Chapter 2. Executive Summary

INTRODUCTION

This draft environmental impact report (EIR) is a joint environmental document that is designed to assess the environmental impacts associated with two related projects. The first project is the City of Davis' (City's) General Plan update. As described below, this EIR has been designed to function as a program-level EIR for this project. For environmental review of the General Plan update, the City will be the CEQA lead agency. The second project covered by this EIR is the establishment of a new junior high school site by the Davis Joint Unified School District (DJUSD). As described below, this EIR has been designed to function as a project-level EIR for the impacts related to site selection and acquisition. Further environmental analysis will need to be conducted by the DJUSD once specific project design has been completed (see the section on "Establishment of a New Junior High School" for more details). For this project-level assessment, the DJUSD will be the CEQA lead agency.

This chapter presents a summary of the draft EIR described above. As part of this summary, this chapter provides an overview of the proposed General Plan update and junior high project and alternatives, identifies the impacts and mitigation measures associated with the analysis of the two proposed projects, and identifies other impact conclusions required by the California Environmental Quality Act (CEQA) and Sections 15123 and 15126 of the State CEQA Guidelines.

PURPOSE OF THIS EIR

CEQA requires all state and local government agencies to consider the environmental consequences of programs/projects over which they have discretionary authority. CEQA also requires each public agency to mitigate or avoid significant environmental effects resulting from proposed programs/projects, and to identify alternatives to the proposed program/project that could reduce or avoid those environmental effects.

City's General Plan Update

The City's General Plan provides a programmatic overview of the types of uses that may occur within the planning area (see Chapter 3, "Project Description", for a definition of the

proposed program). While this document provides guidance on the types of uses that may occur within the planning area, the City has not developed specific project proposals at this time. The purpose of the General Plan is to provide guidance to City staff in the development and review of future project proposals within the planning area.

CEQA provides information on several types of environmental analysis that can be used to analyze a project, and one of these is a Program EIR.

> According to the Guidelines (Section 15168[a]), a local agency should prepare a Program EIR, rather than a Project EIR, when the agency proposes a program or series of related actions, that are linked geographically, logical parts of a chain of contemplated events, rules, regulations, or plans that govern the conduct of a continuing program, or individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways. (Bass et al. 1999.)

Under CEQA, a Program EIR is a first-tier environmental document that assesses and documents the broad environmental impacts of a program with the understanding that a more detailed site-specific review may be required to assess future projects implemented under the program. To assist in the review of future projects, this EIR contains recommendations related to some of the analysis that will be needed in the future based on the individual project's location or type.

Establishment of a New Junior High School

Unlike the General Plan update, the establishment of a new junior high school is a specific project. To assess the impacts associated with this action, this EIR also functions as a project-level EIR. The DJUSD plans to use this document to make a final decision on the establishment of a new junior high school and associated property acquisition. Further actions related to project design, construction, and operation will be subject to further CEQA review that may be tiered off of the information presented in this EIR.

In developing this joint program/project EIR, the City of Davis and the DJUSD have worked closely together to develop a consistent approach to this project. The proposed new junior high school site, a 90-acre property that is located inside the curve where Mace and Covell Boulevards meet, is included as one of the sites being studied in the General Plan update as part of Alternatives 4 and 5 (referred to as the "Signature" site). Therefore, impacts associated with development of this site are included in the assessment of the overall General Plan update in Chapters 5A through 5J. This combined look at impacts also provides an assessment of cumulative impacts for the junior high school project. To comply with CEQA requirements, additional site specific information on the Signature site and other alternative sites considered by the DJUSD is included in Chapter 6.

SUMMARY OF GENERAL PLAN UPDATE

Location

The City of Davis is located in the southeast corner of Yolo County, along Interstate 80 (I-80). Surrounding cities in the County are Woodland, to the north; West Sacramento, to the east; and Winters, to the west. The City of Dixon is located to the southwest, in Solano County. Figures 3-1a and 3-1b show the regional location.

The City's planning area is approximately 160 square miles and consists of a total of 14 geographic subareas, as shown on Figure 3-2. The City's planning area is bounded on the north by County Road 27 and the City of Woodland planning area, by the eastern edge of the Yolo Bypass, on the south by Tremont Road and the Pedrick Road/I-80 interchange in Solano County, and on the west by an extension of County Road 93. A portion of the planning area is located in eastern Solano County.

Objectives

In 1993, the City initiated an update of its 1987 General Plan. In development of the update, the City was guided by the following guiding concepts (project objectives):

- assumptions and parameters established by the City Council,
- general plan visions,
- land use map principles, and
- general plan goals.

Details on each of these components are provided in Chapter 3, "Project Description".

Proposed General Plan Update

In 1993, the City initiated an update of its 1987 General Plan. The planning process has been, and will continue to be, an open and interactive process with the purpose of analyzing alternative uses for the planning area and developing an updated General Plan. Initial development of the General Plan was accomplished through seven community workshops and 31 "kitchen" conferences involving over 700 community members. Additional public input was gathered from several elementary school classes, letters, comment cards from City newspapers, and the Internet. In March 1994, the City Council appointed 215 people to participate on 14 General Plan committees that were developed to review and revise the existing General Plan.

These efforts resulted in a summary of Revised General Plan Committees Visions, Goals, Policies, and Actions that was published in October 1995. The individual committees reviewed the document and the committees' comments were incorporated into the Administrative Draft General Plan, dated May 1996. City staff reviewed and commented on the Administrative Draft General Plan from May to September of that year. A "Public Review Draft" of the General Plan, which incorporates both committees' and City staffs' comments, was made available in November 1996. The Planning Commission and City Council reviewed the draft plan in public meetings held between December 1996 and March 1998. The final draft plan was published in June 1998. Based on this public input, the City has developed alternatives that represent the full range of reasonable land use possibilities and include several large sites (referred to as "sites being studied" in this EIR) in addition to planned Citywide in-fill development that will be used to craft the final land use plan for the City.

In this EIR, each alternative is evaluated at an equal level of detail so that the City can select any one of the land use options, a hybrid option, or a combination of options. It is important to note that the actual land use alternative selected may not look exactly like any of the alternatives listed below. These alternatives are meant to cover a comprehensive range of reasonable possibilities.

General Plan Alternatives

In accordance with State CEQA Guidelines, Section 15126(d), a draft EIR must describe a range of reasonable alternatives to the proposed program/project or to its location that could feasibly attain the program's/project's basic objectives and reduce the impacts on the program/project. Table 2-1 shows which of the sites being studied in the General Plan were included in each alternative, and Figure 2-1 shows the location of each site.

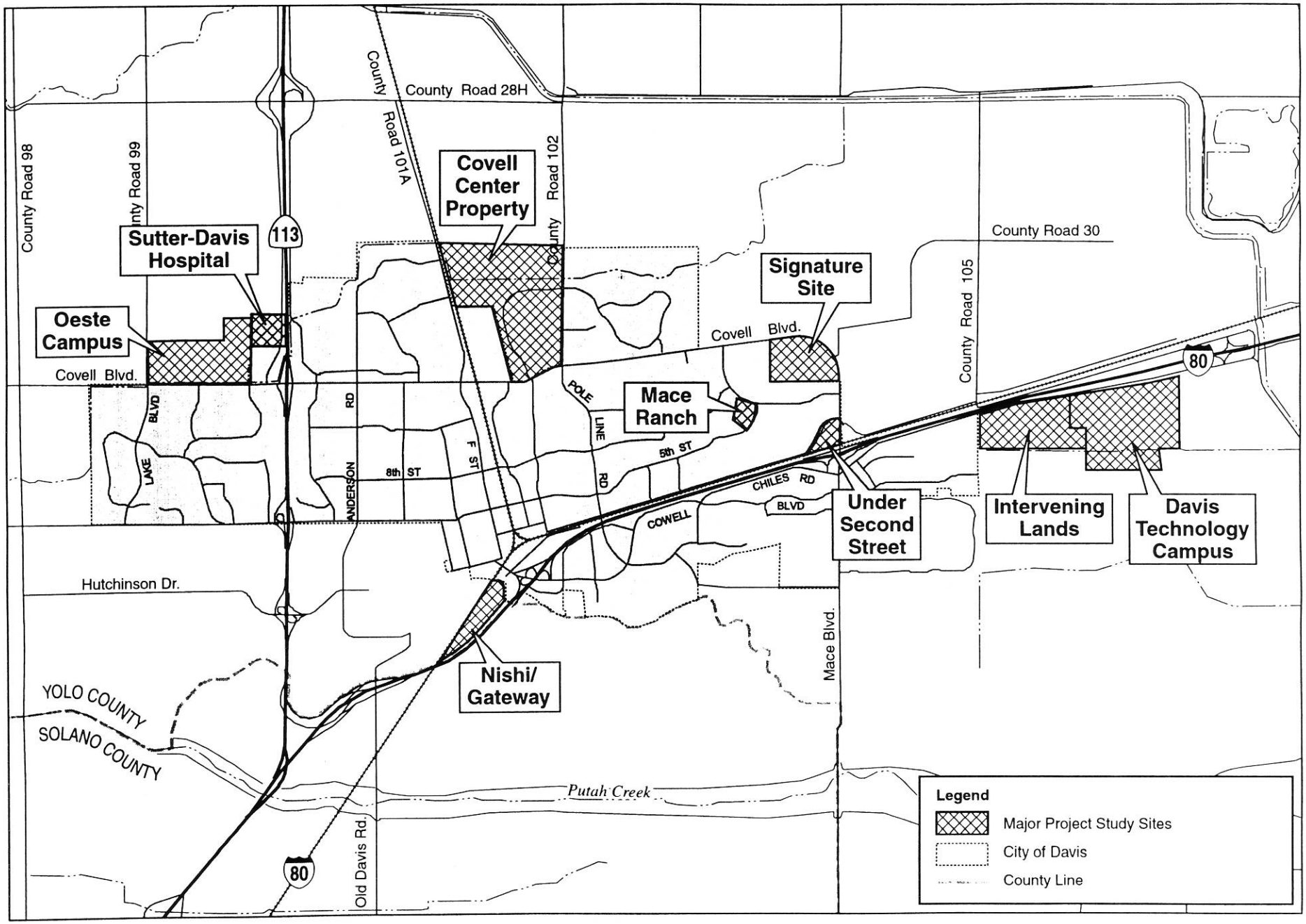

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Figure 2-1
Sites Being Studied in the Planning Area

Table 2-1. Sites Studied as Part of Each Alternative

Alternatives	Sites Being Studied									
	Nishi/Gateway	Covell Center	Signature Site	Mace Ranch	Under Second Street	Sutter-Davis	Oeste Campus	Davis Technology	Intervening Lands	In-fill
Alternative 2. Buildout to 2010 Using Existing General Plan	●	●		●	●					●
Alternative 3. Reduced Buildout Scenario		●		●	●					●
Alternative 4. Community Expansion Scenario with Davis Technology Campus	●	●	●	●	●	●	●			●
Alternative 5. Community Expansion Scenario with Davis Technology Campus	●	●	●	●	●	●		●	●	●

The following paragraphs provide an overview of each alternative. Details on each alternative are included in Chapter 3, "Project Description".

Alternative 2. Buildout to 2010 using the Existing General Plan (CEQA "No-Project Alternative"). As required by CEQA, this EIR evaluates the environmental consequences of not proceeding with the proposed General Plan update (the "project" in CEQA terms). Under this alternative, the planning area would be builtout in accordance with the 1987 General Plan Land Use map, as modified in the past decade by City Council actions. This alternative adds 4,705 housing units and about 4.5 million square feet of nonresidential use within the City and 79 acres of new parks. Primary differences include the development of about 1,247 housing units and other commercial and park uses at Covell Center; no land would be set aside for a new business park or a new third junior high school; Mace Ranch would be office use and light industrial/business park; and no additional in-fill or densification units would be identified.

Reduced Buildout Alternative. Under this alternative, the only growth and development in the City to 2010 is that which is already entitled (meaning the land has a General Plan designation, zoning or prezoning, and, in many instances, a development agreement) and a smaller development proposal on the Covell Center site (60-acre business park under one alternative variation, all urban reserve or agriculture under two other variations studied). This alternative could add 3,412 housing units (1,650 low, 108 medium, and 1,654 high density) and about 4.2 million square feet of nonresidential use. Key differences between this alternative and the other alternatives include: the Covell Center site (described above); the Gateway/Nishi site would remain undeveloped, in agricultural or urban uses; the Davis Technology Campus, Oeste Campus, and Signature (proposed new junior high school site) sites would have agricultural designations; the Mace Ranch site would include a small-scale mix of uses, including

public/institutional, housing, office, and small-scale retail; the Under Second Street site would remain as light industrial/business park; and the land north of the Sutter Davis Hospital would remain urban reserve.

Community Expansion Scenario with Oeste Campus Alternative. This alternative includes new development opportunities on public and private land such as a new junior high school site, additional commercial uses near Mace Boulevard and Second Street, partial buildout of the Gateway/Nishi property, and institutional uses north of the Sutter Davis Hospital. This alternative results in 4,242 additional residential units (2,329 low, 154 medium, and 1,759 high density) and about 6.6 million square feet of nonresidential development. Primary differences include: Covell Center would encompass 688 residential units, a sports complex, and about 420,000 square feet of additional nonresidential development; the Gateway/Nishi site would have 50 percent of the buildout potential based on approved land uses; 4 acres of new retail emphasizing community-serving uses are located along Mace Boulevard under the Second Street curve; and the existing interior Mace retail site (8.6 acres) is shown as a mix of small-scale retail, small-scale office, moderate-density housing, and open space. A new junior high school site is shown on the "Signature" property in the northeast corner of the City under the Mace Boulevard curve (the 90-acre site is currently outside the City limits and the General Plan designated urban area, 35 acres are designated for school use and the remaining 55 acres would receive an urban reserve designation); 20 acres north of the Sutter Davis Hospital are designated as public/semipublic use for additional hospital campus expansion; and a high-technology business park on the Oeste campus site just north of Covell Boulevard and west of the Sutter Davis Hospital with up to 1.4 million square feet of office/business park use and 109,000 square feet of associated commercial use.

Community Expansion Scenario with Davis Technology Campus Alternative. This alternative is identical to Alternative 4 except that the Davis Technology Campus on the southeast side of the City is substituted for the Oeste campus. As with Alternative 4, this alternative includes a new junior high school site, additional commercial use near Mace Boulevard and Second Street, partial buildout of the Gateway/Nishi property, and institutional uses north of the Sutter Davis Hospital. The 256-acre Davis Technology Campus would be located southeast of the City between the Yolo Bypass levees and the southeast boundary of the planning area. About 327,000 square feet of general commercial use and 1.87 million square feet of office/business park use would be developed. Because the proposed land area for the Davis Technology Campus is not contiguous with the existing City boundaries, an additional 185 acres of land (referred to as the "Intervening Lands" site), fronting I-80 and Chiles Road, would need to be annexed for buildout of the technology campus to occur. This alternative results in 4,802 additional residential units (2,722 low, 178 medium, and 1,902 high density) and about 7.3 million square feet of nonresidential development.

Impacts of the Proposed General Plan

In accordance with State CEQA Guidelines (Sections 15126[a], 15064, and 15382), an EIR must examine in detail all impacts that have the potential to significantly impact the environment and must examine significance of the impacts in light of mitigation measures that can reduce these impacts. As part of the CEQA process, the City prepared and circulated an initial study and Notice of Preparation (NOP) of a draft EIR. The findings of the initial study and the input received in response to the NOP were used in establishing the scope of this EIR. Copies of these documents and the NOP responses received are included as Appendix A of this EIR.

Before application of mitigations, the proposed program was found to have potentially significant impacts on the environmental resources listed on Table 2-2. This table also shows where to find specific information on each impact in this EIR, and provides a cross-reference to the associated topic areas on the initial study prepared for this EIR.

Table 2-2. EIR Content

EIR Chapter	Initial Study Topic Areas	
Chapter 5A, "Land Use, Aesthetics, and Hazardous Materials"	I.	Aesthetics
	II.	Agricultural Resources
	VII.	Hazards and Hazardous Materials
	IX.	Land Use and Planning
Chapter 5B, "Population and Housing"	XII.	Population and Housing
Chapter 5C, "Public Services and Utilities"	XIII.	Public Services
	XIV.	Recreation
	XV.	Utilities and Service Systems
Chapter 5D, "Traffic and Circulation"	XVI.	Transportation/Traffic
Chapter 5E, "Air Quality"	III.	Air Quality
Chapter 5F, "Noise"	XI.	Noise
Chapter 5G, "Hydrology and Water Quality"	VIII.	Hydrology and Water Quality
Chapter 5H, "Biological Resources"	IV.	Biological Resources
Chapter 5I, "Soils, Geology, and Mineral Resources"	VI.	Geology and Soils
	X.	Minerals
Chapter 5J, "Cultural Resources"	V.	Cultural Resources

A summary of the environmental impacts and proposed mitigation measures associated with the General Plan update are presented in Tables 2-3 and 2-4 (located at the back of this chapter). These tables reflect the premitigation CEQA conclusions of significance, recommended mitigation measures, and postmitigation CEQA significance conclusions for each impact.

The DEIR identifies significant and unavoidable impacts, including the following:

- Consistency with General Plan land use policies (Alternatives 4, 5)
- Conversion of agricultural land to urban use (Alternatives 2, 3, 4, 5)
- Change in views (Alternatives 2, 3, 4, 5)
- Potential increase in light and glare (Alternatives 4, 5)
- Adequacy of fire protection infrastructure (Alternatives 2, 3, 4, 5)
- Impacts on water supply and distribution (Alternatives 4, 5)
- Impacts on sewer mains and capacity (Alternatives 4)
- Consistency with general plan mobility policies (Alternatives 5)
- Impacts on roadway system (Alternatives 2, 3, 4, 5)
- Impacts to bicyclists and pedestrians (Alternatives 2, 3, 4, 5)
- Impacts to transit services (Alternatives 5)
- Consistency with general plan air quality policies (Alternatives 3, 4, 5)
- Increases in PM10, ROG, and NOx emissions (Alternatives 2, 3, 4, 5)
- Increases in local CO emissions resulting from traffic increases (Alternatives 2, 3, 4, 5)
- Consistency with general plan noise policies (Alternatives 2, 3, 4, 5)
- Exposure of sensitive uses to construction noise (Alternatives 2, 3, 4, 5)
- Exposure of sensitive uses to operations noise (Alternatives 2, 3, 5)

Comparison of Alternatives

Due to the complexity of the General Plan's impact assessment, the following paragraphs provide a brief comparison of the major impact differences between the alternatives. Information on the full range of impacts assessed and a comparison between the alternatives can be viewed on Table 2-3.

A general difference of note is the policies provided in the General Plan update. Alternative 2 assumes the use of the policies included in the existing (1987) General Plan. The policy set included in the General Plan update (part of Alternatives 3, 4, and 5) was considered to be superior, and provides additional environmental enhancements and protections.

Land Use, Aesthetics, and Hazardous Materials. All of the alternatives were found to have significant and unavoidable impact due to the conversion of agricultural lands, although the number of acres converted varied (Alternative 2, 430 acres; Alternative 3, 60 acres, Alternative 4, 670 acres; Alternative 5, 956 acres). Each alternative was also found to significantly change views, with the larger development sites having the greatest impact (Covell Center, Oeste Campus, Davis Technology Campus, and Intervening Lands sites). Alternative 5 had the greatest impact due to a greater expansion of urban uses and its visibility from Interstate 80. Alternatives 4 and 5 also had significant and unavoidable impacts concerning General Plan consistency related to the expansion of the urbanized area. Alternative 5 had an additional impact related to the inconsistent designation of residential uses on the Intervening Lands site.

Table 2-3. Summary of Overall General Plan Impacts and Mitigation Measures by Alternative

The following symbology is used throughout this table:
SU = Significant unavoidable
S = Significant, but can be reduced to less than significant with mitigations included
LS = Less than significant
NI = No impact
N/A = None available
N/R = Mitigation not required

Impact Finding	Alternative 2		Alternative 3		Alternative 4		Alternative 5	
	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations
Impact LU-1: Consistency with General Plan Policies. Consistency with the policies stated in the existing General Plan (Alternative 2) and the General Plan update (Alternatives 3 through 5) were evaluated. Alternatives 2 and 3 were found to be consistent. While Alternatives 4 and 5 were found to be consistent with policies designed to encourage business expansion, the alternatives were found to be inconsistent with policies designed to strengthen the City's in-fill area, promote a compact city, and avoid sprawl. Alternative 5 was also found to be inconsistent with land use map principles that are designed to avoid placement of new residential units near freeways.	LS	N/R	LS	N/R	SU	N/R	SU	LU-1.1 LU-1.2
Impact LU-2: Compatibility with Surrounding Land Uses. This impact was designed to assess each land use alternative for compatibility with land uses that surround each of the sites being studied. Land uses that are proposed under Alternatives 2 through 4 were found to be compatible. Under Alternative 5, the designation of residential uses on the Intervening Lands site was found to be incompatible with the institutional and freeway uses on and adjacent to this site. A mitigation was proposed to reduce this impact to a less than significant level (LU-1.2).	LS	N/R	LS	N/R	LS	N/R	S	LU-1.2
Impact LU-3: Conversion of Agricultural Land to Urban Use. The majority of the Davis planning area has soils that support classification as prime agricultural land. While in-fill sites and the two smaller sites being studied (Mace Ranch, Under Second Street) were not found to not adversely impact viable agriculture, development of the other sites being studied under each alternative were found to be a significant and unavoidable impact. Alternative 5 would result in the greatest conversion of agricultural lands (up to 938 acres), followed by Alternative 4 (680 acres). Alternatives 2 and 3 (Covell Center – Business Park variation) also would result in the conversion of agricultural lands, although the amount would be lower (449 and 79 acres, respectively).	SU	N/A	SU	N/A	SU	N/A	SU	N/A
Impact LU-4: Change in Views. In assessing impacts on views, the quality of existing views of a site and the potential for development to block an existing panoramic view were considered. Each land use map alternative was found to have a significant and unavoidable impact due to potential development on sites being studied. Development of	SU	N/A	SU	N/A	SU	N/A	SU	N/A

Table 2-3. Continued

Impact Finding	Alternative 2		Alternative 3		Alternative 4		Alternative 5	
	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations
the Signature, Mace Ranch, Under Second Street, Sutter-Davis Hospital, Intervening Lands, and in-fill sites were not found to be significant impacts due to their existing urban setting and lack of panoramic views through these sites. The development of the Nishi/Gateway site was found to be significant, but was reduced to less than significant with application of mitigations. Potential development of the Covell/ Gateway, Davis Technology Campus, Intervening Lands, and Oeste Campus sites were found to have a significant and unavoidable impact.								
Impact LU-5: Potential Increase in Daytime/Nighttime Light and Glare. This impact was designed to address each land use map alternative's potential to create a new source of substantial light and glare, which could affect existing views in the area. Land uses that are proposed under Alternatives 2 and 3 were found to introduce a minimal amount of nuisance light or glare into areas that are currently surrounded by lighted development (e.g., street lights) and were found to have less-than-significant impacts assuming compliance with the City's "Dark Sky Ordinance". However, Alternatives 4 and 5 were found to introduce a significant amount of nuisance light or glare into areas that currently have a minimal amount of existing light. Even with compliance with the City's Outdoor Lighting Control Ordinance and mitigation, development proposed under Alternatives 4 (at the Oeste Campus site) and 5 (at the Davis Technology Campus) would still introduce a significant and unavoidable amount of new light and glare in a predominately rural, undeveloped area.	LS	N/R	LS	N/R	SU	LU-5.1	SU	LU-5.1
Impact LU-6: Exposure of Workers and Residents to Hazardous Wastes or Materials That are Excavated, Disturbed, or Exposed During Development-Related Activities. Although a significant number of local, state, and federal regulations existing to govern the use of hazardous materials, this impact was designed to assess each land use map alternative's potential to increase the risk of exposure to hazardous materials within the planning area. Each land use map alternative was found to have a significant impact.	S	LU-6.1	S	LU-6.1	S	LU-6.1	S	LU-6.1
Impact PH-1. Inconsistency with General Plan Policies. Alternatives 2 and 5 would result in similar increases in housing units. Alternative 4 would produce fewer units than Alternatives 2 or 5 because the Oeste Campus has no residential component. Alternative 3, by reducing current development potential, would result in the smallest increase of any alternative. Alternatives 3, 4, and 5 would result in potential inconsistencies with policies of the proposed plan by either providing insufficient housing to meet Davis' internally generated needs or exceeding the population limit under action (e) (Alternatives 4 and 5).	LS	N/R	S	PH-2.1 PH-2.2 PH-2.3 PH-2.4	S	PH-1.1 PH-1.2 PH-1.3 PH-1.4	S	PH-1.1 PH-1.2 PH-1.3 PH-1.4

Table 2-3. Continued

Impact Finding	Alternative 2		Alternative 3		Alternative 4		Alternative 5	
	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations
Impact PH-2. Inability to Provide Housing to Meet Fair-Share Requirements. Revised fair-share numbers will be released by SACOG sometime prior to June 2002. If the numbers are similar to those issued for the current planning period (2,346 total units and 1,203 very low- and low-income housing units), none of the four alternatives will produce housing sufficient to meet those projected needs. Further, the City's Affordable Housing Ordinance alone will not be able to require sufficient housing in new projects to meet the very low- and low-income need under any of the alternatives.	LS	N/R	S	PH-1.1 PH-1.2 PH-1.3 PH-1.4 PH-2.1 PH-2.2	S	PH-1.1 PH-1.2 PH-1.3 PH-1.4 PH-2.1 PH-2.2	S	PH-1.1 PH-1.2 PH-1.3 PH-1.4 PH-2.1 PH-2.2
Impact: PH-3. Inability to Comply with the City/County Pass-through Agreement. Each of the four alternatives will allow the City to meet its obligatory growth rate under the City's pass-through agreement with Yolo County when averaged over the planning period. Under the City/County agreement, the City must have a population of at least 60,145 persons by 2010. The estimated population under Alternative 2 would be 65,222; under Alternative 3, 62,073; under Alternative 4, 64,094; and under Alternative 5, 65,458. There is no impact under any of the alternatives.	NI	N/R	NI	N/R	NI	N/R	NI	N/R
Impact PS-1. Consistency with General Plan Policies. Each land use map alternative was assessed for consistency with the applicable policies (existing General Plan for Alternative 2 and the General Plan update for Alternatives 3 through 5). Each land use map alternative was found to be consistent with the applicable policies. The impacts of Alternatives 3 through 5 related to changes in policy were also assessed and found to not adversely effect the environment.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Impact PS-2. Increased Demand for Law Enforcement Services. This impact was designed to assess each land use alternative for its effect upon the demand for additional law enforcement services (new police officers). The need for additional police services are measured using a City-standard of 1.3 officers per 1,000 persons. Since all land uses create some demand for police service, and since service standards are based on population ratios, this demand was assessed for the overall growth projected for each land use alternative, and was not assessed for each individual site being studied. From the perspective of the physical environment, policies are provided to ensure adequate coverage. As population and development increase, there will be fiscal impacts associated with the provision of additional officers and equipment. These fiscal impacts were found to not be the subject of this EIR, but were evaluated in the fiscal study prepared for the General Plan, and incorporated by reference herein. Overall, the land use map alternatives were found to have a less than significant impact upon increased demand	LS	N/R	LS	N/R	LS	N/R	LS	N/R

Table 2-3. Continued

Impact Finding	Alternative 2		Alternative 3		Alternative 4		Alternative 5	
	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations
for law enforcement services since policies have been provided requiring adequate coverage for all new projects.								
Impact PS-3A. Increased Demand for Fire Protection Services. Each land use alternative was assessed for its effect upon demand for fire protection services. The need for additional fire personnel is measured using a ratio of 1 firefighter per 1,000 persons currently used by the City. Since all land uses create some demand for fire service, and since service standards are based on population ratios, this demand was assessed for the overall growth projected for each land use alternative, and was not assessed for each individual site being studied. As population and development increase, there will be fiscal impacts associated with the provision of additional fire personnel and equipment. These fiscal impacts were found to not be the subject of this EIR, but were evaluated in the fiscal study prepared for the General Plan, and incorporated by reference herein. Overall, the land use map alternatives were found to have a less than significant impact upon increased demand for fire services since policies have been provided requiring adequate coverage for all new projects.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Impact PS-3B. Adequacy of Fire Protection Infrastructure. This impact was designed to assess each of the land use alternatives for its effect upon the need for new or modified fire protection infrastructure. The primary measure of this impact is response time from existing/propose fire stations. As shown on Figure 5C-1, several areas of the City (existing developed areas of the City, in-fill areas, and other sites being studied) are not covered by the current (without Station 30) and future (with Station 30) fire infrastructure. All of the land use map alternatives were found to have a significant and unavoidable impact upon the need for additional fire protection infrastructure due to their existing and planned development outside the City's 5-minute response area.	SU	N/A	SU	N/A	SU	N/A	SU	N/A
Impact PS-4. Impacts on Existing School System. Each land use alternative was assessed for its effect upon the expansion of the existing school system. Under current state law, all development is assumed to have some impact on school facilities. State law also specifies that the collection of standardized fees (based on new dwelling units and square footage for non-residential uses) has been determined to be adequate mitigation for all school facility requirements. Based on these assumptions, this impact was assessed for the overall impact of each land use map alternative, and was not assessed for each individual site being studied. For Alternatives 2 through 5, impacts on the school system were found have a less than significant effect.	LS	N/R	LS	N/R	LS	N/R	LS	N/R

Table 2-3. Continued

Impact Finding	Alternative 2		Alternative 3		Alternative 4		Alternative 5	
	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations
Impact PS-5. Impacts on Library System. Each land use alternative was assessed for its effect upon the expansion of the existing library system. The need for additional library services is measured using planning guidelines provided by Yolo County (the service provider for library services in the City). Since all land uses create some demand for library services, and since service standards are based on population ratios, this demand was assessed for the overall growth projected for each land use alternative, and was not assessed for each individual site being studied. Alternatives 2 through 5 were found to have a significant effect related to the need for additional library space and materials in the future. Mitigation was proposed to reduce this impact to a less than significant level (PS-5.1).	S	PS-5.1	S	PS-5.1	S	PS-5.1	S	PS-5.1
Impact PS-6. Impacts on Park and Recreation Facilities. Each land use alternative was assessed for its effect upon the need for park and recreational facilities. The need for additional park and recreation facilities is measured using planning guidelines established by the City. Although the primary demand for park and recreation services are residential uses, all land uses create some demand. Since service standards are based on population ratios, this demand was assessed for the overall growth projected for each land use alternative, and was not assessed for each individual site being studied. Alternatives 2 through 5 were found to have a less than significant impact these resources based on existing and proposed plans.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Impact PS-7. Impacts on Water Supply and Distribution Facilities. Each land use alternative was assessed for its effect upon the demand for water and water distribution infrastructure. Under each of the land use map alternatives, the City will have sufficient water supplies available to serve existing and future planned development. Regarding water distribution and storage facilities, the City has determined that it has adequate facilities to handle the demands planned under buildout of the existing General Plan. This would mean that Alternatives 2 and 3 can be supplied by existing or planned infrastructure. For Alternative 4 (Oeste Campus site) and Alternative 5 (Davis Technology Campus and Intervening Lands sites), existing and planned water distribution infrastructure was determined to be inadequate to handle the demands of these projects, and would therefore result in a significant and unavoidable impacts.	LS	N/R	LS	N/R	SU	PS-7.1	SU	PS-7.1
Impact PS-8. Impacts on Sewer Mains and Capacity, and Expansion of Treatment Facilities. Each land use alternative was assessed for its impact upon extension of wastewater infrastructure and capacity. Regarding sewer collection and treatment	LS	N/R	LS	N/R	SU	PS-7.1 PS-8.1	LS	PS-7.1 PS-8.1

Impact Finding	Alternative 2		Alternative 3		Alternative 4		Alternative 5	
	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations
infrastructure, the City has determined that it has adequate facilities to handle the demands planned under buildout of the existing General Plan. This would mean that Alternatives 2 and 3 were found to have a less than significant impact upon requiring the extension of wastewater infrastructure and capacity. For Alternative 4 (Oeste Campus site) and Alternative 5 (Davis Technology Campus and Intervening Lands sites), existing and planned sewer/wastewater collection infrastructure was determined to be inadequate to handle the demands of these projects, and would therefore result in a significant and unavoidable impacts.								
Impact PS-9. Impacts on Solid Waste Landfill Capacity. Each land use map alternative was assessed for its impact on landfill capacity. Solid waste generation for each land use alternative is measured using a factor based on population (current solid waste generation divided by current population). Using this approach, impacts were assessed using overall population growth projected under each land use alternative, and were not assessed for each individual site being studied. Alternatives 2 through 5 were found to have a less than significant impact since they would not generate solid waste flows above planned capacities.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Impact TC-1. Consistency with General Plan Policies. Consistency with the policies stated in the existing General Plan (Alternative 2) and the General Plan update (Alternatives 3 through 5) were evaluated. Alternative 2 was found to be consistent. Alternatives 3 and 4 were found to be consistent with policies designed to accommodate a variety of different transportation modes, and provide for a more efficient circulation system. Alternative 5 was found to be inconsistent with a number of alternative transportation mode policies due to it isolated location from the City center and other City development. Alternatives 3 through 5 were found to be inconsistent with the CMP for three roadway segments.	LS	N/R	S	TC-1.1	S	TC-1.1	SU	TC-1.1
Impact TC-2. Impacts on Roadway System. This impact was designed to evaluate how each land use map alternative would impact the City of Davis' roadway system. Each land use alternative was found to cause a significant and unavoidable impact by increasing traffic volumes due to the projected land use growth.	SU	TC-2.1 TC-2.2	SU	TC-2.1 TC-2.2	SU	TC-2.1 TC-2.2	SU	TC-2.1 TC-2.2
Impact TC-3. Impacts to Bicyclists and Pedestrians. This impact was designed to evaluate how each land use map alternative would impact bicyclists and pedestrians in the City of Davis. Although the risk (rate) of being in an accident as a bicyclist or pedestrian would not increase, the higher levels of automobile traffic and bicycle/pedestrian traffic	SU	N/A	SU	N/A	SU	N/A	SU	TC-3.1

Table 2-3. Continued

Impact Finding	Alternative 2		Alternative 3		Alternative 4		Alternative 5	
	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations
may result in a higher number of overall accidents. Although the risk does not increase, the potential for a higher number of accidents was seen as a significant and unavoidable impact. Alternative 5 was also found to have an impact on planned bicycle/pedestrian facilities since the current General Plan update does not show an extension of the bicycle network to the proposed Davis Technology Campus or Intervening Lands sites. Mitigation was proposed to reduce this impact to a less than significant level (TC-3.1).								
Impact TC-4. Impacts to Transit Services. This impact was designed to evaluate how each land use map alternative would impact transit services in the City of Davis. For Alternatives 2 through 4, the General Plan provides adequate planning and implementation of transit facilities and was, therefore, found to cause a less than significant impact. For Alternative 5, the Davis Technology Campus or Intervening Lands sites were found to not be conducive of convenient and efficient transit services, and were therefore determined to have a significant and unavoidable impact.	LS	N/R	LS	N/R	LS	N/R	SU	N/R
Impact TC-5. Impacts to Truck Routes. This impact was designed to evaluate how each land use map alternative would impact truck routes within the City of Davis. Because truck traffic within the City is relatively low, each land use alternative was found to cause a less than significant impact on roadway operations within the City.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Impact TC-6. Impacts to Rail and Air Services. This impact was designed to evaluate how each land use map alternative would impact rail and air service within the City of Davis. Each land use map alternative was found to have no adverse impact on the construction or operation of light rail services, or on regional or local air traffic.	NI	N/R	NI	N/R	NI	N/R	NI	N/R
Impact AQ-1. Consiste ıcy with General Plan Policies. Consistency with the policies stated in the existing General Plan (Alternative 2) and the General Plan update (Alternatives 3 through 5) were evaluated. All of the land use map alternatives evaluated were found to be consistent with proposed policy guidance in relation to locational decisions. For Alternatives 3 through 5, the proposed changes in policy (accepting higher levels of congestion on roadways) will contribute to an increase in emissions in the planning area and air basin. Since the air basin is currently considered a nonattainment area for ozone (for which automobile emissions are a primary contributor), changes in policy would have a significant and unavoidable environmental impact.	LS	N/R	SU	N/A	SU	N/A	SU	N/A
Impact AQ-2. Increase in PM10, ROG, and NO_x Emissions During Construction and Operation Phases. This impact was designed to address the construction- and operation-related PM10, ROG, and NO_x emissions associated with each land use map	SU	AQ-2.1	SU	AQ-2.1	SU	AQ-2.1	SU	AQ-2.1

Table 2-3. Continued

Impact Finding	Alternative 2		Alternative 3		Alternative 4		Alternative 5	
	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations
alternative. Each alternative was found to have a significant and unavoidable impact due to the combined construction and operation emissions that clearly exceed the significance thresholds established by the YSAQMD. Adoption of mitigation measure AQ-2.1, which calls for the amendment of General Plan update policy AIR 1.1 to incorporate by reference specific pollutant control measures recommended by the YSAQMD, WOULD reduce air pollutant emissions, but the impact would remain significant and unavoidable.								
Impact AQ-3. Increase in Local CO Emissions Resulting from Project-related Traffic Increases. This impact was designed to address operation-related CO emissions associated with each land use map alternative. Traffic generated under each alternative was shown to cause an exceedance of state CO standards at the intersection of Richards Boulevard and First Street (the intersection with the highest congestion), but is not expected to exceed standards at other intersections. Due to the exceedance at Richards Boulevard and First Street, each alternative was found to have a significant and unavoidable impact related to local CO emissions.	SU	N/A	SU	N/A	SU	N/A	SU	N/A
Impact NOI-1. Consistency with General Plan Policies. Impacts were assessed for each land use map's consistency with the locational policies stated in the existing General Plan (Alternative 2) and the General Plan update (Alternatives 3 through 5). Each land use map alternative was determined to have a significant and unavoidable impact due to existing and potential future development within the in-fill areas of the City. Many locations within the City are currently impacted by unacceptable noise levels, and increases in regional traffic and traffic within the City will further this impact. Alternative 5 was also found to be inconsistent due to the residential designation given to the Intervening Lands site (issue with adjacency to Interstate 80). For Alternatives 3 through 5, proposed reductions in roadway level of service standards were found to have an adverse effect on noise related to increases in congestion. Policy changes in the General Plan update also add new policies targeted at reducing noise impacts. Much of the change related to policy modifications will offset each other.	SU	NOI-1.1	SU	NOI-1.1	SU	NOI-1.1	SU	NOI-1.1 LU-1.1 LU-1.2
Impact NOI-2. Exposure of Noise-Sensitive Land Uses to Construction-Related Noise. This impact was designed to assess the impact on sensitive receptors when exposed to the temporary generation of noise from construction of the various developments proposed under each alternative. Given the noise standards included in the City's Noise Ordinance, Alternatives 2 through 5 were not found to have the potential to	SU	NOI-2.1 NOI-2.2 NOI-2.3	SU	NOI-2.1 NOI-2.2 NOI-2.3	SU	NOI-2.1 NOI-2.2 NOI-2.3	SU	NOI-2.1 NOI-2.2 NOI-2.3

Table 2-3. Continued

Impact Finding	Alternative 2		Alternative 3		Alternative 4		Alternative 5	
	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations
have a significant and unavoidable impact (individual projects will need further evaluation on a case-by-case basis once construction techniques and locations,are known in detail).								
Impact NOI-3. Exposure of Noise-Sensitive Land Uses to Operations-Related Noise. This impact was designed to assess the impact on sensitive receptors when exposed to noise generated by operations from the various developments proposed under each land use map alternative. Alternative 2 was determined to have a significant impact related to inadequacies in the policies contained in the existing General Plan. Including the policy set from the General Plan update mitigated this impact. Alternatives 3 and 4 were found to have a less-than-significant impact due to the application of sound reducing measures and restrictions on development outlined in the General Plan update policies. Potential development of residential uses on the Intervening Lands site as part of Alternative 5 was found to have a significant impact due to the proximity of residential uses to the I-80 corridor and surrounding public uses. This was mitigated by requiring a change in land use type and requiring the preparation of a specific plan for this site and the Davis Technology site.	SU	NOI-1.1 NOI-3.1	SU	NOI-1.1	LS	NOI-1.1	SU	NOI-1.1 NOI-3.1 LU-1.1 LU-1.2
Impact HYD-1. Consistency with General Plan Policies. This impact was designed to assess the differences in policy between the existing General Plan and the General Plan update. Alternative 2 was found to have significant impacts related to lack of sufficient policy guidance needed to protect water resources. Alternatives 3 through 5 were found to improve protections related to flooding and water quality with implementation of the General Plan update.	S	HYD-1.1	NI	N/R	NI	N/R	NI	N/R
Impact HYD-2. Changes to Existing Drainage Patterns and Amounts of Surface Runoff. The analysis found that some of the sites being studied (Nishi/Gateway, Covell Center, Oeste Campus, Davis Technology Campus, and Intervening Lands sites) could generate substantial new runoff due to urban development. For Alternatives 3 through 5, the proposed General Plan update contains specific policies (WATER 3.1 and 3.2 and associated standards and actions) that require new development be designed, constructed, and operated to mitigate for drainage and runoff impacts. For Alternative 2, the policies in the existing General Plan were found to be inadequate. For Alternatives 3 through 5, modification to one General Plan update policy was made to ensure protection of downstream properties.	S	HYD-1.1 HYD-2.1	S	HYD-2.1	S	HYD-2.1	S	HYD-2.1

Table 2-3. Continued

Impact Finding	Alternative 2		Alternative 3		Alternative 4		Alternative 5	
	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations
Impact HYD-3. Exposure of People and Property to Flooding Hazards. The analysis found that the Sutter-Davis Hospital site, Oeste Campus site, portions of the City's planning area, and a very small amount of the in-fill area (in northwest Davis) are within a FEMA-designated 100-year floodzone. Some lands east of the City with an elevation lower than 25 feet above mean sea level also are in the inundation zone if a levee along the Yolo Bypass fails during a flood event. This includes portions of the Davis Technology Campus and the Intervening Lands sites. These impacts were found to be mitigated for all alternatives through application of General Plan policies and existing building codes.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Impact HYD-4. Construction-Related, Short-Term Water Quality Degradation. All four land use map alternatives were evaluated for this impact, and none were found to found to have significant effects. Development of all alternative is subject to the federal NPDES regulations, which specifically target sources of water quality degradation. Alternative 3 represents limited additional development but will be subject to specific policies in the General Plan update and City regulations that are designed to avoid impacts. While Alternatives 4 and 5 increase the potential for impact because they represent greater growth potential, their impacts are also addressed by the specific policies identified in the proposed General Plan update (which include the NPDES requirements) and City grading regulations.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Impact HYD-5. Long-Term Water Quality Degradation Associated with Urban Runoff. None of the four land use alternatives were found to found to have significant effects. Development under Alternative 2 is subject to the federal NPDES regulations, which specifically target sources of water quality degradation. Alternative 3 represents limited additional development but will be subject to specific policies in the General Plan update that are designed to avoid impacts. Although Alternatives 4 and 5 increase the potential for impact because they represent greater growth potential, but their impacts are addressed by specific policies identified in the proposed General Plan update, which include the NPDES requirements.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Impact HYD-6. Long-Term Changes in Groundwater Supply and Quality. All four land use map alternatives were evaluated for this impact, and none were found to found to have significant effects. Groundwater supplies are sufficient to support these alternatives, and policies within the existing General Plan and proposed General Plan update provide for long-term protection and conservation.	LS	N/R	LS	N/R	LS	N/R	LS	N/R

Table 2-3. Continued

Impact Finding	Alternative 2		Alternative 3		Alternative 4		Alternative 5	
	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations
Impact BIO-1. Consistency with General Plan Policies. Consistency of each of the four alternatives with the policies of the existing General Plan and the General Plan update was evaluated.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Impact BIO-2. Loss or Temporary Disturbance of Riparian Woodland and Scrub. There has been a substantial statewide decline of riparian communities in recent years, which has led state and federal agencies to adopt policies to arrest further losses. Riparian woodland and scrub are present along Putah Creek, Dry Slough, Channel A (north of Covell Boulevard and crossing County Road 102), possibly along other drainages in the planning area, and on some of the sites being studied. Therefore, implementation of each land use map alternative may result in the loss or temporary disturbance of riparian woodland and scrub habitat. For this resource, the General Plan was found to have a significant impact, and mitigations were added to reduce this to a less than significant level.	S	BIO-2.1	S	BIO-2.1	S	BIO-2.1	S	BIO-2.1
Impact BIO-3. Loss or Temporary Disturbance of Non-Native Grassland, Ruderal or Agricultural Areas. The overall impact of each of the four alternatives is significant, but can be reduced to a less than significant impact with mitigations proposed. Mitigation of Alternative 2 is dependent upon application of the identified mitigation measures to all future development projects. Mitigation of the impacts of Alternatives 3, 4, and 5 is dependent upon both the policies of the General Plan update and application of the mitigation measures to future development projects. Based on the reduced area potentially subject to development, Alternative 3 would have the least potential impact, and Alternative 5 would have the greatest relative potential impact.	S	BIO-2.1	S	BIO-2.1	S	BIO-2.1	S	BIO-2.1
Impact BIO-4. Loss or Temporary Disturbance of Alkali Grassland, Meadow, or Scrub. All of the alternatives would result in losses, but with the identified mitigation measures, the overall impact of each is less than significant. Alternatives 2 and 3 offer the least impacts, with Alternatives 4 and 5 having greater relative impacts.	S	BIO-2.1	S	BIO-2.1	S	BIO-2.1	S	BIO-2.1
Impact BIO-5. Loss or Temporary Disturbance of Wetlands and Other Waters of the U.S. All the alternatives would result in significant impacts, but with the identified mitigation measures, the impacts would be less than significant. Alternative 3 has the least impact during the planning time frame. Alternative 2 has a smaller relative impact than Alternatives 4 and 5.	S	BIO-2.1	S	BIO-2.1	S	BIO-2.1	S	BIO-2.1
Impact BIO-6. Impacts to Special-Status Species. The overall impact of each of the four alternatives was significant based on the potential to impact a range of species on the	S	BIO-2.1	S	BIO-2.1	S	BIO-2.1	S	BIO-2.1

Impact Finding	Alternative 2		Alternative 3		Alternative 4		Alternative 5	
	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations
sites being studied. Alternative 5, by virtue of its larger area of potential development, would have the greatest relative impact.								
Impact BIO-7. Impacts from Noxious Weeds. The overall impact of each of the four alternatives is significant due to the potential for spread of noxious weeds through grading and other site disturbance. Alternative 5, by virtue of its larger area of potential development, would have the greatest relative impact.	S	BIO-7.1	S	BIO-7.1	S	BIO-7.1	S	BIO-7.1
Impact BIO-8. Impacts to Landmark Trees and Other Existing Trees. Based on existing and proposed General Plan policies, potential impacts to heritage trees was reduced to a less than significant level. The relative impacts of Alternatives 4 and 5 are likely to be greater than those of the other two alternatives based on land area converted.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Impact GEO-1. Consistency with General Plan Policies. Each land use map alternative was assessed for consistency with the applicable policies (existing General Plan for Alternative 2 and the General Plan update for Alternatives 3 through 5). Each land use map alternative was found to be consistent with the applicable policies. The impacts of Alternatives 3 through 5 related to changes in policy were also assessed and found to not adversely effect the environment.	NI	N/R	NI	N/R	NI	N/R	NI	N/R
Impact GEO-2. Exposure of People and Property to Possible Seismic Hazards. All four land use map alternatives were found have a less-than-significant impact, based on the relative seismic stability of the planning area and application of the Uniform Building Code to new development.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Impact GEO-3. Potential Property Damage as a Result of Building on Expansive Soils. All four alternatives were found to have a less-than-significant impact. Expansive soils exist in many parts of the planning area, and all of the sites being studied have soils with at least a moderate potential for shrink-swell effects. For all sites being studied and potential in-fill development within the rest of the planning area, the application of existing and proposed General Plan policies, compliance with the Uniform Building Code, and standard development practices used by the City will mitigate the impact to a less-than-significant impact.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Impact CR-1. Consistency with General Plan Policies. Consistency with the policies stated in the existing General Plan (Alternative 2) and the General Plan update (Alternatives 3 through 5) were evaluated. All of the land use map alternatives evaluated were found to be consistent with proposed policy guidance. In addition, the goals, policies, standards, and actions in the existing General Plan and the proposed General	NI	N/R	NI	N/R	NI	N/R	NI	N/R

Impact Finding	Alternative 2		Alternative 3		Alternative 4		Alternative 5	
	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations	Overall General Plan	Project Mitigations
Plan update were found to not adversely impact other environmental resources. General Plan policies are expected to have no adverse impact on cultural resources.								
Impact CR-2. Potential Damage to or Destruction of Known and/or Unknown Cultural Resources. Each of the four land use map alternatives has the potential to damage or destroy cultural resources that have not been identified at this time. Despite the protections that will be provided by the goals, policies, standards, and actions of the existing General Plan and proposed General Plan update, the land use map alternatives may still have a significant impact on cultural resources. Given the larger geographic extent of new development that would result from Alternatives 4 and 5, these alternatives have a greatest potential for impacting cultural resources. In addition to impacts on unknown resources, studies on the Covell Center and Oeste Campus sites have identified potential resources that will require additional survey work and/or mitigation. These have also been determined to be significant prior to application of mitigation. The impacts identified will all be reduced to a less than significant impact with application of mitigation measure CR-2.1.	S	CR-2.1	S	CR-2.1	S	CR-2.1	S	CR-2.1

SU = Significant unavoidable
S = Significant, but can be reduced to less than significant with mitigations included
LS = Less than significant
NI = No impact
N/A = None available
N/R = Mitigation not required

Table 2-4. Summary of Mitigation Measures for General Plan

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
LU-1.1. Develop Planning Guidelines for the Area (Alternative 5). This impact can be further reduced to a less-than-significant level modifying the General Plan update to require that the Davis Technology Campus site and the Intervening Lands site be designated to require a single specific plan that will cover both sites.	City-sponsored change	City-sponsored change	Davis City Council	Prior to adoption of General Plan update
LU-1.2. Modify General Plan Direction (Alternative 5). This impact can be reduced to a less-than-significant level by selecting alternative uses (i.e., non-noise-sensitive uses) that are more sensitive to the land use patterns in the area. Potential uses would include commercial, office, business park, university-related research park, industrial, public/semi-public, or urban reserve. If Mitigation Measure LU-1.1 is implemented, the requirements of this Mitigation Measure shall be instigated in the resulting specific plan as well.	City-sponsored change	City-sponsored change	Davis City Council	Prior to adoption of General Plan update
LU-5.1. Implement Light Control Measures for Schools (Alternatives 4 and 5). The DJUSD shall ensure that all school development that includes the use of specialized lighting during school-related activities or events by City or private recreation groups comply with the intent and provisions of the City's Outdoor Lighting Control Ordinance. Specific measure that could be used to limit the amount of light trespass and glare include the use of shielding and/or directional lighting methods to ensure that spillover light does not exceed 0.5 foot candles at the schools' property line. Review of these measures shall occur as specific construction and/or development plans are submitted to the Davis Joint Unified School District.	DJUSD	DJUSD	DJUSD	Prior to the DJUSD approval of the sites' development plan
LU-6.1. Implement a Hazardous Materials Management Plan (Alternatives 2 through 5). This impact can be reduced to a less-than-significant level by adding a new standard to the General Plan update under Policy HAZ 4.1 to say: "Before construction starts, a project proponent will submit a hazardous materials management plan for construction activities that involve hazardous materials. The plan shall discuss proper handling and disposal of materials used or produced onsite, such as petroleum products, concrete, and sanitary waste, shall be established prior to the commencement of construction-related activities and strictly enforced by the project proponent. A specific protocol to identify health risks associated with the presence of chemical compounds in the soil and/or groundwater and identify specific protective measures to be followed by the workers entering the work area. If the presence of hazardous materials is suspected or encountered during construction-related activities, the project proponent shall complete a Phase I or Phase II hazardous materials study for each identified site."	Project proponent	Project proponent	City of Davis Public Works	Prior to construction activities

Table 2-4. Continued

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
PH-1.1. Add an Action to Policy LU A.1 (Alternatives 3, 4, and 5). The policy impact can be reduced to a less-than-significant level by adding a reconciling action to Policy LU A.1. The Action could read: "Develop guidelines for infill projects and zoning changes to allow increases in density that do not jeopardize the character of the existing city and its neighborhoods."	Davis City Council	City of Davis Planning and Building Department and Davis City Council	City of Davis Planning and Building Department	Prior to adoption of General Plan update
PH-1.2. Revise Policy LU 1.1 (Alternatives 3, 4, and 5). The City of Davis should revise Policy LU 1.1 as follows: "Provide for adequate growth to meet the needs of households whose work or study activities are in Davis, without jeopardizing the character of the city and its neighborhoods."	City of Davis Planning and Building Department and City of Davis City Council	City of Davis Planning and Building Department and City of Davis City Council	City of Davis Planning and Building Department	Prior to adoption of General Plan update
PH-1.2. Revise Action LU 2.1e (Alternatives 3, 4, and 5). The City of Davis should revise Policy LU 1.1 as follows: "The City shall adopt design guidelines for adding second units to provide guidance to property owners and neighbors on acceptable ways to create additional housing without jeopardizing the character of existing neighborhoods. The Planning and Building Department shall make available a basic information sheet to inform interested parties that second or additional units are allowed in the residential categories."	City of Davis Planning and Building Department and City of Davis City Council	City of Davis Planning and Building Department and City of Davis City Council	City of Davis Planning and Building Department	Prior to adoption of General Plan update
PH-1.3. Amend Action (e) under Policy LU 1.1. (Alternatives 3, 4, and 5). The policy impact can be reduced to a less-than-significant level by amending Policy LU 1.1 to reflect the alternative chosen as the General Plan project, as anticipated in the explanatory text for the action.	City of Davis Planning and Building Department and City of Davis City Council	City of Davis Planning and Building Department and City of Davis City Council	City of Davis Planning and Building Department	Prior to adoption of General Plan update
PH-1.3½. Delete Standard LU 2.1(a) (Alternatives 3, 4, and 5). The policy impact can be reduced to a less-than-significant level by deleting the policy calling for the City's housing stock to be 50% single-family detached.	Davis City Council	City of Davis Planning and Building Department and Davis City Council	City of Davis Planning and Building Department	Prior to adoption of General Plan update
PH-2.1. Add a Housing Action to Policy LU 1.1. (Alternatives 3, 4, and 5). At the next revision of the City's Housing Element, the City should revise the land use map and pertinent Land Use and Growth Management policies, standards, and actions, if necessary, to ensure that the supply of land available for residential development can accommodate the needs of future residents of all income levels.	City of Davis Planning and Building Department and City of Davis City Council	City of Davis Planning and Building Department and City of Davis City Council	City of Davis Planning and Building Department	Prior to the City's approval or adoption of the General Plan

Table 2-4. Continued

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
Alternatives for revisions may include redesignating land from nonresidential to residential use, identifying new locations for selective in-fill, or other programs authorized under state law for accommodating housing needs.				
PH-2.1. Add a Housing Action to Policy LU 1.1. (Alternatives 3, 4, and 5). At the next revision of the City's Housing Element, the City should revise the land use map and pertinent Land Use and Growth Management policies, standards, and actions, if necessary, to ensure that the supply of land available for residential development can accommodate the needs of future residents of all income levels. Alternatives for revisions may include redesignating land from nonresidential to residential use, identifying new locations for selective in-fill, or other programs authorized under state law for accommodating housing needs.	City of Davis Planning and Building Department and City of Davis City Council	City of Davis Planning and Building Department and City of Davis City Council	City of Davis Planning and Building Department	Prior to the City's approval or adoption of the General Plan
PS-5.1. Implement Expansion Measures to Meet Library Standards (Alternatives 2 through 5). The City shall add the following policy and action to the General Plan update. "**Policy A&C 1.5.** The City shall encourage the Yolo County to compensate for the increased demand in library space and materials by using various expansion techniques, including, but not limited to, book mobiles and satellite facilities. **Actions** a. Encourage the private sector to fund library construction and book acquisition through corporate sponsorships and individual memberships."	City-sponsored change	City-sponsored change	Davis City Council	Prior to adoption of General Plan update
PS-7.1. Engineering Feasibility Study (Alternatives 4 and 5). Prior to project review and approval of projects on the Sutter-Davis, Oeste Campus, Davis Technology Campus, or Intervening Lands sites, the project proponent shall submit a detailed engineering assessment of the project's water demand and sewer/wastewater production, and an assessment of the City's infrastructure system to handle the project in question. The project proponent shall be required to provide mitigation to offset impacts on the water system as determined by the City. If Mitigation Measure LU-1.1 is adopted, this analysis shall be prepared as part of the specific plan for the Davis Technology Campus/Intervening Lands specific plan.	Project proponent	Project proponent	City of Davis Planning and Building Department	Prior to project approval
PS-8.1. Require Expansions of Sewer Infrastructure to Pay For Improvements (Alternatives 4 and 5). Add the following goal, policy statements, and action item to Chapter 6, Water, in the General Plan.	City-sponsored change	City-sponsored change	Davis City Council	Prior to adoption of General Plan update

Table 2-4. Continued

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
"**WASTEWATER** **GOAL WATER 5.** Remain within the capacity of the City wastewater treatment plant. **Policy WATER 5.1** Evaluate the wastewater production of new large scale development prior to approval to ensure that it will fall within the capacity of the plant. **Policy WATER 5.2** Provided that the existing plant capacity is not exceeded, require new large scale development to pay its fair share of the cost of extending sewer service to the site. **Action.** a. Require new large scale development to include a funding mechanism for the installation and maintenance of sewer service to the site."				
TC-1.1. Work with County to Modify CMP Standards (Alternatives 3 through 5). The City will work with Yolo County to revise the current CMP to bring it into compliance with the City's policies on circulation.	City-sponsored change	City-sponsored change	Davis City Council	Initiate change within one year following adoption of General Plan update
TC-2.1. Project-Specific Traffic Studies. As part of the initial project review for any new project, the City Engineer may determine that a project-specific traffic study shall be prepared. Studies shall identify impacted roadway segments and intersections and recommend mitigation measures designed to reduce these impacts to acceptable levels.	Developer and successors in interest	Developer and successors in interest	City of Davis Public Works Department	Prior to project review by Planning Commission/City Council
TC-2.2. Roadway Improvements. The City shall implement the roadway improvements identified in Table 5D-12 through 5D-15 that can be improved by roadway expansion up to the number of lanes allowed by General Plan policy. This mitigation may be completed by funding and construction by the City, collection of pro rata share contributions from applicable developments, or construction by project developer contributing to the need for the improvement. Future developers will be responsible for reimbursing the costs of improvements on a pro-rata basis.	City, development fees, or developer	City or developer	City of Davis Public Works Department	As specified in the City's Capital Improvement Plan or as required by project construction
TC-3.1. Extension of Planned Bicycle Network (Alternative 5). If Alternative 5 is adopted, the City shall incorporate the extension of the bicycle network easterly on Chiles Road and shall require new development at the Intervening	Developer and successors in interest	Developer and successors in interest	City of Davis Planning and Building Department	Prior to project occupancy

Table 2-4. Continued

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
Lands and Davis Technology Campus sites to fund the extension of facilities to their sites from existing City facilities. Funding may be in the collection of pro rata share contributions from applicable developments, or construction by a project developer contributing to the need for the improvement. Future developers will be responsible for reimbursing the costs of improvements on a pro-rata basis.				
AQ-2.1. Revise Policy AIR 1.1, Action D (Alternatives 2 through 5). Revise Policy AIR 1.1, Action D to include the specific fugitive dust-control, ROG, and NOx, measures that are required by the YSAQMD to reduce both construction and operations-related emissions of these pollutants.	Davis City Council	City of Davis Planning and Building Department and Davis City Council	City of Davis Planning and Building Department	Prior to adoption of General Plan update
NOI-1.1. Acoustic Study and Policy Assessment (Alternatives 2 through 5). The City should conduct an acoustic study of the City and revise noise standards and ordinances to reflect the urbanized setting of the City.	Davis City Council	City of Davis Planning and Building Department and Davis City Council	City of Davis Planning and Building Department	Begin study in the year 2000
NOI-2.1. Acoustic Studies for Construction (Alternatives 2 through 5). For Alternatives 3 through 5, this impact can be reduced in adversity by modifying the language in Action NOISE 1.1g to include assessment of construction impacts. For Alternative 2, this language should be added as a new policy. "Require an acoustic study for all proposed projects that would have noise exposure that may exceed City Noise Ordinance standards for construction activities or impacts after development that would be greater than normally acceptable as indicated by Figure 37 of the General Plan update."	Davis City Council	City of Davis Planning and Building Department and Davis City Council	City of Davis Planning and Building Department	Prior to adoption of General Plan update for Alternative 3 through 5, and as part of a General Plan amendment presented during the year 2000
NOI-2.2. Construction Mitigation (Alternatives 2 through 5). For Alternatives 2 through 5, this impact can be reduced in adversity by adding a new action to the General Plan text. "The project proponent shall employ noise-reducing construction practices. The following measures shall be incorporated into contract specifications to reduce the impact of construction noise. • All equipment shall have sound-control devices no less effective than those provided on the original equipment. No equipment shall have an unmuffled exhaust. • As directed by the City, the contractor shall implement appropriate additional noise mitigation measures including, but not limited to, changing the location of stationary construction equipment, shutting off idling equipment, rescheduling construction activity, notifying adjacent residents in advance of	Davis City Council	City of Davis Planning and Building Department and Davis City Council	City of Davis Planning and Building Department	Prior to adoption of General Plan update for Alternative 3 through 5, and as part of a General Plan amendment presented during the year 2000

Table 2-4. Continued

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
construction work, or installing acoustic barriers around stationary construction noise sources."				
NOI-2.3. Revise Davis Noise Ordinance (Alternatives 2 through 5). Revise the City's Noise Ordinance (Chapter 16B, "Noise Regulations" of the City of Davis Municipal Code) to reflect construction criteria that can be met by typical construction activities.	Davis City Council	City of Davis Planning and Building Department and Davis City Council	City of Davis Planning and Building Department	Within one year of adoption of General Plan update
NOI-3.1. Noise Goals, Policies, Standards, and Actions (Alternative 2). This impact can be reduced to a less-than-significant level by replacing the goals and policies in the existing General Plan with GOAL NOISE 1 and associated policies, standards, and actions from the General Plan update.	Davis City Council	City of Davis Planning and Building Department and Davis City Council	City of Davis Planning and Building Department	As part of a General Plan amendment presented during the year 2000
HYD-1.1. Incorporate Planning Guidelines (Alternative 2). This impact can be reduced to a less-than-significant level by incorporating the additional policy protections provided under the General Plan update to the policies contained in the existing General Plan.	Davis City Council	City of Davis Planning and Building Department and Davis City Council	City of Davis Planning and Building Department	As part of a General Plan amendment presented during the year 2000
HYD-2.1. Modification to Standard HAZ 1.1a (Alternatives 2 through 5). This impact can be reduced to a less-than-significant level by modifying the language in Standard HAZ 1.1a to include protection of drainage patterns as follows: "No development may occur in flood-prone areas, including all areas below an elevation of 25 feet, unless mitigation of flood risk is assured. Any mitigation proposed by the project proponent to mitigate flood risks shall demonstrate that the mitigation/design does not adversely impact other properties."	Davis City Council	City of Davis Planning and Building Department and Davis City Council	City of Davis Planning and Building Department	Prior to adoption of General Plan update for Alternative 3 through 5, and as part of a General Plan amendment presented during the year 2000
BIO-2.1. Additional Biological Resources Policy (Alternatives 2 through 5). For Alternatives 2 through 5, impacts to riparian woodland and scrub can be reduced in adversity by adding new standards to Policy HAB 1.1 in the General Plan update and adding a similar policy and actions to the existing General Plan. Also included is a revision to Standards 1.1a and 1.1b in the General Plan update. "**Standard HAB 1.1a.** Heritage oak trees and City-designated signature trees shall be protected. Sensitive biological resources should be protected." "**Standard HAB 1.1b.** Project design shall demonstrate that avoidance of sensitive resources has been integrated into project design. Where avoidance is not feasible, the project proponent shall compensate for the loss or disturbance within Yolo County. The type and amount of compensation shall be determined in conjunction with the appropriate local, state, and/or federal regulatory agency involved."	Davis City Council (policy change), project proponent (compliance with policy)	City of Davis Planning and Building Department and Davis City Council (policy change), project proponent (compliance with policy)	City of Davis Planning and Building Department, USACE, USFWS, DFG	Prior to adoption of General Plan update for Alternative 3 through 5, and as part of a General Plan amendment presented during the year 2000 (policy change); prior to any ground-disturbing activities (compliance with policy)

Table 2-4. Continued

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
"**Standard HAB 1.1n.** The City shall require a biological survey be prepared by a qualified biologist for proposed development areas that may contain sensitive resources as defined by the City or appropriate state or federal regulatory agencies. The biological study shall be prepared as a requirement of the environmental assessment of a given project unless the City's Planning Director determines, based on previous studies or other evidence, that the site's current state would preclude the finding of sensitive resources. Agricultural use or plowing of a site does not eliminate the probability of sensitive resources. Such studies, when required, shall include: • surveys and mapping of special-status plants and wildlife during the appropriate identification periods; • mapping and quantification of sensitive habitat loss; and • delineation and quantification of waters of the U.S., including vernal pools, swales, alkali wetlands, seasonal wetlands, and other wetlands shall be done use the current USACE wetland delineation manual. For areas of non-native grassland, ruderal, developed, or agricultural lands that are determined to contain no special-status species, inclusions of alkali grassland, meadow and scrub, native perennial grassland, or wetlands, no further mitigation will be required. If sensitive habitats are identified, please refer to the mitigation measure(s) below pertaining to that resource to avoid, minimize, or compensate significant effects on these resources accordingly." "**Standard HAB 1.1o.** If a biological study of a site determines the presence of sensitive biological resources, the project proponent will retain a qualified biologist, approved by the agency(s) with regulatory responsibility, to monitor construction activities in sensitive biological resource areas." "**Standard HAB 1.1p.** Sensitive biological resources located in or adjacent to the construction area will be protected by placing orange construction barrier fencing, or stakes and flags, including buffer zones (where appropriate and depending on the type of resource). Adjacent resources that may require protection include oak woodland, riparian woodland and scrub vegetation, drainages, vernal pools and				

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
swales, other wetlands, native grassland, special-status species populations, and elderberry shrubs."				
BIO-7.1. Survey and Avoid Impacts from Noxious Weeds (Alternatives 2 through 5). "**Standard HAB 1.1q.** In order to avoid or minimize impacts from noxious weeds, the City, land manager, or project proponent should implement the following steps. • The City shall work with regulatory agencies to develop a plan to identify and manage those weed species or weed infestation areas which pose the greatest threat to sensitive biological resources, agricultural areas, or other high priority resources. • Project proponents will be required to survey and implement prevention measures, abatement measures, and postproject monitoring of noxious weeds as a component of land management or land development projects. All measures should be consistent with other City policies (e.g., minimization of pesticide use).	Davis City Council (policy change), project proponent (compliance with policy)	City of Davis Planning and Building Department and Davis City Council (policy change), project proponent (compliance with policy)	City of Davis Planning and Building Department, USACE, USFWS, DFG	Prior to adoption of General Plan update for Alternative 3 through 5, and as part of a General Plan amendment presented during the year 2000 (policy change); prior to any ground-disturbing activities (compliance with policy)
CR-2.1 Protection of Unknown Cultural Resources (Alternatives 2 through 5). This impact can be reduced to a less-than-significant level by replacing the language in Standard HIS1.2b with the following: "A cultural resources survey shall be required for development sites where cultural resource conditions are not known (as required by the Planning and Building Department). Resources within a project site that cannot be avoided should be evaluated. Additional research and test excavations, where appropriate, should be undertaken to determine whether the resource(s) meets CEQA and/or NRHP significance criteria. Impacts to significant resources that cannot be avoided will be mitigated in consultation with the lead agency for the project. Possible mitigation measures include: • a data recovery program consisting of archaeological excavation to retrieve the important data from archaeological sites; • development and implementation of public interpretation plans for both prehistoric and historic sites;	Davis City Council	City of Davis Planning and Building Department and Davis City Council	City of Davis Planning and Building Department	Prior to adoption of General Plan update

Table 2-4. Continued

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
• preservation, rehabilitation, restoration, or reconstruction of historic structures according to Secretary of Interior Standards for Treatment of Historic Properties; • construction of new structures in a manner consistent with the historic character of the region; and • treatment of historic landscapes according to the Secretary of Interior Standards for Treatment of Historic Landscapes."				

This site was determined to not be designated in consistency with other General Plan update policies and principles (avoid locating residential uses near freeway).

Population and Housing. Although the population growth under each alternative is fairly similar (Alternative 2, 10,794; Alternative 3, 7,645, Alternative 4, 9,666; Alternative 5, 11,030), employment changes are more dramatic. This coupled with increasing enrollment at UC Davis will lead to difficulties in meeting housing demands under all alternatives.

Public Services and Utilities. All of the alternatives were found to have significant and unavoidable impacts related to fire protection coverage (some areas are not covered by 5-minute response range). The major difference between alternatives relates to water and sewer infrastructure. Infrastructure has been developed to handle the buildout projected in the existing General Plan, and shortfalls in capacity of some facilities are likely to occur with Alternative 4 (Oeste Campus) and Alternative 5 (Davis Technology Campus and Intervening Lands).

Traffic and Circulation. Each alternative was found to have significant and unavoidable impact on roadway congestion. Existing and proposed policies limit the number of roadway lanes that can be built in response to traffic, resulting in some roadways with high levels of congestion. Significant and unavoidable impacts were also assessed for all alternatives based on the potential for more accidents with vehicles. While the actual risk of an accident is not expected to increase, the increase in bicyclists/pedestrians and vehicles could result in a higher number of incidents. Alternative 5 was the only alternative to have a significant (and unavoidable) impact on transit services due to the outlying location of the Davis Technology Campus and Intervening Lands. Alternative 5 was also found to have a significant and unavoidable impact on General Plan policy (inconsistent with a number of policies dealing with alternative transportation modes).

Air Quality. All of the alternatives were found to have significant and unavoidable impacts on air quality related to increases in emissions, primarily automobile emissions. On a regional basis, the difference between alternatives is not significant. The policy change in the General Plan update to accept lower traffic levels of service was found to have a significant and unavoidable impact on air quality (higher emissions).

Noise. Each alternative was found to have significant and unavoidable impact on noise related to increases in development and traffic. This EIR determined that the City's current construction noise restrictions resulted in significant and unavoidable impacts on most project sites involving heavy equipment.

Hydrology and Water Quality. With application of General Plan policies and mitigation measures proposed, all impacts on hydrology and water quality were reduced to a less than significant level.

Biological Resources. All of the sites being studied were found to have the potential for significant impacts on biological resources. With application of General Plan policies and mitigations included in this EIR, all biological resources impacts were reduced to a less than significant level.

Soils, Geology, and Mineral Resources. With application of General Plan policies, all impacts on soils, geology, and mineral resources were found to be less than significant impacts.

Cultural Resources. With application of General Plan policies and mitigation measures proposed, all impacts on cultural resources were reduced to a less than significant level.

Environmentally Superior Alternative

For the General Plan update, the environmentally superior alternative is Alternative 3, Reduced Buildout Scenario. This alternative is superior in that it reduces the adversity of impacts that are driven by the amount of development within the planning area, such as traffic. This alternative is superior to the No Project Alternative (Alternative 2, Buildout to 2010 Using Existing General Plan). This conclusion is based on the enhanced level of detail and environmental protection provided in the goals, policies, standards, and actions contained in the text and diagrams of the General Plan update. When applied to future projects, this enhanced level of guidance will ensure that environmental impacts are reduced to the greatest extent possible.

SUMMARY OF NEW JUNIOR HIGH SCHOOL

Location

The DJUSD is proposing to acquire a site suitable for the future development of a new junior high school. Based on an evaluation of alternative sites, the district has selected a 90-acre site located adjacent to the southwest side of the curve in the road where Covell and Mace Boulevards join as its preferred alternative (see Figure 3-3 for location).

Objectives

The DJUSD has determined that a third junior high school campus will be needed to serve the growing student enrollment in the district. The objectives of the proposed project are as follows:

- Identify alternative sites that may be suitable for acquisition.
- Select a preferred alternative for acquisition.

In selecting a set of alternative sites to be considered for acquisition, the DJUSD developed the following basic siting criteria. To be usable, the site needs to:

- provide a site of 35-40 acres plus a 5- to 10-acre buffer between the school site and adjacent uses;
- have a buildable area capable of supporting buildings of between 60,000 and 100,000 square feet and allowing for a school to house an average daily attendance of 800 students;
- be suitable for joint use capabilities, including the ability to have lighted fields without significant impacts on neighboring uses;
- provide efficient vehicular access for staff and for dropping off/picking up students (actual design of access has not been completed at this stage);
- provide safe bicycle and pedestrian access;
- be located in an area that will allow the district to create three balanced junior high attendance areas (the existing junior high schools are in west and central Davis, and a location in the east of southeast portion of the district is desired);
- have a balance between the need for good vehicular access and the need to be away from the pollution and safety concerns of major roadways; and
- comply with Department of Education and Education Code standards which, in part, include regulations regarding toxics, airports, floodplains, and power lines.

Proposed Project and Alternatives

The project being proposed by the DJUSD, and being analyzed in this EIR, is the establishment of a new junior high school. Once a site has been selected, the DJUSD will

complete project design and will prepare an initial study to evaluate the potential impacts associated with construction and operation of the proposed junior high school. This initial study will build on (or tier from) the environmental information contained in this document. Impacts that are found to be new or substantially different from those presented in this EIR may require additional CEQA compliance before project approval, funding, or construction.

In evaluating potential sites for a new junior high school, the school district reviewed in detail five alternative sites. Chapter 6, "School Site Alternatives", provides a detailed environmental comparison of the alternatives. The alternative sites that were considered by the district include the following locations:

- **Signature Site Alternative**. This alternative includes a 90-acre site located adjacent to the southwest side of the curve in the road where Covell and Mace Boulevards join. Based on the objectives/criteria presented above, the district has determined that this site best meets its needs for a new junior high school. This site provides good access, has sufficient buffer areas, and is located on the east side of the district. This alternative is included in Alternatives 4 and 5 of the General Plan update in this EIR, and a graphic depiction of the two potential site layouts is shown in Figure 6.

- **Mace Ranch Alternative**. This alternative is proposed for a site previously designated for an elementary school and park as part of the Mace Ranch development. This site is located at the corner of Alhambra and Loyola Drives. A primary disadvantage of this site is the need to obtain and use lands designated as a park site.

- **Covell Alternative**. This alternative would locate the junior high school on a parcel within the Covell Center property. A potential location would be near the intersection of Pole Line Road and Donner Avenue. A disadvantage of this site is its proximity to Holmes Junior High School.

- **Shriners Alternative**. This alternative would be located near the intersection of Covell Boulevard and a northerly extension of Alhambra Drive. This site required a higher level of infrastructure before development and was located further from the southern side of the district.

- **Willowbank Alternative**. This alternative was intended to assess the potential to site a junior high school facility in South Davis. The proposed site is located near the northwest intersection of Mace Boulevard and Montgomery Avenue. The availability of this site is an issue because this site has an approved tentative tract map and final plan development review for residential development. Given the level of approvals for this site for a residential development, this alternative was dropped from further consideration, and is not evaluated further in this EIR.

Impacts of the Proposed New Junior High School (Signature Site)

A summary of the environmental impacts and proposed mitigation measures associated with the establishment of a new junior high school are presented in Tables 2-5 and 2-6 (located at the back of this chapter). These tables reflect the premitigation CEQA conclusions of significance, recommended mitigation measures, and postmitigation CEQA significance conclusions for each impact.

In addition to the cumulative impacts discussed under the General Plan update summary (Alternative 4 and 5), Chapter 6 identified the following significant and unavoidable impacts related to the Signature site (the proposed project), including the following:

- Conversion of agricultural land to urban use
- Impacts on roadway system (site access under design "Version A")
- Impacts to bicyclists and pedestrians (discussed in Chapter 5D)
- Exposure of sensitive uses to construction noise
- Exposure of sensitive uses to operations noise

Environmentally Superior Alternative

The no project alternative for this project is the same as that described for the General Plan update. Under this scenario, the DJUSD would continue to operate out of the two existing junior high school sites. This would result in overcrowding of existing facilities and degraded service to residents in the southeast and east sides of town due to the distance traveled to the existing facilities.

For the establishment of a new junior high school, the environmentally superior alternative is the proposed project; establishment of a new junior high school on the Signature site. This alternative is superior in that it has reduced impacts (fire response, minimizes travel to school).

OTHER CEQA-RELATED CONCLUSIONS

Cumulative Impacts

The CEQA Guidelines (Section 15130) require that the cumulative impacts of a proposed project or program be addressed in an EIR when the cumulative impacts could be significant. Cumulative impacts are the incremental effects of a proposed project that, added to the impacts

of other closely related past, present, and reasonably foreseeable future projects, are found to be cumulatively considerable. Cumulative impacts for the General Plan and new junior high school site are jointly described more fully in Chapter 7, "Cumulative Impacts and other CEQA-Required Analyses".

Growth-Inducement and Growth-Related Impacts

The proposed General Plan update would result in growth-inducing impacts. Development proposed under the General Plan would foster economic growth in Davis and the surrounding area as new employers create increased demand for goods and services. The provision of new housing also would directly result in population growth within the City. Regarding population growth, the General Plan update does maintain policies designed to limit population growth in Davis. Future population growth is fairly consistent with the 1987 General Plan, and is consistent with the Sacramento Area Council of Governments (SACOG) planning projections.

The proposed General Plan update would increase demand for existing community facilities and services. The fiscal impacts of the proposal are addressed in the study by BAE (prepared under separate cover).

Although the General Plan update contains policies designed to minimize the expansion of the City's urban area and related growth inducing impacts, Alternatives 4 and 5 do expand the urbanized area of the City through the inclusion of two business park/research park expansion areas. The proposed project could encourage development on sites that are located on land beyond the existing urban edge.

Additional details on growth-inducement and growth-related impacts for the General Plan and new junior high school are contained in Chapter 7 of this EIR.

Irreversible Environmental Changes

Section 15126(f) of the State CEQA Guidelines requires an EIR to include a discussion of significant irreversible environmental changes that would result from implementation of a project. Implementation of the proposed General Plan update would result in the commitment of nonrenewable natural resources used in construction (such as gravel, petroleum products, and others) and slowly renewable resources (such as wood products for individual project construction). Development and operation of specific projects in the planning area also would result in a commitment of energy resources in the form of fossil fuels, including fuel oil, natural gas, gasoline for automobiles, and facility utility services. For the City, an increased commitment of public services (e.g., expansion of fire infrastructure and personnel, increases in police personnel, and so forth) and public maintenance services also would result from

Table 2-5. Summary of Impacts and Mitigations Required for the Proposed Junior High School Site Alternatives

The following symbology is used throughout this table:
SU = Significant unavoidable
S = Significant, but can be reduced to less than significant with mitigations included
LS = Less than significant
NI = No impact
N/A = None available
N/R = Mitigation not required

Impact Finding	Signature Site		Mace Ranch Alternative		Covell Alternative		Shriners Alternative	
	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation
Potential Environmental Impacts Common to All Four Sites								
Aesthetics and Hazardous Materials. The inclusion of lighting for athletic fields and recreational facilities will introduce a new source of light and glare. Given each of the proposed sites' proximity to residential uses and location to the various urban edges of the City, such lighting would create an additional source of light and glare with a significant impact on nearby residences.	SU	LU-1	SU	LU-1	SU	LU-1	SU	LU-2
Construction of the new junior high school could involve the use of hazardous materials during construction-related activities and could expose construction workers to an increased risk of exposure to these materials.	S	LU-2	S	LU-2	S	LU-2	S	LU-2
Construction of the new school could result in long-term impacts related to hazardous materials if the Signature site was known to contain hazardous materials from past uses. The DJUSD has not found any evidence indicating that past uses of this site involved the use, storage, or disposal of hazardous materials.	S	LU-3	S	LU-3	S	LU-3	S	LU-3
The location of the school near agricultural fields would potentially place students and facility in contact with hazardous materials such as pesticides. However, the use of these chemicals is closely regulated by the County Agricultural Commissioner under the authority of Title 3, Division 6 (commencing with Section 6000) of the California Code of Regulations. No aerial application of pesticides will be allowed and pesticides will be limited to the least toxic products available to do the job.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Population and Housing. Each of the four sites is located on undeveloped land that would not require displacement of housing or people.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Development of the various sites for a junior high school is required to accommodate the demands identified in existing buildout projections and plans. Developing the school itself is not considered to be growth inducing. The area's overall shift to residential land uses (in particular the Mace Ranch development) is seen as the major growth inducing development in the area.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Public Services and Utilities. The proposed project may result in a demand for additional public services. The creation of a new school would place some additional	LS	N/R	LS	N/R	LS	N/R	LS	N/R

Table 2-5. Continued

Impact Finding	Signature Site		Mace Ranch Alternative		Covell Alternative		Shriners Alternative	
	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation
demands on fire and police services related to a new facility, although the student population would be the same regardless of whether a new junior high school were built and the students were put into the two existing junior high schools.								
Each site is currently undeveloped and does not contain any recreational resources that would be displaced. The proposed project would include recreational resources for the students, and these facilities would be available to the community through an agreement with the City.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
It is expected that adequate utilities are available to each of the sites or in close proximity to the sites where connections can be made with minimal impacts.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Air Quality—Short Term. Construction of the proposed project could result in emissions of fugitive dust from grading and preparation activities. This could potentially result in the generation of significant adverse air quality effects and exceedance of air quality standards for particulate matter (PM10). Construction equipment could also produce exhaust emissions that could contribute to adverse air quality effects associated with carbon monoxide (CO) and oxides of nitrogen (NOx).	S	AQ-1 AQ-2	S	AQ-1 AQ-2	S	AQ-1 AQ-2	S	AQ-1 AQ-2
Air Quality—Long Term. During operation of the proposed school, heating and boiler units could contribute to NOx emissions. Buses and automobile trips to the site could generate CO and NOx emissions. Operation-related air quality effects are expected to be less than significant, although this project will add cumulatively to significant impacts related to the General Plan.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Noise—Short Term. Construction of the junior high school would result in temporary noise impacts from construction equipment and other construction activities. Residential areas are located adjacent to the sites that could experience increases in noise levels. Adherence to the City's Noise Ordinance would reduce the adversity of construction-related noise impacts, but for any given project site, it is possible that neither significance measure can be met.	SU	N/A	SU	N/A	SU	N/A	SU	N/A
Noise—Long Term. Noise would be generated from increased traffic generated to the site, increased outdoor activity of children at the site, outdoor paging systems and bells, and use of recreation facilities during and after school hours.	SU	NOI-1 NOI-2	SU	NOI-1 NOI-2	SU	NOI-1 NOI-2	SU	NOI-1 NOI-2
Hydrology and Water Quality. Development of the proposed project would increase impermeable surfaces. This increase is expected to be negligible from a groundwater recharge perspective. However, increased urban runoff could occur which could contribute to increased flooding and urban pollutant loadings into water resources.	LS	N/R	LS	N/R	LS	N/R	LS	N/R

Impact Finding	Signature Site		Mace Ranch Alternative		Covell Alternative		Shriners Alternative	
	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation
Additionally, construction activities could result in increased erosion from the site that could potentially affect water quality. None of the sites has been identified as being within a floodplain.								
Soils, Geology, and Minerals. The City of Davis and most of Yolo County is not within an Alquist-Priolo Earthquake Fault Zone. The area is not seismically active and would not likely be affected by seismic-related events. The site may be subject to expansive soils, which would require appropriate construction to avoid impacts. Because the proposed project is a school site, it would be required to be built in accordance with Title 24 of the California Code of Regulations (1998 California Building Code), Title 5 of the CCR (Education), and Title 2 of the California Education Code. Compliance with these required regulations would minimize potential geologic impacts. Prior to final design, the project would require detailed geotechnical engineering studies. Conformance to the recommendations provided by a California Certified Engineering Geologist would further reduce impacts.	LS	N/R	LS	N/R	LS	N/R	LS	N/R
Cultural Resources. Each of the alternative sites is vacant and does not currently contain any known historic or archaeological resources. However, due to the undeveloped nature of the sites, there is the potential to discover unknown resources during construction site preparation and excavation activities.	S	CR-1	S	CR-1	S	CR-1	S	CR-1
Potential Environmental Impacts Unique to the Signature Site								
Land Use and Aesthetics. The Signature site is currently used for agricultural activities and is designated for agricultural use in the City's existing General Plan.	SU	N/A						
Because of the proximity of the Mace Ranch development, the County Agricultural Commissioner already limits the use of pesticides and aerial application in this area. Construction of a school would continue these limitations. The limitations require farmers to more closely monitor potential pest outbreaks so that irrigation can be stopped and the fields dried to allow the entry of machinery to apply pesticides.	LS	N/R						
It is assumed that the Urban Reserve area adjoining the Signature site will develop during the time frame of the General Plan update. Construction of full street improvements to serve the school would be dependent upon development of the Urban Reserve lands adjoining the school. Therefore, development of the Urban Reserve is not as speculative at this site as at the others analyzed in the EIR.	LS	N/R						

Impact Finding	Signature Site		Mace Ranch Alternative		Covell Alternative		Shriners Alternative	
	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation
Aesthetically, development of the proposed school on this vacant site would not result in a substantial change in the existing visual character of the site and surrounding area. This is due to the existing residential development adjacent to the site and the bordering roadway.	LS	N/R						
Public Services and Utilities. Fire and emergency response service is provided to this site by the City of Davis Fire Department. In order to ensure appropriate response to emergencies, the City of Davis utilizes a 5-minute response time from a fire station to a site. The proposed Signature site is within a 5-minute response zone	NI	N/R						
Traffic and Circulation—Version A. Version A assumes development on the "western" portion of the site (see Figure 3-6). A single access onto Covell Boulevard would be created under this alternative. Under the Version A, the balance of the Signature site would likely remain in urban reserve through the General Plan's year 2010 planning horizon. If traffic signals are not installed, very long delays can be expected during the peak morning period with Version A (i.e., single access) regardless of the presence or absence of bicycle facilities (i.e., with either 0.46 or 0.68 automobile trips per student).	SU	N/A						
Traffic and Circulation—Version B. Version B locates the school in the northeastern corner of the site (see Figure 3-6). Under this plan access would be provided to both Covell Boulevard and Mace Boulevard via a loop street that would circle the southern and western school boundaries. Under Version B, it has been conservatively assumed that the creation of the new loop street would accommodate development of the adjoining 45 acres, and for this analysis 180 single family residences have been assumed to be developed in this area. If Version B is selected and adequate bicycle and pedestrian facilities are in place (i.e, 0.46 trip per student), resulting Levels of Service do not exceed LOS "D". However, without adequate bicycle and pedestrian facilities (i.e, 0.68 trips per student), the Level of Service for outbound left turns at the Covell Boulevard access could reach LOS "F" under the eastern alternative.	LS	N/R						
Air Quality. No violation of either the 1-hour or the 8-hour CO standard was found during model runs. For both versions, concentrations are much lower than the 1-hour and 8-hour state standard of 20 ppm and 9 ppm, respectively.	LS	N/R						
Biological Resources. The Signature site is currently vacant and used for agricultural operations. Because the site is not in a natural condition, it is not likely that sensitive biological species occur onsite. However, the agricultural areas could serve as habitat and/or foraging areas for biological resources such as the Swainson's hawk.	S	BIO-2						

Table 2-5. Continued

Impact Finding	Signature Site		Mace Ranch Alternative		Covell Alternative		Shriners Alternative	
	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation
Potential Environmental Impacts Unique to the Mace Ranch Alternative								
Land Use and Aesthetics. The current school site was planned for an elementary school and would not have the land area needed to develop a junior high school. The DJUSD would work with the City to jointly develop and use the adjacent park site that is currently undeveloped. The proposed project would require amendment of the General Plan designation to public/semi-public.			SU	N/A				
No agricultural uses exist onsite that could be affected by the proposed project.			LS	N/R				
The project site is within the urban area and would be aesthetically consistent with surrounding uses.			LS	N/R				
Public Services and Utilities. Fire and emergency response service is provided to this site by the City of Davis Fire Department. In order to ensure appropriate response to emergencies, the City of Davis utilizes a 5-minute response time from a fire station to a site. The proposed Mace Ranch site is outside of the 5-minute response zones of existing or proposed stations.			SU	N/A				
Traffic and Circulation. The development of a new school at the Mace Ranch site would require greater use of Loyola Boulevard and Alhambra Drive. The volume of background traffic on each of these streets results in satisfactory LOS, and increases of this magnitude would not result in any location exceeding the General Plan standard.			LS	N/R				
Because of the peak traffic characteristics of a school, it is likely that residents living along Loyola Drive (west of Monarch Lane) will experience higher traffic volume levels during the a.m. peak hour. It is likely that a traffic signal will be needed at the Alhambra Drive/Loyola Boulevard intersection to accommodate automobile traffic and pedestrians.			LS	N/R				
Biological Resources. The site is currently undeveloped and could potentially serve as habitat and/or foraging areas for several biological resources. In particular, this site has documented burrowing owl nests in fairly high concentration.			S	BIO-2				
Potential Environmental Impacts Unique to the Covell Alternative								
Land Use and Aesthetics. This alternative site is located in the northeastern portion of the planning area. The site is currently undeveloped and is used for agricultural purposes as part of a larger agricultural parcel. Development of the proposed school on this site would result in a substantial change from the existing character of the site and surrounding area.					SU	N/A		
Development of the proposed school on this vacant site would result in a substantial change to the existing character of the site and the surrounding area. Nearby residents					SU	N/A		

Table 2-5. Continued

Impact Finding	Signature Site		Mace Ranch Alternative		Covell Alternative		Shriners Alternative	
	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation
and motorists will be affected by the change in views, as a result of development on the site.								
Public Services and Utilities—Short Term. Fire and emergency response service is provided to this site by the City of Davis Fire Department. In order to ensure appropriate response to emergencies, the City of Davis utilizes a 5-minute response time from a fire station to a site. The proposed Covell site is outside of the existing 5-minute response zones.					SU	N/A		
Public Services and Utilities—Long Term. The Covell site will be within the 5-minute coverage of Station 30, which is proposed for development near this site.					LS	N/R		
Traffic and Circulation. Development of a school in the Covell area may increase the projected traffic volume on the Covell Center internal circulation system and on the portion of Pole Line Road north of Covell Boulevard. These streets are projected to deliver good LOS.					LS	N/R		
Development of a school in Covell Center could be accommodated with no impact on adjacent neighborhoods. Access via Crossroads Boulevard would permit development of a signalized access to both Covell Boulevard and Pole Line Road, and pedestrian crossings could be created at both locations.					NI	N/R		
Biological Resources. The Covell site is currently largely undeveloped but is actively used for agriculture and could potentially serve as habitat and/or foraging areas for several biological resources.					S	BIO-2		

Table 2-5. Continued

Impact Finding	Signature Site		Mace Ranch Alternative		Covell Alternative		Shriners Alternative	
	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation	Impact Finding	Project Mitigation
Potential Environmental Impacts Unique to Shriners Alternative								
Land Use and Aesthetics. Development of the proposed school at the Shriners site would not be consistent with either the existing land use designation or the agricultural designation proposed in all of the alternatives considered under the City's General Plan update. The project would require amendment of the General Plan designation from agriculture to public/semi-public.							SU	N/A
The Shriners site is currently undeveloped and is used for agricultural purposes as part of a larger agricultural parcel. Development of the proposed school on this site would result in a substantial change from the existing character of the site and surrounding area due to the small development footprint in relation to the site.							SU	N/A
Nearby residents and motorists will be affected by the change in views of the site as a result of development of the site.							SU	N/A
Public Services and Utilities—Short Term. Fire and emergency response service is provided to this site by the City of Davis Fire Department. In order to ensure appropriate response to emergencies, the City of Davis utilizes a 5-minute response time from a fire station to a site. The proposed Covell site is outside of the existing 5-minute response zones.							SU	N/A
Public Services and Utilities—Long Term. The Covell site will be within the 5-minute coverage of Station 30, which is proposed for development near this site.							LS	N/R
Traffic and Circulation. The development of this site would result in traffic in the same roads as those used by the Signature site. It is unlikely that placing the site at this location would change the volume of traffic on these streets.							LS	N/R
The access suitability of this location would be similar to the Signature site; however, the site's proximity to the Covell Boulevard/Alhambra Boulevard intersection may restrict opportunities for access. Ideally signalized intersection spacing of ¼ mile is desirable on arterial streets, but spacing of 700 to 800 feet may be workable.							LS	N/R
Biological Resources. The site is currently undeveloped and could potentially serve as habitat and/or foraging areas for several biological resources.							S	BIO-2

SU = Significant unavoidable
S = Significant, but can be reduced to less than significant with mitigations included
LS = Less than significant
NI = No impact
N/A = None available
N/R = Mitigation not required

Table 2-6. Summary of Mitigation Measures for the Proposed Junior High School Site

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
LU-1 Implement Light Control Measures for Schools. The DJUSD shall ensure that all school development that includes the use of specialized lighting during school-related activities or events by City or private recreation groups comply with the intent and provisions of the City's Outdoor Lighting Control Ordinance. Specific measure that could be used to limit the amount of light trespass and glare include the use of shielding and/or directional lighting methods to ensure that spillover light does not exceed 0.5 foot candles at the schools' property line. Review of these measures shall occur as specific construction and/or development plans are submitted to the Davis Joint Unified School District.	DJUSD	DJUSD	DJUSD	Prior to the DJUSD approval of a site's development plan
LU-2 Implement a Hazardous Materials Management Plan. The DJUSD shall ensure that a hazardous materials management plan for construction activities on sites identified as having potential hazardous materials contamination is in place. The plan shall identify the proper handling and disposal of materials used or produced onsite, such as petroleum products, concrete, and sanitary waste, shall be established prior to the commencement of construction-related activities and shall be strictly enforced by the DJUSD.	DJUSD	DJUSD	DJUSD	Prior to the DJUSD approval of a site's development plan
LU-3 Conduct Phase 1 Hazardous Materials Environmental Assessment. Prior to certification of this EIR, the DJUSD will conduct a phase 1 assessment of the Signature site to document the environmental compliance status of the site and adjacent areas through a data base search of existing records, historical aerial photo review of the study area, and site reconnaissance. Potential hazardous materials issues will be identified, and mitigation measures will identify the need for further investigations, if required.	DJUSD	DJUSD	DJUSD	Prior to EIR certification
AQ-1. Implement Fugitive Dust Control Measures. The DJUSD shall ensure that the construction contractor reduce dust emissions related to construction by applying water or dust suppressants to exposed earth surfaces during clearing, grading, earthmoving, and other site preparation work. Water should be applied twice per day to minimize dust generation and dust-suppression materials should be applied as needed. A dust suppressant that has a minimal impact on biological resources (such as lignin sulfonate or water) should be used. Proof will be provided to the YSAQMD that an adequate and reliable supply of dust suppressant can be made available to all contractors. Mud and dirt carried out on truck-wheels from construction sites onto public streets should be cleaned up daily. On completion of site preparation activities, all disturbed areas should be planted or paved to reduce windblown dust.	DJUSD	DJUSD	DJUSD	During grading and construction

Table 2-6. Continued

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
AQ-2. Ensure that all Stationary and Mobile Construction Equipment are in Proper Running Order. The DJUSD shall ensure that the construction contractor requires that all internal combustion equipment is properly maintained and well tuned according to the manufacturer's specifications. This strategy shall be incorporated into the construction contracts to reduce high levels of NOx emissions associated with heavy-duty construction equipment. To the fullest extent feasible, diesel-powered construction equipment should be replaced with equipment powered by electricity or alternative fuels such as natural gas, and ensure that contractors maintain all stationary and mobile construction equipment in proper running order.	DJUSD	DJUSD	DJUSD	During grading and construction
NOI-1. Prepare a Site-Specific Acoustical Analysis. The DJUSD shall ensure that an acoustic study is prepared for all proposed projects that would have noise exposure exceeding the City Noise Ordinance standards for construction activities or impacts after development that would be greater than normally acceptable as indicated by Figure 37 of the General Plan update.	DJUSD	DJUSD	DJUSD	Prior to the DJUSD approval of a site's development plan
NOI-2. Placement of Noise-Generating Uses/Devices. The DJUSD shall ensure the following design features are included in the proposed project. • All sound generating devices at the school (i.e., buzzers, loudspeakers, etc.) shall be located to face inward to the campus. • To the fullest extent possible, outdoor recreation areas, parking lots, and loading/unloading areas will be located away for adjacent residential uses. If loudspeakers are installed at recreational facilities, they shall be directed away from adjoining residences. • Activities at the school and outdoor recreation areas shall be limited to the hours of operation set out in the noise ordinance of the City of Davis.	DJUSD	DJUSD	DJUSD	Prior to the DJUSD approval of a site's development plan
BIO-1. Survey and Avoid Impacts from Noxious Weeds. The DJUSD shall ensure that impacts from noxious weeds are minimized through implementation of the steps outlined in BIO-7.1 which is more fully described in Chapter 5H "Biological Resources".	DJUSD	DJUSD	DJUSD	Ongoing as part of land management
CR-1. Protection of Unknown Cultural Resources. The DJUSD shall ensure that a cultural resources survey shall be required for development sites where cultural resource conditions are not known (as required by the Planning and Building Department). Resources within a project site that cannot be avoided should be evaluated. Additional research and test excavations, where appropriate, should be undertaken to determine whether the resource(s) meets	DJUSD	DJUSD	DJUSD	Prior to construction of the site

Table 2-6. Continued

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
CEQA and/or NRHP significance criteria. Impacts to significant resources that cannot be avoided will be mitigated using one or more of the following mitigation measures: • a data recovery program consisting of archaeological excavation to retrieve the important data from archaeological sites; • development and implementation of public interpretation plans for both prehistoric and historic sites; • preservation, rehabilitation, restoration, or reconstruction of historic structures according to Secretary of Interior Standards for Treatment of Historic Properties; • construction of new structures in a manner consistent with the historic character of the region; and • treatment of historic landscapes according to the Secretary of Interior Standards for Treatment of Historic Landscapes."				
BIO-2. Biological Resources Measures. The DJUSD shall ensure the following measures are implemented. • Project design shall demonstrate that avoidance of sensitive resources has been integrated into project design. Where avoidance is not feasible, the project proponent shall compensate for the loss or disturbance within Yolo County. The type and amount of compensation shall be determined in conjunction with the appropriate local, state, and/or federal regulatory agency involved." • The DJUSD shall require a biological survey be prepared by a qualified biologist for proposed development areas that may contain sensitive resources as defined by the City or appropriate state or federal regulatory agencies. The biological study shall be prepared as a requirement of the environmental assessment of a given project unless the City's Planning Director determines, based on previous studies or other evidence, that the site's current state would preclude the finding of sensitive resources. Agricultural use or plowing of a site does not eliminate the probability of sensitive resources.	DJUSD	DJUSD	DJUSD	Prior to construction of the site

Table 2-6. Continued

Mitigation Measure	Funding Source	Implementing Party	Monitoring Agency	Timing
Such studies, when required, shall include: • surveys and mapping of special-status plants and wildlife during the appropriate identification periods; • mapping and quantification of sensitive habitat loss; and • delineation and quantification of waters of the U.S., including vernal pools, swales, alkali wetlands, seasonal wetlands, and other wetlands shall be done use the current USACE wetland delineation manual. For areas of non-native grassland, ruderal, developed, or agricultural lands that are determined to contain no special-status species, inclusions of alkali grassland, meadow and scrub, native perennial grassland, or wetlands, no further mitigation will be required. If sensitive habitats are identified, please refer to the mitigation measure(s) below pertaining to that resource to avoid, minimize, or compensate significant effects on these resources accordingly." • If a biological study of a site determines the presence of sensitive biological resources, the project proponent will retain a qualified biologist, approved by the agency(s) with regulatory responsibility, to monitor construction activities in sensitive biological resource areas." • Sensitive biological resources located in or adjacent to the construction area will be protected by placing orange construction barrier fencing, or stakes and flags, including buffer zones (where appropriate and depending on the type of resource). Adjacent resources that may require protection include oak woodland, riparian woodland and scrub vegetation, drainages, vernal pools and swales, other wetlands, native grassland, special-status species populations, and elderberry shrubs."				

implementation of the General Plan update. Additionally, the project will convert prime farmland to urban use and would result in the loss of existing natural resources and biological habitat.

Evolving Issues

The following three issues have the potential for a significant effect on the physical environment of Davis, although the possible extent of analysis in the EIR is limited because of their unique status:

- The use of the former Hunt-Wesson Cannery site;
- UC Davis enrollment projections;
- Measure J, Citizen's Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance.

Use of the Former Hunt-Wesson Cannery Site

In May of 1998, ConAgra, the parent company of Hunt-Wesson, announced that it would close its Davis tomato processing plant within two growing seasons. On May 25, 1999, the Yolo County Board of Supervisors directed the Yolo County Economic Development Council to review the matter of the closing. The Economic Development Council set up a task force to seek information and propose alternative solutions to offset any community impacts. The City of Davis was represented by a city council member and its economic development coordinator on the task force.

On October 12, 1999, ConAgra announced that the Davis plant was closed. The task force then dealt with looking at the immediate impacts and responses for assisting local workers at the plant, and identifying alternative uses for the site.

The task force completed its work and produced the Hunt Wesson "Yes We Can" Task Force Final Report, recommending the following potential uses of the site:

- Maintain industrial zoning, with emphasis on agricultural related uses;
- Convert the site to a research and development facility;
- Explore uses with the University of California, Davis;
- Convert the site for public use as the location of a new high school;
- Use the site as a high density, "rail-served" warehouse facility; or
- Rezone for organic farming uses.

City staff remains in contact with ConAgra representatives. ConAgra has been contacted by agricultural users, fruit packing and developers.

In December, 1999, staff is recommending that the Davis City Council continue efforts through the City's Economic Development Coordinator to develop an economic development strategy and plan for the reuse of the site. The Coordinator would work with the public, city departments and the City Council to find a financially sound and economically viable alternative use for the site in conjunction with the property owners.

While potential uses of the site are being explored for the former Hunt-Wesson Cannery site, the land use designation of Industrial" is proposed to be retained in the General Plan Update. The relationship of the land uses on the former Hunt-Wesson site to the adjacent Covell Center site is one of the considerations in the land use alternatives in the Update.

UC Davis Enrollment Projections

In the Fall Quarter of the 1999-2000 school year, the enrollment at the Davis campus was approximately 24,240 students. The total UC Davis enrollment, including Sacramento programs, was 25,092.

The Long Range Development Plan (LRDP) of UC Davis is the comprehensive plan that addresses physical planning issues for the campus. It guides physical development to achieve the academic needs and goals of the campus through the planning horizon of 2005-06. The current LRDP was adopted by the UC Regents in 1994. It plans for an optimal enrollment of 26,000 students at the Davis campus by 2005-06.

On January 30, 1997, UC Davis Chancellor Larry Vanderhoef wrote a letter to City of Davis Mayor Lois Wolk stating that the UC President asked each campus to provide a preliminary projection of campus enrollment through the year 2010. The President was anticipating a large surge in student demand during the next decade due to the off-spring of the "baby boomer" group. The Chancellor stated that a preliminary projection to the year 2010 is for a total campus enrollment (that is, general campus and health sciences) of near 31,000. This enrollment would also be foreseen as an optimum ultimate size of UC Davis. The Chancellor stated that the when enrollment projections are accepted by the President and the Regents, the impacts of enrollment and employment growth will need to be projected as part of a revision to the campus LRDP. The Chancellor also stated that UC Davis will continue to pursue the objective of housing 25 percent of the general campus enrollment (currently at 19%), subject to housing demand and financial feasibility.

On June 30, 1997, Chancellor Vanderhoef wrote a letter to Mayor Lois Wolk stating that the enrollment projections in the current LRDP through 2005-06 would probably "hold" and that the President is "not prepared to go forward to the Regents with a new long-term enrollment plan." The Chancellor stated that although the Davis campus may someday reach the 31,000

enrollment, he believes that it would happen over a longer period than the 2010 horizon discussed in the January, 1997 letter.

On November 1, 1999, Chancellor Vanderhoef wrote a letter to Mayor Julie Partansky to comment on the "Citizens Right to Vote" measure. He re-stated the assumption, for the sake of this discussion, that UC Davis will grow to 30 – 31,000 students by 2010 and that 30 – 31,000 will be the plateau student population through at least 2025.

As of December, 1999, a revised LRDP with new enrollment and employment estimates has not been initiated or adopted. Should the City of Davis General Plan Update be adopted by the City prior to a revised LRDP being adopted by the Regents, the City should continue to monitor and re-evaluate the LRDP's impacts on the General Plan in terms of land use, growth management and housing.

Measure J, Citizen's Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance

The City Council of the City of Davis is sponsoring an ordinance to be considered by the voters on March 7, 2000. If approved by a majority vote of those voting, the ordinance will require future voter approval of changes in the land use designations of any real property designated as Agricultural or Urban Reserve on the 1987 General Plan Land Use Map to an urban use. The ordinance also affects any urban development on the two vacant properties of Covell Center (northwest of Covell Boulevard and Pole Line Road) and Nishi (west of Olive Drive between Interstate 80 and the railroad tracks). The Ordinance would require proposals for these urban uses to be first approved by City Council, and then approved by the voters, by a majority vote of those voting.

The Ordinance exempts the following from the voter approval requirement: public facilities; the Urban Reserve property north of Sutter Davis Hospital if used for medical facilities; any property with a vested right to develop prior to the adoption of the Ordinance; and permanently affordable housing on nor more than 5 acres per year if necessary to meet the City's fair share housing requirement or the growth rate in the City / County Pass Through Agreement. Infill sites already designated for urban uses would not be affected by the Ordinance.

The Ordinance would remain in effect until December 31, 2010 unless modified or repealed earlier by the voters, by majority vote. Prior to its expiration, the City Council must submit the Ordinance to the voters for renewal, amendment or repeal.

Should the City Council select a land use alternative in the General Plan Update which is subject to the citizen vote requirement of the Ordinance (such as one of the proposed University-related Research Parks), the Council's action on such an alternative would be treated as a separate component pending the citizen vote so that the overall plan document and land use map would go into effect.

Known Areas of Controversy and Issues to Be Resolved

Section 15123(b) of the State CEQA Guidelines requires an EIR to identify areas of controversy known to the lead agency, including issues raised by other agencies and the public. Areas of controversy and concern raised during the initial scoping period covered issues related to air quality and transportation issues. Copies of letters received are included in Appendix A.

Known areas of controversy and issues to be resolved include the following.

- Selection of a preferred alternative.
- Housing balance in relation to jobs growth under Alternatives 4 and 5.
- Application of the concept of "compact urban form" in evaluation of alternatives.
- Change in level of service standards for roadways. The General Plan update lowers existing standards, which will limit roadway expansion and increase congestion. It is also designed to maintain the small-city feel of the community.
- Expansion of Richards Boulevard
- Policies on community shopping. Policy in General Plan update requires a food store in new commercial centers.
- How does the City promote intensification of uses and maintain character.
- Agricultural land conversion associated with alternatives.
- UC Davis growth and impacts to City (especially housing supply).

REQUIRED APPROVALS

The City and other agencies will use this EIR to evaluate compliance of the proposed program with statutory and regulatory requirements. The anticipated approvals by the City for this program include:

- certification of this EIR, and
- approval by Davis City Council of the proposed General Plan.

The purpose of this EIR is to evaluate the proposed program in its entirety. This EIR is intended to serve as a first tier environmental review document for other approvals that may be

necessary or desirable to implement this project. Each individual project will require CEQA review to determine the scope of issues adequately addressed in this program EIR. A focused assessment of some issues may be required to fully evaluate a project's impacts.

Depending on project type, funding, and location, a federal agency may need to make a discretionary action on a proposed project. In this case, the federal agency may require the applicant to comply with the requirement of the National Environmental Policy Act (NEPA). While this document can be used to support the development and scoping of a NEPA document, this document has not been prepared to comply with the requirements of NEPA.

The DJUSD and other agencies will also use this EIR as the basis for site acquisition and as the basis for any required site-specific environmental analysis once final site plans are developed. The anticipated approvals by the DJUSD for this project include:

- certification of this EIR, and
- approval of site acquisition and design initiation by the DJUSD.

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