

Table of Contents

	Page
Chapter 1. Introduction	1-1
PURPOSE AND USE OF THE EIR	1-1
Davis General Plan Update.....	1-1
Establishment of a New Junior High School	1-3
Future Use of this EIR	1-3
SCOPE OF THE EIR.....	1-4
EIR ORGANIZATION.....	1-7
AVAILABILITY OF THE DRAFT EIR.....	1-9
EIR PREPARATION.....	1-9
 Chapter 2. Executive Summary	 2-1
INTRODUCTION	2-1
PURPOSE OF THIS EIR	2-1
City’s General Plan Update	2-1
Establishment of a New Junior High School	2-2
SUMMARY OF GENERAL PLAN UPDATE	2-3
Objectives	2-3
Proposed General Plan Update	2-3
General Plan Alternatives	2-4
Impacts of the Proposed General Plan	2-7
Comparison of Alternatives	2-8
Environmentally Superior Alternative	2-10
SUMMARY OF NEW JUNIOR HIGH SCHOOL	2-10
Location	2-10
Objectives	2-11
Proposed Project and Alternatives	2-11
Impacts of the Proposed New Junior High School (Signature Site)	2-13
Environmentally Superior Alternative	2-13
OTHER CEQA-RELATED CONCLUSIONS	2-13
Cumulative Impacts	2-13
Growth-Inducing and Growth-Related Impacts.....	2-14
Irreversible Environmental Changes.....	2-14
Evolving Issues	2-15
Known Areas of Controversy and Issues to Be Resolved	2-18
REQUIRED APPROVALS	2-18

Chapter 3. Project Description	3-1
GENERAL PLAN UPDATE.....	3-1
Project Location	3-1
Project Background.....	3-2
Relationship to State Law	3-4
Contents of the General Plan Update.....	3-4
Guiding Concepts of the General Plan Update	3-5
Comparison of Existing General Plan and Draft Update.....	3-19
NEW JUNIOR HIGH SCHOOL	3-21
Project Location	3-21
Project Objectives	3-21
Project Description.....	3-22
LAND USE MAP ALTERNATIVES	3-23
Sites Being Studied.....	3-24
Alternative 1. Existing Baseline Conditions.....	3-25
Alternative 2. No-Project Alternative, Existing General Plan as Amended	3-25
Alternative 3. Reduced Buildout Scenario.....	3-27
Alternative 4. Community Expansion Scenario with Oeste Campus	3-28
Alternative 5. Community Expansion Scenario with Davis Technology Campus	3-29
 Chapter 4. EIR Assumptions and Methods	4-1
GENERAL ASSUMPTIONS	4-1
Equal Level of Analysis.....	4-1
Baseline Year	4-1
Baseline Conditions and Alternative 1	4-2
Link Between Davis Technology Campus and Intervening Lands Sites.....	4-2
Urban Reserve and Agricultural Designations	4-3
Buildout to Year 2010.....	4-3
Inclusion of EIR Mitigation Measures in General Plan Update	4-3
CEQA Compliance for General Plan Update and Acquisition of a New Junior High School Site	4-4
SUMMARY OF PROJECT-LEVEL EIRS	4-4
Covell Center Project.....	4-4
Sutter-Davis Hospital/Head Properties.....	4-11
Gateway/Olive Drive Specific Plan	4-15
 Chapter 5. Environmental Analysis	5-1
INTRODUCTION	5-1
ORGANIZATION OF ENVIRONMENTAL ANALYSIS (CHAPTERS 5A THROUGH 5J).....	5-8
TERMINOLOGY USED IN EIR	5-8
EVALUATION AND PRESENTATION OF IMPACTS.....	5-9
 Chapter 5A. Land Use, Aesthetics, and Hazardous Materials	5A-1
INTRODUCTION	5A-1
SETTING.....	5A-1

Regional Setting.....	5A-1
Davis Planning Area	5A-2
Sites Being Studied.....	5A-3
Regulatory Setting	5A-9
IMPACTS AND METHODOLOGY	5A-12
Applicable Policies	5A-12
Summary of Impacts Related to Land Use Map Alternatives	5A-20
Project Impacts.....	5A-23
Impact LU-1: Consistency with Existing General Plan Policies	5A-23
Impact LU-2: Compatibility with Surrounding Land Uses	5A-29
Impact LU-3: Conversion of Agricultural Land to Urban Use.....	5A-31
Impact LU-4: Change in Views	5A-33
Impact LU-5: Potential Increase in Daytime/Nighttime Light and Glare.....	5A-36
Impact LU-6: Exposure to Hazardous Materials	5A-38
Chapter 5B. Population and Housing	5B-1
INTRODUCTION	5B-1
SETTING.....	5B-1
Regional Setting.....	5B-1
Davis Planning Area	5B-3
Sites Being Studied.....	5B-5
Regulatory Setting	5B-6
IMPACTS AND METHODOLOGY	5B-7
Applicable Policies	5B-9
Summary of Impacts Related to Land Use Map Alternatives	5B-13
Project Impacts.....	5B-15
Impact PH-1. Inconsistency with General Plan Policies	5B-15
Impact: PH-2. Inability to Provide Housing to Meet Fair-Share Requirements	5B-21
Impact: PH-3. Inability to Comply with the City/County Pass-through Agreement.....	5B-24
Chapter 5C. Public Services and Utilities	5C-1
INTRODUCTION	5C-1
Setting	5C-1
Sites Being Studied	5C-10
Regulatory Setting	5C-10
IMPACTS AND METHODOLOGY	5C-11
Applicable Policies	5C-12
Summary of Impacts Related to Land Use Map Alternatives	5C-15
Project Impacts.....	5C-21
Impact PS-1: Consistency with General Plan :Policies	5C-21
Impact PS-2. Increased Demand for Law Enforcement Services.....	5C-23
Impact PS-3A. Increased Demand for Fire Protection Service	5C-25
Impact PS-3B. Adequacy of Fire Protection Infrastructure in Order to Maintain Acceptable Levels of Service.....	5C-27

Impact PS-4. Impacts on Existing School System.....	5C-30
Impact PS-5. Impacts on Library System	5C-33
Impact PS-6. Impacts on Park and Recreation Facilities.....	5C-35
Impact PS-7. Impacts on Water Supply and Distribution Facilities	5C-37
Impact PS-8. Impacts on Sewer Mains and Capacity, and Expansion of Treatment Facilities	5C-41
Impact PS-9. Impacts on Solid Waste Landfill Capacity	5C-43
Chapter 5D. Traffic and Circulation	5D-1
INTRODUCTION	5D-1
SETTING.....	5D-1
Streets and Highways.....	5D-1
Existing Levels of Service - Roadways	5D-9
Existing Levels of Service - Intersections	5D-12
Bicycles.....	5D-13
Pedestrian System	5D-13
Transit	5D-14
Truck Routes.....	5D-15
Rail and Air Service.....	5D-15
IMPACTS AND METHODOLOGY	5D-16
Travel Forecasting Methodology/Assumptions.....	5D-16
Applicable Policies	5D-18
Summary of Impacts Related to Land Use Map Alternatives	5D-21
Project Impacts.....	5D-25
Impact TC-1. Consistency with General Plan Policies.....	5D-25
Impact TC-2. Impacts on the Roadway System.....	5D-29
Impact TC-3. Impacts to Bicyclists and Pedestrians	5D-32
Impact TC-4. Impacts to Transit Services	5D-35
Impact TC-5. Impacts to Truck Routes.....	5D-36
Impact TC-6. Impacts to Rail and Air Services.....	5D-38
Chapter 5E. Air Quality	5E-1
INTRODUCTION	5E-1
SETTING.....	5E-1
Climate and Topography.....	5E-1
Air Quality Pollutants and Ambient Air Quality Standards	5E-2
Air Quality Monitoring Data	5E-4
Sites Being Studied.....	5E-7
Regulatory Setting - Air Quality Management.....	5E-8
IMPACTS AND METHODOLOGY	5E-9
Construction-Related Emissions.....	5E-9
Operation-Related Emissions.....	5E-10
Applicable Policies	5E-11
Summary of Impacts Related to Land Use Map Alternatives	5E-12
Project Impacts.....	5E-14
Impact AQ-1. Consistency with General Plan Policies	5E-14

Impact AQ-2. Increase in PM10, ROG, and NOx Emissions During Construction and Operation Phases	5E-16
Impact AQ-3. Increase in Local CO Emissions Resulting from Project-Related Traffic Increases	5E-19
Chapter 5F. Noise	4F-1
INTRODUCTION	4F-1
SETTING.....	4F-1
Davis Planning Area	4F-1
Sites Being Studied.....	4F-3
Regulatory Setting	4F-4
IMPACTS AND METHODOLOGY	4F-5
Applicable Policies	4F-5
Summary of Impacts Related to Land Use Map Alternatives	4F-7
Project Impacts.....	4F-10
Impact NOI-1: Consistency with General Plan Policies.....	4F-10
Impact NOI-2: Exposure of Noise-Sensitive Land Uses to Construction-Related Noise	4F-14
Impact NOI-3. Exposure of Noise-Sensitive Land Uses to Operations-Related Noise	4F-18
Chapter 5G. Hydrology and Water Quality	5G-1
INTRODUCTION	5G-1
SETTING.....	5G-1
Regional Setting.....	5G-1
Sites Being Studied.....	5G-4
Regulatory Setting	5G-5
IMPACTS AND METHODOLOGY	5G-6
Applicable Policies	5G-6
Summary of Impacts Related to Land Use Map Alternatives	5G-9
Project Impacts.....	5G-12
Impact HYD-1: Consistency with General Plan Policies	5G-12
Impact HYD-2. Changes to Existing Drainage Patterns and Amounts of Surface Runoff.....	5G-15
Impact HYD-3. Exposure of People and Property to Flooding Hazards	5G-18
Impact HYD-4. Construction-Related, Short-Term Water Quality Degradation.....	5G-20
Impact HYD-5. Long-Term Water Quality Degradation Associated with Urban Runoff	5G-22
Impact HYD-6. Long-Term Changes in Groundwater Supply and Quality.....	5G-24
Chapter 5H. Biological Resources	5H-1
INTRODUCTION	5H-1
SETTING.....	5H-2
Planning Area Setting	5H-2
Sensitive Habitat Types	5H-3

Nonsensitive Habitat	5H-7
Noxious Weeds	5H-8
Special-Status Species	5H-8
Sites Being Studied	5H-9
Regulatory Setting	5H-15
IMPACTS AND METHODOLOGY	5H-18
Applicable Policies	5H-18
Summary of Impacts Related to the Land Use Map Alternatives	5H-20
Impact BIO-1. Consistency with General Plan Policies	5H-24
Impact BIO-2. Loss or Temporary Disturbance of Riparian Woodland and Scrub	5H-26
Impact BIO-3. Loss or Temporary Disturbance of Non-Native Grassland, Ruderal, or Agricultural Areas.....	5H-29
Impact BIO-4. Loss or Temporary Disturbance of Alkali Grassland, Meadow, or Scrub	5H-31
Impact BIO-5. Loss or Temporary Disturbance of Wetlands and Other Waters of the U.S.	5H-33
Impact BIO-6. Impacts to Special-Status Species	5H-35
Impact BIO-7. Impacts from Noxious Weeds	5H-40
Impact BIO-8. Impacts to Landmark Trees and Other Existing Trees	5H-42
Chapter 5I. Soils, Geology, and Mineral Resources	5I-1
INTRODUCTION	5I-1
SETTING	5I-1
Geological Setting.....	5I-1
Mineral Resources	5I-1
Seismic Setting	5I-2
Soils	5I-2
Sites Being Studied.....	5I-2
Regulatory Setting	5I-3
IMPACTS AND METHODOLOGY	5I-4
Applicable Policies	5I-5
Summary of Impacts Related to Land Use Map Alternatives	5I-6
Project Impacts.....	5I-8
Impact GEO-1. Consistency with General Plan Policies	5I-8
Impact GEO-2. Exposure of People and Property to Possible Seismic Hazards	5I-10
Impact GEO-3. Potential Property Damage as a Result of Building on Expansive Soils	5I-11
Chapter 5J. Cultural Resources	5J-1
INTRODUCTION	5J-1
SETTING.....	5J-1
Prehistoric Setting.....	5J-1
Ethnographic Setting: The Patwin	5J-2
Historic Setting	5J-3
Sites Being Studied.....	5J-6

Regulatory Setting	5J-7
IMPACTS AND METHODOLOGY	5J-8
Applicable Policies	5J-9
Summary of Impacts Related to Land Use Map Alternatives	5J-10
Project Impacts.....	5J-13
Impact CR-1: Consistency with General Plan Policies.....	5J-13
Impact CR-2: Potential Damage to or Destruction of Known and/or Unknown Cultural Resources	5J-15
Chapter 6. School Site Alternative	6-1
INTRODUCTION	6-1
Regulatory Setting	6-2
ENVIRONMENTAL ANALYSIS	6-4
Potential Environmental Impacts Common among All Four Sites.....	6-5
Potential Environmental Impacts Unique to the Signature Site.....	6-13
Potential Environmental Impacts Unique to the Mace Ranch Alternative	6-17
Potential Environmental Impacts Unique to the Covell Alternative	6-19
Potential Environmental Impacts Unique to the Shriners Alternative.....	6-20
SUITABILITY ANALYSIS	6-22
Chapter 7. Cumulative Impacts and Other CEQA-Required Analyses	7-1
INTRODUCTION	7-1
Requirements for Cumulative Impact Analysis.....	7-1
Growth Plans of Surrounding Jurisdictions	7-2
ASSESSMENT OF CUMULATIVE IMPACTS	7-8
Land Use and Aesthetics.....	7-9
Population and Housing.....	7-10
Public Services and Utilities	7-11
Traffic and Circulation.....	7-12
Air Quality	7-13
Noise	7-13
Hydrology and Water Quality.....	7-13
Biological Resources	7-14
Soils and Geology	7-14
Cultural Resources	7-14
GROWTH INDUCEMENT.....	7-15
Impact of Proposed Project.....	7-15
Sites Being Studied.....	7-16
IRREVERSIBLE ENVIRONMENTAL CHANGES.....	7-21
SIGNIFICANT AND UNAVOIDABLE ENVIRONMENT IMPACTS	7-21
Chapter 8. Citations.....	8-1
PRINTED REFERENCES	8-1
PERSONAL COMMUNICATIONS.....	8-4
Chapter 9. List of Preparers	9-1

Appendix A. Notice of Preparation, Initial Study, and Comments on the Initial Study

Appendix B. Traffic Study

Appendix C. Air Quality Technical Information

Appendix D. Background Information on Acoustics

Appendix E. Biological Technical Information

List of Tables

Table	Page
1-1 Environmental Resources and Impacts Covered in This EIR.....	1-5
1-2 Required EIR Contents	1-7
2-1 Sites Studied as Part of Each Alternative	2-5
2-2 EIR Content	2-7
2-3 Summary of Overall General Plan Impacts and Mitigation Measures by Alternative.....	Follows 2-8
2-4 Summary of Mitigation Measures for General Plan	Follows 2-8
2-5 Summary of Impacts and Mitigations Required for the Proposed Junior High School Site Alternatives.....	Follows 2-14
2-6 Summary of Mitigation Measures for the Proposed Junior High School Site	Follows 2-14
3-1 Davis General Plan Update and Alternatives Showing the Sites Being Studied: Key Differences.....	Follows 3-24
3-2 Comparison between Existing Land Use Conditions and Alternatives At year 2010.....	Follows 3-26
5-1 EIR Content	5-1
5-2 Topics Not Analyzed in Detail in This EIR.....	5-2
5A-1 Existing Land Use.....	5A-2
5A-2 Existing Land Use and Aesthetic Character of the Sites Being Studied.....	5A-3
5A-3 Summary of Land Use, Aesthetics, and Hazardous Materials Impacts by Land Use Map Alternative	5A-21
5A-4 General Plan Policy Consistency under Each Land Use Map Alternative	5A-24
5A-5 Impact Changes Related to Implementation of Mitigation Measure LU-1.2	5A-28
5A-6 Land Use Compatibility under Each Land Use Map Alternative	5A-29
5A-7 Agricultural Land Conversion under Each Land Use Map Alternative	5A-31
5A-8 Visual Changes Associated with the Land Use Map Alternatives	5A-34
5A-9 Light and Glare Changes Associated with the Land Use Map Alternatives.....	5A-36
5A-10 Hazardous Materials Impacts Associated with the Land Use Map Alternatives	5A-39

5B-1	Expected Employment, Housing, and Population by Site Being Studied	5B-5
5B-2	Probable Buildout of Housing Units and Population Estimates for the Land Use Map Alternatives	5B-8
5B-3	Summary of Population and Housing Impacts by Alternative	5B-14
5B-4	General Plan Policy Consistency under Each Land Use Map Alternative	5B-16
5B-5	Fair-Share Housing Requirement Impacts Associated with the Land Use Map Alternatives.....	5B-21
5B-6	City/County Pass-Through Agreement Impacts Associated with the Land Use Map Alternatives	5B-24
5C-1	Calls for Police Service.....	5C-2
5C-2	Fire Stations and Major Equipment	5C-3
5C-3	Average Number of Calls by Land Use Type in 1998.....	5C-4
5C-4	Characteristics of the Davis Joint Unified School District	5C-4
5C-5	Classroom Size and Portable Reliability.....	5C-5
5C-6	Student Generation by Residential Type	5C-5
5C-7	Park Classification System	5C-6
5C-8	Current Water Consumption Rate Averages by Land Use Type.....	5C-8
5C-9	Housing and Population Change by Land Use Map Alternative.....	5C-11
5C-10	Summary of Public Services and Utilities Impacts by Alternative.....	5C-18
5C-11	General Plan Policy Consistency under Each Land Use Map Alternative	5C-21
5C-12	Number of New Officers Required under Each Land Use Map Alternative.....	5C-23
5C-13	Number of New Firefighters Needed under Each Land Use Map Alternative.....	5C-25
5C-14	Fire Infrastructure Impacts for Each Land Use Map Alternative	5C-27
5C-15	Existing and Proposed Coverage Under 5-Minute Response Criteria.....	5C-28
5C-16	Additional Housing Units and Students Generated under Each Land Use Map Alternative	5C-31
5C-17	Additional Library Services/Facilities Demands under Each Land Use Map Alternative	5C-33
5C-18	Additional Parkland Acreage Needed to Maintain City Standards under Each Land Use Map Alternative.....	5C-36
5C-19	Water Supply and Distribution Impacts under Each Land Use Map Alternative.....	5C-38
5C-20	Additional Sewage and Wastewater Generation under Each Land Use Map Alternative.....	5C-41
5C-21	Solid Waste Generation Rates under Each Land Use Map Alternative.....	5C-44
5D-1	Functional Classifications of Existing and Proposed Roadways.....	5D-2
5D-2	LOS Ranges for Roadways.....	5D-5
5D-3	LOS Ranges for Intersections	5D-5
5D-4	Capacities of Urban Streets and Highways Controlled by Signalized Intersections	5D-8
5D-5	Existing LOS on Roadways in Planning Area	5D-9
5D-6	Existing LOS at Study Intersections	5D-12

5D-7	Comparison of Total Daily Trip Ends	5D-17
5D-8	Summary of Traffic and Circulation Impacts by Land Use Map Alternative.....	5D-23
5D-9	General Plan Policy Consistency under Each Land Use Map Alternative	5D-25
5D-10	Impacts on Roadway System under Each Land Use Map Alternative	5D-29
5D-11	Unmitigated Level of Service Comparison.....	Follows 5D-30
5D-12	Alternative 2 – Buildout to 2010 Using Existing General Plan (Mitigated Roadways).....	Follows 5D-30
5D-13	Alternative 3 – Reduced Buildout Scenario (Mitigated Roadways).....	Follows 5D-30
5D-14	Alternative 4 – Community Expansion Scenario with Oeste Campus, Mitigated Roadways	Follows 5D-30
5D-15	Alternative 5 – Community Expansion Scenario with Davis Technology Campus (Mitigated Roadways).....	Follows 5D-30
5D-16	Impacts to Bicyclists and Pedestrians under each Land Use Map Alternative.....	5D-32
5D-17	Impacts to Transit Services under each Land Use Map Alternative.....	5D-35
5D-18	Impacts to Truck Routes under each Land Use Map Alternative	5D-37
5D-19	Impacts to Rail and Air Services under each Land Use Map Alternative	5D-38
5E-1	Climatological Data for the City of Davis Planning Area	5E-2
5E-2	Ambient Air Quality Standards Applicable in California.....	Follows 5E-4
5E-3	Summary of Ozone Air Quality Monitoring Data for Yolo County.....	5E-5
5E-4	Summary of PM10 Air Quality Monitoring Data for Yolo County	5E-6
5E-5	Summary of Carbon Monoxide Air Quality Monitoring Data for Yolo County.....	5E-7
5E-6	Summary of Air Quality Impacts by Alternative.....	5E-13
5E-7	General Plan Policy Consistency under Each Land Use Map Alternative	5E-14
5E-8	Impacts Related to PM10, ROG, No _x Emissions under Each Land Use Map Alternative	5E-17
5E-9	Comparison of Alternatives – Unmitigated Conditions	5E-17
5E-10	Comparison of Alternatives – Mitigated Condition.....	5E-19
5E-11	Impacts Related to CO Emissions under Each Land Use Map Alternative.....	5E-20
5E-12	CO Modeling Concentrations Results	5E-20
5F-1	Modeled Traffic Noise Level for Existing Conditions	Follows 5F-2
5F-2	Traffic Noise Adjustments for Various Topographic Conditions.....	5F-2
5F-3	Summary of Modeling Results for Existing Noise Levels at the Sites Being Studied	5F-4
5F-4	Noise Limits in the City of Davis Noise Ordinance	5F-5
5F-5	Summary of Noise Impacts by Land Use Map Alternative	5F-9
5F-6	General Plan Policy Consistency under Each Land Use Alternative	5F-10
5F-7	Exposure of Noise-Sensitive Land Uses to Construction-Related Noise under each Land Use Map Alternative	5F-14
5F-8	Exposure of Noise-Sensitive Land Uses to Operations-Related Noise under each Land Use Map Alternative	5F-15

5G-1	Summary of Surface Drainage and Flooding Information for the Sites Being Studied.....	5G-4
5G-2	Summary of Hydrology and Water Quality Impacts by Land Use Map Alternative	5G-11
5G-3	General Plan Policy Consistency under Each Land Use Map Alternative	5G-13
5G-4	Drainage and Surface Runoff Impacts under Each Land Use Map Alternative.....	5G-15
5G-5	Exposure to Flood Hazards under Each Land Use Map Alternative.....	5G-18
5G-6	Short-Term Water Quality Degradation under Each Land Use Map Alternative	5G-20
5G-7	Long-Term Water Quality Degradation under Each Land Use Map Alternative	5G-22
5G-8	Changes in Groundwater Supply and Quality under Each Land Use Map Alternative.....	5G-24
5H-1	Summary of Biological Resource Impacts by Land Use Map Alternative.....	5H-22
5H-2	General Plan Policy Consistency under Each Land Use Map Alternative	5H-24
5H-3	Loss or Temporary Disturbance of Riparian Woodland and Scrub under Each Land Use Map Alternative.....	5H-26
5H-4	Loss or Temporary Disturbance of Non-Native Grassland, Ruderal, or Agricultural Areas under Each Land Use Map Alternative.....	5H-29
5H-5	Loss or Temporary Disturbance of Alkali Grassland, Meadow, or Scrub under Each Land Use Map Alternative.....	5H-31
5H-6	Loss or Temporary Disturbance of Wetlands or Other Waters of the U.S. under Each Land Use Map Alternative.....	5H-33
5H-7	Impacts to Special-Status Species under Each Land Use Map Alternative.....	5H-35
5H-8	Impacts from Noxious Weeds under Each Land Use Map Alternative.....	5H-40
5H-9	Impacts to Landmark Trees and Other Existing Trees under Each Land Use Map Alternative	5H-42
5I-1	Summary of Soils Information for the Sites Being Studied	5I-3
5I-2	Summary of Soils, Geology, and Mineral Resource Impacts by Land Use Map Alternative.....	5I-7
5I-3	General Plan Policy Consistency under Each Land Use Map Alternative	5I-8
5I-4	Exposure to Possible Seismic Hazards under Each Land Use Map Alternative.....	5I-10
5I-5	Expansive Soils Impacts under Each Land Use Map Alternative	5I-12
5J-1	Summary of Cultural Resource Survey Information for the Sites Being Studied	5J-6
5J-2	Summary of Cultural Resources Impacts by Land Use Map Alternative.....	5J-12
5J-3	General Plan Policy Consistency under Each Land Use Map Alternative	5J-13
5J-4	Potential Damage /Destruction of Known/Unknown Cultural Resources under Each Land Use Map Alternative.....	5J-15

6-1 Trip Generation Volumes 6-15
6-2 Year 2010 ADT Comparisons for the Mace Ranch Alternative..... 6-18
6-3 2010 ADT Comparisons at Covell Center 6-20
6-4 Year 2010 ADT Comparisons at the Shriners Site 6-22

7-1 General Land Uses under Each Plan..... 7-4
7-2 Population Projections 7-8
7-3 Relative Level of Growth-Inducing Impact by Land Use Map Alternative 7-16

List of Figures

Figure	Follows Page
2-1	Sites Being Studied in the Planning Area 2-4
3-1a	Regional Location 3-2
3-1b	Regional Location 3-2
3-2	Planning Area and Subareas 3-2
3-3	Sites Being Studied in the Planning Area 3-22
3-4	Nishi/Gateway Site 3-30
3-5	Covell Center Property 3-30
3-6	Signature Site 3-30
3-7	Mace Ranch Interior Retail Site 3-30
3-8	Under Second Street Site 3-30
3-9	Sutter-Davis Hospital Site 3-30
3-10	Intervening Lands and Davis Technology Campus 3-30
3-11	Oeste Campus Site 3-30
3-12	Alternative 2. Buildout to 2010 Using Existing General Plan 3-30
3-13	Alternative 3. Reduced Buildout Scenario 3-30
3-14	Alternative 4. Community Expansion Scenario with Oeste Campus 3-30
3-15	Alternative 5. Community Expansion Scenario with Davis Technology Campus 3-30
5A-1	Views of the Nishi/Gateway and Covell Center Property Sites 5A-4
5A-2	Views of Signature and Mace Ranch Interior Retail Property Sites 5A-6
5A-3	Views of Under Second Street and Sutter-Davis Hospital Sites 5A-8
5A-4	View of Oeste Campus Site 5A-8
5A-5	Views of Davis Technology Campus and Intervening Lands Sites 5A-8
5C-1	Fire Station 5-Minute Response Zones 5C-4
5C-2	Existing and Proposed Parks and School Sites 5C-6
5D-1	Existing Roadway System 5D-2
5D-2	Primary Bicycle Network 5D-14
5D-3	Transit Routes 5D-14
5D-4	Existing and Future Roadway System (2010) 5D-18
5D-5	2010 Planned Lane Configurations 5D-18
5E-1	Windrose Depicting Average Wind Speed and Directional Frequency at Davis, California 5E-2
5E-2	Roadway Network and Receptor Locations Used in the Carbon Monoxide Modeling Analyses 5E-10

5F-1 City of Davis Standards for Exterior Noise Exposure 5F-2

5G-1 100-Year Floodplain Areas..... 5G-2

5I-1 Agricultural Soil Classifications 5I-2

6-1 New Junior High School Site Alternatives 6-2