

<b>TABLE OF CONTENTS</b>
--------------------------

<b><u>CHAPTER</u></b>	<b><u>PAGE</u></b>
<b>1. INTRODUCTION.....</b>	<b>1-1</b>
1.1 Purpose and Intended Uses of this EIR.....	1-1
1.2 Proposed Project .....	1-1
1.3 Project Consistency with SACOG’s 2036 Metropolitan Transportation Plan/Sustainable Communities Strategy (i.e., Eligibility for CEQA Streamlining).....	1-3
1.4 EIR Process .....	1-4
1.5 Scope of the EIR .....	1-5
1.6 Summary of Comments Received on the NOP.....	1-9
1.7 Organization of the EIR .....	1-12
<b>2. EXECUTIVE SUMMARY .....</b>	<b>2-1</b>
2.1 Introduction.....	2-1
2.2 Summary Description of the Proposed Project.....	2-1
2.3 Mitigation Monitoring and Reporting Program .....	2-2
2.4 Environmental Impacts and Required Mitigation Measures .....	2-2
2.5 Alternatives to the Proposed Project.....	2-3
2.6 Environmentally Superior Alternative .....	2-9
2.7 Areas of Controversy and Issues to Be Resolved .....	2-10
<b>3. PROJECT DESCRIPTION.....</b>	<b>3-1</b>
3.1 Introduction.....	3-1
3.2 Project Location .....	3-1
3.3 Project Setting and Surrounding Uses .....	3-1
3.4 Project Area Background .....	3-4
3.5 Project Objectives .....	3-4
3.6 Project Components .....	3-5
3.7 Requested Entitlements.....	3-21
<b>4. EXISTING ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION</b>	
<b>4.0 INTRODUCTION TO THE ANALYSIS.....</b>	<b>4.0-1</b>
4.0.1 Introduction.....	4.0-1
4.0.2 Determination of Significance .....	4.0-1
4.0.3 Environmental Issues Addressed in this EIR.....	4.0-1
4.0.4 Section Format .....	4.0-2

<b><u>CHAPTER</u></b>		<b><u>PAGE</u></b>
<b>4.1</b>	<b>AESTHETICS AND VISUAL RESOURCES .....</b>	<b>4.1-1</b>
4.1.1	Introduction.....	4.1-1
4.1.2	Existing Environmental Setting .....	4.1-1
4.1.3	Regulatory Context .....	4.1-5
4.1.4	Impacts and Mitigation Measures .....	4.1-8
<b>4.2</b>	<b>AIR QUALITY AND GREENHOUSE GAS EMISSIONS.....</b>	<b>4.2-1</b>
4.2.1	Introduction.....	4.2-1
4.2.2	Existing Environmental Setting .....	4.2-1
4.2.3	Regulatory Context .....	4.2-17
4.2.4	Impacts and Mitigation Measures .....	4.2-32
<b>4.3</b>	<b>BIOLOGICAL RESOURCES .....</b>	<b>4.3-1</b>
4.3.1	Introduction.....	4.3-1
4.3.2	Existing Environmental Setting .....	4.3-1
4.3.3	Regulatory Context .....	4.3-12
4.3.4	Impacts and Mitigation Measures .....	4.3-21
<b>4.4</b>	<b>CULTURAL RESOURCES .....</b>	<b>4.4-1</b>
4.4.1	Introduction.....	4.4-1
4.4.2	Existing Environmental Setting .....	4.4-1
4.4.3	Regulatory Context .....	4.4-14
4.4.4	Impacts and Mitigation Measures.....	4.4-21
<b>4.5</b>	<b>HAZARDS AND HAZARDOUS MATERIALS .....</b>	<b>4.5-1</b>
4.5.1	Introduction.....	4.5-1
4.5.2	Existing Environmental Setting .....	4.5-1
4.5.3	Regulatory Context .....	4.5-6
4.5.4	Impacts and Mitigation Measures .....	4.5-9
<b>4.6</b>	<b>HYDROLOGY AND WATER QUALITY .....</b>	<b>4.6-1</b>
4.6.1	Introduction.....	4.6-1
4.6.2	Existing Environmental Setting .....	4.6-1
4.6.3	Regulatory Context .....	4.6-8
4.6.4	Impacts and Mitigation Measures .....	4.6-12
<b>4.7</b>	<b>LAND USE AND PLANNING.....</b>	<b>4.7-1</b>
4.7.1	Introduction.....	4.7-1
4.7.2	Existing Environmental Setting .....	4.7-1
4.7.3	Regulatory Context .....	4.7-5
4.7.4	Impacts and Mitigation Measures .....	4.7-7

<b><u>CHAPTER</u></b>	<b><u>PAGE</u></b>
<b>4.8</b>	<b>NOISE ..... 4.8-1</b>
4.8.1	Introduction..... 4.8-1
4.8.2	Existing Environmental Setting ..... 4.8-1
4.8.3	Regulatory Context ..... 4.8-10
4.8.4	Impacts and Mitigation Measures ..... 4.8-15
<b>4.9</b>	<b>POPULATION AND HOUSING ..... 4.9-1</b>
4.9.1	Introduction..... 4.9-1
4.9.2	Existing Environmental Setting ..... 4.9-1
4.9.3	Regulatory Context ..... 4.9-5
4.9.4	Impacts and Mitigation Measures ..... 4.9-8
<b>4.10</b>	<b>PUBLIC SERVICES AND RECREATION ..... 4.10-1</b>
4.10.1	Introduction..... 4.10-1
4.10.2	Existing Environmental Setting ..... 4.10-1
4.10.3	Regulatory Context ..... 4.10-5
4.10.4	Impacts and Mitigation Measures ..... 4.10-9
<b>4.11</b>	<b>TRANSPORTATION AND CIRCULATION ..... 4.11-1</b>
4.11.1	Introduction..... 4.11-1
4.11.2	Existing Environmental Setting ..... 4.11-1
4.11.3	Regulatory Context ..... 4.11-23
4.11.4	Impacts and Mitigation Measures ..... 4.11-30
<b>4.12</b>	<b>UTILITIES AND SERVICE SYSTEMS..... 4.11-1</b>
4.12.1	Introduction..... 4.12-1
4.12.2	Existing Environmental Setting ..... 4.12-1
4.12.3	Regulatory Context ..... 4.12-20
4.12.4	Impacts and Mitigation Measures ..... 4.12-25
<b>5.</b>	<b>STATUTORILY REQUIRED SECTIONS ..... 5-1</b>
5.1	Introduction..... 5-1
5.2	Analysis of Growth Inducement ..... 5-1
5.3	Significant Irreversible Environmental Changes ..... 5-3
5.4	Cumulative Impacts ..... 5-4
5.5	Energy Conservation..... 5-5
5.6	Significant and Unavoidable Impacts ..... 5-12
<b>6.</b>	<b>ALTERNATIVES ANALYSIS..... 6-1</b>
6.1	Introduction..... 6-1
6.2	Purpose of Alternatives ..... 6-1
6.3	Alternatives Considered But Dismissed ..... 6-8
6.4	Alternatives Considered in this EIR ..... 6-11
6.5	Environmentally Superior Alternative ..... 6-58

<b><u>CHAPTER</u></b>	<b><u>PAGE</u></b>
<b>7. EIR AUTHORS AND PERSONS CONSULTED.....</b>	<b>7-1</b>
<b>8. REFERENCES.....</b>	<b>8-1</b>

**APPENDICES**

Appendix A	Notice of Preparation (NOP)
Appendix B	Initial Study
Appendix C	NOP Comment Letters
Appendix D	Health Risk Assessment
Appendix E	CalEEMod Outputs
Appendix F	Construction-Related Health Risk Assessment Modeling Outputs
Appendix G	Biological Resources Assessments
Appendix H	Historical Resources Analysis
Appendix I	Addendum to the Historical Resource Analysis
Appendix J	Archaeological Survey Report
Appendix K	Phase I Environmental Site Assessment
Appendix L	Utilities Demand Memorandum
Appendix M	Drainage Evaluation
Appendix N	Environmental Noise Assessment
Appendix O	Transportation and Circulation Model Outputs

**LIST OF FIGURES**

<b><u>FIGURE</u></b>	<b><u>PAGE</u></b>
<b>3. PROJECT DESCRIPTION</b>	
3-1 Regional Vicinity Map .....	3-2
3-2 Project Vicinity Map .....	3-3
3-3 Site Plan.....	3-6
3-4 Exterior Elevations .....	3-7
3-5 Existing and Proposed Zoning and Specific Plan Designations.....	3-9
3-6 Existing Olive Drive.....	3-11
3-7 Parking Exhibit.....	3-12
3-8 Trees to be Removed and Retained.....	3-14
3-9 Trees to be Retained and Planted .....	3-15
3-10 Landscaping and Amenities .....	3-16
3-11 Preliminary Utilities Site Plan.....	3-18
<b>4.1 AESTHETICS AND VISUAL RESOURCES</b>	
4.1-1 View From Davis Amtrak Station.....	4.1-14
4.1-2 View from 2 <sup>nd</sup> and J Streets.....	4.1-15
4.1-3 View from Olive Drive.....	4.1-16
4.1-4 View from Slatter’s Court .....	4.1-17
4.1-5 Shadow Exhibit .....	4.1-21
<b>4.3 BIOLOGICAL RESOURCES</b>	
4.3-1 Trees to be Removed and Retained.....	4.3-31
4.3-2 Trees to be Retained and Planted .....	4.3-33
<b>4.4 CULTURAL RESOURCES</b>	
4.4-1 Lincoln40 Property Map .....	4.4-8
<b>4.5 HAZARDS AND HAZARDOUS MATERIALS</b>	
4.5-1 Existing Pacific Gas and Electric Easements .....	4.5-3
<b>4.6 HYDROLOGY AND WATER QUALITY</b>	
4.6-1 City of Davis Stormwater Basins .....	4.6-4
4.6-2 Preliminary Drainage Plan and Stormwater Quality Exhibit .....	4.6-20
<b>4.7 LAND USE AND PLANNING</b>	
4.7-1 Project Vicinity Map .....	4.7-2
4.7-2 Existing Specific Plan Land Use and Zoning Map .....	4.7-4
4.7-3 Existing and Proposed Specific Plan and Zoning Designations.....	4.7-10

<b><u>FIGURE</u></b>	<b><u>PAGE</u></b>
<b>4.8 NOISE</b>	
4.8-1 Noise Measurement Locations .....	4.8-6
4.8-2 Sound Exposure Level (SEL), Maximum Noise Level (Lmax) and Duration .....	4.8-20
<b>4.11 TRANSPORTATION AND CIRCULATION</b>	
4.11-1 Project Location .....	4.11-2
4.11-2 Study Location – Intersections and Freeway Mainline .....	4.11-3
4.11-3 Existing Peak Hour Intersection Volumes .....	4.11-8
4.11-4 Existing Bicycle Facilities.....	4.11-12
4.11-5 Existing Bicycle Level of Traffic Stress (LTS).....	4.11-14
4.11-6 Existing Bicycle Facilities.....	4.11-15
4.11-7 Existing Pedestrian Facilities .....	4.11-16
4.11-8 Existing Pedestrian StreetScore+ .....	4.11-17
4.11-9 Existing Pedestrian Facilities .....	4.11-18
4.11-10 Transit in Vicinity of Project Site.....	4.11-20
4.11-11 Existing Transit Routes .....	4.11-21
4.11-12 Lincoln40 Project Site Plan.....	4.11-35
4.11-13 Project Travel Mode Split .....	4.11-43
4.11-14 Project Trip Distribution Under Existing Plus Project.....	4.11-45
4.11-15 Existing Plus Project Peak Hour Intersection Volumes .....	4.11-46
4.11-16 Lincoln40 Site Plan with Spiral Ramp Overlay .....	4.11-51
4.11-17 Cumulative No Project Peak Hour Intersection Volumes.....	4.11-58
4.11-18 Project Trip Distribution Under Cumulative Plus Project .....	4.11-59
4.11-19 Cumulative Plus Project Peak Hour Intersection Volumes.....	4.11-60
4.11-20 CEQA Cumulative 1 No Project Peak Hour Intersection Volumes .....	4.11-70
4.11-21 CEQA Cumulative 2 No Project Peak Hour Intersection Volumes.....	4.11-71
4.11-22 CEQA Cumulative 3 No Project Peak Hour Intersection Volumes.....	4.11-72
4.11-23 Project Trip Distribution Under CEQA Cumulative Scenario 1 Plus Project.....	4.11-73
4.11-24 CEQA Cumulative 1 Plus Project Peak Hour Intersection Volumes.....	4.11-74
4.11-25 CEQA Cumulative 2 Plus Project Peak Hour Intersection Volumes.....	4.11-76
4.11-26 CEQA Cumulative 3 Plus Project Peak Hour Intersection Volumes.....	4.11-78
<b>4.12 UTILITIES AND SERVICE SYSTEMS</b>	
4.12-1 City of Davis Water Distribution Area.....	4.12-2
4.12-2 City of Davis Historical and Projected Groundwater Utilization.....	4.12-6
4.12-3 City of Davis Historical Maximum Day and Maximum Month Peaking Factors .....	4.12-9
4.12-4 City of Davis Historical and Projected Use of Water Supplies.....	4.12-12
4.12-5 Sewer Study Shed Area.....	4.12-28

<b>LIST OF TABLES</b>
-----------------------

<b><u>TABLE</u></b>	<b><u>PAGE</u></b>
<b>2. EXECUTIVE SUMMARY</b>	
2-1 Summary of Impacts and Mitigation Measures .....	2-11
<b>3. PROJECT DESCRIPTION</b>	
3-1 Double-Occupancy Rooms.....	3-8
3-2 Existing and Proposed Impervious Surface Cover.....	3-17
<b>4.2 AIR QUALITY AND GREENHOUSE GASSES</b>	
4.2-1 Ambient Air Quality Standards.....	4.2-4
4.2-2 Summary of Criteria Air Pollutants.....	4.2-5
4.2-3 Attainment Status .....	4.2-12
4.2-4 Air Quality Monitoring Data Summary for Project Area.....	4.2-13
4.2-5 Global Warming Potentials and Atmospheric Lifetimes of Select GHGs.....	4.2-16
4.2-6 City of Davis and State GHG Reduction Targets.....	4.2-31
4.2-7 YSAQMD Thresholds of Significance.....	4.2-33
4.2-8 Davis GHG Reduction Targets.....	4.2-36
4.2-9 Carbon Allowances for New Residential Development.....	4.2-37
4.2-10 Maximum Unmitigated Project Construction-Related Emissions .....	4.2-42
4.2-11 Maximum Unmitigated Project Operational Emissions.....	4.2-43
4.2-12 Maximum Cancer Risk and Hazard Index Associated With Project Construction DPM.....	4.2-47
4.2-13 Construction Exhaust PM2.5 Emissions .....	4.2-48
4.2-14 Unmitigated Construction-Related GHG Emissions.....	4.2-52
4.2-15 Unmitigated Operational GHG Emissions.....	4.2-52
4.2-16 Project GHG Emissions and Carbon Allowance (MTCO <sub>2e</sub> /yr per person) .....	4.2-54
<b>4.3 BIOLOGICAL RESOURCES</b>	
4.3-1 Special-Status Plant Species with Potential to Occur within the Study Area .....	4.3-3
4.3-2 Special-Status Wildlife with Potential to Occur within the Study Area .....	4.3-5
4.3-3 Tree Modifications .....	4.3-34
<b>4.7 LAND USE AND PLANNING</b>	
4.7-1 Adjacent Land Uses and Zoning Designations .....	4.7-6
4.7-2 General and Specific Plan Consistency Discussion .....	4.7-12

<u>TABLE</u>	<u>PAGE</u>
<b>4.8 NOISE</b>	
4.8-1 Typical Noise Levels.....	4.8-3
4.8-2 Summary of Existing Background Noise Measurement Data.....	4.8-5
4.8-3 Existing Traffic Noise Levels and Distances to Contours .....	4.8-7
4.8-4 Measured Amtrak Event Noise Levels.....	4.8-9
4.8-5 Distances to Railroad Noise Contours.....	4.8-9
4.8-6 Effects of Vibration on People and Buildings.....	4.8-10
4.8-7 Exterior Noise Level Standards.....	4.8-12
4.8-8 Standards for Interior Noise Levels.....	4.8-12
4.8-9 Significance of Changes in Noise Exposure .....	4.8-17
4.8-10 Construction Equipment Noise .....	4.8-21
4.8-11 Vibration Levels for Various Construction Equipment .....	4.8-23
4.8-12 Existing and Existing Plus Project Traffic Noise Levels .....	4.8-24
4.8-13 Cumulative and Cumulative Plus Project Traffic Noise Levels.....	4.8-29
4.8-14 Cumulative and Cumulative Plus Project Traffic Noise Levels CEQA Scenario One .....	4.8-31
4.8-15 Cumulative and Cumulative Plus Project Traffic Noise Levels CEQA Scenario Two.....	4.8-32
4.8-16 Cumulative and Cumulative Plus Project Traffic Noise Levels CEQA Scenario Three.....	4.8-33
<b>4.9 POPULATION AND HOUSING</b>	
4.9-1 City of Davis Population Growth.....	4.9-2
4.9-2 City of Davis Housing Unit Growth.....	4.9-3
4.9-3 Growth Projections.....	4.9-3
4.9-4 City of Davis Regional Housing Needs Allocations by Income Category .....	4.9-4
<b>4.10 PUBLIC SERVICES AND RECREATION</b>	
4.10-1 DJUSD School Enrollment .....	4.10-4
4.10-2 DJUSD Student Yield Factors.....	4.10-14
4.10-3 Student Generation Estimates .....	4.10-15
4.10-4 General Plan Park Acreage Standards.....	4.10-16
<b>4.11 TRANSPORTATION AND CIRCULATION</b>	
4.11-1 Intersection LOS Definitions.....	4.11-6
4.11-2 Existing Intersection Operations .....	4.11-7
4.11-3 Freeway Mainline LOS Definitions .....	4.11-9
4.11-4 Freeway Mainline Operations .....	4.11-10
4.11-5 Existing Off-Ramp Maximum Queue Length.....	4.11-10
4.11-6 Lincoln40 Apartments – Unit Types, Dwelling Units, and Rooms .....	4.11-34
4.11-7 Counted Vehicle Trips of Lincoln40 Similar Apartments .....	4.11-36
4.11-8 Vehicle Trip Rates of Existing Residential .....	4.11-37



<b><u>TABLE</u></b>	<b><u>PAGE</u></b>
4.11-9 Vehicle Trip Rates of Lincoln40 Similar Apartments .....	4.11-37
4.11-10 Room Density of Lincoln40 Similar Apartments.....	4.11-38
4.11-11 Room Density Adjusted Vehicle Trip Rates for Lincoln 40 Apartments .....	4.11-39
4.11-12 Parking Cost/Parking Supply Adjusted Vehicle Trip Rates for Lincoln40 Apartments.....	4.11-40
4.11-13 Vehicle Trip Rates Comparison .....	4.11-40
4.11-14 Vehicle Trip Generation of Lincoln40 Apartments .....	4.11-41
4.11-15 Net Project Vehicle Trips .....	4.11-41
4.11-16 Vehicle Trip Rates of Project Site with Existing Zoning Buildout.....	4.11-42
4.11-17 Project Site Trips Based on Existing Zoning Buildout .....	4.11-42
4.11-18 Existing Plus Project Intersection Operations .....	4.11-44
4.11-19 Existing Plus Project Freeway Mainline Operations.....	4.11-47
4.11-20 Existing Plus Project Off-Ramp Maximum Queue Length.....	4.11-48
4.11-21 Cumulative No Project and Plus Project Intersection Operations.....	4.11-61
4.11-22 Cumulative No Project and Plus Project With Mitigation Intersection Operations .....	4.11-63
4.11-23 Cumulative No Project and Plus Project Freeway Mainline Operations .....	4.11-64
4.11-24 Cumulative No Project and Plus Project Off-Ramp Maximum Queue Length.....	4.11-65
4.11-25 Cumulative No Project and Plus Project With Mitigation Measure 4.11-9, Off-Ramp Maximum Queue Length .....	4.11-66
4.11-26 Possible Cumulative Land Use and Roadway Infrastructure Scenarios ..	4.11-68
4.11-27 CEQA Cumulative Scenario 1 No Project and Plus Project Intersection Operations.....	4.11-75
4.11-28 CEQA Cumulative Scenario 2 No Project and Plus Project Intersection Operations.....	4.11-77
4.11-29 CEQA Cumulative Scenario 3 No Project and Plus Project Intersection Operations.....	4.11-79
4.11-30 CEQA Cumulative No Project and Plus Project Scenarios 1 and 2 Freeway Mainline Operations .....	4.11-80
4.11-31 CEQA Cumulative No Project and Plus Project Scenario 3 Freeway Mainline Operations .....	4.11-81
4.11-32 CEQA Cumulative Scenario 1 No Project and Plus Project Off-Ramp Maximum Queue Length.....	4.11-82
4.11-33 CEQA Cumulative Scenario 2 No Project and Plus Project Off-Ramp Maximum Queue Length.....	4.11-83
4.11-34 CEQA Cumulative Scenario 4 No Project and Plus Project Off-Ramp Maximum Queue Length.....	4.11-83
4.11-35 Project VMT Per Capita Comparison .....	4.11-85
<b>4.12 UTILITIES AND SERVICE SYSTEMS</b>	
4.12-1 Groundwater Production .....	4.12-5

<u>TABLE</u>	<u>PAGE</u>
4.12-2 Annual Amount Under Each Water Supply Source.....	4.12-8
4.12-3 Water Supply Capacity.....	4.12-10
4.12-4 City of Davis Service Area Buildout Demographics .....	4.12-10
4.12-5 Projected Water Demand.....	4.12-11
4.12-6 Projected Dry Year Supply Availability (ac-ft/yr) .....	4.12-13
4.12-7 Davis WWTP Influent ADWF and BOD Values, 2010-2014 .....	4.12-17
4.12-8 Proposed Project Domestic Water Demand (Indoor Use).....	4.12-29
4.12-9 Projected Normal Year Supply Availability (mgy).....	4.12-30
4.12-10 Projected Multiple Dry Year Supply Availability (mgy).....	4.12-30
4.12-11 Proposed Project Fire Flow .....	4.12-31
4.12-12 Proposed Project Sewer Demand .....	4.12-32
4.12-13 Electricity and Natural Gas Consumption.....	4.12-36
4.12-14 Summary of Existing and Future WWTP Capacity .....	4.12-39
<b>5. STATUTORILY REQUIRED SECTIONS</b>	
5-1 Estimated Electricity and Natural Gas Consumption.....	5-10
5-2 Estimated Per Unit Electricity and Natural Gas Consumption .....	5-11
<b>6. ALTERNATIVES ANALYSIS</b>	
6-1 Proposed Project vs. No Project Alternative Trip Generation .....	6-15
6-2 Proposed Project vs. Existing Gateway/Olive Drive Specific Plan Alternative .....	6-16
6-3 Proposed Project vs. Existing Gateway/Olive Drive Specific Plan Alternative Trip Generation .....	6-21
6-4 Conventional Apartments Alternative – Unit Breakdown (without density bonus).....	6-22
6-5 Proposed Project vs. Conventional Apartments Alternative Trip Generation .....	6-25
6-6 Proposed Project vs. Reduced Density Student Apartments Alternative .....	6-27
6-7 Proposed Project vs. Reduced Density Student Apartments Alternative Trip Generation .....	6-30
6-8 Proposed Project vs. Aggressive Transportation and Parking Demand Management Alternative .....	6-32
6-9 Proposed Project vs. Aggressive Transportation and Parking Demand Management Alternative Trip Generation .....	6-36
6-10 Proposed Project vs. Mixed-Use Alternative .....	6-37
6-11 Mixed-Use Alternative Trip Generation .....	6-42
6-12 Proposed Project vs. Mixed-Use Alternative Trip Generation.....	6-42
6-13 Proposed Project vs. Off-Site (3820 Chiles Road) Alternative Trip Generation .....	6-47
6-14 Proposed Project vs. Off-Site Woodland Alternative Trip Generation.....	6-52
6-15 Environmental Impacts of the Proposed Project and Project Alternatives .....	6-59