

4.12 POPULATION AND HOUSING

This section describes the existing population, employment, and housing conditions in Davis and estimates the changes to those conditions that could be created with implementation of the project. This section also characterizes the population, employment, and housing changes that could result in adverse physical effects in Davis.

4.12.1 Environmental Setting

POPULATION

The project site is located in the City of Davis (West Olive Drive portion) and adjacent to the City in unincorporated Yolo County (Nishi portion). If approved, the Nishi site would be annexed to and developed as part of the City of Davis, thus this section focuses on the city. The City of Davis is situated approximately 10 miles west of Sacramento. The University of California at Davis (UC Davis), located adjacent to the city, provides undergraduate and graduate degrees for a variety of subjects and has had a major influence on the development of the City.

In 2014, the City of Davis's population was estimated to be 66,802, which has nearly doubled since 1980. The majority of this growth rate occurred between 1980 and 2000. In the last 15 years, the rate of growth has decreased. As shown in Table 4.12-1, the UC Davis student body appears to represent approximately half of the city population and has experienced growth trends at a similar rate to the general City population. However, because the campus is located outside the City's corporate boundaries, not all students at UC Davis are included in the City population total; some live on campus, some in the Davis community, and some commute from outside Davis.

Table 4.12-1 Population Growth

Year	City Population	UC Davis Student Body
1980	36,640	18,370
1990	46,322	23,318
2000	60,308	25,075
2010	65,622	30,449
2011	65,419	30,742
2012	65,465	31,396
2013	66,101	32,144
2014	66,802	33,428

Source: California Department of Finance (DOF) 2015a; UC Davis 2015a

Housing

Per the 2014 Housing Needs Assessment prepared by the City, housing units are defined as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied and intended as separate living quarter. Table 4.12-2 summarizes the growth of the City of Davis' housing stock from 1990 to 2015. The number of housing units has increased from 18,310 in 1990 to 26,063 in 2015. However, the number of units has remained virtually static since 2010, and has seen little change between 2000 and 2015; over this 15-year period, housing units have increased from 23,617 units to 26,063 units, an increase of 10 percent, or less than 1 percent per year over this period. The number of students enrolled at

UC Davis increased by 33 percent over this same period. Overall the persons per household ratio has remained steady; vacancy rates have remained very low (below 5 percent) for the reporting period, and have decreased since 2010. Housing unit growth in the City of Davis has slowed substantially in the last decade, while persons per household has slightly increased (DOF 2015). The growth in students relative to the lower growth in the housing stock may partially explain the low vacancy rate, even during the “Great Recession” that began in 2007 and affected housing vacancies throughout the country.

Table 4.12-2 Housing Trends

	Population	Housing Units	Occupied	Vacancy Rate	Persons per Household
1990	44,283	18,310	17,953	1.95%	2.47
2000	57,338	23,617	22,948	2.83%	2.50
2010	63,434	25,868	24,882	3.81%	2.55
2011	63,428	25,877	24,886	3.8%	2.55
2012	63,998	25,908	24,938	3.7%	2.57
2013	64,634	25,973	25,030	3.6%	2.58
2014	65,335	26,031	25,130	3.5%	2.60
2015	65,290	26,063	25,174	3.4%	2.59

Source: DOF 2015

EMPLOYMENT

The State of California, Employment Development Department (EDD) compiles current and historical employment data for California, counties and metropolitan areas. Table 4.12-3 provides data related to employment sectors in Yolo County from 1990 through 2014 (EDD 2015). As shown, the majority of workers in the county are employed by government agencies, followed by trade, transportation, and utilities. From 1990 to 2014, employment opportunities increased by over 30,000 jobs.

Table 4.12-3 Employment by Industry in Yolo County 1990 - 2014

Industry Sector	1990	1995	2000	2005	2010	2014
Farm	4,400	5,000	4,900	3,800	4,900	5,900
Mining and Logging	100	200	300	200	200	200
Construction	3,200	2,500	4,500	5,300	3,500	2,900
Manufacturing	6,400	6,200	6,700	6,600	5,200	6,000
Trade, Transportation and Utilities	13,700	18,000	20,900	19,500	18,300	19,300
Information	400	1,100	1,100	1,100	1,000	1,000
Financial Activities	2,400	3,000	3,100	3,700	3,100	2,500
Professional & Business Services	3,400	7,900	9,200	8,000	6,900	7,800
Educational & Health Services	3,900	5,700	5,500	7,200	8,100	9,200
Leisure & Hospitality	4,800	4,600	5,600	6,600	6,400	7,200
Other Services	1,500	1,600	1,700	1,800	1,900	2,400
Government	23,000	25,300	29,300	36,400	36,200	37,300
Total, All Industries	67,200	81,100	92,700	100,100	95,600	101,600

Source: EDD 2015

Jobs/Housing Balance

In 2008, there were an estimated 18,249 jobs in the City of Davis (City of Davis 2010) and 21,143 jobs at UC Davis (UC Davis 2012). As shown in Table 4.12-4, the City's jobs:housing balance in 2008 (the latest year for which all data is available) was approximately 0.7 jobs for every one housing unit. Combined, the City and UC Davis had a jobs:housing balance of 1.4 jobs for every one housing unit in 2008.

Table 4.12-4 Jobs:Housing Balance in Davis (2008)

	City	UC Davis	Total
Number of Jobs	18,249	17,868*	36,117
Number of Housing Units	25,726	NA	25,726
Jobs : Housing Ratio	0.7:1.0	NA	1.4:1.0

* Does not include student employees

Source: DOF 2014, UC Davis 2012, City of Davis 2010

Per an economic study undertaken for the innovation park proposals currently being considered by the City, 55 percent of the people who work in Davis live in Davis, as well (BAE Urban Economics 2015).

Growth Projections

The Sacramento Area Council of Governments (SACOG) produced regional growth projections through 2035. Table 4.12-5 identifies SACOG's growth projections for the City of Davis and overall (including Davis, and all other communities) for Yolo County. SACOG estimates that the City's employment growth rate would outpace the population increase during the same timeframe. Yolo County is expected to have higher population and housing unit growth rate than Davis based on SACOG projections.

Table 4.12-5 Growth Projections

	City of Davis				Yolo County			
	2008	2020	2035	Annual Average Percent Change	2008	2020	2035	Annual Average Percent Change
Population	63,923	69,301	78,060	0.74%	189,506	224,647	277,139	1.42%
Housing Units	25,639	26,899	28,683	0.42%	72,391	85,393	102,982	1.31%
Employment	16,015	17,061	19,857	0.80%	102,378	113,381	141,022	1.19%

Source: SACOG 2012

Additionally, UC Davis is in the process of updating its Long Range Development Plan (LRDP). Based on preliminary estimates, UC Davis is anticipating enrollment growth of approximately 5,000 undergraduate students, 2,000 graduate students, and corresponding faculty and staff during the next 10 to 15 years (UC Davis 2015b).

4.12.2 Regulatory Setting

FEDERAL

There are no federal laws or regulations addressing population, employment, and housing that are relevant to the project.

STATE

Regional Housing Needs Plan

California General Plan law requires each city and county to have land zoned to accommodate a fair share of the regional housing need. The share is known as the Regional Housing Needs Allocation and is based on a Regional Housing Needs Plan developed by councils of government. SACOG is the lead agency for developing the Regional Housing Needs Plan for a six county area that includes Yolo County and the City of Davis. The latest housing allocation for the City of Davis covers the nearly 8 year period from January 1, 2013 through October 31, 2021 and consists of 1,066 units (248 very low, 174 low, 198 moderate, and 446 above moderate income) (SACOG 2012b). The City is not required to make development occur; however, the City must facilitate housing production by ensuring that land is available and that unnecessary development constraints have been removed. The City adopted a housing element for this time period in February 2014; the California Department of Finance has determined that the adopted Housing Element is in full compliance with statutory requirements. The Housing Element does not include the Nishi property as a zoned site necessary to fulfill the Regional Housing Needs allocation. However, it is listed as a property that could contribute to the City's housing site inventory and estimates that the site could accommodate between 460 to 1,000 housing units, depending on whether there is access to the site from UC Davis (City of Davis 2014).

LOCAL

City of Davis General Plan

The City of Davis General Plan contains the following goal that is relevant to population and housing:

Goal HOUSING 1. Promote an adequate supply of housing for people of all ages, income, lifestyles and types of households consistent with General Plan policies and goals.

- ▲ **Policy Housing 1.1:** Encourage a variety of housing types that meet the housing needs of an economically and socially diverse Davis.
- ▲ **Policy Housing 1.2:** Strive to maintain an adequate supply of rental housing in Davis to meet the needs of all renters, including students.

4.12.3 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 population and housing if it would:

- ▲ induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);
- ▲ displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere;
- ▲ displace substantial numbers of people, necessitating the construction of replacement housing elsewhere; or
- ▲ conflict, or create an inconsistency, with any applicable plan, policy, or regulation adopted for the purpose of avoiding or mitigating environmental effects related to population and housing.

METHODS AND ASSUMPTIONS

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

The following goals and objectives from the Nishi Sustainability Plans are applicable to the evaluation of population and housing impacts:

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

- ▲ **Objective 5.7:** Provide housing and employment-serving land uses that will positively contribute to the region's jobs-housing balance.

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 population, employment, and housing impacts was based on data obtained from the California Department of Finance (DOF), UC Davis, EDD, and SACOG. Analysis of increased population growth and consistency with applicable plans resulting from the project was based on review of the City of Davis General Plan.

Employment estimates are based upon square foot (sf) per employee ratios compiled by the U.S. Green Building Council (USGBC). Ratios related to project components are provided as follows (USGBC 2008):

- ▲ Research and Development: 405 sf/employee
- ▲ Community Retail: 383 sf/employee
- ▲ General Office – Suburbs: 304 sf/employee
- ▲ Retail (auto-related): 463 sf/employee¹

ISSUES NOT EVALUATED FURTHER

Displacement of Housing/People

No housing would be removed by the project, nor would there be any actions that would otherwise displace people. Thus, there would be no impacts associated with displacement of substantial numbers of people or housing, necessitating the construction of replacement housing elsewhere. These topics are not discussed further.

Jobs:Housing Balance

With respect to jobs:housing balance, the following is presented for expository purposes and the project's effect on the City's jobs:housing balance is not considered a potential environmental impact. The proposed project may generate approximately 1,500 new jobs as a result of the office and commercial space that is proposed, inclusive of potential redevelopment within West Olive Drive. The proposed project would also include up to 650 residential units within the Nishi site. These units would build for a variety of household sizes, incomes, and lifestyles. As discussed above, the most recent jobs:housing ratio calculated for the City was 0.7:1.0 (City of Davis 2010), indicating that more housing is available in the City than jobs resulting in some residents having to work outside of the City. The jobs:housing ratio of the proposed project is 2.3:1.0, which would improve the overall jobs:housing balance for the City by providing more job opportunities for residents living in the City. Thus, implementation of the project would provide housing opportunities for on-site employees and would improve the overall jobs:housing balance for the City.

¹ The General Light Industrial business type identified by USGBC is considered to apply to auto-related retail for the purposes of this analysis.

PROJECT-SPECIFIC IMPACTS AND MITIGATION MEASURES

Impact 4.12-1: Directly or indirectly induce substantial population growth during construction.

Nishi Site

During the construction period, a maximum of approximately 60 workers are expected on the Nishi site during periods of peak construction. There are enough construction workers in the area and adjacent communities to meet this demand. Furthermore, even if some construction workers from outside the region were employed at the Nishi site, construction workers typically do not change residences when assigned to a new construction site, and substantial permanent relocation of these workers to the area is not anticipated. This impact would be **less than significant**.

During construction, it is anticipated that up to 60 workers may be required on-site. The existing number of residents within Yolo County who are employed in the construction industry (approximately 2,900) would be sufficient to meet the needed number of construction workers for the project (see Table 4.12-3). Further, construction employees could commute from areas outside Davis and Yolo County, including several nearby communities in Sacramento County and Solano County (i.e., Sacramento, Dixon, and Vacaville). Therefore, the project's anticipated construction labor force would likely be fulfilled by residents currently living in the region and would not likely result in substantial increased housing demand in the region. Furthermore, even if some construction workers from outside the region were employed at the project site, construction workers typically do not change residences when assigned to a new construction site, and substantial permanent relocation of these workers to the area is not anticipated. Therefore, the project would not be expected to generate the need for substantial additional housing in Davis during construction.

*Because workers are available to meet the related employment demands associated with development of the Nishi site, impacts related to inducing population growth during construction would be **less than significant***

Mitigation Measures

No mitigation measures are required.

West Olive Drive

Construction activities associated with the redevelopment of West Olive Drive would create temporary jobs. However, construction workers in the county and adjacent communities would likely be able to meet this demand. Furthermore, even if some construction workers from outside the region were employed at the project site, construction workers typically do not change residences when assigned to a new construction site, and substantial permanent relocation of these workers to the area is not anticipated. This impact would be **less than significant**.

Construction activities associated with the redevelopment of West Olive Drive would create temporary jobs. The existing number of residents in the county who are employed in the construction industry (approximately 2,900) is assumed to be sufficient to meet the needed number of construction workers for the project (see Table 4.12-3). While these numbers have fluctuated over the years, construction employees could commute from areas outside Davis and Yolo County, including several nearby communities in Sacramento County and Solano County (i.e., Sacramento, Dixon, and Vacaville). Therefore, the project's anticipated construction labor force would likely be fulfilled by residents currently living in the region and would not result in substantially increased housing demand in the region. Furthermore, even if some construction workers from outside the region were employed at the project site, construction workers typically do not change residences when assigned to a new construction site, and substantial permanent relocation of these workers to the area is not anticipated. Therefore, the project would not generate the need for substantial additional housing in Davis during construction.

Because of the presence of construction labor force in the area to meet the project-related employment demands associated with development of West Olive Drive, impacts related to inducing population growth during construction would be **less than significant**.

Mitigation Measures

No mitigation measures are required.

Impact 4.12-2: Induce substantial population growth and housing demand during operation.

Nishi Site

Implementation of the project would provide additional jobs and residents within the City. However, the potential impacts associated with the projected growth are evaluated throughout this document. Additionally, the project would improve the jobs:housing balance within the City and respond to projected housing needs by the City and UC Davis. No additional impacts related to population growth as a result of the project would occur beyond those acknowledged in this EIR, and impacts would be **less than significant**.

With respect to the Nishi site, the project would involve the development of a mix of land uses consisting of rental and for-sale, high-density residential uses; research and development (R&D) space; accessory retail space; on-site stormwater detention; open spaces, including a public park, greenbelts, and private open space for the proposed residential uses; and surface/structure parking with solar panels. The project would include up to 650 residential units (440 rental and 210 for-sale units), up to 325,000 sf of R&D uses, and up to 20,000 sf of accessory retail uses (coffee shop, small café/restaurant, etc.) with a variety of lot sizes and building floor plans (see Table 3-1 and Figure 3-3.)

Within the residential development portion of the Nishi site, residences would be divided among rental and for-sale units. Of the rental units, approximately 85 percent or 1,275 of residents within the rental units are anticipated to be occupied by UC Davis students. The remaining residents may be faculty or staff from UC Davis, employees of the on-site R&D uses, or new residents to the City. The R&D uses proposed within the Nishi site would provide up to 854 new jobs, based on aforementioned USGBC employment rates (405 sf/employee for R&D; 383 sf/employee for retail.)

A proposed development can cause indirect population growth when it increases demand for services in an area that is currently underserved by such services. For example, a major residential subdivision developed in a rural area could indirectly induce additional population growth by increasing demand for nearby commercial and retail facilities (e.g., supermarkets, gas stations, restaurants, entertainment, employment centers), as well as public services (e.g., police stations, fire stations, schools, libraries, and water and sewer treatment facilities). All of these support uses require employees, which require additional housing, which further increases population. A project can also induce indirect population growth by removing existing obstacles to development. An example would be extension of an oversized pipeline through vacant land, such that utility service is possible where it previously did not exist.

The project would not indirectly induce growth through increased demand for commercial and retail facilities, as it would include some accessory retail use; and, nearby shopping centers are located at the intersections of First and E Streets (approximately 0.1 mile northwest), and Cowell Boulevard and Pole Line (approximately 1 mile east). In addition, infrastructure associated with the 650 residential units would be extended from nearby utilities to serve the project. As discussed in Section 4.14, adequate utilities services are available to serve the site; no additional capacity would be required that could allow for additional growth. Please see Chapter 5, "Other CEQA Considerations," for further information related to this topic.

Resolution No. 08-019, adopted by City Council on February 12, 2008, directed that an annual average growth guideline of one percent be implemented after considering internal housing needs and regional fair share housing needs. One percent is equivalent to approximately 260 "base" housing units (that is, not including any units "exempted" by the 1 percent resolution). The 1 percent cap would be implemented

through annual housing monitoring reports and, if needed, by new project approvals with development agreements and zoning conditions (that is, not implemented by a formal annual allocation system).

This resolution established that the guideline is a cap not to be exceeded except for units that: (1) are specifically exempted, and (2) may be allowed by City Council as an infill project with extraordinary circumstances and community benefits. Specifically exempted units included permanently affordable housing units, secondary units, and residential units within “vertical” mixed use buildings. In calendar year 2014, only 13 housing units were issued building permits.

City staff forecasts that building permits will be requested and issued for approximately 900 residential units for the five calendar years of 2015 through 2019. The projected growth would be on the planned and zoned sites identified in the Housing Element, or sites that have received subsequent discretionary approvals. This does not include any development on the Nishi site. The projection of 900 units over the five calendar years of 2015 through 2019 is equal to an average of 180 units per year or an annual average of 0.7 percent average annual growth. This amount is well within the 1 percent growth cap resolution and would be lower (approximately 0.55 percent) when units exempted in the resolution (that is, affordable units, units in vertical mixed use projects, and accessory dwelling units) are not included in the calculation.

The Nishi site was identified as a “green light” site recommended for housing for which development applications could be processed immediately (with access via UC Davis only) and as a “yellow light” site for which development applications could be considered for reasons such as housing needs, housing mix, or provision of extraordinary infrastructure improvements (with access via Olive Drive) (per Resolution 11-077 adopted by Council in June 2011, directing the implementation of the recommendations of the Housing Element Steering Committee regarding residential growth.).

In 2010, the City Council established the City of Davis Innovation Park Task Force, which was charged with evaluating how Davis might plan for and nurture business entrepreneurship, growth of knowledge-oriented businesses, and jobs that support and further community values. The City considers the greatest community benefit of an Innovation Center to be the creation of high-paying jobs for Davis residents. The currently proposed development at the Nishi site was developed as part of the Innovation Center Process (Studio 30 2012).

In November 2012, the City Council approved a Pre-Development Cost Funding and Negotiation Agreement for the Nishi Property, with the goal of planning the site as a mix of university-related research park development complemented by high-density urban housing. The City Council has also approved City-specific goals for the mixed-use innovation district:

1. Jobs for Davis residents, space for Davis businesses, and furtherance of city-wide efforts to position Davis as an innovation hub;
2. High-density urban residential development near downtown and employment centers;
3. Improved appearance and function of the “front door” to Davis;
4. Support for downtown Davis by providing customers for business, hotels, arts, and entertainment; and
5. Revenue generation to support city services throughout the community (City of Davis 2012).

These goals would remove obstacles to growth. Likewise, through the provision of up to 854 new jobs through construction of the proposed R&D and retail uses, the project would be growth-inducing. Inducing growth is not, in and of itself, an environmental impact; however it does cause indirect environmental effects. The environmental effects associated with the project are discussed throughout this document, and the project may result in significant effects, especially with respect to agricultural resources, air quality, greenhouse gas emissions, noise, and transportation.

Regardless, based on information collected by the US Census Bureau, the majority of people working within Davis are from surrounding communities, and approximately half of residents travel outside of Davis to their employer (see Section 4.12.1, Environmental Setting). This indicates a demand for more jobs and housing within the City to provide for more opportunities. Furthermore, populations associated with the City of Davis and UC Davis are increasing (Table 4.12-1), and are projected to continue to increase by approximately 0.8 percent per year (Table 4.12-4). As a result, demand for new jobs and housing is expected to increase, with or without implementation of the project. Per the City's 2014 Housing Element, the Nishi site is identified as a local resource to address housing needs within the City (City of Davis 2014). Consistent with local and regional planning, developing core areas, like the Nishi site, that allow for close proximity between housing and job opportunities leads to a reduced need to use vehicles from travel and an increased in walking and biking for transportation needs (see Section 4.10, "Land Use and Planning"). Reductions in vehicle miles leads to various environmental benefits, including reduced air emissions and GHG emissions.

*The project would result in direct population growth through development of new housing units and potentially induce growth through opportunities for new business. Although the proposed development and population growth would result in environmental impacts, such impacts are evaluated throughout this document and additional potential impacts associated with induced population growth are not anticipated. Therefore, because the project would be consistent with growth projections by the City and UC Davis, was accounted for in historic and current planning documents, including as a solution to the City's housing needs, this impact would **less than significant**.*

Mitigation Measures

No mitigation measures are required.

West Olive Drive

While no development projects have been proposed within West Olive Drive, a net increase of approximately 55,000 sf of commercial uses may occur within West Olive Drive. These types of uses could result in between 93 and 550 new employment opportunities within the City. These jobs would likely be accommodated by students or residents of the City, and would not be substantial when compared to the existing workforce within the City and UC Davis. Thus, West Olive Drive development would not induce substantial population growth or demand for new housing. This impact would be **less than significant**.

Implementation of the project includes redesignation of West Olive Drive to Neighborhood Mixed Use and rezoning to the City zoning designation of Planned Development (P-D). The City anticipates that approximately 55,000 net new sf of commercial uses may occur within West Olive Drive through redevelopment interest and may include office, commercial service, and small-scale neighborhood-serving uses, primarily retail. Based on USGBC employment/sf factors, this may result in between 93 and 550 new jobs within West Olive Drive. As described above, a proposed development can cause indirect population growth when it increases demand for services in an area that is currently underserved by such services. However, as noted above, inducing growth is not, in and of itself, an environmental impact; however it does cause indirect environmental effects. The physical environmental effects associated with redevelopment, including new employment opportunities within West Olive Drive, are discussed throughout this document.

As noted above, based on information collected by the US Census Bureau, the majority of people working within Davis are from surrounding communities, and the majority of residents travel outside of Davis to their employer (see Section 4.12.1, Environmental Setting). Similar to what was discussed above for the Nishi site, this indicates a demand for more jobs within the City, irrespective of projected local population growth. Further, demand for new jobs is expected to increase, with or without implementation of the project. Therefore, the potential increase in on-site jobs as a result of redevelopment is anticipated to be accommodated by existing and future population in the local area and would not necessitate the creation of additional housing. Additionally, consistent with local and regional planning guidance, developing core areas,

such as West Olive Drive, leads to a reduced need to use vehicles from travel and an increased in walking and biking for transportation needs (see Section 4.10, “Land Use and Planning”).

*The projected increase in on-site employment resulting from potential redevelopment of West Olive Drive would be accommodated by existing employment demand and residents within Davis, and is not anticipated to generate substantial population growth. Further, this EIR evaluates the potential impacts associated with such employment growth, which would be consistent with regional and local planning efforts. As a result, impacts would be **less than significant**.*

Mitigation Measures

No mitigation measures are required.

Impact 4.12-3: Conflict, or create an inconsistency, with any applicable plan, policy, or regulation adopted for the purpose of avoiding or mitigating environmental effects related to population, employment, and housing.

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 population, employment, and housing. This would be a **less-than-significant** impact.

The City of Davis General Plan includes policies aimed to promote an adequate supply of housing for people of all ages, income, and lifestyle. The features of the proposed development of the Nishi site discussed in this document are consistent with the policies of the City of Davis General Plan as shown in Table 4.12-6.

*The project is consistent with the General Plan in regards to population, employment, and housing. This impact would be **less than significant**.*

Mitigation Measures

No mitigation measures are required.

West Olive Drive

The West Olive Drive rezoning would allow for redevelopment that would result in new commercial land uses. Potential redevelopment associated with the proposed General Plan Amendment and zoning change of West Olive Drive would not conflict with any regulations established for the protection of population, employment, and housing. Impacts would be **less than significant**.

The West Olive Drive rezoning would allow for redevelopment that would result in new commercial land uses. While on-site employment would increase during construction and operation, no additional residential units would be constructed. The projected increase in employment would be accommodate by existing demand for jobs within the City, and potential redevelopment of West Olive Drive would be consistent with the policies of the City of Davis General Plan.

*Potential redevelopment associated with the proposed General Plan Amendment and zoning change of West Olive Drive would not conflict with any regulations established for the protection of population and housing. Impacts would be **less than significant**.*

Mitigation Measures

No mitigation measures are required.

Table 4.12-6 City of Davis General Plan Policy Consistency

Policy	Project Consistency
Policy Housing 1.1: Encourage a variety of housing types that meet the housing needs of an economically and socially diverse Davis.	The project consists of both housing for sale and rental units, which would meet the housing needs of an economically and socially diverse Davis. The project is consistent with this policy.
Policy Housing 1.2: Strive to maintain an adequate supply of rental housing in Davis to meet the needs of all renters, including students.	The project would provide rental units, which could meet the needs of all renters including student. This project is consistent with this policy.
Source: City of Davis General Plan 2007; Ascent 2015	

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