewable energy resources. The Yolo-Solano AQMD suggests the following as potential green building measures:*

- *Duct system within the building thermal envelope, or insulated to R-8*
- *Passive cooling strategies including passive or fan-aided cooling planned for or designed into structure, a cupola or roof opening for hot air venting or underground cooling tubes*
- *Outdoor lighting designed for high efficiency, solar-powered or controlled by motion detectors*
- *Natural lighting in buildings*
- *Building siting and orientation to reduce energy use*

- Summer shading and wind protection measures to increase energy efficiency
- Use of concrete or other non-polluting materials for parking lots instead of asphalt
- Use of landscaping to shade buildings and parking lots
- Use of photovoltaic and/or wind generators
- Installation of energy efficient appliances and lighting
- Installation of mechanical air conditioners and refrigeration units that use non-ozone depleting chemicals

Mitigation Measure 3.3-2: Prior to the approval of the Final Map, or as a condition of Final Map approval, the project applicant shall incorporate design measures that function to reduce vehicle emissions by increasing the use of alternative modes of transportation. The Yolo-Solano AQMD suggests the following as potential design measures:

- Street trees
- Direct pedestrian connections
- Zero building setbacks
- Pedestrian signalization and signage
- Street furniture and artwork
- Street lighting
- Availability of bicycle parking
- Design safe routes to schools
- Ensure that infrastructure is provided to accommodate transit. This may include:
 - Transit route signs and displays
 - Transit stop amenities
 - Bus turnouts and bulbs
- Design building elevations maximizing visual interest for pedestrians.

Mitigation Measure 3.3-4: Wood-burning fireplaces shall be prohibited within the proposed project site.

Impact 3.3-2:

The construction of the proposed development would generate criteria pollutant emissions. The construction emissions of criteria pollutants would exceed the YSAQMD thresholds of significance, before mitigation. (Less than Significant with Mitigation)

Mitigation Adopted by the City: Mitigation Measure 3.3-3. Residual impact is less than significant.

Mitigation Measure 3.3-3: The project applicant shall implement the following dust control measures during all construction activities. These measures shall be a condition of the grading permit.

- Water all active construction sites at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.
- Haul trucks shall maintain at least 2 feet of freeboard.
- Cover all trucks hauling dirt, sand, or loose materials.
- Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed area.
- Sweep streets if visible soil material is carried out from the construction site.
- Treat accesses to a distance of 100 feet from the paved road with a 6-inch layer of gravel.
- All grading operations shall be suspended when wind speeds (as instantaneous gusts measured by an on-site anemometer) exceed 25 mph and dust has the potential to adversely affect adjacent residential properties. Wind speeds shall be

measured with an anemometer onsite a minimum of one time per day. Additional hourly anemometer measurements shall be conducted if wind conditions noticeably increase or are forecasted to be greater than 15 mph.

Impact 3.3-3: Project implementation would not result in carbon monoxide hotspots. (Less than Significant)

Mitigation Adopted by the City: None

Impact 3.3-4: Project implementation would not result in land use conflicts that could expose sensitive receptors to harmful pollutant concentrations. (Less than Significant)

Mitigation Adopted by the City: None

Impact 3.3-5: Project implementation would not create objectionable odors. (Less than Significant)

Mitigation Adopted by the City: None

Impact 3.3-6: Project implementation may result in cumulative air quality impacts. Individually, the proposed project was determined to have a significant and unavoidable relative to operational emissions. (Cumulatively Considerable and Significant and Unavoidable)

Mitigation Adopted by the City: None

Discussion

These impacts were identified and discussed in Section 3.3, Air Quality (pages 3.3-17 through 3.3-28 of the Draft EIR).

Operational Emissions

URBEMIS2007 (v.9.24) was used in the Cannery Project Draft EIR to estimate operational emissions of the Original Project. The Yolo-Solano Air Quality Management District (YSAQMD) has established an operational emissions threshold of significance for ozone precursors of 10 tons per year for reactive organic gases (ROG) and nitric oxide (NO_x), and 80 pounds per day for respirable particulate matter (PM₁₀). The YSAQMD utilizes a screening process and separate model for CO impacts.

Table 1 shows the operational emissions of the Original Project, which includes area source emissions of criteria pollutants that would result from the Original Project. Detailed URBEMIS2007 (v.9.24) emissions calculations are presented in Appendix C of the Cannery Project Draft EIR.

Table 2 shows the operational emissions of the Modified Project, which includes area source emissions of criteria pollutants that would result from the Modified Project. It is noted that emissions calculated using URBEMIS are now outdated and air districts recommend all projects now evaluate emissions with the California Emissions Estimator Model (CalEEMod, version 2016.3.2) if they use software for their analysis. Therefore, the emissions for the Modified Project were calculated using the most recent version of CalEEMod (version 2016.3.2). The emissions calculations are presented in Appendix A of this Addendum.

TABLE 1: TOTAL PROJECT GENERATED AREA-SOURCE EMISSIONS AT FULL BUILDOUT (ORIGINAL PROJECT)

	<i>ROG (tons/year)</i>	<i>NO_x (tons/year)</i>	<i>PM₁₀ (lbs/day)</i>
Area Source			
Natural Gas	0.11	1.49	0.02
Hearth	3.59	0.64	29.15 ¹
Landscape	0.3	0.02	0.07
Consumer Products	5.8	--	--
Architectural Coatings	1.51	--	--
Total	11.31 (tons/year)	2.15 (tons/year)	29.22 (lbs/day)
YSAQMD Threshold	10 (tons/year)	10 (tons/year)	80 (lbs/day)

NOTE:

¹ PM₁₀ FROM HEARTH EMISSIONS IS SHOWN IN AVERAGE POUNDS PER DAY OVER THE COURSE OF ONE YEAR. EMISSIONS OF PM₁₀ FROM HEARTHS WOULD BE HIGHER THAN THIS DAILY AVERAGE DURING DAYS IN THE WINTER, AND AT OR NEAR ZERO ON DAYS DURING THE SUMMER MONTHS.

SOURCES: URBEMIS2007 (v.9.24) AND YOLO-SOLANO AIR QUALITY MANAGEMENT DISTRICT’S HANDBOOK FOR ASSESSING AND MITIGATING AIR QUALITY IMPACTS (2007).

TABLE 2: TOTAL PROJECT GENERATED AREA-SOURCE EMISSIONS AT FULL BUILDOUT (MODIFIED PROJECT)

	<i>ROG (tons/year)</i>	<i>NO_x (tons/year)</i>	<i>PM₁₀ (lbs/day)</i>
Area	5.7181	0.3572	0.9032
Energy	0.0760	0.6570	0.2876
Total	5.7941 (tons/year)	1.0142 (tons/year)	1.1908 (lbs/day)
YSAQMD Threshold	10 (tons/year)	10 (tons/year)	80 (lbs/day)

SOURCES: CAL-EMOD (v.2016.3.2) AND YOLO-SOLANO AIR QUALITY MANAGEMENT DISTRICT’S HANDBOOK FOR ASSESSING AND MITIGATING AIR QUALITY IMPACTS (2007).

As noted in the Noise and Vibration and Transportation and Circulation sections further below, the proposed land use changes will generate fewer vehicle trips than the project analyzed as part of The Original Cannery Project Draft EIR. Because the Modified Project would result in a decrease in total vehicle trips than what was studied for the Original Project in the Cannery Project Draft EIR, the resulting mobile source emissions would also slightly decrease. Therefore, this analysis focuses on the comparison between the area source emissions from the Original Project to the area source emissions from the Modified Project.

As shown in Tables 1 and 2, area source emissions (ROG, NO_x, and PM₁₀) resulting from the Modified Project would be below the area source emissions resulting from the Original Project. Implementation of Mitigation Measures 3.3-1, 3.3-2, and 3.3-3 included in the Cannery Project EIR would still be required for the Modified Project.

Construction Emissions

The Modified Project does not designate any new sites for development and would not result in any substantial changes to the construction methods, location, or footprint of development. The Modified Project would not result in any changes to potential development that would change potential impacts associated with construction emissions. Therefore, the construction emissions would not increase over the Original Project.

The YSAQMD recommends the use of construction dust mitigation measures to reduce PM₁₀ emissions during construction. The YSAQMD’s *Handbook for Assessing and Mitigating Air Quality Impacts* (2007) provides a list of dust mitigation measures along with their effectiveness at reducing PM₁₀ emissions. These measures are included as Mitigation Measure 3.3-3 of the Cannery Project Draft EIR. Implementation of the dust mitigation would reduce the Modified Project’s PM₁₀ emissions, similar to the Original Project.

Carbon Dioxide Hotspots

The traffic impact analysis contained in Section 3.14 of the Cannery Project EIR examined Level of Service (LOS) for intersections affected by the Original Project. As noted in Section 3.14, no existing or future street or intersection is forecast to operate at an unacceptable LOS F or worse following implementation of the recommended mitigation. Additionally, traffic from the Original Project would not result in an increase of 10 seconds or more of average delay at any of the study intersection as a result of project-generated traffic. Since the City is within an attainment area for carbon monoxide (ambient air quality standards are currently attained) and in an area with low background concentrations, changes in carbon monoxide levels resulting from the Original Project would not result in violations of the ambient air quality standards.

As noted in the Noise and Vibration and Transportation and Circulation sections further below, the proposed land use changes will generate fewer trips than the project analyzed as part of The Cannery Project Draft EIR. Because the Modified Project would result in a decrease in total vehicle trips than what was studied for the Original Project in the Cannery Project Draft EIR, the resulting traffic delay increases would also slightly decrease. Therefore, changes in carbon monoxide levels resulting from the Modified Project would not result in violations of the ambient air quality standards.

Harmful Pollutant Concentrations

Table 3.3-9 in Section 3.3 of the Cannery Project Draft EIR provides the California Air Resources Board minimum separation recommendations on siting sensitive land uses. Similar to the Original Project, the Modified Project does not include any of the source categories listed in Table 3.3-9. The Modified Project does not include the long-term operation of any other major onsite stationary sources of toxic air contaminants (TACs). In addition, no major stationary sources of TACs have been identified in the immediate vicinity of the project site. The project site is not located adjacent to a freeway or high traffic road that is considered a significant source of mobile source air toxics. The closest traffic facility that poses a risk from mobile source air toxics is Interstate 80 located approximately 1.25 miles to the south of the project site.

Additionally, construction activities resulting from the Modified Project would result in temporary dust generation (PM₁₀). Without control, dust emissions can create nuisances or localized health impacts. Implementation of the dust mitigation required under Mitigation Measure 3.3-3 would ensure that dust emissions are below the YSAQMD thresholds.

Objectionable Odors

Implementation of the Modified Project would not directly create or generate objectionable odors to a significant degree. Decomposition of biological materials, such as food waste and other trash, could create objectionable odors if not properly contained and handled. The Modified Project would provide waste receptacles throughout the southern portion of the project site and would utilize outdoor trash dumpsters with lids, which would be picked up regularly during normal solid waste collection operating hours within the area. The dumpster lids are intended to contain odors emanating from the dumpsters. The dumpsters would be stored in screened areas for further protection from potential objectionable odors. The garbage collected on-site and stored in the outdoor dumpsters would not be on-site long enough to cause substantial odors. Thus, the outdoor, enclosed, and covered trash dumpsters that would be picked up regularly would provide proper containment and handling of the trash generated on-site.

The two closest producers of odors include the Yolo County Landfill located northwest of the County Road 104 and County Road 28H intersection, and the Davis Waste Water Treatment facility located on County Road 28H just east of County Road 105. These facilities are located 2.5 and 2.75 miles away, respectively, from the project site. This distance is beyond the screening distance of one mile that is recommended by the YSAQMD. There are no other known producers of odors within vicinity of the project site.

Cumulative Air Quality Impacts

As shown above, the Modified Project would not result in any new or increased air quality impacts compared to the Original Project. Area source emissions (ROG, NO_x, and PM₁₀) resulting from the Modified Project would be below the area source emissions resulting from the Original Project. The Modified Project is located within the City of Davis city limits and is designated for development under the adopted City of Davis General Plan. As such, the Modified Project does not conflict with the land use assumptions used to prepare the applicable air quality attainment plan (AQAP) and State Implementation Plan (SIP). The same mitigation measures included in the Cannery Project Draft EIR (including Mitigation Measures 3.3-1 through 3.3-3) would be applicable to the Modified Project. The Modified Project would not have any cumulative air quality impacts beyond what was addressed in the Final EIR

Conclusion

The Modified Project would not increase the severity of the impacts beyond what was addressed in the Final EIR. Mitigation Measures identified in Section 3.3, Air Quality, for the Original Project would be sufficient in addressing the requirements for the Modified Project. There are no new impacts beyond what was addressed in the Final EIR. Lastly, there are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

BIOLOGICAL RESOURCES

Impact 3.4-1: Project construction would not result in direct or indirect effects on special-status invertebrate species. (Less than Significant)

Mitigation Adopted by the City: None

Impact 3.4-2: Project implementation may result in direct or indirect effects on special-status reptile and amphibian species. The project would impact approximately 500 sf of potential aquatic habitat for special-status reptile and amphibian species. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measures 3.4-1 and 3.4-2. Residual impact is less than significant.

Mitigation Measure 3.4-1: *The project proponent shall implement the following measures to protect western pond turtle:*

- *A qualified biologist shall conduct a pre-construction survey no more than 24 hours before the start of construction activities within and immediately adjacent to F Street Channel. If a western pond turtle is found within the construction area, the qualified biologist shall halt construction and immediately report the occurrence to the City. The qualified biologist shall relocate the western pond turtle to the nearest*

safe location as determined by the California Department of Fish and Wildlife, City staff, and qualified biologist.

- Construction personnel performing activities within and immediately adjacent to the F Street Channel shall receive worker environmental awareness training from a qualified biologist to instruct workers to recognize western pond turtle, their habitats, and measures being implemented for its protection.
- Construction personnel shall observe a 15 mph speed limit on unpaved roads within and immediately adjacent to the F Street Channel.
- Before operating equipment within and immediately adjacent to the F Street Channel, workers shall check for western pond turtle underneath equipment that has remained in one location for 15 minutes. If a western pond turtle is found, the worker shall halt construction activities, and immediately report the occurrence to the qualified biologist and City staff. The qualified biologist shall relocate the western pond turtle to the nearest safe location as determined by the California Department of Fish and Wildlife, City staff and qualified biologist.

Mitigation Measure 3.4-2: *The project proponent shall consult with the USFWS for a biological opinion regarding the potential for the project to impact giant garter snake habitat. If the USFWS determines that giant garter snake may be potentially affected by project construction, the project proponent shall obtain an incidental take permit from the USFWS and implement the minimization guidelines for giant garter snake as follows:*

- Construction activity, including grading, earth movement, trenching, installation of underground utilities, pouring concrete, and paving, within and immediately adjacent to the F Street Channel shall be conducted between May 1 and October 1, the active period for giant garter snake.
- Movement of heavy equipment within and immediately adjacent to the F Street Channel shall be confined to the area requiring the improvements to the maximum extent possible. In accordance with Mitigation Measure 3.4-8, all areas within the F Street Channel that do not require improvements shall have orange construction barrier fencing at the limits of the area needed for construction improvements and the contractor shall take measures to ensure that the Contractor's forces do not enter or disturb the areas that do not require improvements.
- Construction personnel shall receive USFWS-approved worker environmental awareness training to instruct workers to recognize giant garter snake and their habitats.
- Within 24 hours prior to construction activities, the project area shall be surveyed for giant garter snake. The survey will be repeated if a lapse in construction activity of two weeks or greater has occurred. If a giant garter snake is encountered during construction, activities shall cease until appropriate corrective measures have been completed or it is determined by the qualified biologist and City staff, in coordination with the U.S. Fish and Wildlife Service and Department of Fish and Wildlife, that the giant garter snake will not be harmed. Any sightings or incidental take will be reported to the U.S. Fish and Wildlife Service and Department of Fish and Wildlife immediately.
- If flows are present in the F Street Channel at the time of construction, the portion of the channel affected by construction shall be dewatered for at least 15 consecutive days prior to the start of construction.

Impact 3.4-3: Project implementation would not result in direct or indirect effects on special-status fish species. (No Impact)

Mitigation Adopted by the City: None

Impact 3.4-4: Project implementation may result in direct or indirect effects on special-status bird species. The project would impact potential foraging and nesting habitat for special-status bird species. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measures 3.4-3 through 3.4-5. Residual impact is less than significant.

Mitigation Measure 3.4-3: No less than 14 days prior to initiating ground disturbance activities, the project proponent shall complete an initial take avoidance survey using the recommended methods described in the Detection Surveys section of the March 7, 2012 Department of Fish and Wildlife "Staff Report on Burrowing Owl Mitigation." Implementation of avoidance and minimization measures (as presented in the March 7, 2012 Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation) would be triggered if the initial take avoidance survey results in positive owl presence on the project site where project activities will occur. If needed, the development of avoidance and minimization approaches shall be developed in coordination with the California Department of Fish and Wildlife.

Mitigation Measure 3.4-4: No more than thirty days prior to the commencement of construction during raptor breeding season, the project proponent shall retain a qualified biologist to perform preconstruction surveys for nesting raptors. In the event that nesting raptors are found on the project site, offsite improvements site, or the immediate vicinity, the project proponent shall consult with the CDFW and obtain an incidental take permit from the CDFW pursuant to section 2081(b) of the Fish and Game Code. In the event that protected birds, including nesting raptors, are found on the project site, offsite improvement corridors, or the immediate vicinity, the project proponent shall:

- Locate and map the location of the nest site. Within 2 working days of the surveys prepare a report and submit to the City and CDFW;
- A no-disturbance buffer of 250 feet shall be established;
- On-going weekly surveys during raptor breeding season shall be conducted to ensure that the no disturbance buffer is maintained. Construction can resume when a qualified biologist has confirmed that the birds have fledged.

In the event of destruction of a nest with eggs, or if a juvenile or adult raptor should become stranded from the nest, injured or killed, the qualified biologist shall immediately notify the CDFW. The qualified biologist shall coordinate with the CDFW to have the injured raptor either transferred to a raptor recovery center or, in the case of mortality, transfer it to the CDFW within 48 hours of notification. If directed/authorized by the CDFW during the notification, the qualified biologist may transfer the injured raptors to a raptor recovery center.

Mitigation Measure 3.4-5: Prior to the commencement of construction, the project proponent shall pay mitigation fees or provide compensatory mitigation for Swainson's hawk foraging habitat to the Yolo County HCP/NCCP Joint Powers Agency's (JPA) in accordance with their Swainson's Hawk Interim Mitigation Program, for the permanent loss of Swainson's hawk foraging habitat. This program currently requires compensation at a 1:1 ratio, and projects with impacts over 40 acres are required to provide the conservation land directly to the Yolo County JPA, while projects with impacts that are less than 40 acres may pay mitigation fees or provide compensatory mitigation land. If the project is constructed after adoption of the Yolo Natural Heritage Program, the project proponent shall comply with all requirements of the Yolo Natural Heritage Program.

Impact 3.4-5: Project implementation may result in direct or indirect effects on special-status mammal species. The project would impact potential foraging and roosting habitat for special-status mammal species. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measure 3.4-6. Residual impact is less than significant.

Mitigation Measure 3.4-6: No more than thirty days prior to the commencement of construction, the project proponent shall retain a qualified biologist to perform preconstruction surveys for protected mammals, including the Pallid bat, the Silver-haired bat, the Hoary bat, and the American badger. In the event that protected mammals are found on the project site, offsite improvements site, or the immediate vicinity, the project proponent shall consult with the CDFW and obtain an authorization in accordance with the regulations protecting such species.

Impact 3.4-6: Project implementation would not result in direct or indirect effects on candidate, sensitive, or special-status plant species. (Less than Significant)

Mitigation Adopted by the City: None

Impact 3.4-7: Project implementation may result in direct or indirect effects on riparian habitat or a sensitive natural community. The project would impact potential riparian habitat as a result of off-site improvements. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measures 3.4-7 and 3.4-8. Residual impact is less than significant.

Mitigation Measure 3.4-7: During the design of improvement plans, the project proponent shall design the offsite improvements to avoid and minimize impacts on riparian habitat to the extent possible. The project plans shall include provisions to restore riparian habitat in all areas of temporary disturbance upon completion of the offsite improvement. For areas that require permanent disturbance for the offsite improvement, the project applicant shall mitigate the loss by preparing a restoration plan, in coordination with the City of Davis and California Department of Fish and Wildlife, that includes restoring riparian habitat along F Street Channel (or another location if deemed appropriate by the City of Davis and the California Department of Fish and Wildlife) at a 3:1 ratio. The habitat restoration plans shall be approved by the California Department of Fish and Wildlife.

Mitigation Measure 3.4-8: Install orange construction barrier fencing at the limits of the area needed to construct improvements through the riparian habitat along F Street Channel to identify environmentally sensitive areas around the riparian habitat. Before construction, the contractor shall work with the Davis Department of Public Works, the City's Wildlife Resource Specialist, and qualified biologist to identify the locations for the barrier fencing, and shall place stakes around the sensitive area to indicate these locations. The fencing shall be installed before construction activities are initiated and shall be maintained throughout the construction period. The following paragraph shall be included in the construction specifications:

- The Contractor's attention is directed to the areas designated as "environmentally sensitive areas." These areas are protected, and no entry by the Contractor for any purpose will be allowed unless specifically authorized in writing by the City of Davis.

The Contractor shall take measures to ensure that Contractor's forces do not enter or disturb these areas, including giving written notice to employees and subcontractors.

Temporary fences around the environmentally sensitive areas shall be installed as the first order of work. Temporary fences shall be furnished, constructed, maintained, and removed as shown on the plans, as specified in the special provisions, and as directed by the Resident Engineer. The fencing shall be commercial-quality woven polypropylene, orange in color, and at least 4 feet high (Tensor Polygrid or equivalent). The fencing shall be tightly strung on posts with a maximum 10-foot spacing.

Impact 3.4-8: Project implementation may result in effects on protected wetlands and jurisdictional waters. The project would impact a 1.24-acre wetland area (on-site), and 0.004 acres of potentially jurisdictional waters (off-site). (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measures 3.4-9 through 3.4-11. Residual impact is less than significant.

Mitigation Measure 3.4-9: *Prior to any activities that would result in discharge, fill, removal, or hydrologic interruption of the 1.24-acre wetland area located on the eastern side of the project site, the project proponent shall consult with RWQCB to determine if the activities are subject to their jurisdiction and permit requirements (i.e. RWQCB Waste Discharge Permit). If the RWQCB determines that the project activities are subject to their regulations, the project proponent shall secure an authorization of the activities through the appropriate regulatory permits.*

Mitigation Measure 3.4-10: *The project proponent shall secure an authorization of activities that would result in discharge, fill, removal, or hydrologic interruption to F Street Channel as a result of the Storm Drain Outfall and monitoring gage stations project activities. It is anticipated that the project will qualify for a Section 404 Nationwide Permit 7, which will require the project proponent to submit a Preconstruction Notification and comply with all Nationwide Permit General Conditions and Sacramento District Regional Conditions as applicable. Additionally, the project proponent will be required to obtain a Section 401 Water Quality Certification from the RWQCB.*

Mitigation Measure 3.4-11: *Prior to any activities that would result in discharge, fill, removal, or hydrologic interruption of the potential jurisdictional water located at the Storm Drain Outfall site and the monitoring gage stations sites (F Street Channel), the project proponent shall consult with RWQCB to determine if the activities are subject to their jurisdiction and permit requirements (i.e. RWQCB Waste Discharge Permit). If the RWQCB determines that the project activities are subject to their regulations, the project proponent shall secure an authorization of the activities through the appropriate regulatory permits.*

Impact 3.4-9: Project implementation would not result in interference with the movement of native fish or wildlife species or with established wildlife corridors, or impede the use of native wildlife nursery sites. (Less than Significant)

Mitigation Adopted by the City: None

Impact 3.4-10: Project implementation may result in conflicts with an adopted habitat conservation plan, natural community conservation plan, recovery plan, or local policies or ordinances protecting biological resources. The project would impact

65 trees which are subject to the City's Tree Ordinance. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measure 3.4-12. Residual impact is less than significant.

***Mitigation Measure 3.4-12:** Prior to the commencement of construction, the project proponent shall retain a qualified arborist to perform preconstruction surveys of the project site and offsite improvements site. The Initial Arborist Report and Tree Inventory (April 2012) shall be updated based on subdivision maps, grading plans, improvement plans, and building plans to detail the trees to be preserved and removed. The arborist shall include a Tree Protection Plan that illustrates the grading/improvement plans with the trees plotted on the plans. Compliance with the Tree Protection Plan shall be required before and during any site disturbance and construction activity and prior to issuance of building permits. A Tree Modification Permit shall be submitted to the City for any proposed removal of a tree. Mitigation shall be implemented in accordance with the Davis Municipal Code Chapter 37 Tree Planting, Preservation, and Protection, and may include tree replacement or a combination of tree replacement and payment of fees.*

Discussion

These impacts were identified and discussed in Section 3.4, Biological Resources (pages 3.4-15 through 3.4-48 of the Draft EIR).

The proposed modifications to the Original Project are not substantial changes to the originally anticipated project relating to biological resources. The Modified Project does not designate any new sites for development and would not result in any changes to the location or footprint of development. Due to the site-specific nature of biological resources, the Modified Project would not result in new impacts or cause increases in the severity of previously identified impacts to biological resources when compared to the Original Project. The Modified Project would not result in changes to development that would have an adverse effect on special-status species, resulting in impacts to sensitive habitats, including foraging areas, or wildlife movement corridors, and would not interfere to a greater extent with local policies, ordinances, or plans adopted relating to biological resources. Mitigation Measures identified in Section 3.4, Biological Resources, for the Original Project would be sufficient in addressing the requirements for the Modified Project.

There are no new impacts beyond what was addressed in the Final EIR. Lastly, there are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

CULTURAL RESOURCES

Impact 3.5-1: Project implementation may cause a substantial adverse change to a significant historical or archaeological resource, or directly or indirectly destroy or disturb a unique paleontological resource or human remains. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measure 3.5-1. Residual impact is less than significant.

***Mitigation Measure 3.5-1:** If any prehistoric or historic artifacts, or other indications of archaeological resources are found during grading and construction activities, an*

archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be consulted to evaluate the finds and recommend appropriate mitigation measures.

- *If cultural resources or Native American resources are identified, every effort shall be made to avoid significant cultural resources, with preservation an important goal. If significant sites cannot feasibly be avoided, appropriate mitigation measures, such as data recovery excavations or photographic documentation of buildings, shall be undertaken consistent with applicable state and federal regulations.*
 - o *If human remains are discovered, all work shall be halted immediately within 50 meters (165 feet) of the discovery, the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.*
 - o *If any fossils are encountered, there shall be no further disturbance of the area surrounding this find until the materials have been evaluated by a qualified paleontologist, and appropriate treatment measures have been identified.*

Discussion

These impacts were identified and discussed in Section 3.5, Cultural Resources (page 3.5-11 of the Draft EIR).

The proposed modifications to the Original Project are not substantial changes to the originally anticipated project relating to cultural resources. Due to the site-specific nature of cultural resources, the Modified Project would not result in new impacts or cause increases in the severity of previously identified impacts to cultural resources when compared to the Original Project. The Modified Project does not designate any new sites for development and would not result in any substantial changes to the construction methods, location, or footprint of development. The Modified Project would not result in any changes to potential development that would change potential impacts associated with the disturbance of historical, archaeological, paleontological, or geologic resources. The Modified Project would also not result in any changes that would change the potential to disturb human remains. The Modified Project would not result in any new potential impacts to cultural resources and would not increase the significance of any potential impacts to Cultural Resources. Mitigation Measures identified in Section 3.5, Cultural Resources, for the Original Project would be sufficient in addressing the requirements for the Modified Project.

There are no new impacts beyond what was addressed in the Final EIR. Lastly, there are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

GEOLOGY, SOILS, AND MINERALS

Impact 3.6-1: The proposed project would not expose people or structures to potential substantial adverse effects involving strong seismic ground shaking or seismic related ground failure. (Less than Significant).

Mitigation Adopted by the City: None

Impact 3.6-2: Implementation and construction of the proposed project may result in substantial soil erosion or the loss of topsoil. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measures 3.6-1 and 3.6-2. Residual impact is less than significant.

***Mitigation Measure 3.6-1:** Prior to the issuance of a grading permit, the project proponent shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB in accordance with the NPDES General Construction Permit requirements. The SWPPP shall be designed to control pollutant discharges utilizing Best Management Practices (BMPs) and technology to reduce erosion and sediments. BMPs may consist of a wide variety of measures taken to reduce pollutants in stormwater runoff from the project site. Measures shall include temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) that will be employed to control erosion from disturbed areas. Final selection of BMPs will be subject to approval by the City of Davis and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.*

***Mitigation Measure 3.6-2:** Prior to the issuance of a building permit, the project proponent shall document to the satisfaction of the City of Davis that at least 85 to 90 percent of annual average stormwater runoff from the project site is treated per the standards in the California Stormwater Best Management Practice New Development and Redevelopment Handbook. Drainage from all paved surfaces, including streets, parking lots, driveways, and roofs shall be routed either through swales, buffer strips, or sand filters or treated with a filtering system prior to discharge to the storm drain system. Landscaping shall be designed to provide water quality treatment, along with the use of a Stormwater Management filter to permanently sequester hydrocarbons, if necessary. Roofs shall be designed with down spouting into landscaped areas, bubbleups, or trenches. Driveways should be curbed into landscaping so runoff drains first into the landscaping.*

Impact 3.6-3: The proposed project would be located on a geologic unit or soil that is unstable, or that would become unstable as a result of project implementation, and potentially result in landslide, lateral spreading, subsidence, liquefaction or collapse. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measure 3.6-3. Residual impact is less than significant.

***Mitigation Measure 3.6-3:** Prior to grading, a certified geotechnical engineer shall be retained to perform a final geotechnical evaluation of the soils at a design-level. The grading and improvement plans, as well as the building plans shall be designed in accordance with the recommendations provided in the final geotechnical evaluation. Final geotechnical design shall be developed by a geotechnical engineer in accordance with the California Building Code, and subject to review and approval by the Department of Community Development and Sustainability.*

Impact 3.6-4: The proposed project would be located on expansive soil creating substantial risks to life or property. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measure 3.6-3. Residual impact is less than significant.

Implement Mitigation Measure 3.6-3.

Impact 3.6-5: Project implementation would not result in the loss of availability of a mineral resource of value to the region or state, or a locally-important mineral resource recovery site. (No Impact)

Mitigation Adopted by the City: None

Discussion

These impacts were identified and discussed in Section 3.6, Geology, Soils, and Minerals (pages 3.6-14 through 3.6-22 of the Draft EIR).

The proposed modifications to the Original Project are not substantial changes to the originally anticipated project relating to geology, soil, and minerals. Due to the site-specific nature of impacts to geology, soils, and minerals, the Modified Project would not result in new impacts or cause increases in the severity of previously identified impacts to geology, soils, and minerals when compared to the Original Project. The Modified Project would not result in changes to development patterns and does not designate any new sites for development or result in any substantial changes to the construction methods, location, or footprint of development that would change the potential for development to be exposed to geologic and soil hazards. Therefore, the Modified Project would also not result in increased impacts associated with soil erosion or septic/alternative wastewater issues. Mitigation Measures identified in Section 3.6, Geology, Soils, and Minerals, for the Original Project would be sufficient in addressing the requirements for the Modified Project. There are no new impacts beyond what was addressed in the Final EIR. Lastly, there are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

GREENHOUSE GASES AND CLIMATE CHANGE

Impact 3.7-1: The residential components of the proposed project may generate GHGs, either directly or indirectly, that may have a significant effect on the environment. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measure 3.7-1. Residual impact is less than significant.

***Mitigation Measure 3.7-1:** Prior to the issuance of building permits, the project applicant shall finalize the residential GHG emissions reduction plan and submit the plan to the Department of Community Development and Sustainability for review and approval. The residential GHG reduction plan should include the measures identified in Table 3.7-6. If alternative measures are selected for implementation, the applicant must verify, to the satisfaction of the Department of Community Development and Sustainability, that the residential GHG reduction plan will result in a total reduction of 1,188 metric tons of CO₂e, or greater, when compared to the baseline level of 3,256 metric tons.*

Impact 3.7-2: The non-residential components of the proposed project would not generate GHGs, either directly or indirectly, that may have a significant effect on the environment. (Less than Significant).

Mitigation Adopted by the City: None

Impact 3.7-3: The project may conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. (Less than Significant with Mitigation).

Mitigation Adopted by the City: See Mitigation Measure 3.7-1.

Discussion

These impacts were identified and discussed in Section 3.7, Greenhouse Gases and Climate Change (pages 3.7-19 through 3.7-38 of the Draft EIR).

Residential Greenhouse Gas Emissions

In order to determine if the Modified Project would generate greenhouse gases (GHGs) that may have a significant effect on the environment, the City of Davis has relied on the proposed project’s consistency with previously adopted plans and programs aimed at reducing GHG levels both locally and regionally.

To achieve 1990 levels of GHG emissions, each residential unit is required to reduce from a baseline of 5.5 MT CO₂e to 3.1 MT CO₂e (a 2.4 MT or 44% reduction per unit). At 639 residential units, a reduction of 1,534 MT CO₂e is required for the Modified Project.

Table 3 shows the base level of GHG emissions that would be generated from each residential unit, prior to the implementation of any mitigation measures to reduce GHG emissions, shows the 1990 per unit targets for GHG emissions (the threshold of significance per unit), and provides the carbon reduction (GHG emissions reduction) required for each residential unit in order to comply with the City’s adopted residential unit standard.

TABLE 3: BASE EMISSIONS, 1990 EMISSIONS TARGETS, AND CARBON REDUCTIONS REQUIRED

	<i>Metric Tons/Unit</i>	<i># of Units</i>	<i>CO₂ (Metric Tons)</i>	<i>CO₂e (LB)</i>
Baseline	5.5	639	3,515	7,749,249
Target 1990	3.1	639	1,981	4,367,357
Carbon Reduction Required	2.4	639	1,534	3,381,891

SOURCE: DAVIS ENERGY GROUP, DECEMBER 2012.

As described in the Davis GHG Thresholds and Standards for New Residential Development, projects may receive credit for GHG reductions based on project density and proximity to transit, as shown in Table 4. Table 4 shows the credits that the project would receive towards meeting the GHG reduction requirements, based on the project density and proximity to transit.

TABLE 4: GHG CREDITS BASED ON DENSITY AND PROXIMITY TO TRANSIT

		% Reduction	Unit Reduction	# of Units	CO₂ (Metric Tons)	CO_{2e} (LB)
Project Density	High	5%	0.275	372	102	224,872
	Medium	2%	0.11	267	29	63,934
Proximity to Transit	Less than ¼ mile	5%	0.275	344	95	209,439
	¼ to ½ mile	2%	0.11	295	32	70,548
	½ to ¾ mile	1%	0.055	0	0	0
Total Credits					258	568,793

SOURCE: DAVIS ENERGY GROUP, DECEMBER 2012.

As shown in Table 3, the Modified Project must demonstrate a total reduction of 1,534 metric tons of CO_{2e} to meet the 1990 threshold of significance. As shown in Table 4, the Modified Project receives a credit of 258 metric tons of CO_{2e} towards this reduction requirement, as a result of the Modified Project’s density and proximity to transit. Therefore, in order to comply with the City’s residential GHG emissions levels, the Modified Project must demonstrate a total reduction of 1,276 metric tons of CO_{2e} for the 639 residential units. It is noted that, in order to comply with the City’s residential GHG emissions levels, the Original Project must demonstrate a total reduction of 1,188 metric tons of CO_{2e} for the 592 potential residential units. Therefore, due to the slight increase in residential units, the Modified Project would require further reductions than the Original Project. Implementation of Mitigation Measure 3.7-1 (revised below) would reduce this impact to a less than significant level.

Mitigation Measure 3.7-1: *Prior to the issuance of building permits, the project applicant shall finalize the residential GHG emissions reduction plan and submit the plan to the Department of Community Development and Sustainability for review and approval. The residential GHG reduction plan should include the measures identified in Table 3.7-6. If alternative measures are selected for implementation, the applicant must verify, to the satisfaction of the Department of Community Development and Sustainability, that the residential GHG reduction plan will result in a total reduction of 1,276~~1,188~~ metric tons of CO_{2e}, or greater, when compared to the baseline level of 3,515~~3,256~~ metric tons.*

Non-Residential Greenhouse Gas Emissions

The original Cannery Project EIR analyzed impacts for the project based on an upper limit of 610 residential units and 236,000 sf of non-residential uses. The Modified Project would result in development of an increase in total square footage of the mixed-use development to 192,940 sf (71,700 sf on East Side and 121,240 sf on West Side consisting of 40,300 sf non-residential development and 80,940 sf of residential development). The total non-residential development under the Modified Project is below the 236,000 sf of non-residential uses analyzed for the Original Project in the Cannery Project EIR. Therefore, the Modified Project would not generate non-residential GHG emissions beyond the levels shown in the Cannery Project EIR.

Plan and Policy Consistency

The Cannery Project Draft EIR determined that the Original Project would not conflict with the City’s adopted standards for the reduction of GHG emissions, and would not conflict with plans or programs adopted by the City of Davis to reduce community-wide GHG levels. Similar to the Original Project, the Modified Project would meet its stated GHG reduction and energy efficiency goals through a wide variety of building and design measures.

The Modified Project is consistent with the Sacramento Area Council of Governments Sustainably Communities Strategy / Metropolitan Transportation Plan (SACOG MTP/SCS), and thus qualified to take advantage of the CEQA streamlining measures enacted under Senate Bill (SB) 375. The

Modified Project meets the definition of a “residential or mixed-use project” as defined by CEQA for streamlining purposes under SB 375. The Cannery is within the growth projections of the SCS, and would implement many of SACOG’s performance measures over the life of the MTP/SCS. Finally, the Modified Project will meet or exceed the GHG reduction targets established by the MTP/SCS, and therefore contribute to regional achievement of these targets as required by Assembly Bill (AB) 32.

Conclusion

The Modified Project would result in development of 54 additional residential apartment units and an increase in total square footage of the mixed-use development from 170,950 sf (83,050 sf on East Side and 87,900 sf on West Side) to 192,940 sf (71,700 sf on East Side and 121,240 sf on West Side). These changes do not increase the severity of the impacts beyond what was addressed in the Final EIR. Mitigation Measures identified in Section 3.7, Greenhouse Gases and Climate Change, for the Original Project would be sufficient in addressing the requirements for the Modified Project. There are no new impacts beyond what was addressed in the Final EIR, and there are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

HAZARDS AND HAZARDOUS MATERIALS

Impact 3.8-1: The project may have the potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measures 3.8-1, 3.8-2, and 3.8-3. Residual impact is less than significant.

***Mitigation Measure 3.8-1:** Prior to commencement of grading, the applicant shall submit a Soil Management Plan (SMP) for review and approval by the City. The SMP shall establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction to reduce the potential for spills and to direct the safe handling of these materials if encountered. The city will approve the SMP prior to any earth moving.*

***Mitigation Measure 3.8-2:** Prior to the issuance of grading permits, the applicant shall confirm that all remnant concrete foundations, to the extent they are not suitable for on-site recycling and reuse, will be removed, transported, and disposed of in accordance with environmental regulations and the specifications contained in the 2006 Specifications for Site Demolition Report (GeoTrans, 2006) and shall provide the City with the appropriate documentation.*

***Mitigation Measure 3.8-3:** Prior to commencement of farming activities on the project site, the applicant and/or the urban farm operator shall submit a Hazardous Materials Business Emergency Response Plan to the Yolo County Agriculture Department for review and approval.*

Impact 3.8-2: The project has the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measures 3.8-1, 3.8-2, and 3.8-3. Residual impact is less than significant.

Implementation of MM 3.8-1, MM 3.8-2, and MM 3.8-3.

Impact 3.8-3: The project has the potential to result in impacts from being included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measures 3.8-4 and 3.8-5. Residual impact is less than significant.

Mitigation Measure 3.8-4: Prior to the commencement of grading activities for construction of the project, the applicant shall confirm to the City of Davis that shallow soil sampling was performed during Phase 2 of the demolition activities. The sampling shall be performed in the areas that will be affected by the removal of asphalt, concrete, and all underground utilities/pipe/conduit/treatment units. The samples shall be submitted for laboratory analysis of total petroleum hydrocarbons (TPH) (gas, diesel and motor oil) by EPA Method 8015M and volatile organic compounds (VOCs) by EPA Method 8260. The results of the soil sampling shall be provided to the City of Davis. If elevated levels of TPH or VOCs are detected during the laboratory analysis of the soils, a soil cleanup and remediation plan shall be prepared and implemented prior to the commencement of grading activities.

Mitigation Measure 3.8-5: Prior to issuance of a final map, the applicant shall properly abandon the monitoring well associated with the former Leaking Underground Storage Tank (LUST), which received closure in 1989. The well abandonment shall be completed consistent with the requirements of the Yolo County Health Department, and the work shall be completed by a C-57 State licensed well contractor.

Impact 3.8-4: The project would not result in safety hazards for people residing or working on the project site as a result of a public airport or public use airport. (Less than Significant).

Mitigation Adopted by the City: None

Impact 3.8-5: The project would not result in safety hazards for people residing or working on the project site as a result of a private airstrip. (No Impact).

Mitigation Adopted by the City: None

Impact 3.8-6: The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. (Less than Significant).

Mitigation Adopted by the City: None

Impact 3.8-7: The project would not expose people or structures to a risk of loss, injury or death from wildland fires. (Less than Significant).

Mitigation Adopted by the City: None

Impact 3.8-8: The project's water quality and detention basin may create a breeding ground for mosquitoes. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measure 3.8-6. Residual impact is less than significant.

***Mitigation Measure 3.8-6** Upon completion of the onsite stormwater detention basin, the project applicant shall contact the Sacramento-Yolo Mosquito Vector Control District (District) to collaboratively develop and implement a site-specific mosquito control and abatement plan. The applicant shall implement BMPs contained in the District's Mosquito Reduction Best Management Practices Handbook, as directed by District staff.*

Discussion

These impacts were identified and discussed in Section 3.8, Hazards and Hazardous Materials (pages 3.8-24 through 3.8-35 of the Draft EIR).

The proposed modifications to the Original Project are not substantial changes to the originally anticipated project relating to hazards and hazardous materials. The Modified Project would not result in changes to development patterns and does not designate any new sites for development or result in any substantial changes to the construction methods, location, or footprint of development that would change the potential for the development to be exposed to increased risk from hazards and hazardous materials. Therefore, the Modified Project would not result in changes to development patterns or potential development that would create significant hazards associated with hazardous materials, wildland fires, airplane-related impacts, or conflicts with emergency response plans. The Modified Project would not result in any new potential impacts to Hazardous Materials and would not increase the significance of any impacts to Hazardous Materials.

Mitigation Measures identified in Section 3.8, Hazards and Hazardous Materials, for the Original Project would be sufficient in addressing the requirements for the Modified Project. There are no new impacts beyond what was addressed in the Final EIR, and there are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

HYDROLOGY AND WATER QUALITY

Impact 3.9-1: The project may violate water quality standards or waste discharge requirements during construction. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measures 3.9-1 and 3.9-2. Residual impact is less than significant.

***Mitigation Measure 3.9-1:** Prior to the commencement of grading activities, the project proponent shall submit, and obtain approval of, an NOI and SWPPP to the RWQCB in accordance with the NPDES General Construction Permit requirements. The SWPPP shall utilize BMPs and technology to reduce erosion and sediments to meet water quality standards. Such BMPs may include: temporary erosion control measures such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation. The SWPPP shall be kept on site and implemented during construction activities and shall be made available upon request to representatives of the City of Davis and/or RWQCB.*

Mitigation Measure 3.9-2: Prior to the commencement of grading activities, the project proponent shall submit, and obtain approval of, a Spill Prevention Countermeasure and Control Plan (SPCC) to the Yolo County Health Department. The SPCC shall specify measures and procedures to minimize the potential for, and effects from, spills of hazardous, toxic, or petroleum substances during all construction activities, and shall meet the requirements specified in the Code of Federal Regulations, title 40, part 112.

Impact 3.9-2: The project would not violate water quality standards or waste discharge requirements during operation. (Less than Significant).

Mitigation Adopted by the City: None

Impact 3.9-3: The project would not interfere substantially with groundwater recharge. (Less than Significant).

Mitigation Adopted by the City: None

Impact 3.9-4: Project implementation could alter the existing drainage pattern in a manner which would result in substantial erosion, siltation, flooding, or polluted runoff. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measure 3.9-3. Residual impact is less than significant.

Mitigation Measure 3.9-3: Prior to approval of the Final Map for the project, and prior to the commencement of any grading operations, the project proponent shall prepare an update to the Flood Control Master Plan. The revised FCMP must be reviewed and approved by the City of Davis Department of Public Works prior to the commencement of grading activities. The updated FCMP shall address the following:

- The final land uses and areas of impervious surface in the Tentative Map shall be included in the FCMP and the drainage calculations in the FCMP shall address the drainage and runoff rates of the final conditions in the approved Tentative Map.
- The FCMP shall include a figure showing the final locations and sizes of the storm drainage facilities throughout the project site, and shall include water surface elevations for the City of Davis 10-year and 100-year storms.
- The FCMP shall include a table showing the Rational Method Calculations for determining the storm drain pipe sizes.
- All building pads shall be set at least 1.0 foot above the 100-year water elevation.
- The FCMP and the project's drainage system shall meet or exceed the performance drainage standards shown in Table 3.9-2, and the weirs shall be designed to limit post development peak discharges and volumes to the property to the east to no more than the rates and volumes under existing conditions for design storms up to the 200-year event.
- The revised drainage system shall meet or exceed the City's and the County's drainage planning and design criteria.

Impact 3.9-5: The proposed project would not otherwise substantially degrade water quality. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measures 3.9-1 and 3.9-2. Residual impact is less than significant.

Implement Mitigation Measures 3.9-1 and 3.9-2.

Impact 3.9-6: The project may place housing or structures that would impede/redirect flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measures 3.9-4 and 3.9-5. Residual impact is less than significant.

Mitigation Measure 3.9-4: Prior to commencement of grading operations, the project proponent shall prepare and submit an application for Conditional Letter of Map Revision (CLOMR) to FEMA for approval. The CLOMR shall include revised local base flood elevations based on current modeling of the project site. No building permit shall be issued in the area impacted by the CLOMR until a CLOMR has been approved by FEMA.

Mitigation Measure 3.9-5: The building pads for all onsite structures shall be set a minimum of 1.0 foot above the maximum 100-year water surface elevations on the project site, as shown on the Conditional Letter of Map Revision (CLOMR) approved by FEMA. No building permit shall be issued within the area affected by the 100-year floodplain until a CLOMR has been approved by FEMA, and it has been demonstrated that no building pads would be placed below 1.0 feet above the calculated local base flood elevations.

Impact 3.9-7: The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, seiche, tsunami, or mudflow. (Less than Significant).

Mitigation Adopted by the City: None

Discussion

These impacts were identified and discussed in Section 3.9, Hydrology and Water Quality (pages 3.9-15 through 3.9-38 of the Draft EIR).

The proposed modifications to the Original Project are not substantial changes to the originally anticipated project relating to hydrology and water quality. The Modified Project would not result in changes to development patterns and does not designate any new sites for development or result in any substantial changes to the construction methods, location, or footprint of development that would change the potential for development to increase the significance of impacts, or risks related to hydrology and water quality. The project site is not located within the 100-year floodplain, and as such, the Modified Project would not place housing within the 100-year floodplain. The Modified Project would not increase the demand for groundwater given that potable water supplies in Davis come primary from surface water sources, and the Modified Project would not substantially deplete groundwater supplies, as the City has sufficient water supplies, including, groundwater sources, to serve the project and the City's other existing and projected future water demands.

Mitigation Measures identified in Section 3.9, Hydrology and Water Quality, for the Original Project would be sufficient in addressing the requirements for the Modified Project. The proposed changes do not increase the severity of the impacts beyond what was addressed in the Final EIR. Further,

there are no new impacts beyond what was addressed in the Final EIR, and there are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

LAND USE

Impact 3.10-1: The project would not result in the physical division of an established community. (No Impact).

Mitigation Adopted by the City: None

Impact 3.10-2: The project would not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted to avoid or mitigate an environmental effect. (Less than Significant).

Mitigation Adopted by the City: None

Impact 3.10-3: The project would not conflict with an applicable habitat conservation plan or natural community conservation plan. (Less than Significant).

Mitigation Adopted by the City: None

Impact 3.10-4: The project may result in land use incompatibilities between urban and agricultural uses. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measure 3.2-1. Residual impact is less than significant.

Implement Mitigation Measure 3.2-1.

Discussion

These impacts were identified and discussed in Section 3.10, Land Use (pages 3.10-7 through 3.10-12 of the Draft EIR).

The proposed modifications to the Original Project are not substantial changes to the originally anticipated project relating to Land Use.

The Modified Project would not result in changes to development patterns and does not designate any new sites for development or result in any substantial changes to the construction methods, location, or footprint of development that would change the potential for development to increase the significance of impacts related to Land Use Planning.

The Modified Project would result in development of 54 additional residential apartment units and an increase in total square footage of the mixed-use development from 170,950 sf (83,050 sf on East Side and 87,900 sf on West Side) to 192,940 sf (71,700 sf on East Side and 121,240 sf on West Side). Although the Modified Project would slightly increase development in the City, the Modified Project will be required to comply with applicable land use policies and the requirements of the City General Plan and Zoning Code to avoid or mitigate environmental effects. Furthermore, the Modified Project would not physically divide an established community, nor would it conflict with the City's current General Plan Land Use regulations.

The project applicant is now seeking approval of a Master Use Permit, and additional revisions to the project. The Modified Project would not result in land use impacts to adjacent uses, as described in greater detail throughout this Addendum. The Modified Project supports the underlying goals of the City's General Plan to promote a compact land use pattern on lands designated for urban development. The Modified Project also supports the City's General Plan goals of providing for a range of housing types and housing options within the City.

Additionally, there are no new impacts beyond what was addressed in the Final EIR, and there are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

NOISE AND VIBRATION

Impact 3.11-1: The proposed project would not generate unacceptable traffic noise levels at existing receptors. (Less than Significant)

Mitigation Adopted by the City: None

Impact 3.11-2: Project construction activities would not generate significant noise. (Less than Significant)

Mitigation Adopted by the City: None

Impact 3.11-3: Project construction activities would not generate significant vibration. (Less than Significant)

Mitigation Adopted by the City: None

Impact 3.11-4: The proposed project would not generate unacceptable traffic noise levels at proposed receptors. (Less Than Significant).

Mitigation Adopted by the City: None

Impact 3.11-5: The project may result in stationary noise at proposed receptors. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measure 3.11-1. Residual impact is less than significant.

Mitigation Measure 3.11-1: *Where commercial, business professional, industrial, office, or similar uses abut residential uses or where loading docks or truck circulation routes face residential areas, the following mitigation measures shall be included in the project design:*

- *All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible or shielded with solid barriers;*
- *Emergency generators shall comply with the City's noise criteria at the nearest noise-sensitive receivers;*
- *Delivery/loading activities shall comply with the City of Davis noise ordinance standards.*

Impact 3.11-6: The project would not be exposed to railroad vibrations at proposed receptors. (Less than Significant)

Mitigation Adopted by the City: None

Impact 3.11-7: The project would not result in cumulative noise impacts. (Less Than Cumulatively Considerable).

Mitigation Adopted by the City: None

Discussion

These impacts were identified and discussed in Section 3.11, Noise and Vibration (pages 3.11-15 through 3.11-40 of the Draft EIR).

The Modified Project would result in development of 54 additional residential apartment units and an increase in total square footage of the mixed-use development from 170,950 sf (83,050 sf on East Side and 87,900 sf on West Side) to 192,940 sf (71,700 sf on East Side and 121,240 sf on West Side). As discussed further below, the Modified Project is expected to generate 915 fewer external motor vehicle daily trips than the Original Project studied in the Draft EIR. Additionally, the Modified Project will generate 72 fewer external a.m. peak hour trips and 36 fewer external p.m. peak hour trips.

The proposed land use changes will generate fewer trips than the project analyzed as part of The Cannery Project Draft EIR. When compared to the Preliminary Planned Development, the Modified Project will generate 123 additional daily trips, a change of about 1%. The a.m. and p.m. peak hour trips will see changes of less than ½ percent. Neither the daily nor peak period changes are considered quantitatively significant.

Because the Modified Project would result in a decrease in total vehicle trips than what was studied for the Original Project in the Cannery Project Draft EIR, the resulting noise and vibration impacts would also decrease. The same mitigation measures included in the Cannery Project Draft EIR (including Mitigation Measures 3.11-1 through 3.11-3) would be applicable to the Modified Project. Mitigation Measures identified in Section 3.11, Noise and Vibration, for the Original Project would be sufficient in addressing the requirements for the Modified Project

There are no new impacts beyond what was addressed in the Final EIR. Lastly, there are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

POPULATION AND HOUSING

Impact 3.12-1: Implementation of the proposed project would not induce substantial population growth. (Less than Significant)

Mitigation Adopted by the City: None

Impact 3.12-2: Implementation of the proposed project would not displace substantial numbers of people or existing housing. (No Impact)

Mitigation Adopted by the City: None

Impact 3.12-3: Implementation of the proposed project would not conflict with the jobs/housing ratio of 0.8:1 to 1.2:1 specified in the General Plan Update EIR. (Less than Significant)

Mitigation Adopted by the City: None

Discussion

These impacts were identified and discussed in Section 3.12, Population and Housing (pages 3.12-5 through 3.12-7 of the Draft EIR).

The Modified Project would result in development of 54 additional residential apartment units and an increase in total square footage of the mixed-use development from 170,950 sf (83,050 sf on East Side and 87,900 sf on West Side) to 192,940 sf (71,700 sf on East Side and 121,240 sf on West Side). Based on 2.62 persons per household,¹ the Modified Project has the potential to add up to 141 residents to the City which were not previously accounted for as part of the Cannery Project Draft EIR. With the additional total square footage and the additional units, there would be a net decrease of non-residential square footage of approximately 27,150 square feet. The Modified Project is currently in an area designated as a Neighborhood Mixed Use by the Davis General Plan.

As noted in the Cannery Project Draft EIR, the Original Project would slightly increase the City's jobs:housing balance from 0.70:1 to 0.72:1, which would help bring the City's jobs:housing balance toward the ratio identified in the General Plan Update EIR. The Cannery Project Draft EIR concluded that the Original Project would not result in any changes to the local jobs:housing balance, when taking UC Davis into account, from 1.46:1 (City plus UC Davis) to 1.46:1 (City plus UC Davis plus project). The Modified Project would result in a slight increase in the number of residential dwelling units and a slight decrease in non-residential square footage when compared to the Original Project. Because both housing and jobs would only be slightly altered under the Modified Project, the Modified Project would not cause a significant shift in the City's jobs:housing balance.

The City's 1% Growth Policy regulates the rate and timing of new residential development. The Modified Project would be subject to the 1% Growth Policy. As such, the Modified Project would not induce substantial population growth beyond the levels permitted by the City's 1% Growth Policy.

Additionally, there are no new impacts beyond what was addressed in the Final EIR, and there are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

PUBLIC SERVICES AND RECREATION

Impact 3.13-1: Project implementation may result in effects on fire staffing. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measure 3.13-1. Residual impact is less than significant.

¹ Calculated using 2.62 persons per household for the City of Davis, California (Department of Finance, 2016).

Mitigation Measure 3.13-1: *Prior to the issuance of Certificates of Occupancy, the applicant shall pay all applicable project impact fees per the impact fee schedule. In the event that project-generated revenues are inadequate to fund required service levels, the applicant may be required to establish a special benefit assessment district, special tax, or other funding mechanism to assure adequate funding for the ongoing maintenance and operation of fire protection and related services.*

Impact 3.13-2: Project implementation may result in effects on fire response times. (Significant and Unavoidable).

Mitigation Adopted by the City: None

Impact 3.13-3: Project implementation would not result in effects on police staffing. (Less than Significant)

Mitigation Adopted by the City: None

Impact 3.13-4: Project implementation may result in effects on schools. (Less than Significant with Mitigation)

Mitigation Adopted by the City: Mitigation Measure 3.13-2. Residual impact is less than significant.

Mitigation Measure 3.13-2: *Prior to the issuance of a building permit, either (1) the subject property shall be subject to special assessments for school facilities pursuant to DJUSD Community Facilities District #2, or (2) the applicant shall pay applicable school fees mandated by SB 50 to the Davis Joint Unified School District and provide a receipt of payment to the Department of Community Development and Sustainability.*

Impact 3.13-5: Project implementation may result in effects on parks. (Less than Significant with Mitigation)

Mitigation Adopted by the City: Mitigation Measure 3.13-3. Residual impact is less than significant.

Mitigation Measure 3.13-3: *Prior to the issuance of a building permit, or such earlier time if provided by law, the applicant shall pay applicable park in-lieu fees to the City of Davis for the value of the remaining parkland obligation of 1.23 net acres. The final calculations for the park in-lieu fees shall be based on the total residential unit count and parkland acreage in the approved project plans, and shall be based on the 2010 Census figure of 2.55 persons per household.*

Impact 3.13-6: Project implementation may result in effects on greenbelts and open space. (Less than Significant)

Mitigation Adopted by the City: None

Impact 3.13-7: Project implementation may result in effects on other public facilities. (Less than Significant)

Mitigation Adopted by the City: None

Discussion

These impacts were identified and discussed in Section 3.13, Public Services (pages 3.13-12 through 3.13-21 of the Draft EIR).

The proposed modifications to the Original Project are not substantial changes to the originally anticipated project relating to public services and recreation. The Modified Project does not designate any new sites for development and would not result in any changes to the location or footprint of development.

The Modified Project would result in development of 54 additional residential apartment units and an increase in total square footage of the mixed-use development from 170,950 sf (83,050 sf on East Side and 87,900 sf on West Side) to 192,940 sf (71,700 sf on East Side and 121,240 sf on West Side). Based on 2.62 persons per household,² the Modified Project has the potential to add up to 141 residents to the City which were not previously accounted for as part of the Cannery Project Draft EIR. The Modified Project is currently in an area designated as a Neighborhood Mixed Use by the Davis General Plan.

While the Modified Project may increase future residential development in the City, there is no evidence that this will result in a substantial increase in public service needs related to police, fire, parks, or other public facilities. Furthermore, the project would be subject to the public facilities impact fees to offset its impacts on police, fire, parks, or other public facilities and services.

Implementation of the proposed project would not adversely impact existing fire and emergency services within the City, and would not require the construction of new fire protection facilities.

In order to provide adequate fire protection and suppression services to the project site, the City of Davis Fire Department must have access to adequate onsite hydrants with adequate fire-flow pressure available to meet the needs of fire suppression units. The final site plans and development specifications developed for the Modified Project will indicate the location and design specifications of the fire hydrants that will be required within the project site.

It is not anticipated that implementation of the Modified Project would result in significant new demand for police services. Project implementation would not require the construction of new police facilities to serve the project site, nor would it result in impacts to the existing response times and existing police protection service levels beyond that which was discussed in the Cannery Project Draft EIR.

Implementation of the Modified Project would result in population growth within the City of Davis, which would increase enrollment at schools within the Davis Joint Unified School District. Under the provisions of SB 50, a project's impacts on school facilities are fully mitigated via the payment of the requisite new school construction fees established pursuant to Government Code Section 65995. Payment of the applicable impact fees by the project applicant, and ongoing revenues that would come from taxes, would ensure that project impacts to school services are less than significant.

² Calculated using 2.62 persons per household for the City of Davis, California (Department of Finance, 2016).

The Modified Project would not result in any new potential impacts to public services and recreation, and would not increase the significance of any impacts to public services and recreation. Compliance with City Requirements and mitigation identified in Section 3.13 of the Cannery Project Draft EIR would be sufficient in addressing the requirements for the Modified Project.

There are no new impacts beyond what was addressed in the Final EIR. Lastly, there are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

TRANSPORTATION AND CIRCULATION

Impact 3.14-1: Project implementation would result in a significant impact at the unsignalized Covell Boulevard/Oak Tree Plaza Driveway Intersection (#20). (Significant and Unavoidable).

Mitigation Adopted by the City: Mitigation Measures 3.14-1A through 3.14-F. Residual impact is significant and unavoidable.

Several potential measures are available as potential mitigations for this impact. Each measure is described below:

- *MM 3.14-1A: Prohibit outbound left-turns from the Oak Tree Plaza driveway via construction of a raised median (that maintains westbound left-turn ingress).*
- *MM 3.14-1B: Construct a refuge island within the median of Covell Boulevard at the Oak Tree Plaza driveway to enable outbound left-turns to merge onto westbound Covell Boulevard more easily (via a two stage gap acceptance configuration).*
- *MM 3.14-1C: Install a traffic signal at the Covell Boulevard/Oak Tree Plaza driveway.*
- *MM 3.14-1D: Install a traffic signal at the Covell Boulevard/L Street intersection and operate the Covell Boulevard/L Street and Covell Boulevard/Pole Line Road traffic signals as a coordinated system as a means to create more gaps in traffic on Covell Boulevard for outbound left-turns from the Oak Tree Plaza driveway.*
- *MM 3.14-1E: Modify the permitted turn movements at the driveways serving Oak Tree Plaza as follows:*
 - *Westerly Driveway – Permit westbound left-turn ingress in addition to right-turns.*
 - *Central Driveway – Convert from full-access to right-turns only.*
 - *Easterly Driveway - Convert from right-turn only to permit outbound left-turns (with a median refuge island).*
- *MM 3.14-1F: Accept LOS F in accordance with General Plan MOB Policy 1.1, part c.*

Impact 3.14-2: Under cumulative conditions, project implementation would worsen already unacceptable levels of service at study intersections. (Less than Significant with Mitigation).

Mitigation Adopted by the City: Mitigation Measure 3.14-2. Residual impact is less than significant.

Mitigation Measure 3.14-2: *The project applicant(s) should contribute fair share funding to cover their proportionate cost of the following intersection improvements:*

- *8th Street/J Street (Covell Village as Residential or Light Industrial) – Install a traffic signal along with a dedicated westbound left-turn pocket. Operations would improve to LOS E or better with this mitigation measure in place. The City’s Capital Improvement Program (CIP) includes the installation of a traffic signal at this intersection.*
- *Pole Line Road/Picasso Avenue (Covell Village as Residential or Light Industrial) – install a traffic signal along with lane configurations shown on Figure 3.14-9B. Operations would improve to LOS E or better with this mitigation measure in place.*
- *Pole Line Road/Moore Boulevard (Covell Village as Residential or Light Industrial) – install a traffic signal along with lane configurations shown on Figure 3.14-9B. Operations would improve to LOS E or better with this mitigation measure in place.*
- *Covell Boulevard/L Street (Covell Village as Residential) – install a traffic signal along with lane configurations shown on Figure 3.14-9B, plus a dedicated westbound right-turn lane. Operations would improve to LOS E or better with this mitigation measure in place under the cumulative plus project with Covell Village as Residential scenario.*

Impact 3.14-3: The project would not conflict with existing / planned transit services, or create a demand for transit above that which is provided or planned. (Less than Significant).

Mitigation Adopted by the City: None

Impact 3.14-4: The project would not conflict with existing / planned bicycle and pedestrian facilities, and would provide connections to existing bicycle and pedestrian facilities. (Less than Significant).

Mitigation Adopted by the City: None

Impact 3.14-5: The proposed site plan would not provide inadequate emergency vehicle access. (Less than Significant).

Mitigation Adopted by the City: None

Impact 3.14-6: Construction traffic would not cause any significant intersection impacts. (Less than Significant).

Mitigation Adopted by the City: None

Discussion

These impacts were identified and discussed in Section 3.14, Transportation and Circulation (pages 3.14-31 through 3.14-80 of the Draft EIR).

A Trip Generation Analysis was prepared for the Modified Project (KDAnderson & Associates, Inc., 2017). According to the Analysis, the Modified Project is projected to generate 11,000 daily trips, 838 a.m. peak hour trips, and 896 p.m. peak hour trips. After accounting for external trips by walking, biking, and transit using the same methodology used in the Cannery Project Draft EIR, the site is expected to generate 9,680 daily motor vehicle trips, 738 a.m. peak hour trips, and 788 p.m. peak hour trips.

The Modified Project is expected to generate 915 fewer external motor vehicle daily trips than the Original Project studied in the Cannery Project Draft EIR. Additionally, the Modified Project would generate 72 fewer external a.m. peak hour trips and 36 fewer external p.m. peak hour trips.

Comparing the Modified Project to the Preliminary Planned Development, the Modified Project would generate 123 additional external daily trips, three additional external a.m. peak hour trips, and two fewer external p.m. peak hour trips.

The proposed land use changes would generate fewer trips than the Original Project analyzed as part of the Cannery Project Draft EIR. When compared to the Preliminary Planned Development, the Modified Project would generate 123 additional daily trips, a change of about one percent. The a.m. and p.m. peak hour trips would see changes of less than one-half percent. Neither the daily nor peak period changes are considered quantitatively significant. Therefore, additional traffic-related impacts beyond those identified in the Cannery Project EIR would not be expected to occur as a result of the Modified Project.

Mitigation Measures identified in Section 3.14, Transportation and Circulation, for the Original Project would be sufficient in addressing the requirements for the Modified Project. These modifications would not increase the severity of the impacts beyond what was addressed in the Final EIR. There are no new impacts beyond what was addressed in the Final EIR. Lastly, there are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

UTILITIES

Impact 3.15.1: Wastewater generated by the proposed project would not exceed the capacity of the wastewater treatment plant, and may exceed the wastewater treatment permit requirements. (Less than Significant).

Mitigation Adopted by the City: None

Impact 3.15.2: The project would be adequately served by existing water supply sources under existing and cumulative conditions. (Less than Significant).

Mitigation Adopted by the City: None

Impact 3.15.3: The project would be served by a permitted landfill with sufficient capacity to meet the solid waste disposal needs of the project. (Less than Significant).

Mitigation Adopted by the City: None

Discussion

These impacts were identified and discussed in Section 3.15, Utilities (pages 3.15-5 through 3.15-7, 3.15-16 through 3.15-20, and 3.15-23 and 3.15-24 of the Draft EIR).

The proposed changes would not significantly affect utilities, as described in greater detail below.

Wastewater Generation

Wastewater generated by the Modified Project would be conveyed to the City's wastewater treatment plant (WWTP) for treatment and disposal. The collection system includes 156 miles of

sewer pipelines ranging in diameter from six inches to 66 inches. In addition, the City has six sewer lift stations within the service area to facilitate the flow of wastewater to the WWTP.³

Additionally, since the Cannery Project EIR was drafted, the City's WWTP has been upgraded to ensure compliance with all existing and anticipated wastewater discharge standards. The City's WWTP upgrade project included design and construction of improvements to the City's WWTP in order to meet State and Federal regulatory discharge requirements contained in the City's adopted 2013 National Pollutant Discharge Elimination System (NPDES) permit. The project was accomplished in two phases: Rehabilitation and Replacement (R&R) Phase and Secondary and Tertiary Improvements (STI) Phase.

The City's WWTP has a design capacity of 7.5 mgd. The WWTP would be sized to accommodate 6.0 million gallons per day (mgd) of average dry weather flow (ADWF). ADWF is defined as the average of the three consecutive lowest-flow calendar months, which for the City usually coincides with the period of July through September. Now that the STI phase of the WWTP upgrade project is complete, West Yost has estimated that the available ADWF capacity of the WWTP is 1.66 mgd, or 28 percent of design capacity⁴.

As noted previously, the Modified Project would result in development of 54 additional residential apartment units and an increase in total square footage of the mixed-use development from 170,950 sf (83,050 sf on East Side and 87,900 sf on West Side) to 192,940 sf (71,700 sf on East Side and 121,240 sf on West Side). The calculated flows are based on rates provided by City staff in an August 1, 2012 Utility Guidance Letter. A flow per unit generation factor of 230 gallons per day (gpd) of wastewater per multi-family residential unit was used. For the proposed retail and commercial uses, one employee per 250 sf of floor area was used to estimate the number of employees resulting from the Modified Project. Using this rate, the Modified Project would result in up to 88 additional employees. A flow per employee generation factor of 15 gpd of wastewater was used. Therefore, the residential portion of the Modified Project would generate up to 12,420 gpd of wastewater (0.012 mgd), and the non-residential portion of the Modified Project would generate up to 1,320 gpd of wastewater (0.001 mgd), for a total of 13,740 gpd (0.014 mgd). The addition of 0.014 mgd of wastewater would not exceed the treatment capacity of the City's WWTP. No improvements or expansions to the existing WWTP are required, and the addition of project-generated wastewater would not result in any RWQCB violations related to effluent treatment or discharge. Implementation of the Modified Project would have a less than significant impact and no mitigation is required.

Water Supply

West Yost Associates prepared a Water Supply Assessment evaluating the ability of the City's existing water distribution system to meet required minimum pressures and flows for the Original Project (see Appendix F of the Cannery Project Draft EIR). The analysis in Appendix F prepared for the Original Project concludes that the City's existing potable water supplies are sufficient to meet the City's existing and projected future potable water demands, including those future potable water demands associated with the proposed project, to the year 2035 under all hydrologic conditions (normal years and dry years). Due to the smaller volume of traffic expected on the site

³ City of Davis. *Sewer System Management Plan*. August 2012.

⁴ West Yost Associates. *Impacts of Innovation Center/Nishi Property Development on Wastewater Collection System Capacity*. Technical Memorandum. March 25, 2015.

as compared with the Original Project, impacts to utilities, including water supply, are expected to be fewer than in the Original Project.

Additionally, when the Cannery Project EIR was completed, the City's water supply source was derived solely from groundwater pumped from 20 groundwater wells located within the City. Since the Cannery Project EIR was drafted, the City has diversified their water supply portfolio. The City's current water supplies are:

- Woodland-Davis Clean Water Agency (WDCWA) State Water Resources Control Board (SWRCB) Appropriative Water Right Permit 20281;
- WDCWA's Central Valley Project (CVP) Contract No. 14-06-200-7422X-R-1; and
- City of Davis' groundwater rights.

Each of these water supplies are subject to a unique set of conditions based upon the terms of the underlying water rights, the regulatory environment, the contractual limitations, and the City's ability to access and deliver the supplies to meet targeted end-user needs. Within this structural framework, the City manages its water assets to meet its customers' demands. Importantly, the structural framework morphs and changes, requiring the City's water managers to adjust the water asset management and use.⁵ The City's additional water sources will reduce its historical reliance upon groundwater and improve other water quality issues associated with utilization of groundwater resources. In normal years, the City anticipates relying upon WDCWA's surface water assets to meet the majority of the City's water demands. In dry years, the City anticipates using additional groundwater to meet demands that its surface water supplies are unable to meet. In short, the City is developing a robust conjunctive use program in coordination with WDCWA that will allow it to optimally manage its surface and groundwater resources to serve its near-term and long-term demands.

The addition of the project's water demand would not exceed the City's available water supply. The City's water treatment and conveyance infrastructure is adequate to serve existing demand, in addition to the demand created by the proposed project. This is a less than significant impact and no mitigation is required.

Solid Waste

Solid waste collection and disposal in the City of Davis (including the project site) is provided by Davis Waste Removal, Inc. (DWR). Non-recyclable waste generated by the City of Davis is disposed of at the 722-acre Yolo County Central Landfill, which is located off County Road 28H near its intersection with County Road 104. The landfill is owned and operated by the Yolo County Department of Planning and Public Works. Permitted maximum disposal at the Central Landfill is 1,800 tons per day. The total permitted capacity of the landfill is 49,035,200 cubic yards, which is expected to accommodate an operational life of about 68 years (January 1, 2081).

Average solid waste generation rates are calculated using a per capita factor derived by dividing total solid waste by the current population. Although done on a per capita basis, this rate reflects all land uses within the City. The "per person generation rate" in the City was estimated at 3.12 pounds per day in the 2000 General Plan Update EIR (p. 5C-9). Based on 2.62 persons per

⁵ The City may investigate additional water assets that may be included in its water supply portfolio, including surface diversions that would be banked in groundwater aquifers.

household, the Modified Project has the potential to add up to 141 residents to the City which were not previously accounted for as part of the Cannery Project Draft EIR. Using the General Plan Update EIR's generation rate of 3.12 pounds per person per day, the Modified Project would generate 440 pounds per day (lbs/day) of solid waste from the proposed residential uses. In order to determine solid waste generation from the non-residential uses proposed by the Modified Project, a rate of 12.1 lbs/day, per employee was used. This waste generation rate is consistent with the guidance provided by the California Department of Recycling and Resources Recovery for commercial uses. As described above, the Modified Project is estimated to generate up to 88 employees. Therefore, the non-residential component of the Modified Project would generate up to 1,065 lbs/day of solid waste. Total solid waste generated by all aspects of the Modified Project would be 1,505 lbs/day, or approximately 0.75 tons per day.

The addition of the volume of 0.75 tons per day of solid waste generated by the proposed project to the Yolo County Central Landfill would not exceed the landfill's remaining capacity. The proposed project would not generate significant volumes of solid waste, beyond levels normally found in residential and mixed-use developments. The proposed project would be required to comply with applicable state and local requirements including those pertaining to solid waste, construction waste diversion, and recycling. Specifically, Chapter 32 of the City's Municipal Code regulates the management of garbage, recyclables, and other wastes. Chapter 32 sets forth solid waste collection and disposal requirements for residential and commercial customers, and addresses yard waste, hazardous materials, recyclables, and other forms of solid waste.

Conclusion

Mitigation Measures identified in Section 3.15, Utilities, for the Original Project would be sufficient in addressing the requirements for the Modified Project. There are no new impacts beyond what was addressed in the Final EIR. Lastly, there are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

CUMULATIVE

Impact 4.1: **Aesthetics.** The project would not contribute to the cumulative degradation of the existing visual character of the region. (Less than Cumulatively Considerable).

Mitigation Adopted by the City: None

Impact 4.2: **Agriculture.** The project would not contribute to cumulative impacts on agricultural land and uses. (Less than Cumulatively Considerable).

Mitigation Adopted by the City: None

Impact 4.3: **Air Quality.** The project would contribute to cumulative impacts on the region's air quality. (Cumulatively Considerable and Significant and Unavoidable).

Mitigation Adopted by the City: None

Impact 4.4: **Biological Resources.** The project would not contribute to the cumulative loss of biological resources including habitats and special status species. (Less than Cumulatively Considerable).

Mitigation Adopted by the City: None

Impact 4.5: **Cultural Resources.** The project would not contribute to cumulative impacts on known and undiscovered cultural resources. (Less than Cumulatively Considerable).

Mitigation Adopted by the City: None

Impact 4.6: **Geology and Soils.** The project would not contribute to cumulative impacts on geologic and soils characteristics. (Less than Cumulatively Considerable).

Mitigation Adopted by the City: None

Impact 4.7: **Greenhouse Gases and Climate Change.** The project would not contribute to cumulative impacts on greenhouse gases and climate change. (Less than Cumulatively Considerable).

Mitigation Adopted by the City: None

Impact 4.8: **Hazards and Hazardous Materials.** The project would not contribute to cumulative impacts related to hazards and hazardous materials. (Less than Cumulatively Considerable).

Mitigation Adopted by the City: None

Impact 4.9: **Hydrology and Water Quality.** The project would not contribute to cumulative increases in peak stormwater runoff flows from the project site. (Less than Cumulatively Considerable).

Mitigation Adopted by the City: None

Impact 4.10: **Hydrology and Water Quality.** The project would not contribute to cumulative impacts related to degradation of water quality. (Less than Cumulatively Considerable).

Mitigation Adopted by the City: None

Impact 4.11: **Land Use and Planning.** The project would not contribute to cumulative impacts on communities and local land uses. (Less than Cumulatively Considerable).

Mitigation Adopted by the City: None

Impact 4.12: **Noise.** The project may contribute to the cumulative exposure of existing and future noise- sensitive land uses or to increased noise resulting from cumulative development. (Cumulatively Considerable and Significant and Unavoidable).

Mitigation Adopted by the City: None

Impact 4.13: **Population and Housing.** The project would not contribute to cumulative impacts on population growth and the city's jobs:housing balance. (Less than Cumulatively Considerable).

Mitigation Adopted by the City: None

Impact 4.14: **Public Services.** The project would not contribute to cumulative impacts on public services. (Less than Cumulatively Considerable).

Mitigation Adopted by the City: None

Impact 4.15: **Public Services.** The project may contribute to cumulative impacts on fire response times. (Cumulatively Considerable and Significant and Unavoidable).

Mitigation Adopted by the City: None

Impact 4.16: **Transportation and Circulation.** The project would not contribute to cumulative impacts on the transportation network. (Less than Cumulatively Considerable).

Mitigation Adopted by the City: None

Impact 4.17: **Utilities.** The project may contribute to cumulative impacts on utilities. (Less than Cumulatively Considerable).

Mitigation Adopted by the City: None

Discussion

These impacts were identified and discussed throughout Chapter 4.0, Other CEQA-Required Topics, of the Cannery Project Draft EIR. Although the Modified Project would slightly increase residential and non-residential development in the City compared to the Original Project, there is no evidence that this would substantially increase overall population growth in the City. The Modified Project would result in slight reductions in trip generation which, in turn, would reduce mobile air quality and greenhouse gas emissions, as well as transportation noise. Therefore, the Modified Project's contribution to these topics would be less than cumulatively considerable.

Many of the environmental topics analyzed in the Cannery Project EIR are site specific (i.e., Agricultural Resources, Biological Resources, Cultural Resources, Geology, Soils and Mineral Resources, Hazards and Hazardous Materials, etc.), and the Modified Project does not designate any new sites for development, and would not result in any changes to the location or footprint of development contemplated in the EIR. Therefore, the Modified Project's contribution to these site-specific topics would be less than cumulatively considerable.

As demonstrated throughout this EIR Addendum, the Modified Project would not result in new impacts beyond what was addressed in the Final EIR. Mitigation Measures identified for the Original Project would be sufficient in addressing the requirements for the Modified Project.

There are no new impacts beyond what was addressed in the Final EIR. Lastly, there are no changed circumstances or new information that meets the standard for requiring further environmental review under CEQA Guidelines Section 15162.

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