INTRODUCTION

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

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

PROJECT DESCRIPTION

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

The project site consists of approximately 74 acres located northwest and adjacent to the City of Davis within the City of Davis Sphere of Influence (SOI) of unincorporated Yolo County. Additionally, the project includes approximately 11.53 acres of offsite improvements. These offsite improvements would include an agricultural buffer along the western and northern boundaries of the project site, improvements along Covell Boulevard and Risling Place, a proposed offsite trail, and proposed drainage channel and drainage basin improvements. The project site is bounded by existing agricultural land within unincorporated Yolo County (within the City's SOI) to the west, nine mapped but undeveloped 13- to 23-acre residential lots to the north, the Sutter Davis Hospital and Risling Court to the east, and West Covell Boulevard to the south. The project site is currently undeveloped and has been previously used for agricultural uses.

The project includes development of: 150 affordable, age-restricted apartments; 32 attached, age-restricted cottages; 94 attached, age-restricted units; 129 single-family detached, age-restricted units; 77 single-family detached, non-age-restricted units; an approximately three-acre continuing care retirement community, which would likely consist of 30 assisted living, age-restricted detached units; an approximately 4.3-acre mixed use area, which would likely consist of a health club, restaurant, clubhouse, and up to 48 attached, age-restricted units; dog exercise area and tot lot; associated greenways, drainage, agricultural buffers; and off-site stormwater detention facilities. Upon completion of the project, the approximately 74-acre site would provide up to 560 dwelling units and 4.5 miles of off street biking and walking paths within the project area and an additional 0.22 miles of off street biking and walking paths offsite.

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

The project site is currently designated Agriculture by the City of Davis General Plan Land Use Map. The proposed project would require a City of Davis General Plan Amendment to the Land Use Element to change land uses on the project site. Changes to the Land Use Element would include changing the entire project site from Agriculture to Residential – Medium Density, Residential – High Density, Neighborhood Mixed Use, Public/Semi-Public, and Urban Agriculture Transition Area. The project site is currently zoned as Agriculture-Intensive by Yolo County. The project would also include a rezone to PD (Planned Development).

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

AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

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

The City received 17 comments (nine written, seven electronic, and one oral) on the NOP for the proposed West Davis Active Adult Community Project Draft EIR. A copy of each letter is provided in Appendix A of this Draft EIR. A public scoping meeting was held on April 26, 2017 to present the project description to the public and interested agencies, and to receive comments from the public and interested agencies regarding the scope of the environmental analysis to be included in the Draft EIR. Oral comments received at the NOP scoping meeting are also included in Appendix A.

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

- Potential impacts to aesthetics, scenic views, building heights, and lighting;
- Resulting traffic congestion, particularly along Covell Boulevard;
- Increased noise associated with traffic and emergency response;
- Safety concerns for bicyclists and pedestrians due to increased vehicular travel;
- Size of the project;
- Loss or degradation of species and habitats resulting from site conversion;
- Financing mechanisms and land use conflicts;
- Drainage and flooding impacts.

ALTERNATIVES TO THE PROPOSED PROJECT

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

- No Project (No Build) Alternative
- Conventional (Non-Age Restricted) Alternative
- Higher Density, Less Land Alternative
- Off-Site (Inside Mace Curve) Alternative

Alternatives are described in detail in Section 5.0, Alternatives to the Proposed Project. A comparative analysis of the proposed project and each of the project alternatives is provided in Table ES-1. The table includes a numerical scoring system, which assigns a score of "2," "3," or "4" to the proposed project and each of the alternatives with respect to how each alternative compares to the proposed project in terms of the severity of the environmental topics addressed in this EIR. A score of "2" indicates that the alternative would have a better (or lessened) impact when compared to the proposed project. A score of "3" indicates that the alternative would have the same (or equal) level of impact when compared to the proposed project. A score of "4" indicates that the alternative would have a worse (or greater) impact when compared to the proposed project. The project alternative with the lowest total score is considered the environmentally superior alternative.

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

ENVIRONMENTAL ISSUE	*PROPOSED PROJECT*	*NO PROJECT (NO BUILD) ALTERNATIVE*	*CONVENTIONAL (NON-AGE RESTRICTED) ALTERNATIVE*	*HIGHER DENSITY, LESS LAND ALTERNATIVE*	*OFF-SITE (INSIDE MACE CURVE) ALTERNATIVE*
Aesthetics and Visual Resources	3 – Same	2 – Less	3 – Same	2 – Less	2 – Less
Agricultural Resources	3 – Same	2 – Less	3 – Same	2 – Less	2 – Less
Air Quality	3 – Same	2 – Less	4 – Greater	2 – Less	2 – Less
Biological Resources	3 – Same	2 – Less	3 – Same	2 – Less	3 – Same
Cultural and Tribal Resources	3 – Same	2 – Less	3 – Same	2 – Less	3 – Same
Geology and Soils	3 – Same	2 – Less	4 – Greater	3 – Same	2 – Less
Greenhouse Gas, Climate Change, and Energy	3 – Same	2 – Less	4 – Greater	2 – Less	2 – Less
Hazards and Hazardous Materials	3 – Same	2 – Less	3 – Same	3 – Same	3 – Same
Hydrology and Water Quality	3 – Same	2 – Less	3 – Same	2 – Less	2 – Less
Land Use	3 – Same	4 – Greater	3 – Same	3 – Same	3 – Same
Noise and Vibration	3 – Same	2 – Less	4 – Greater	3 – Same	2 – Less
Population and Housing	3 – Same	3 – Same	4 – Greater	3 – Same	2 – Less
Public Services and Recreation	3 – Same	2 – Less	4 – Greater	3 – Same	2 – Less
Transportation and Circulation	3 – Same	2 – Less	4 – Greater	3 – Same	2 – Less
Utilities	3 – Same	2 – Less	4 – Greater	3 – Same	2 – Less
Summary	**45**	**33**	**53**	**38**	**34**

As shown in Table ES-1, the (No Project (No Build) Alternative is the environmentally superior alternative when looked at in terms of all potentially significant environmental impacts. However, as required by CEQA, when the No Project (No Build) Alternative is the environmentally superior

alternative, the environmentally superior alternative among the others must be identified. The Conventional (Non-Age Restricted) Alternative would result in 53 points, the (Higher Density, Less Land Alternative would result in 38 points, and the Off-Site (Inside Mace Curve) Alternative would result in 34 points. Therefore, the Off-Site (Inside Mace Curve) Alternative is the next environmentally superior alternative to the proposed project. It is noted that the superior alternative would depend on the City's local priorities (i.e., preservation of agricultural land, traffic impacts to the regional roadway system, maintenance of public services and utilities services, etc.), as well as the ability to meet the proposed project's objectives.

SUMMARY OF IMPACTS AND MITIGATION MEASURES

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

TABLE ES-2: PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
AESTHETICS AND VISUAL RESOURCES			
Impact 3.1-1: Potential to result in substantial adverse effects on scenic vistas and resources or substantial degradation of visual character	PS	None feasible.	SU
Impact 3.1-2: Project implementation may result in light and glare impacts	PS	***Mitigation Measure 3.1-1:*** *In order to reduce the potential for glare from buildings and structures within the project site, the Preliminary and Final Planned Developments for the project shall show that 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 shall be prohibited. The City of Davis Department of Community Development and Sustainability shall ensure that the approved project uses appropriate building materials with low reflectivity to minimize potential glare nuisance to off-site receptors.*	LS
Impact 3.1-3: Project implementation may substantially damage scenic resources within a State Scenic Highway	LS	None required.	--
AGRICULTURAL RESOURCES			
Impact 3.2-1: Project implementation may result in the conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses	PS	***Mitigation Measure 3.2-1:*** *Prior to initiation of grading activities for each phase of development of the project, the project applicant shall set aside in perpetuity, at a minimum ratio of 2:1 of active agricultural acreage, an amount equal to the current phase. The applicant may choose to set aside in perpetuity an amount equal to the remainder of the project site instead of at each phase. The agricultural land shall be elsewhere in the Davis Planning Area, through the purchase of development rights and execution of an irreversible conservation or agricultural easement, consistent with Section 40A.03.025 of the Davis Municipal Code. The location and amount of active agricultural acreage for the proposed project is subject to the review and approval by the City Council. The amount of agricultural acreage set aside shall account for farmland lost due to the conversion of the project site, as well as some of the off-site improvements,*	SU

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		including but not necessarily limited to the off-site stormwater detention pond and the off-site Risling Court improvements. The amount of agricultural acreage set aside shall not include conversion of the agricultural buffer. The amount of agricultural acreage that needs to be set aside for off-site improvements shall be verified for each phase of the project during improvement plan review. Pursuant to Davis Code Section 40A.03.040, the agricultural mitigation land shall be comparable in soil quality with the agricultural land being changed to nonagricultural use. The easement land must conform with the policies and requirements of LAFCO including a LESA score no more than 10 percent below that of the project site.	
Impact 3.2-2: Project implementation may conflict with existing zoning for agricultural use	LS	None required.	--
Impact 3.2-3: Project implementation may conflict with a Williamson Act Contract	LS	None required.	--
Impact 3.2-4: Project implementation may lead to the indirect conversion of adjacent agricultural lands to non-agricultural uses	PS	***Mitigation Measure 3.2-2:*** *Prior to the issuance of occupancy permits, the applicant shall consult with adjacent agricultural property owners and attempt to purchase a "no aerial spray" easement. The applicant shall submit the written proof of the easement, or a statement indicated an agreement has not been reached to the Department of Community Development and Sustainability.*	SU
AIR QUALITY			
Impact 3.3-1: Project operations have the potential to cause a violation of any air quality standard or contribute substantially to an existing or projected air quality violation	PS	***Mitigation Measure 3.3-1:*** *Prior to the issuance of each building permit, the project applicant shall ensure that the project incorporates the following mitigation:* • *Require the use Low VOC Cleaning Supplies during project operation* • *Require the use of low VOC Paint (VOC emission factor of below 100 g/L for residential interiors exteriors, and below 150 g/L for non-residential interior, non-residential exterior, parking).* • *Install metal halide post top lights, metal halide cobrahead/cutoff lights, LED lights, or high pressure sodium cutoff lights.* • *Require only the install low-flow appliances (for the bathroom faucet, kitchen*	SU

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		faucet, toilet, and shower). • *Require the use water-efficient irrigation systems.*	
Impact 3.3-2: Project construction has the potential to cause a violation of an air quality standard or contribute substantially to an existing or projected air quality violation	PS	***Mitigation Measure 3.3-2:*** *The project applicant shall implement the following dust control measures during all construction activities. These measures shall be incorporated as part of the building and grading plans.* • *Water all active construction sites at least three times daily. Frequency should be based on the type of operation, soil, and wind exposure.* • *Apply water or dust palliatives on exposed earth surfaces as necessary to control dust emissions. Construction contracts shall include dust control treatment in late morning and at the end of the day, of all earth surfaces during clearing, grading, earth moving, and other site preparation activities. Non-potable water shall be used, where feasible. Existing wells shall be used for all construction purposes where feasible. Excessive watering will be avoided to minimize tracking of mud from the project onto streets as determined by Public Works.* • *Grading operations on the site shall be suspended during periods of high winds (i.e. winds greater than 15 miles per hour).* • *Outdoor storage of fine particulate matter on construction sites shall be prohibited.* • *Contractors shall cover any stockpiles of soil, sand and similar materials. There shall be no storage of uncovered construction debris for more than one week.* • *Re-vegetation or stabilization of exposed earth surfaces shall be required in all inactive areas in the project.* • *Cover all trucks hauling dirt, sand, or loose materials, or maintain at least two feet of freeboard within haul trucks.* • *Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed area (as applicable).* • *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.* • *Reduce speed on unpaved roads to less than 5 miles per hour.*	LS

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Impact 3.3-3: Carbon monoxide hotspot impacts	LS	None required.	--
Impact 3.3-4: Potential for public exposure to toxic air contaminants	LS	None required.	--
Impact 3.3-5: Potential for exposure to odors	LS	None required.	--
BIOLOGICAL RESOURCES			
Impact 3.4-1: Project implementation may result in direct or indirect effects on special-status invertebrate species	PS	***Mitigation Measure 3.4-1:*** *The project proponent shall implement the following measures to avoid or minimize impacts on valley elderberry longhorn beetle:* • *All on-site elderberry shrubs shall be avoided and preserved on-site through site design, as feasible.* • *All elderberry shrubs that are located adjacent to construction areas, but can be avoided, shall be fenced and designated as environmentally sensitive areas. These areas shall be avoided by all construction personnel. Fencing shall be placed at least 20 feet from the dripline of each shrub, unless otherwise approved by USFWS.* • *No insecticides, herbicides, or other chemicals that might harm the beetle or its host plant shall be used within 100 feet of the elderberry shrubs.* • *If the shrub(s) cannot be avoided through redesign, as determined by the City of Davis Public Works Department in conjunction with the project applicant, the project applicant shall mitigate for potential impacts to the shrub(s) by either (1) purchasing VELB conservation credits from a USFWS-approved conservation bank, or (2) transplanting the individual shrub(s) that is not avoided to a suitable mitigation site in a manner consistent with the USFWS' 1999 Conservation Guidelines for the VELB. The mitigation shall be overseen by a qualified biologist, approved by the City of Davis Department of Community Development and Sustainability and USFWS.*	LS

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Impact 3.4-2: Project implementation may result in direct or indirect effects on special-status reptile and amphibian species	PS	***Mitigation Measure 3.4-2:*** *The project proponent shall implement the following measures to avoid or minimize impacts on western pond turtle:* • *Ground-disturbing activities in areas of potential pond turtle nesting habitat shall be avoided during the nesting season (April–August), to the extent feasible.* • *A preconstruction survey for western pond turtles within aquatic habitats and adjacent suitable uplands to be disturbed by project activities shall be conducted by a qualified biologist. In aquatic habitats which may be dewatered during project construction, surveys shall be conducted immediately after dewatering and before any subsequent disturbance. Elsewhere, surveys shall be conducted within 24 hours before project disturbance.* • *If pond turtles are found during preconstruction surveys, a qualified biologist, with approval from CDFW, shall move the turtles to the nearest suitable habitat outside the area subject to project disturbance. The construction area shall be reinspected whenever a lapse in construction activity of 2 weeks or more has occurred.* • *Construction personnel performing activities within aquatic habitats and adjacent suitable uplands to be disturbed by project activities 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-miles-per-hour speed limit on unpaved roads.* ***Mitigation Measure 3.4-3:*** *The project proponent shall implement the following measures to avoid or minimize impacts on giant garter snake:* *The project proponent shall consult with USFWS regarding the potential for the project to affect giant garter snake habitat. If USFWS determines that giant garter snake may be potentially affected by project construction, the project proponent shall obtain an*	LS

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		incidental take permit from USFWS and implement the minimization guidelines for giant garter snake, as follows: • *Unless authorized by USFWS, construction and other ground-disturbing activities within 200 feet of suitable aquatic habitat for the giant garter snake shall not commence before May 1, with initial ground disturbance expected to correspond with the snake's active season. Initial ground disturbance shall be completed by October 1.* • *To the extent possible, construction activities shall be avoided within upland habitat within 200 feet from the banks of giant garter snake aquatic habitat. Movement of heavy equipment in these areas shall be confined to existing roadways, where feasible, to minimize habitat disturbance.* • *Construction personnel shall receive USFWS-approved worker environmental awareness training to instruct workers to recognize giant garter snake and their habitats.* • *Within 24 hours before construction activities, the project area shall be surveyed for giant garter snake. The survey shall be repeated if a lapse in construction activity of 2 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 USFWS and CDFW, that the giant garter snake shall not be harmed. Any sightings or incidental take shall be reported to USFWS and CDFW immediately.* • *Any aquatic habitat for the snake that is dewatered shall remain dry for at least 15 consecutive days after April 15 and before excavating or filling of the dewatered habitat. If complete dewatering is not possible, potential snake prey (e.g., fish and tadpoles) will be removed so that snakes and other wildlife are not attracted to the construction area.* • *Giant garter snake habitat to be avoided within or adjacent to construction areas will be fenced and designated as environmentally sensitive areas. These*	

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		areas shall be avoided by all construction personnel.	
Impact 3.4-3: Project implementation may result in direct or indirect effects on special-status fish species	LS	None required.	--
Impact 3.4-4: Project implementation may result in direct or indirect effects on special-status bird species	PS	***Mitigation Measure 3.4-4:*** *The project proponent shall implement the following measure to avoid or minimize impacts on western burrowing owl:* • *No less than 14 days before 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, CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012). Implementation of avoidance and minimization measures (as presented in the March 7, 2012, CDFW 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 shall occur. If needed, the development of avoidance and minimization approaches shall be developed in coordination with CDFW.* ***Mitigation Measure 3.4-5:*** *The project proponent shall implement the following measures to avoid or minimize impacts on Swainson's hawk:* • *No more than 30 days before the commencement of construction, a qualified biologist shall perform preconstruction surveys for nesting Swainson's hawk and other raptors during the nesting season (February 1 through August 31).* • *Appropriate buffers shall be established and maintained around active nest sites during construction activities to avoid nest failure as a result of project activities. The appropriate size and shape of the buffers shall be determined by a qualified biologist, in coordination with CDFW, and may vary depending on the nest location, nest stage, and construction activity. The buffers may be adjusted if a qualified biologist determines it would not be likely to adversely affect the nest. Monitoring shall be conducted to confirm that project activity is not resulting in detectable adverse effects on nesting birds or their young. No*	LS

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		project activity shall commence within the buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use. • *Before the commencement of construction, the project proponent shall provide compensatory mitigation for the permanent loss of Swainson's hawk foraging habitat to the Yolo County HCP/NCCP JPA in accordance with its Swainson's Hawk Interim Mitigation Program. 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.* ***Mitigation Measure 3.4-6:*** *The project proponent shall implement the following measure to avoid or minimize impacts on other protected bird species that may occur on the site:* • *Preconstruction surveys for active nests of special-status birds shall be conducted by a qualified biologist in all areas of suitable habitat within 500 feet of project disturbance. Surveys shall be conducted within 14 days before commencement of any construction activities that occur during the nesting season (February 15 to August 31) in a given area.* • *If any active nests, or behaviors indicating that active nests are present, are observed, appropriate buffers around the nest sites shall be determined by a qualified biologist to avoid nest failure resulting from project activities. The size of the buffer shall depend on the species, nest location, nest stage, and specific construction activities to be performed while the nest is active. The buffers may be adjusted if a qualified biologist determines it would not be likely to adversely affect the nest. If buffers are adjusted, monitoring will be conducted to confirm that project activity is not resulting in detectable adverse effects on nesting birds or their young. No project activity shall commence within the buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use.*	
Impact 3.4-5: Project implementation may result in direct or indirect effects on special-	PS	***Mitigation Measure 3.4-7: Prior to any ground disturbance or removal of on-site trees, t****he project proponent shall implement the following measures to avoid or*	LS

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status mammal species		*minimize impacts on special-status bats:* • *If removal of any on-site trees with suitable roost cavities (as determined by a qualified biologist) and/or dense foliage must occur during the bat pupping season (April 1 through July 31), surveys for active maternity roosts shall be conducted by a qualified biologist in trees designated for removal. The surveys shall be conducted from dusk until dark.* • *If a special-status bat maternity roost is located, appropriate buffers around the roost sites shall be determined by a qualified biologist and implemented to avoid destruction or abandonment of the roost resulting from tree removal or other project activities. The size of the buffer shall depend on the species, roost location, and specific construction activities to be performed in the vicinity. No project activity shall commence within the buffer areas until the end of the pupping season (August 1) or until a qualified biologist conforms the maternity roost is no longer active.*	
Impact 3.4-6: Project implementation may result in direct or indirect effects on candidate, sensitive, or special-status plant species	PS	***Mitigation Measure 3.4-8:*** *Prior to construction, the project proponent shall retain a biologist to perform a focused survey for the following CNPS listed plants: heartscale (April to October), brittlescale (April to October), San Joaquin spearscale (April to October), recurved larkspur (March to June), and saline clover (April to June). The survey shall be performed during the floristic season (shown in parenthesis). While there is a low potential for these species to be found on the project site, there is some limited habitat present within and along the fringe of the irrigation ditches. If any of these plants are found during the focused survey, the project proponent shall contact the CNPS to obtain the appropriate avoidance and minimization measures.* ***Mitigation Measure 3.4-9:*** *Prior to construction, the project proponent shall retain a biologist to perform a focused survey for the federally and state listed palmate-bracted salty bird's-beak (Chloropyron palmatum). The survey shall be performed during the floristic season (generally May through October). This species is generally restricted to seasonally-flooded, saline-alkali soils in lowland plains/basins, which is generally present within and along the fringe of the irrigation ditches. If this plant is found during the focused survey, the project proponent shall contact the USFS and CDFW to obtain the*	LS

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		appropriate avoidance and minimization measures.	
Impact 3.4-7: The proposed project has the potential to effect protected wetlands and jurisdictional waters	PS	***Mitigation Measure 3.4-10**: The project proponent shall implement the following measure to avoid or minimize impacts on potentially jurisdictional waters:* • *Before any activities that would result in discharge, fill, removal, or hydrologic interruption of any of the water features within the project site, a wetland delineation and jurisdictional determination shall be conducted by a qualified delineator and the delineation that determines the extent of jurisdictional waters should be approved by USACE.* • *Any impacts on jurisdictional features shall obtain the appropriate CWA Section 404 and or 401 permits. All permit conditions including required avoidance, minimization, and mitigation measures included as conditions of the permit shall be followed.*	LS
Impact 3.4-8: Project implementation may result in direct or indirect adverse effects on riparian habitat or a sensitive natural community	LS	None required	--
Impact 3.4-9: Project implementation may result in interference with the movement of native fish or wildlife species or with established wildlife corridors, or impede the use of native wildlife nursery sites	LS	None required	--
Impact 3.4-10: Project implementation may result in conflicts with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance	PS	***Mitigation Measure 3.4-11**: The project proponent shall implement the following measure to avoid or minimize impacts on trees protected by the City of Davis:* • *Before the commencement of construction, the project proponent shall retain a qualified arborist to perform a survey of all trees within the footprint of the proposed off-site detention basin (located north of Sutter Hospital, and east of the City water tank). The tree survey and arborist report shall detail the number, species, size, and relative health and structure of all trees in the*	LS

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		aforementioned area. The report will also describe which trees on-site are subject to regulation under the City of Davis Tree Ordinance. • *A tree protection plan shall be prepared that includes measures to avoid or minimize impacts on trees that are to be preserved on-site and well as proposed mitigation for regulated trees subject to impact or removal. Compliance with the tree protection plan shall be required before and during any site disturbance and construction activity and before issuance of building permits. A tree modification permit shall be submitted to the City for any proposed removal of a tree. Fees shall be assessed by the City, and paid by the project proponent, in accordance with Davis Municipal Code Chapter 37, "Tree Planting, Preservation, and Protection."*	
Impact 3.4-11: Project implementation may result in conflicts with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan	PS	***Mitigation Measure 3.4-12:*** *Should the Yolo Natural Heritage Program (YNHP) be adopted prior to initiation of any ground disturbing activities for any phase of development associated with the project, the project applicant shall comply with the mitigation/conservation requirements of the YNHP, as applicable. The project applicant, the City of Davis Department of Community Development and Sustainability, and a representative from the YNHP JPA shall ensure that all mitigation/conservation requirements of the YNHP are adhered to prior to and during construction. To the extent there is duplication in mitigation for a given species, the requirements of the YNHP shall supersede. If this measure is implemented after adoption of the YNHP, the project proponent shall comply with all requirements of the YNHP.*	LS
CULTURAL AND TRIBAL RESOURCES			
Impact 3.5-1: Project implementation has the potential to cause a substantial adverse change to a significant historical resource, as defined in CEQA Guidelines §15064.5, or a significant tribal cultural resource, as defined in Public Resources Code §21074	PS	***Mitigation Measure 3.5-1:*** *All construction workers shall receive a sensitivity training session before they begin site work. The sensitivity training shall inform the workers of their responsibility to identify and protect any cultural resources, including prehistoric or historic artifacts, or other indications of archaeological resources, within the project site. The sensitivity training shall cover laws pertaining to cultural resources, examples of cultural resources that may be discovered in the project site, and what to do if a cultural resource, or anything that may be a cultural resource, is discovered.* *If any subsurface historic remains, prehistoric or historic artifacts, paleontological*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		resources, other indications of archaeological resources, or cultural and/or tribal resources are found during grading and construction activities, all work within 100 feet of the find shall cease, the City of Davis Department of Community Development and Sustainability shall be notified, and the applicant shall retain an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, to evaluate the find(s). If tribal resources are found during grading and construction activities, the applicant shall notify the Yocha Dehe Wintun Nation. If paleontological resources are found during grading and construction activities, a qualified paleontologist shall be retained to determine the significance of the discovery. *The archaeologist and/or paleontologist shall define the physical extent and the nature of any built features or artifact-bearing deposits. The investigation shall proceed immediately into a formal evaluation to determine the eligibility of the feature(s) for inclusion in the California Register of Historical Resources. The formal evaluation shall include, at a minimum, additional exposure of the feature(s), photo-documentation and recordation, and analysis of the artifact assemblage(s). If the evaluation determines that the feature(s) and artifact(s) do not have sufficient data potential to be eligible for the California Register, additional work shall not be required. However, if data potential exists (e.g., an intact feature is identified with a large and varied artifact assemblage), further mitigation would be necessary, which might include avoidance of further disturbance to the resource(s) through project redesign. If avoidance is determined to be infeasible, additional data recovery excavations shall be conducted for the resource(s), to collect enough information to exhaust the data potential of those resources.* *Pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Data recovery efforts can range from rapid photographic documentation to extensive excavation depending upon the physical nature of the resource. The degree of effort shall be determined at the discretion of a qualified archaeologist and should be sufficient to recover data considered important to the area's history and/or prehistory. Significance determinations for tribal cultural resources shall be measured in terms of criteria for inclusion on the California Register*	

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		of Historical Resources (Title 14 CCR, §4852[a]), and the definition of tribal cultural resources set forth in Public Resources Code Section 21074 and 5020.1 (k). The evaluation of the tribal cultural resource(s) shall include culturally appropriate temporary and permanent treatment, which may include avoidance of tribal cultural resources, in-place preservation, and/or re-burial on project property so the resource(s) are not subject to further disturbance in perpetuity. Any re-burial shall occur at a location predetermined between the landowner and the Yocha Dehe Wintun Nation. The landowner shall relinquish ownership of all sacred items, burial goods, and all archaeological artifacts that are found on the project area to the Yocha Dehe Wintun Nation for proper treatment and disposition. If an artifact must be removed during project excavation or testing, curation may be an appropriate mitigation. *The language of this mitigation measure shall be included on any future grading plans, utility plans, and subdivision improvement drawings approved by the City for the development of the project.*	
Impact 3.5-2: Project implementation has the potential to cause a substantial adverse change to a significant archaeological resource, as defined in CEQA Guidelines §15064.5	PS	*Implement* ***Mitigation Measure 3.5-1.***	LS
Impact 3.5-3: Project implementation has the potential to directly or indirectly destroy a unique paleontological resource	PS	*Implement* ***Mitigation Measure 3.5-1.***	LS
Impact 3.5-4: Project implementation has the potential to disturb human remains, including those interred outside of formal cemeteries	PS	***Mitigation Measure 3.5-2:*** *If human remains are discovered during the course of construction during any phase of the project, work shall be halted at the site and at any nearby area reasonably suspected to overlie adjacent human remains until the Yolo County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, either of the following steps will be taken:* • *The coroner shall contact the Native American Heritage Commission in order to ascertain the proper descendants from the deceased individual. The coroner shall make a recommendation to the landowner or the person responsible for*	LS

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, which may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains. • *The landowner shall retain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance when any of the following conditions occurs:* o *The Native American Heritage Commission is unable to identify a descendent.* o *The descendant identified fails to make a recommendation.* o *The City of Davis or its authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.*	
GEOLOGY AND SOILS			
Impact 3.6-1: The proposed project may expose people or structures to potential substantial adverse effects involving strong seismic ground shaking or seismic related ground failure	LS	None required.	--
Impact 3.6-2: Implementation and construction of the proposed project may result in substantial soil erosion or the loss of topsoil	PS	***Mitigation Measure 3.6-1:*** *Prior to any site disturbance, 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*	LS

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		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 any site disturbance, the project proponent shall document to the satisfaction of the City of Davis that stormwater runoff from the project site is treated per the standards in the California Stormwater Best Management Practice New Development and Redevelopment Handbook and Section E.12 of the Phase II Small MS4 General Permit. 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. The aforementioned requirements shall be noted on the Preliminary and Final Planned Developments for the project.*	
Impact 3.6-3: The proposed project would be located on a geologic unit or soil that is unstable, or that would become unstable as a result of project implementation, and potentially result in landslide, lateral spreading, subsidence, liquefaction or collapse	PS	***Mitigation Measure 3.6-3:*** *Prior to final design approval and issuance of building permits for each phase of the project, the project applicant shall submit to the City of Davis Building Inspection Division, for review and approval, a design-level geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall include the recommendations in the report entitled Preliminary Geotechnical Assessment, Davis Innovation Center, dated October 20, 2014 unless it is determined in the design-level report that one or more recommendations need to be revised. The design-level report shall address, at a minimum, the following:* • *Compaction specifications and subgrade preparation for onsite soils;* • *Structural foundations;* • *Grading practices; and* • *Expansive/unstable soils, including fill.* *The design-level geotechnical engineering report shall include a summary of the site, soil, and groundwater conditions, seismicity, laboratory test data, exploration data and*	LS

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		a site plan showing exploratory locations and improvement limits. The report shall be signed by a licensed California Geotechnical Engineer. Design-level recommendations shall be included in the foundation and improvement plans and approved by the Davis Public Works Department prior to issuance of any building permits.	
Impact 3.6-4: The proposed project would be located on expansive soil creating substantial risks to life or property	LS	None required.	--
GREENHOUSE GASES AND CLIMATE CHANGE			
Impact 3.7-1: The proposed project may generate construction-related GHGs, either directly or indirectly, that may have a significant effect on the environment	LS	None required.	--
Impact 3.7-2: The proposed project may generate operation-related GHGs, either directly or indirectly, that may have a significant effect on the environment	PS	***Mitigation Measure 3.7-1:*** *Prior to issuance of building permits, the applicant shall ensure that all residential units are designed such that they to achieve a minimum of 15% greater energy efficiency than the baseline 2016 Title-24 Energy Efficiency requirements (compliant with Tier 1 of the 2016 CalGreen Code).*	LS
Impact 3.7-3: The proposed project may conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases	LS	None required.	--
Impact 3.7-4: Project implementation may result in the inefficient, wasteful, or unnecessary use of energy resources	LS	None required.	--
HAZARDS AND HAZARDOUS MATERIALS			
Impact 3.8-1: The project may have the potential to create a significant hazard	PS	***Mitigation Measure 3.8-1****: A soil sampling program shall be implemented to assess potential agrichemical (including pesticides, herbicides, diesel, petrochemicals, etc.)*	LS

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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		*impacts to surface soil within the project site, as follows:* *The sampling and analysis plan shall meet the requirements of the Department of Toxic Substances Control Interim Guidance for Sampling Agricultural Properties (2008). If the sampling results indicate the presence of agrichemicals that exceed screening levels, a removal action workplan shall be prepared in coordination with Yolo County Environmental Health Division. The removal action workplan shall include a detailed engineering plan for conducting the removal action, a description of the onsite contamination, the goals to be achieved by the removal action, and any alternative removal options that were considered and rejected and the basis for that rejection. The removal action shall be deemed complete when the confirmation samples exhibit concentrations below the commercial screening levels, which will be established by the agencies.* ***Mitigation Measure 3.8-2:*** *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 3.8-3:*** *Prior to bringing hazardous materials (including 55 or more gallons for liquids, 500 or more pounds for solids, and/or 200 or more cubic feet for compressed gases) onsite, the applicant shall submit a Hazardous Materials Business Plan (HMBP) to Yolo County Environmental Health Division (CUPA) for review and approval. If during the construction process the applicant or his subcontractors generates hazardous waste, the applicant must register with the CUPA as a generator of hazardous waste, obtain an EPA ID# and accumulate, ship and dispose of the hazardous waste per Health and Safety Code Ch. 6.5. (California Hazardous Waste Control Law).* ***Mitigation Measure 3.8-4:*** *If any underground septic tanks, or fuel tanks are uncovered from past site uses during construction, the project proponent shall retain an environmental professional to assist with the removal consistent with the Yolo County Environmental Health Department's Underground Storage Tank Program, and Septic*	

ENVIRONMENTAL IMPACT	*LEVEL OF SIGNIFICANCE WITHOUT MITIGATION*	*MITIGATION MEASURE*	*RESULTING LEVEL OF SIGNIFICANCE*
		Abandonment Permit requirements. ***Mitigation Measure 3.8-5:*** *Project site wells that are no longer operated shall be properly abandoned through permit by the Yolo County Environmental Health Division (YCEH) permit program. The well abandonment work shall be completed by a C-57 State licensed well contractor.* ***Mitigation Measure 3.8-6:*** *If the source of soil onsite soil stockpiles is undocumented, the applicant shall confirm to the City of Davis that soil sampling of the stockpiles was performed to identify potential soil contaminates associated with onsite soil stockpiles. 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.*	
Impact 3.8-2: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment	LS	None required.	--
Impact 3.8-3: 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	LS	None required.	--
Impact 3.8-4: The project has the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	LS	None required.	--

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Impact 3.8-5: The project has the potential to expose people or structures to a risk of loss, injury or death from wildland fires	LS	None required.	--
Impact 3.8-6: The project has the potential to result in a safety hazard for people residing or working in the project are due to proximity to a private airstrip or public airport	LS	None required.	--
HYDROLOGY AND WATER QUALITY			
Impact 3.9-1: The project may violate water quality standards or waste discharge requirements during construction	PS	*Implement* ***Mitigation Measure 3.6-1.*** ***Mitigation Measure 3.9-1:*** *Prior to the commencement of construction 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.*	LS
Impact 3.9-2: The project may violate water quality standards or waste discharge requirements post-construction	PS	***Mitigation Measure 3.9-2:*** *Prior to issuance of building or grading permits, the applicant shall submit a final stormwater and drainage plan identifying permanent stormwater control measures to be implemented by the project to the City. The plan shall include measures consistent with the adopted guidelines and requirements set forth in the "Phase II Small MS4 General Permit, 2013-0001-DWQ," dated February 5, 2013 and shall be subject to review and approval by the Public Works Department.*	LS
Impact 3.9-3: Project implementation could interfere substantially with groundwater recharge	LS	None required.	--

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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	LS	None required.	--
Impact 3.9-5: The proposed project could otherwise substantially degrade water quality	LS	None required.	--
Impact 3.9-6: The project may place housing or structures that would impede/redirect flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map	PS	***Mitigation Measure 3.9-3:*** *Prior to the issuance of grading permits and subsequently prior to the issuance of building permits, the project applicant shall either demonstrate that the developed portions of the project site are outside of the anticipated 100-year flood hazard area, or incorporate measures into the proposed project to achieve a 100-year level of flood protection for any site installations. This may include elevating the proposed building pads above the base flood elevation, installing adequate storm water retention areas, or other measures commonly accepted by the City of Davis.* ***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 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.*	LS
Impact 3.9-7: The project may expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam	LS	None required.	--

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LAND USE			
Impact 3.10-1: The project may result in the physical division of an established community	LS	None required.	--
Impact 3.10-2: Implementation of the proposed project may conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted to avoid or mitigate an environmental effect	LS	None required.	--
Impact 3.10-3: Implementation of the proposed project may conflict with an applicable habitat conservation plan or natural community conservation plan	LS	None required.	--
NOISE AND VIBRATION			
Impact 3.11-1: Operation of the proposed project may generate unacceptable traffic noise levels at existing sensitive receptors	LS	None required.	--
Impact 3.11-2: Construction of the proposed project may generate unacceptable noise levels at existing sensitive receptors	LS	None required.	--
Impact 3.11-3: Construction of the proposed project may result in excessive groundborne vibration impacts	LS	None required.	--

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Impact 3.11-4: Operation of the proposed project may generate unacceptable noise levels from on-site activities at existing sensitive receptors	LS		--
Impact 3.11-5: The proposed project may expose proposed residences or workers to excessive noise levels due to aircraft noise	LS	None required.	--
POPULATION AND HOUSING			
Impact 3.12-1: Implementation of the proposed project may induce substantial population growth	LS	None required.	--
Impact 3.12-2: Implementation of the proposed project may displace substantial numbers of people or existing housing	LS	None required.	--
PUBLIC SERVICES AND RECREATION			
Impact 3.13-1: Project implementation may result in effects on fire staffing	LS	None required.	--
Impact 3.13-2: Project implementation may result in effects on fire response times or require the construction of new or expanded fire stations	LS	None required.	--
Impact 3.13-3: Project implementation may result in effects on police staffing or require the construction of new or expanded police stations	LS	None required.	--

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Impact 3.13-4: Project implementation may result in effects on schools	LS	None required.	--
Impact 3.13-5: Project implementation may result in effects on parks	LS	None required.	--
Impact 3.13-6: Project implementation may result in effects on other public facilities	LS	None required.	--
TRANSPORTATION AND CIRCULATION			
Impact 3.14-1: Under existing plus project conditions, project implementation would not cause any significant impacts at study intersections	LS	None required.	--
Impact 3.14-2: Under existing plus project conditions, project implementation would not cause any significant impacts at study freeway facilities	LS	None required.	--
Impact 3.14-3: Under existing plus approved projects plus project conditions, project implementation would not cause any significant impacts at study intersections	LS	None required.	--
Impact 3.14-4: Under existing plus approved projects plus project conditions, project implementation would not cause any significant impacts at study freeway facilities	LS	None required.	--
Impact 3.14-5: Under cumulative plus project conditions, project	PS	***Mitigation Measure 3.14-1****: No later than recordation of the final map creating the 200th market-priced lot, the project applicant(s) shall contribute fair share funding to cover their proportionate cost of the following intersection improvements:*	SU

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		a) West Covell Boulevard/SR 113 NB Ramps – widen northbound off-ramp to consist of three lanes (i.e., one left, one shared left/through/right, and one right-turn lane) approaching West Covell Boulevard. The fair share funding shall be submitted to Caltrans. *b) West Covell Boulevard/Sycamore Lane – lengthen eastbound left-turn lane from 150 to 275 feet. The fair share funding shall be submitted to the City of Davis.*	
Impact 3.14-6: Under cumulative plus project conditions, project implementation would cause significant impacts at study freeway facilities	PS	*Implement Mitigation Measure 3.14-1(a): Pay fair share to widen northbound SR 113 off-ramp at West Covell Boulevard to consist of three lanes approaching West Covell Boulevard.*	SU
Impact 3.14-7: The project would not conflict with existing / planned transit services, or create a demand for transit above that which is provided or planned	LS	None required.	--
Impact 3.14-8: The project would not conflict with existing / planned bicycle and pedestrian facilities, and would provide connections to existing bicycle and pedestrian facilities	LS	None required.	--
Impact 3.14-9: The proposed site plan would not provide adequate emergency vehicle access	PS	***Mitigation Measure 3.14-2****: By the time the final map is submitted, the final map shall indicate that the project shall dedicate an emergency vehicle access easement from the project site to John Jones Road. Best efforts shall be made by the project applicant to work with Sutter Davis Hospital to obtain the easement.*	SU
Impact 3.14-10: The proposed site plan would not provide adequate project access	PS	***Mitigation Measure 3.14-3****: No later than recordation of the final map creating the 200th market-priced lot, the project applicant(s) shall contribute fair share funding to cover their proportionate cost of the following intersection improvements:* *a) West Covell Boulevard/Risling Court/Shasta Drive – lengthen the southbound*	SU

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		right-turn lane from 85 to 200 feet. The fair share funding shall be submitted to the City of Davis. *b) West Covell Boulevard/Risling Court/Shasta Drive – lengthen the eastbound left-turn lane from 175 to 250 feet. The fair share funding shall be submitted to the City of Davis.*	
Impact 3.14-11: Construction traffic would not cause any significant intersection impacts	LS	None required.	--
UTILITIES			
Impact 3.15-1: Wastewater generated by the proposed project may exceed the capacity of the wastewater treatment plant, and may exceed the wastewater treatment permit requirements	LS	None required.	--
Impact 3.15-2: The project may not be adequately served by existing water supply sources under existing and cumulative conditions	LS	None required.	--
Impact 3.15-3: The project may not be served by a permitted landfill with sufficient capacity to meet the solid waste disposal needs of the project	LS	None required.	--

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OTHER CEQA-REQUIRED TOPICS			
Impact 4.1: The project may contribute to the cumulative degradation of the existing visual character of the region	PS	None feasible.	CC and SU
Impact 4.2: The project may contribute to cumulative impacts on agricultural land and uses	PS	None feasible.	CC and SU
Impact 4.3: The project may contribute to cumulative impacts on the region's air quality	PS	None feasible.	CC and SU
Impact 4.4: The project may contribute to the cumulative loss of biological resources including habitats and special status species	LCC	None required.	--
Impact 4.5: The project may contribute to cumulative impacts on known and undiscovered cultural resources	LCC	None required.	--
Impact 4.6: The project may contribute to cumulative impacts on geologic and soils characteristics	LCC	None required.	--
Impact 4.7: The project may contribute to cumulative impacts on greenhouse gases and climate change	LCC	None required.	--
Impact 4.8: The project may contribute to cumulative impacts related to hazards and hazardous materials	LCC	None required.	--

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Impact 4.9: The project may contribute to cumulative increases in peak stormwater runoff flows from the project site	LCC	None required	--
Impact 4.10: The project may contribute to cumulative impacts related to degradation of water quality	LCC	None required.	--
Impact 4.11: The project may contribute to cumulative impacts on communities and local land uses	LCC	None required.	--
Impact 4.12: The project may contribute to the cumulative exposure of existing and future noise- sensitive land uses or to increased noise resulting from cumulative development	LCC	None required.	--
Impact 4.13: The project may contribute to cumulative impacts on population growth and displace substantial numbers of people or existing housing	LCC	None required.	--
Impact 4.14: The project may contribute to cumulative impacts on public services	LCC	None required.	--
Impact 4.15: Under cumulative plus project conditions, project implementation would cause significant impacts at study intersections	PS	None feasible.	CC and SU
Impact 4.16: Under cumulative plus project conditions, project implementation would cause significant impacts at study freeway facilities	PS	None feasible.	CC and SU

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Impact 4.17: The project may contribute to cumulative impacts on utilities	LCC	None required.	--