

4.10 LAND USE AND PLANNING

This section evaluates the potential environmental impacts that could result from conflicts with land use plans and policies from buildout of the project. A description of the project site’s existing characteristics and setting is followed by an analysis focused on the relationship between the project and existing plans and policies, and the relationship with proposed on-site and existing adjacent land uses. Impacts related to potential conflicts with applicable habitat conservation plans or natural community conservation plans are discussed in Section 4.4, “Biological Resources.”

4.10.1 Environmental Setting

Land use planning is used to direct the amount, type, and location of different land uses and to coordinate regional land use guidance with local land use plans. This section describes land use policies and plans applicable to the project site and existing conditions related to land use.

PROJECT SITE

As noted in Chapter 3, “Project Description,” the project site is composed of two distinctly separate but adjoining areas, totaling approximately 57.7 acres; the 10.8-acre West Olive Drive area is within the City of Davis and the 46.9-acre Nishi site is within unincorporated Yolo County. The project site is adjacent to downtown Davis and the University of California at Davis (UC Davis) university campus, but is separated by the existing Union Pacific Railroad (UPRR) track.

The Nishi site consists of farmland under dry agricultural production and is bounded by the UPRR track and UC Davis Campus to the northwest, Putah Creek to the northeast, and Interstate 80 (I-80) to the south. West Olive Drive is largely developed with commercial uses and is bounded by Richards Boulevard to the northeast, the I-80/Richards Boulevard interchange to the southeast, Putah Creek to the southwest, and the existing railroad to the northwest. The Nishi site is comprised of a single parcel (Assessor’s Parcel Number [APN] 036-170-018) that is zoned A-N (Agricultural Intensive) and designated as Agriculture by the Yolo County General Plan. The portion of the UC Davis campus which would be used to create a connection to Old Davis Road is designated within UC Davis’ Long Range Development Plan (LRDP) as Community Gardens. Definitions for the zoning and land use designations at the Nishi site and adjacent portion of UC Davis that would connect the Nishi site to Old Davis Road are presented in Table 4.10-1.

West Olive Drive is comprised of numerous parcels (APNs 070-270-002 through 070-270-013). Uses within West Olive Drive include a hotel, restaurants, mini-storage, and service commercial (auto-related). Parcels within the West Olive Drive portion of the project site are zoned for Commercial Service uses in the Gateway/Olive Drive Specific Plan. The land use designation for the entire West Olive Drive is Commercial Service with the exception of Putah Creek, which is designated/zoned as Parks/Recreation. Definitions for the zoning and land use designations within West Olive Drive are also presented in Table 4.10-1.

Table 4.10-1 Zoning and Land Use Designations Used for Nishi Gateway

Name – Type	Location	Definition
Agriculture (AG) – Yolo County General Plan Land Use Designation	Nishi property	Includes the full range of cultivated agriculture, such as row crops, orchards, vineyards, dryland farming, livestock grazing, forest products, horticulture, floriculture, apiaries, confined animal facilities and equestrian facilities. It also includes agricultural industrial uses (e.g., agricultural research, processing and storage; supply; service; crop dusting; agricultural chemical and equipment sales; surface mining; etc.) as well as agricultural commercial uses (e.g., roadside stands, “Yolo Stores,” wineries, farm-based tourism (e.g., u-pick, dude ranches, lodging), horseshows, rodeos, crop-based seasonal events, ancillary restaurants and/or stores) serving rural areas. Agriculture also includes farmworker housing, surface mining, and incidental habitat.

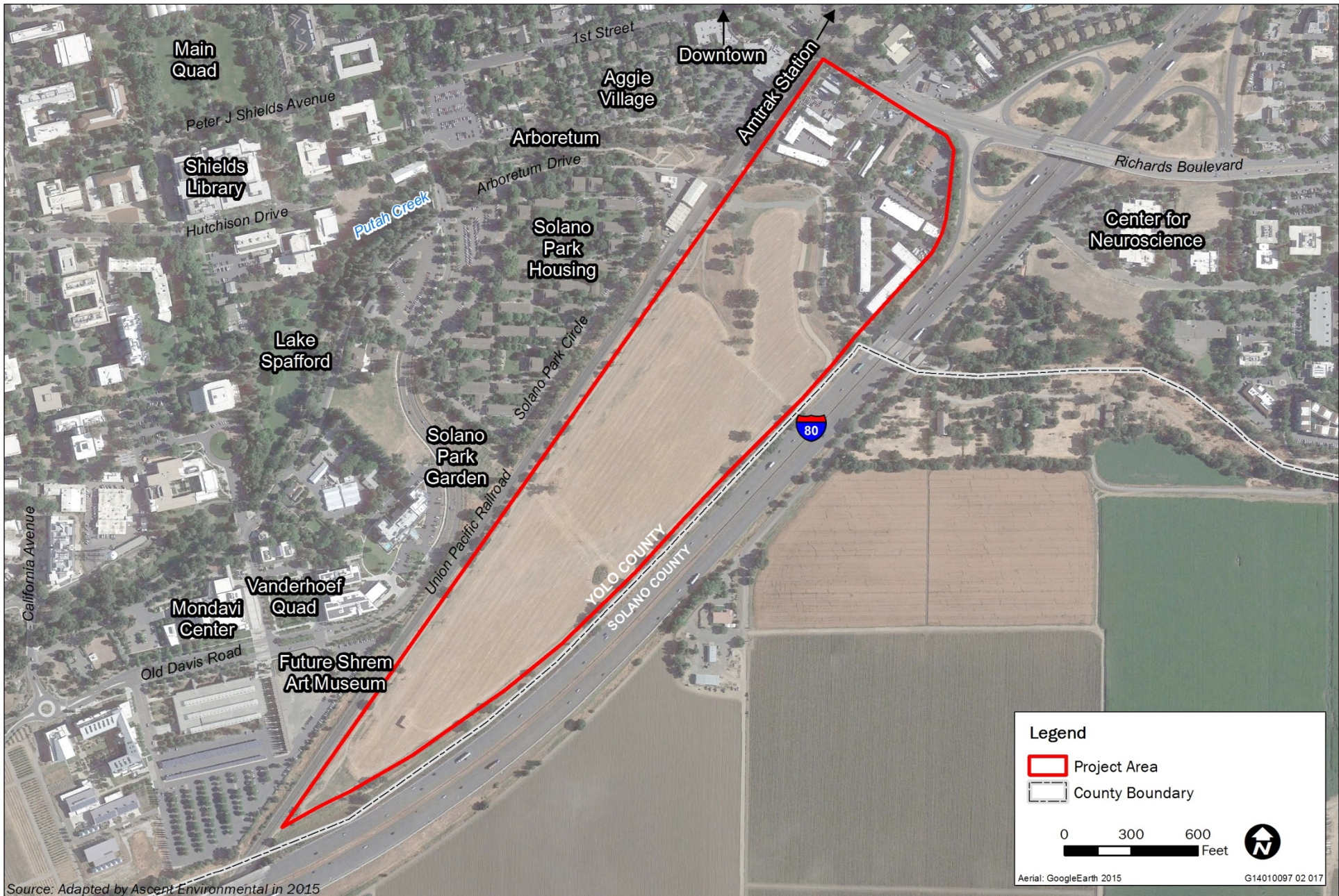
Table 4.10-1 Zoning and Land Use Designations Used for Nishi Gateway

Name – Type	Location	Definition
Agricultural Intensive (A-N) – Yolo County Zoning Designation	Nishi property	Applied to preserve lands best suited for intensive agricultural uses typically dependent on higher quality soils, water availability, and relatively flat topography. The purpose of the zone is to promote those uses, while preventing the encroachment of nonagricultural uses. Uses in the A-N Zone are primarily limited to intensive agricultural production and other activities compatible with agricultural uses. This includes allowing agriculturally-related support uses, excluding incompatible uses, and protecting the viability of the family farm. Minimum lot size for newly created parcels(1) in the A-N Zone is 40 acres for irrigated parcels primarily planted in permanent crops, such as orchards or vineyards; 80 acres for irrigated parcels that are cultivated; 160 acres for parcels that are generally uncultivated and/or not irrigated.
Agriculture – City of Davis General Plan Land Use Designation	Nishi property	Applied to protect valuable natural resources such as agricultural land and wildlife habitat, to allow for productive agricultural use surrounding or within Davis, to ensure a permanent buffer between adjacent jurisdictions that will maintain Davis’s identity, and to serve as a visual amenity around urban development. Allowable uses include farmlands; food production; animal husbandry; and other appropriate agriculture-related operations whose impacts are of urban intensity. Residential subdivisions are not allowed. Note: although the General Plan designates the Nishi site as Agriculture, both the General Plan and the Gateway Olive Drive Specific Plan identify the Nishi site as an opportunity for mixed-use development and connection to UC Davis (e.g., General Plan Policies LU 0.1 and LU 1.3).
Commercial Service (CS) – City of Davis Gateway/Olive Drive Specific Plan Land Use/Zoning Designation	West Olive Drive properties	The purpose of this district is to provide suitable areas for uses which primarily serve the motorist or which rely to a smaller degree on pedestrian traffic or trade. The Gateway area has historically been the hub of commercial services for the community of Davis. The purpose of the district is to continue supporting these uses. Uses typically include automotive sales and service, lumber yards, nurseries, storage, equipment rental, repair services, wholesale businesses. Convenience retail stores, limited professional/administrative or veterinary offices, motels and restaurants having access from a road serving the freeway. The maximum floor area ratio shall be 40 percent.
Parks/Recreation (P) – City of Davis Gateway/Olive Drive Specific Plan Land Use/Zoning Designation	Putah Creek parcel	Neighborhood, community and regional parks, golf courses, and other outdoor recreational facilities within urban development. Specific uses include public recreation sites, including golf courses, baseball fields, tot lots and play apparatus, adult playing fields, soccer fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night time recreation, trails, benches, interpretive markers, picnic areas, barbecue facilities, water fountains, landscaping and irrigation, city wells, trees for shade and wind protection, visual and sound screens, shade structures (including arbors and trellises) and natural habitat areas.
Community Gardens – UC Davis Long Range Development Plan Designation	Connecting area between Old Davis Road and Nishi Property	The Community Gardens land use designation provides for small-plot agricultural lands used primarily for household food production. The Community Gardens designation also includes setbacks, landscaping, paths, on-site utility services, sidewalks, and all parking lots and roads associated with facilities.

Source: City of Davis 2002, 2007; UC Davis 2003; Yolo County 2009, 2014

SURROUNDING LAND USES

The 57.7-acre project site is bounded to the northeast by Richard Boulevard and the Richards Boulevard/I-80 Interchange; I-80 to the southeast; and the existing railroad to the west and northwest. Agricultural land is located south of the project site on the other side of I-80 with the UC Davis Center for Neuroscience located to the east. Commercial and multi-family and mobile home residential uses are located to the northeast across Richards Boulevard, while some retail commercial and student housing opportunities are located to the northwest. Surrounding land uses are shown on Figure 4.10-1.



Source: Adapted by Ascent Environmental in 2015

Figure 4.10-1

Surrounding Land Uses



4.10.2 Regulatory Setting

FEDERAL

There are no federal plans, policies, regulations, or laws related to transportation and circulation that would affect the project.

STATE

There are no state plans, policies, regulations, or laws related to transportation and circulation that would affect the project.

LOCAL

SACRAMENTO AREA COUNCIL OF GOVERNMENTS

The Sacramento Area Council of Governments (SACOG) is an association of local governments from six counties and 22 cities within the Sacramento Region. The counties include El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba. SACOG is responsible for the preparation of, and updates to, the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) for the region and the corresponding Metropolitan Transportation Improvement Program (MTIP). The MTP/SCS provides a 20-year transportation vision and corresponding list of projects. The MTIP identifies short-term projects (seven-year horizon) in more detail. The 2035 MTP/SCS was adopted by the SACOG board in 2012. Development of the Nishi site was included as part of the regional growth projections prepared by SACOG as part of the MTP/SCS. Appendix E-3 specifically identifies the Nishi site as being within the City's SOI, currently designated as agricultural land, and envisioned as a mixed-use development pending voter approval (SACOG 2012).

YOLO COUNTY LOCAL AGENCY FORMATION COMMISSION

Yolo County Local Agency Formation Commission (LAFCo) is an independent agency empowered to review and approve or deny boundary changes, city annexations, consolidations, special district formations, incorporates for cities and special districts, and to establish local sphere of influences (SOIs). The SOI for each governmental agency is a plan for the future boundary and service area. As noted in Chapter 3, "Project Description," the Nishi site is currently located within Yolo County but also within the approved Sphere of Influence of the City of Davis. Yolo County LAFCo would review the project pursuant to annexation procedures developed by the LAFCo.

UC DAVIS LONG RANGE DEVELOPMENT PLAN

UC Davis's LRDP is the comprehensive policy and land use plan that guides the growth of the campus. It functions much like a city general plan, but is prepared under the direction of the UC Regents. The City of Davis does not have jurisdiction over the LRDP, nor over development on the campus; however, the City could collaborate with UC Davis on mutually beneficial planning concepts that may become part of the LRDP. The current LRDP was completed in 2003 and has a planning horizon to the 2015-16 academic year. UC Davis is in the process of initiating an update to the LRDP. The current LRDP breaks the campus into four campus planning areas: Central Campus, South Campus, West Campus, and Russell Ranch. The Central Campus planning area encompasses the university-owned portion of the District and includes the academic core and supporting uses.

YOLO COUNTY GENERAL PLAN

The Yolo County General Plan was adopted in 2009 with the vision to remain an “area of active and productive farmland and open space.” Although the university is not subject to local regulations, because it’s located in the unincorporated county, the plan factors the student population and on-campus housing into its policies. The Nishi site is also currently within unincorporated County area. Under this plan, the Nishi site is designated for agricultural uses, which allows for the full range of cultivated agriculture, agriculture industrial uses, and agricultural commercial uses.

YOLO COUNTY ZONING CODE

The Yolo County Zoning Code was adopted by the County Board of Supervisors in July 2014. It falls within Title 8 Land Development of the 2014 Updated Yolo County Code. The County Code is current through Ord. 1453, effective April 9, 2015. The zoning code regulates intensity and type of use within Yolo County and “constitutes a precise plan for the use of land in conformity with the adopted General Plan, any adopted Specific Plans and Area Community Plans, and all Plan standards” (Yolo County Code Sec. 8-2.102). As noted above, the site is currently zoned as Agricultural – Intensive (A-N) by Yolo County.

CITY OF DAVIS GENERAL PLAN

The City of Davis last comprehensively updated its General Plan in 2001 with and republished it in 2007 reflecting approved amendments through that time. The current General Plan provides an overall framework for the development of the County and protection of its natural and cultural resources. It addresses community form, community facility and services, community resource conservation, and community safety. The plan provides extensive policies to address ideas such as maintaining Davis as a university-oriented city surrounded by greenbelts, promoting alternative transportation modes, and strengthening the partnership with UC Davis. The City has jurisdiction over the West Olive Drive properties which are designated as part of the Gateway Olive Drive Specific Plan (described below). The Nishi Property is within the City’s sphere of influence and is currently designated as agriculture by the City. Goals and policies pertinent to land use and urban decay for the Nishi and West Olive Drive properties include:

- ▲ **Policy LU A.3** Require a mix of housing types, densities, prices and rents, and designs in each new development area.
- ▲ **Policy LU A.5** Require neighborhood greenbelts in all new residential development areas. Require that a minimum of 10 percent of newly--developing residential land be designated for use as open space primarily for neighborhood greenbelts.

Goal LU 1 Maintain Davis as a small, University-oriented city surrounded by and containing farmland, greenbelt, and natural habitats and reserves.

- ▲ **Policy LU 1.1** Recognize that the edge of the urbanized area of the City depicted on the land use map under this General Plan represents the maximum extent of urbanization through 2010, unless modified through the Measure J process.

Action j Immediately upon adoption of the General Plan Update, the City and UC Davis should initiate direct, comprehensive discussions addressing the impacts of projected UC Davis growth, with the aim of assuring, to the maximum extent feasible, that UC Davis plans proceed on a mutually acceptable basis consistent with the goals and policies of the City’s General Plan. Any plans to develop the Nishi property should be undertaken only in the context of such discussions.

- ▲ **Policy LU 1.3** Establish and require a citizens’ vote process for any proposed amendment to the Land Use Map as amended through August 1, 1999 from an agricultural or urban reserve designation to an urban designation, or from an agriculture designation to an urban reserve designation; or for any

development proposal on the Covell Center and Nishi properties; to ensure full public participation and consideration of issues related to such decisions, including impacts on policies calling for compact urban form, preservation of agricultural lands surrounding the City for long term agricultural use, and provisions of an adequate housing supply to meet internal needs of the City. This policy and land use designations affected by this policy shall remain in effect in the General Plan or any update to the General Plan until December 31, 2010 or as long as the Citizens' Right to Vote on the Future of Agricultural and Open Space Lands Ordinance remains in effect. This policy is intended to assure full participation in land use decisions by the citizens and voters of the City, including but not limited to public debate and a vote of the people, and to assure that the principles set forth in the General Plan relating to land use, affordable housing, open space, agricultural preservation and conservation and the like are fully implemented. 1 (a) The property known as Covell Center, or any portion of said property, bordered by Covell Boulevard on the south, the Hunt property and County Road 101A on the west, County Road 102/Pole Line Road on the east, and the southern edge of the City owned property (old closed landfill) and extending to F Street on the north. (b) The Nishi property, or any portion thereof, the boundaries of which are established in the Gateway/Olive Drive Specific Plan, dated January, 1996.

- ▲ **Policy LU 1.5** Aggressively work to prevent urban sprawl on the periphery of Davis and in the region utilizing a variety of legislative / legal methods and strategic land acquisitions.

Goal LU 3 Integrate land use, economic development, environmental, and transportation planning.

- ▲ **Policy LU 3.1** Create an efficient system of planning and zoning.
- ▲ **Policy LU 0.1.** Should the City consider a General Plan Amendment from "Agriculture" to an urban land use category or to the "University of California, Davis" category on the 44-acre Nishi Property located between Interstate 80 and the Union Pacific Railroad west of Olive Drive, the following parameters shall be integrated in the planning for the urban/university use of the property:
 1. Land Uses: The potential uses of the site shall be limited to university related uses such as student housing and high technology research uses. The type of uses, the intensity/density of the uses, and the sizing of the infrastructure shall be consistent with the property's development carrying capacity as limited by the parameters established in this policy and as determined by the results of a development potential study.
 2. Access: Any university related uses shall provide primary motor vehicle access from the UC Davis campus and not from Richards Boulevard to avoid impacts on the Richards corridor. Access assumptions and parameters shall include:
 - a. Primary motor vehicle, pedestrian and bicycle access shall connect directly with developed portion of the UC Davis campus via a grade-separated crossing of the railroad. Primary access shall not consist of an at-grade crossing of the railroad tracks.
 - b. Access via the Richards Boulevard corridor is anticipated to limited to pedestrians, bicyclists and emergency vehicles.
 - c. The Putah Creek bicycle underpass facility shall remain a bicycle and pedestrian path (including maintenance access and possibly emergency service access) and shall not be widened to accommodate motor vehicle access to the Nishi Property.
 3. Design: Project design shall incorporate and implement state-of-the-art ecological and new urbanism planning and design principles.

Goal UD 2. Maintain an aesthetically pleasing environment and manage a sustainable community forest to optimize environmental, aesthetic, social and economic benefits.

- ▲ **Policy UD 2.4** Create affordable and multi-family residential areas that include innovative designs and on-site open space amenities that are linked with public bicycle/pedestrian ways, neighborhood centers.

GATEWAY/OLIVE DRIVE SPECIFIC PLAN

The Gateway/Olive Drive Planning Area encompasses 121 acres, and includes the West Olive Drive portion of the project site. When first adopted in 1996, the 165-acre plan area included the Nishi property as well as East and West Olive Drives between Interstate 80 and the UPRR right-of-way. After the City's General Plan was updated in 2001, the Nishi property was removed from the plan. The Specific Plan vision for West Olive Drive was to maintain and enhance the existing character while improving the visual entrance to the City. The Specific Plan designated West Olive Drive for development with commercial service uses, which allows for land use types such as automotive sales and service, lumber yards, nurseries, storage, equipment rental, repair services, wholesale businesses, and convenience retail stores. The current zoning and land use designations identified above for West Olive Drive were determined as part of the development of the Specific Plan. The Specific Plan includes design guidelines for the West Olive Drive District including guidelines for building materials, rooflines, façade design, building heights and setbacks, parking, pedestrian amenities, landscaping, and streetscapes.

CITY OF DAVIS ZONING CODE

The City of Davis Zoning Ordinance is codified within Chapter 40 of the Davis Municipal Code. The municipal code has been amended several times as it pertains to zoning, most recently in April 2014 with Ordinance 2445. The Zoning Code, which is consistent with the City of Davis General Plan, regulates the use of land, buildings, and structures, and establishes minimum regulations and standards for the development of land in Davis. The Zoning Ordinance contains procedures for amendment and for creation of Planned Development Districts, as anticipated for the Nishi Gateway Project.

4.10.3 Impacts and Mitigation Measures

SIGNIFICANCE CRITERIA

Based on Appendix G of the State CEQA Guidelines, the project would result in a potentially significant impact on land use if it would:

- ▲ physically divide an established community;
- ▲ conflict, or create an inconsistency, with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or,
- ▲ conflict with any applicable habitat conservation plan or natural community conservation plan.

In addition, although not typically a CEQA issue, per se, CEQA does require the evaluation of impacts related to urban decay when physical environmental effects occur as a result of social or economic ramifications of a project. Therefore, this section also addresses whether the project would:

- ▲ cause the potential for urban decay resulting from significant adverse physical impacts related to economic and social changes and/or effects (CEQA Guidelines Section 15064(e), 15064(f)(6); 15131, and 15182).

METHODS AND ASSUMPTIONS

Components of the Nishi Sustainability Implementation Plan That Could Affect Project Impacts

The following goals and objectives of the Nishi Sustainability Implementation Plan are applicable to the evaluation of impacts to land use and planning:

Goal 1: Serve as a model for low-carbon, climate-resilient development that also enhances the fiscal and equitable sustainability of the broader community.

- **Objective 1.2:** Encourage innovative site and building design that encourages a healthy and interconnected natural and built environment, conserves natural resources, and promotes equitable and efficient communities.

Goal 2: Strive for carbon neutral transportation through the use of innovative designs, infrastructure, technologies, and programs.

- **Objective 2.3:** Achieve maximum connectivity and safety for pedestrians, bicyclists, and transit users.

Goal 5: Create synergy with other project design goals and existing community sustainability initiatives.

- **Objective 5.1:** Preserve and promote the health of future project residents and employees and the local ecosystem.
- **Objective 5.2:** Ensure appropriately sited and programmed open spaces and parks, in order to meet the recreational needs of new residents and workers while maximizing habitat connectivity, public health, active transportation connectivity, and stormwater management.
- **Objective 5.3:** Provide access to local agriculture, including on-site agriculture in the form of community gardens, rooftop gardens, vertical aeroponic farming, and other options.
- **Objective 5.4:** Identify sustainable architectural and site design options for new buildings and infrastructure on the Nishi Property that will enhance and establish synergy with new development in the UC Davis campus.

Impact Analysis Methodology

As noted in Chapter 3, “Project Description,” this EIR evaluates development of the Nishi site at a project level and potential redevelopment that may occur within West Olive Drive as a result of rezoning/redesignation at a programmatic level. Evaluation of potential land use impacts are based on a review of documents pertaining to the project site, including the *City of Davis General Plan* (City of Davis 2007), the City of Davis Zoning Code, and the *Gateway Olive Drive Specific Plan* (City of Davis 2002). In determining the level of significance, this analysis assumes that the project would comply with relevant state and local ordinances and regulations, as well as the General Plan policies presented above.

ISSUES NOT EVALUATED FURTHER

Physical Division of Community

The project site, particularly the Nishi site, is currently divided from the rest of Davis by the railroad, I-80, and Richards Boulevard. Because it is already physically divided, there is no potential for the project to physically

divide the community. Therefore, the project would not physically divide an established community and this issue is not discussed further in this EIR. More importantly for this issue, the intent of this project, in part, is the exact opposite. The project will *eliminate an existing physical division to the community*. It is intended to add the Nishi site to the Davis community (inclusive of UC Davis) by providing access to the site, and at the same time, eliminating barriers to access between UC Davis, the Nishi site and West Olive Drive by providing a safe crossing of the UPRR (with a new underpass). As a result, bicycle, automobile and transit access can be provided from downtown Davis, through the site, to UC Davis.

Conflicts with Habitat Conservation Plans

Impacts related to potential conflicts with applicable habitat conservation plans or natural community conservation plans are discussed in Section 4.4, “Biological Resources,” and are not discussed further in this section.

Urban Decay

CEQA does not require consideration of social or economic changes, unless there is a clear cause and effect relationship between a social or economic change and a physical environmental effect (CEQA Guidelines Section 15131). The project includes retail uses, which have the potential to draw customers from existing retail uses in the city. Adverse physical changes to the environment from economic effects generally manifest themselves in the form of urban decay. Urban decay is generally defined as, among other characteristics, visible symptoms of physical deterioration that invites vandalism, loitering, and graffiti that is caused by a downward spiral of business closures and long-term vacancies. The outward manifestation of urban decay includes, but is not limited to, boarded doors and windows, dumping of refuse, deferred maintenance of structures, unauthorized use of buildings and parking lots, littering, and dead or overgrown vegetation. However, only 20,000 sf of retail (which is very modest; for perspective, an average grocery store is typically twice this size) would be provided, and this retail is intended to serve new residents (an estimated 1,920 people) and employees (approximately 1,500) at the site with restaurants/cafes, daycare facilities, and employee service establishments (print shops, etc.) There would not be enough retail provided at the site to compete with downtown Davis establishments even if the project did not include its own population/employees. The project would not be expected to induce any blight conditions in downtown Davis or anywhere else, and this issue is, therefore, not discussed further.

PROJECT-SPECIFIC IMPACTS AND MITIGATION MEASURES

Impact 4.10-1: Conflict with land use plans, policies, or existing zoning.

Nishi Site

Construction of a mixed-use development including residential and commercial uses under the project would not be consistent with the current land use and zoning designations for the Nishi site. However, as part of the project, the Nishi site would be annexed from Yolo County to the City of Davis and a General Plan Amendment would be required to redesignate/rezone the Nishi site from agricultural designations to Mixed Use Innovation District and Planned Unit Development, respectively. As implementation of the project would result in modifications of the existing zoning and land use designations, impacts would be **less than significant**.

This discussion focuses on consistency with regional planning, planning designations/zoning, and existing use consistency. Please refer to Impact 4.10-2 for a discussion of consistency with Davis General Plan policies.

Access to the Nishi site was considered as a project in SACOG’s MTP/SCS. In addition, it is consistent with the guiding principles of the MTP/SCS in that it would provide a dense, sustainable development close to transportation choices, increase connectivity in the UC Davis/City of Davis, and provide housing and jobs in an area with a high number of transportation choices. The project is not inconsistent with the MTP/SCS.

The Nishi site is currently designated by the Yolo County General Plan as Agriculture, which allows for the full range of cultivated agriculture, agriculture industrial uses, and agricultural commercial uses. The Nishi site is currently zoned as Agriculture-Intensive, which allows for intensive agricultural production and other

activities compatible with agricultural uses. Construction of a mixed-use development including residential and commercial uses under the project would not be consistent with the current land use and zoning designations for the Nishi site. However, as part of the project, the Nishi site would be annexed from Yolo County to the City of Davis and a General Plan Amendment would be required to redesignate the Nishi site from Agriculture to Mixed Use Innovation District. The Mixed Use Innovation District designation would be consistent with the residential and commercial development under the project. The site would also be rezoned as part of the project from Agriculture-Intensive to Planned Development. The project would be consistent with the Planned Development designation, which allows for development that is in conformity with the General Plan. With these changes that would be required as part of the project, the proposed land uses within the Nishi site would be consistent with the new land use and zoning designations.

In addition, as discussed above in Section 4.10.2, the City of Davis General Plan has goals and policies that are relevant to the Nishi site. These policies and goals include promoting mixed use development, promoting Davis as a university-oriented city surrounded by greenbelts, and promoting alternative transportation modes. The project is a mixed use development that includes a public park and greenbelts, pedestrian and bicycle facilities, and will provide roadway connections to UC Davis. In addition, providing additional housing near existing mobility infrastructure and the City to reduce vehicle trips, and providing alternative access to UC Davis to minimize congestion are objectives of the project. The General Plan Amendment and rezoning of the Nishi site would ensure that the project would not conflict with applicable plans or policies.

Currently, UC Davis does not consider development of the Nishi site within their LRDP, and as such the potential roadway connection under Access Scenario 1 is also not considered. The potential roadway connection would also involve the removal of a portion of the existing community garden located in the eastern portion of the Central Campus. UC Davis has preliminarily indicated that the community garden could be relocated elsewhere within the existing campus at a location yet to be determined. However, the project is consistent with the goals and planning principles established in the UC Davis LRDP. For example, development of the Nishi site would further the accessibility of public and private research partners proximate to campus, consistent with Goal 1 of the LRDP, and it would provide an additional space for gathering, social engagement, and other co-curricular activities, consistent with Goal 3 of the LRDP. Further, expansion of student, faculty, and staff housing is considered a key element of the 2003 LRDP (UC Davis 2003), and the development of the Nishi site would provide up to 650 residential units, the majority of which are anticipated to be occupied by students, faculty, and staff associated with UC Davis, consistent with this element. This project feature would also be consistent with the Central Campus Planning Area Objectives intended to provide better connections to the Arboretum and increase walkability and bike access for students, faculty, and staff. Therefore, while the proposed development of the Nishi site, inclusive of the direct connection to UC Davis Road under Access Scenario 1, is not considered in the current land use map associated with the 2003 LRDP, UC Davis is in the process of updating its LRDP, and the City will continue discussions with the campus on whether the access to Old Davis Road will be included in the updated LRDP. Development of the Nishi site under Access Scenario 2 is not inconsistent with the 2003 LRDP land use map. Nonetheless, the project under either Access Scenario is consistent with the goals and objectives of the LRDP.

*The development of the Nishi site as part of the project would require a General Plan Amendment and rezoning to ensure the proposed development would comply with the applicable land use and zoning designations for the site. In addition, the project would be consistent with applicable General Plan goals and policies. This would be a **less-than-significant** impact.*

Mitigation Measures

No mitigation measures are required.

West Olive Drive

The rezoning and redesignation of West Olive Drive would involve a refinement of allowable uses within West Olive Drive from strictly commercial service to include flexibility for office and small-scale neighborhood serving uses. As implementation of the project would result in modifications of the existing zoning and land use designations for consistency with long-term planning efforts by the City, impacts would be **less than significant**.

West Olive Drive is currently designated by the Gateway Olive Drive Specific Plan as Commercial Service, which allows for commercial uses including automotive sales and service, lumber yards, nurseries, storage, equipment rental, repair services, wholesale businesses, and convenience retail stores. In addition, West Olive Drive is currently zoned as Gateway / Olive Drive Commercial Service, which also allows for commercial uses. No development is proposed within West Olive Drive as part of the project; however, the City anticipates that approximately 55,000 sf of new commercial uses may occur within West Olive Drive through redevelopment interest and may include office, commercial service, and small-scale neighborhood-serving uses. The project would include a General Plan Amendment to redesignate West Olive Drive from Commercial Service to the City of Davis' existing Neighborhood Mixed Use land use designation, and rezoning of the site from Gateway / Olive Drive Commercial Service to City Planned Development. This would allow for mixed use development within this portion of the project site rather than primarily commercial uses. These changes as part of the project would ensure that future land uses within West Olive Drive would be consistent with the land use and zoning designations. Because the project is not proposing any development for West Olive Drive and the General Plan Amendment and rezoning of the site would ensure future development would not conflict with applicable plans or policies, potential conflicts with local/regional planning efforts are not anticipated.

*The project would require a General Plan Amendment and rezoning of West Olive Drive to ensure that future development would comply with the applicable land use and zoning designations for this site. This would be a **less-than-significant** impact.*

Mitigation Measures

No mitigation measures are required.

Impact 4.10-2: Conflict, or create an inconsistency, with any applicable plan, policy, or regulation adopted for the purpose of avoiding or mitigating environmental effects related to land use and planning.

Nishi Site

Implementation of the project within the Nishi site would be consistent with the policies of the City of Davis General Plan related to land use and planning. This would be a **less-than-significant** impact.

The City of Davis General Plan includes policies related to coordinated land use and planning to minimize potential land use conflicts and incompatible uses. The features of the proposed development of the Nishi site and mitigation measures discussed in this document are consistent with the policies of the City of Davis General Plan as shown in Table 4.10-2.

*Development of the Nishi site as part of the project would not conflict with any local policies or ordinances related to land use and planning. Impacts would be **less than significant**.*

Mitigation Measures

No mitigation measures are required.

West Olive Drive

Redevelopment that could occur as a result of the redesignation/rezoning of parcels located in West Olive Drive would be consistent with the policies of the City of Davis General Plan related to land and planning. This would be a **less-than-significant** impact.

Similar to what was discussed above, potential redevelopment of West Olive Drive would not create conflicts or result in inconsistencies with the policies of the City General Plan related to land use and planning.

Potential redevelopment associated with the proposed General Plan Amendment and zoning change of West Olive Drive would not conflict with any local policies or ordinances related to land use and planning. Impacts would be less than significant.

Mitigation Measures

No mitigation measures are required.

Table 4.10-2 City of Davis General Plan Policy Consistency

Policy	Project Consistency
Policy LU A.3 Require a mix of housing types, densities, prices and rents, and designs in each new development area.	The project would include a mix of sizes, rents, and occupancy (renter- and owner-occupied), consistent with this policy
Policy LU A.5 Require neighborhood greenbelts in all new residential development areas. Require that a minimum of 10 percent of newly--developing residential land be designated for use as open space primarily for neighborhood greenbelts.	As discussed under Chapter 4.13-Public Services, the project would include more than 0.98 acre of greenbelt, which is the minimum of 10 percent as required by this policy. The project would be consistent with this policy.
Policy LU 1.1 Recognize that the edge of the urbanized area of the City depicted on the land use map under this General Plan represents the maximum extent of urbanization through 2010, unless modified through the Measure J/R process.	The project would be placed on the ballot for approval by City of Davis voters, consistent with this policy
Action j Immediately upon adoption of the General Plan Update, the City and UC Davis should initiate direct, comprehensive discussions addressing the impacts of projected UC Davis growth, with the aim of assuring, to the maximum extent feasible, that UC Davis plans proceed on a mutually acceptable basis consistent with the goals and policies of the City's General Plan. Any plans to develop the Nishi property should be undertaken only in the context of such discussions.	The City and UC Davis have been working collaboratively on the planning of the Nishi site to respond to the needs of both the City and UC Davis. The current land plan reflects the outcome of the discussions required by Action j and is considered consistent with this action.
Policy LU 1.3 Establish and require a citizens' vote process for any proposed amendment to the Land Use Map as amended through August 1, 1999 from an agricultural or urban reserve designation to an urban designation, or from an agriculture designation to an urban reserve designation; or for any development proposal on the Covell Center and Nishi properties; to ensure full public participation and consideration of issues related to such decisions, including impacts on policies calling for compact urban form, preservation of agricultural lands surrounding the City for long term agricultural use, and provisions of an adequate housing supply to meet internal needs of the City. This policy and land use designations affected by this policy shall remain in effect in the General Plan or any update to the General Plan until December 31, 2010 or as long as the Citizens' Right to Vote on the Future of Agricultural and Open Space Lands Ordinance remains in effect. This policy is intended to assure full participation in land use decisions by the citizens and voters of the City, including but not limited to public debate and a vote of the people, and to assure that the principles set forth in the General Plan relating to land use,	Pending City Council approval of the project, the City would conduct a citizens' vote process for the annexation of the Nishi site and the project in general, as noted in Chapter 3, "Project Description." The project is consistent with this policy.

Table 4.10-2 City of Davis General Plan Policy Consistency

Policy	Project Consistency
<p>affordable housing, open space, agricultural preservation and conservation and the like are fully implemented. 1 (a) The property known as Covell Center, or any portion of said property, bordered by Covell Boulevard on the south, the Hunt property and County Road 101A on the west, County Road 102/Pole Line Road on the east, and the southern edge of the City owned property (old closed landfill) and extending to F Street on the north. (b) The Nishi property, or any portion thereof, the boundaries of which are established in the Gateway/Olive Drive Specific Plan, dated January, 1996.</p>	
<p>Policy LU 1.5 Aggressively work to prevent urban sprawl on the periphery of Davis and in the region utilizing a variety of legislative / legal methods and strategic land acquisitions.</p>	<p>The Nishi site has been in City of Davis plans for many years as a potential expansion area which makes it a potential strategic land acquisition, consistent with this policy.</p>
<p>Policy LU 3.1 Create an efficient system of planning and zoning. Standard a. Specific plans or master site plans that indicate land use densities and intensities, building types, building variety, transit provision, bicycle and pedestrian facilities, and open space areas shall be required for major development areas.</p>	<p>The current land plan and description of the project includes detailed information regarding proposed land use densities and intensities, building types, building variety, transit provision, bicycle and pedestrian facilities, and open space areas allowed on the Nishi site, consistent with this policy.</p>
<p>Policy LU 0.1. Should the City consider a General Plan Amendment from “Agriculture” to an urban land use category or to the “University of California, Davis” category on the 44-acre Nishi Property located between Interstate 80 and the Union Pacific Railroad west of Olive Drive, the following parameters shall be integrated in the planning for the urban/university use of the property:</p> <ol style="list-style-type: none"> 1. Land Uses: The potential uses of the site shall be limited to university related uses such as student housing and high technology research uses. The type of uses, the intensity/density of the uses, and the sizing of the infrastructure shall be consistent with the property’s development carrying capacity as limited by the parameters established in this policy and as determined by the results of a development potential study. 2. Access: Any university related uses shall provide primary motor vehicle access from the UC Davis campus and not from Richards Boulevard to avoid impacts on the Richards corridor. Access assumptions and parameters shall include: <ol style="list-style-type: none"> a. Primary motor vehicle, pedestrian and bicycle access shall connect directly with developed portion of the UC Davis campus via a grade-separated crossing of the railroad. Primary access shall not consist of an at-grade crossing of the railroad tracks. b. Access via the Richards Boulevard corridor is anticipated to limited to pedestrians, bicyclists and emergency vehicles. c. The Putah Creek bicycle underpass facility shall remain a bicycle and pedestrian path (including maintenance access and possibly emergency service access) and shall not be widened to accommodate motor vehicle access to the Nishi Property. 3. Design: Project design shall incorporate and implement state-of-the-art ecological and new urbanism planning and design principles. <p>Policy UD 2.4 Create affordable and multi-family residential areas that include innovative designs and on-site open space amenities that are linked with public bicycle/pedestrian ways, neighborhood centers.</p>	<p>The project would be consistent with this updated policy; it is being planned to support UC Davis uses, includes rental housing that is intended to serve students, includes R&D uses, provides access to UC Davis, and would connect to existing transportation and alternative transportation systems. As noted in Chapter 3, two access scenarios for vehicular access are being evaluated in this EIR and through the public review process.</p>

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