

## Davis Planning Area

### Land Use

As part of the General Plan update, the City prepared a summary of existing land uses within the planning area. This assessment was based on tax records, business license information, and field surveys by City staff. Since the primary purpose for assembling this table related to the assessment of traffic impacts, the units (e.g., acres, square feet) vary by land use types. Table 5A-1 provides a summary of this land use information.

Table 5A-1. Existing Land Use

Land Use Type	Quantity
Residential (dwelling units)	
Low density	12,607
Medium density	563
High density	8,904
Total Residential	22,074
Neighborhood Retail (square feet)	640,000
General Commercial (square feet)	1,283,000
Office/Business Park (square feet)	1,553,000
Industrial (square feet)	800,000
Parks (acres)	152

### Hazardous Materials

The 1995 Annual Report on Hazardous Waste Sites in the Davis Area, prepared by the Natural Resources Commission, contains status reports on eight identified hazardous waste sites in the City. Of these sites, four are underground storage tanks (UST) at former gas stations, and one is an active UST at a gas station. The other three sites are located on government or former industrial sites. The conditions and levels of remediation at these sites range from approval of work plans to sites where remediation is almost complete. Sites in the City are monitored by a range of local, state, and federal agencies, including the State of California, U.S. Environmental Protection Agency, the Regional Water Quality Control Board, and the Yolo County Department of Environmental Health. (Davis 1999)

The City's Fire Department, with the assistance of the Public Works Department, responds to all types of hazardous materials spills or illegal dumping/disposal. The Yolo County Department of Environmental Health and Safety is responsible for enforcing compliance with the disclosure requirements for all businesses handling hazardous materials in amounts equal to or greater than the State threshold quantities. (Davis 1999)

## Sites Being Studied

Table 5A-2 summarizes existing land use and aesthetic characteristics of the sites being studied as part of the General Plan update.

Table 5A-2. Existing Land Use and Aesthetic Character of the Sites Being Studied

Sites Being Studied	Existing General Plan Designations	Existing Land Use	Williamson Act Contract	Existing Views from Each Site
Nishi/Gateway	Gateway/Olive Drive Specific Plan	Agriculture	No	Urban and local area
Covell Center	Residential low Residential high Highway service commercial Park	Agriculture	No	Urban and agricultural
Signature site	Agriculture	Agriculture	Nonrenewal filed	Urban and agricultural
Mace Ranch	Retail shopping	Vacant	No	Urban
Under Second Street	Office Light industrial	Existing office and vacant	No	Urban and freeway
Sutter-Davis Hospital	Urban reserve	Agriculture	No	Urban and agricultural
Oeste Campus	Agriculture	Agriculture	No	Urban and agricultural
Davis Technology Campus	Agriculture	Agriculture	Nonrenewal filed	Agricultural and freeway
Intervening Lands	Agriculture	Agriculture Soccer fields Department of Fish and Game	No	Agricultural, freeway, and institutional

### Nishi/Gateway

The Nishi/Gateway site is a currently undeveloped portion of the approved Gateway/Olive Drive Specific Plan. Under the adopted Specific Plan, this site is planned for development with office, commercial, institutional, and retail nursery uses. The 44-acre (gross acreage) project site is a long, narrow piece of property that is oriented in a southwest to northeast direction. The site is primarily used for agriculture (typically row crops) with some riparian woodland habitat along a portion of the southern edge of the site. A farmhouse exists on the southern end of the property. Existing land uses surrounding this site are as follows:

- **Southwest.** The southwestern edge of the site is adjacent to the I-80 freeway. Existing trees and riparian areas block the view of the freeway to some extent.

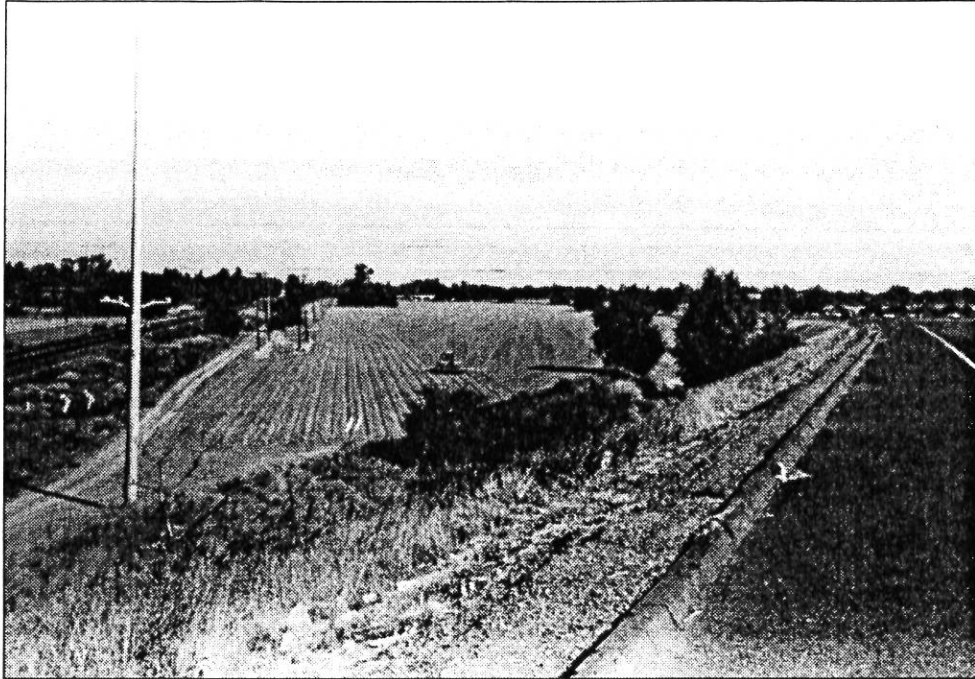
- **Northeast.** The remainder of the Gateway/Olive Drive Specific Plan lies to the northeast of this site. Immediately adjacent to the site is a riparian area that is designated to remain as open space. Across this channel are commercial uses, primarily automotive repair. Further to the northeast is Richards Boulevard, which is lined with commercial uses and is a primary entrance to the downtown area and UC Davis.
- **Northwest.** The northwest side of the property is immediately bounded by the Union Pacific Railroad tracks that run through Davis. On the other side of these tracks is the UC Davis campus. In this area, the university has several shop buildings. Some of these buildings are currently leased to private businesses for machine and automotive repair.
- **Southwest.** The project site comes to a point at its southwest end. Towards that direction are portions of the UC Davis campus and the crossover of the Union Pacific Railroad tracks and the I-80 freeway.

Views from the project site are primarily urban, and are limited to the local area by the I-80 freeway, existing vegetation, and topography. Views of the project site from surrounding areas are limited to the immediate area; however, the site is visible to motorists travelling along I-80 (Figure 5A-1).

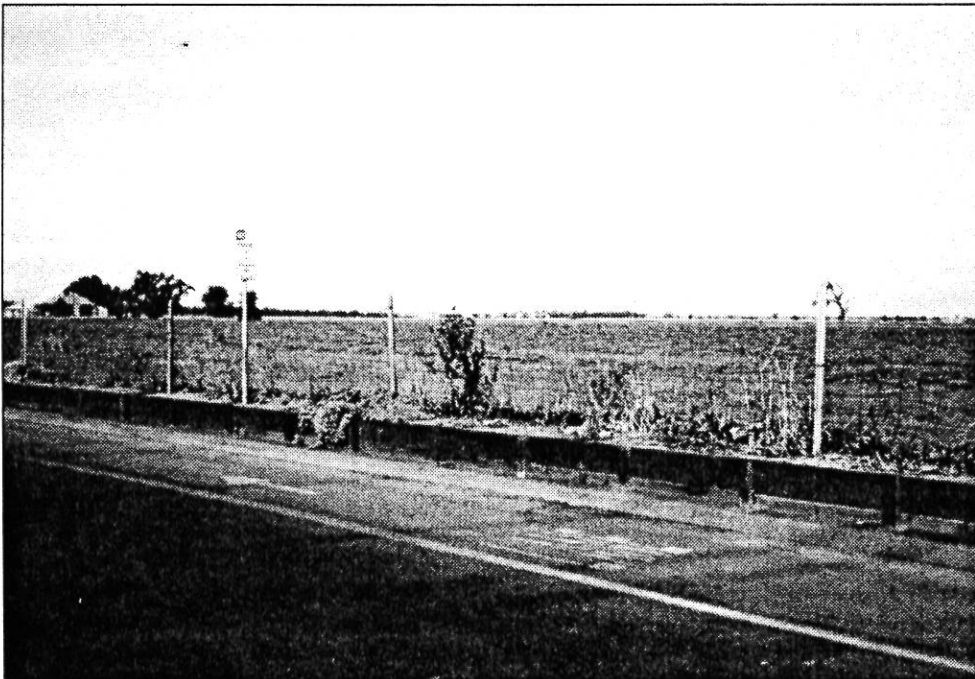
## **Covell Center**

The Covell Center site is a 386-acre (gross acreage) property located along the northern edge of Davis. Although a portion of the property is designated for urban development in the existing General Plan, a specific project has not been approved for this site. The existing General Plan designates the property for development as residential (both low and high density), general commercial, and park uses. The project site is currently used for agriculture. Existing land uses surrounding this site are as follows:

- **South.** Covell Boulevard bounds the south side of the project. On the opposite side of this roadway is a shopping center and residential development.
- **West.** Areas to the west of the project site include the now vacant Hunt-Wesson cannery and a vacant parcel owned by the cannery, along with residential areas.
- **North.** Areas to the north include agricultural land and semi-developed non-native grassland areas, including a go-cart park, target range, and photovoltaic facility.
- **East.** To the east of this site is the Wildhorse development. Currently being built, this development is a residential community with a golf course on the northern edge to act as a buffer to agricultural uses to the north.



View of Nishi/Gateway Site Facing Northeast



View of Covell Center Property Site Facing North



Overall, views from the project site are considered primarily urban with surrounding viewsheds consisting of apartment complexes, homes, small fast food restaurants, retail and industrial uses, and a community golf course. Open space and lands in agricultural production are typical of views to the north of the site, with a new golf course to the east. Views of the project site from surrounding areas are unimpeded (Figure 5A-1) since the site is used for low-lying crops, such as tomatoes.

## **Signature Site**

The proposed Signature site is located southwest of the bend in the road that joins Covell and Mace Boulevards. This 90-acre (gross acreage) site is designated for agricultural use in the existing General Plan. Although within the planning area, this site is not currently within the Davis City limits. Nearly the entire project site is under active agricultural use as disked cropland with small strips of ruderal vegetation occurring along the edges of roadways. Existing land uses surrounding this site are as follows:

- **South.** The southern edge of the site is adjacent to residential development that is part of the Mace Ranch development (both low- and high-density developments). Land south of this site and adjacent to the west edge of Mace Boulevard is designated for office use, although it is currently vacant.
- **West.** The western edge of the site is also adjacent to residential development that is part of the Mace Ranch development.
- **North.** Agricultural lands are located on the north side of Covell Boulevard.
- **East.** Agricultural lands are located on the east side of Mace Boulevard.

Being on the edge of the developed community, views from the project site fall into two categories. To the south and west are typical suburban views of residential uses. To the north and east are wide-open views of active agricultural fields. Primary views of the site are from motorists traveling past the site (Figure 5A-2). From this view, the site appears to be a yet-to-be-developed vacant portion of the Mace Ranch development.

## **Mace Ranch (Interior Retail Site)**

This interior retail site was included as part of the Mace Ranch development project, a mixed-use development on the northeast side of Davis. Under the approved Mace Ranch development plan and the City's existing General Plan, this 8-acre (net acreage) site is planned for development as neighborhood serving retail. This site is comprised of former agricultural fields that have been left fallow. Existing land uses surrounding this site are as follows:

- **South.** Adjacent to this site on the south is recently developed housing that is part of the Mace Ranch development.
- **West.** Immediately adjacent to the project site on the west is partially developed parkland and open space uses. Beyond these uses is a proposed elementary school site.
- **North.** To the north of this site is recently developed housing that is part of the Mace Ranch development.
- **East.** Adjacent to this site on the east is recently developed housing that is part of the Mace Ranch development.

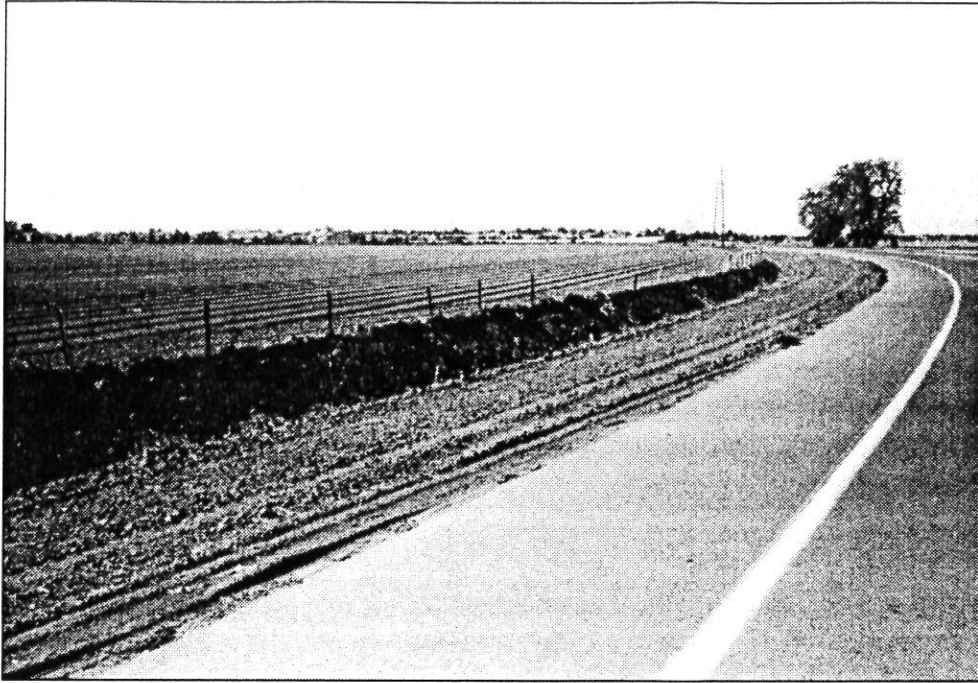
Views from this project site are typical of a modern master planned suburban development. Primary views of the site are from motorists, bicyclists, or pedestrians passing the site. From this view, the site appears to be a yet-to-be-developed vacant portion of the Mace Ranch development (Figure 5A-2).

### **Under Second Street**

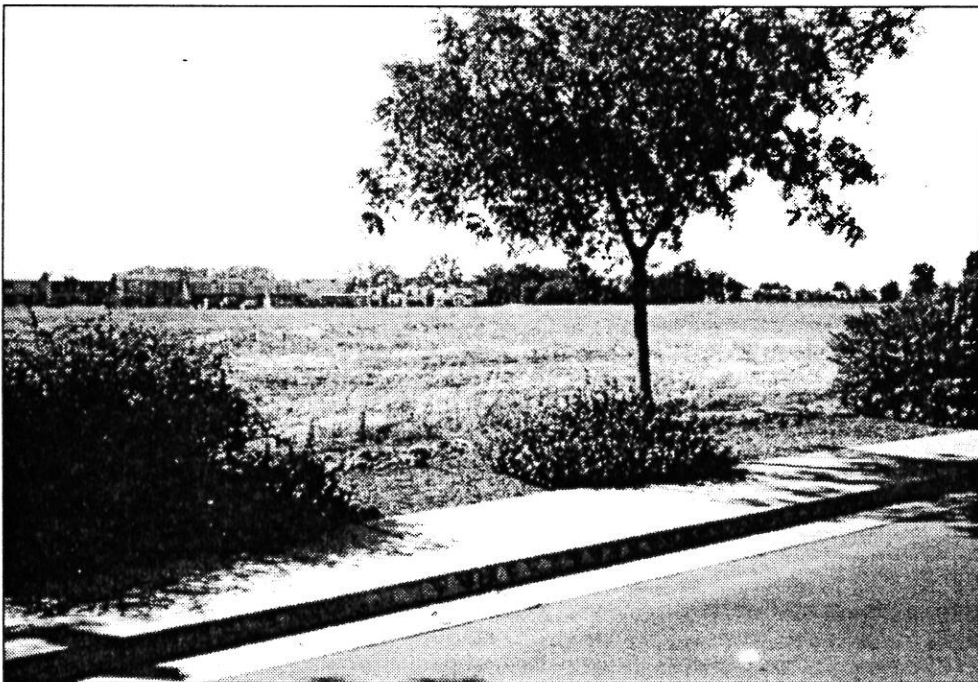
The 11-acre (net acreage) site referred to as “Under Second Street” is an urban in-fill area located adjacent to the northwest corner of the I-80 interchange with Mace Boulevard. The existing General Plan designation for this site is for office and light industrial use. An older office building (Anderson Farms building) is currently located on the site. The remainder of the site is mostly disturbed, undeveloped land. Existing land uses surrounding this site are as follows:

- **South.** The south side of the project site is bounded by the Union Pacific Railroad right-of-way, with the I-80 freeway and Mace Boulevard interchange immediately past this railroad.
- **West.** The west side of this site is bordered by Second Street, with undeveloped commercial land on the other side of Second Street.
- **North.** The north side of the site is also bounded by Second Street. On the north side of this roadway is undeveloped parcels designated for commercial, public/semi-public, and office uses.
- **East.** The east side of the project site is the Mace Boulevard interchange. At this point, Mace Boulevard rises as it crosses over the I-80 freeway. On the other side of Mace Boulevard is a fruit stand and agricultural lands.

The visual aspects are considered urban with views consisting of industrial and commercial uses to the west, Mace Ranch residential development to the north, and the I-80 freeway and Mace Boulevard interchange on the east and south. Views of the site are primarily from Second Street and



View of Signature Site Facing Northeast



View of Mace Ranch Interior Retail Site Facing South





Mace Boulevard (Figure 5A-3). The view is of an isolated office building and the railroad and freeway beyond.

### **Sutter-Davis Hospital**

The 20-acre (net acreage) Sutter-Davis Hospital expansion site is located north of the existing Sutter-Davis Hospital in the northwest corner of Davis. This project site is currently designated in the General Plan as Urban Reserve. The site includes primarily agricultural cropland that is currently fallow. Along the western and northeastern edges of the site are hedgerows of mature walnut and false indigo trees. Existing land uses surrounding this site are as follows:

- **South.** The existing Sutter-Davis Hospital is located adjacent to the south side of this site.
- **West.** West of this site is actively used agricultural lands and a farmhouse.
- **North.** Immediately north of this site are additional agricultural lands. Further to the north is a developed residential area.
- **East.** This site is bordered on the east by State Route 113. Residential uses are located on the other side of this highway.

Views from the project site are a combination of suburban (south, southwest, and east) and agricultural/rural (west and north). As seen from State Route 113 or the Covell Boulevard/hospital facilities (Figure 5A-3), the site is seen as being part of a larger agricultural edge to the community.

### **Oeste Campus**

The Oeste campus site is a 175-acre (gross acreage) property located adjacent to the northwest corner of the City (outside the current City limits). In the General Plan, this site is designated as Urban Agricultural Transition Area and Agriculture. The project site is used for agriculture and has one farmhouse and associated outbuildings on the north side of the site. Existing land uses surrounding this site are as follows:

- **South.** Covell Boulevard bounds the project site on its south side. On the other side of this roadway is a range of residential densities and a new age-restricted housing development under construction.
- **West.** To the west of the project site is active agricultural lands.
- **North.** To the north of the project site is active agricultural lands.

- **East.** East of the project site is the existing Sutter-Davis Hospital and the lands being considered in the General Plan update for expansion of this facility and supporting uses.

Views from the project site are a combination of suburban (south and east) and agricultural/rural (west and north) (Figure 5A-4). Views of the project site are primarily from Covell Boulevard, residential uses to the south, and the Sutter-Davis Hospital. As seen from these areas, the site is viewed as being part of a larger agricultural edge to the City.

## Davis Technology Campus

The 319-acre (gross acreage) project site is located outside the eastern City limits of Davis. As part of the planning area, this site has been designated in the past for agricultural uses. The lands on this site are currently used for agricultural, and are currently planted in corn and tomatoes. Existing land uses surrounding this site are as follows:

- **South.** Lands south of the site are used for agriculture and agricultural research, including test plots and greenhouses.
- **West.** Land to the west of the site is used primarily for agriculture or public uses (i.e., DFG's Yolo Bypass Headquarters, soccer fields).
- **North.** North of the project site is the I-80 corridor.
- **East.** Located east of the project site is a rice-drying facility. Beyond this facility is the Yolo Bypass.

From the site, agriculture and open space views dominate the area. The exception to this is the industrial nature of the rice-drying facility. The primary view of the site is from adjacent roadways, including I-80 and soccer fields to the west (Figure 5A-5).

## Intervening Lands

This 142-acre (gross acreage) area is located outside the current City limits between the eastern City limits and the proposed Davis Technology Campus site. In the existing General Plan, this site is designated as Urban Agricultural Transition Area and Agriculture. Uses on the subject area include actively cultivated agricultural land (i.e., row crops) and developed land, with smaller quantities of disturbed habitat. The developed land includes soccer fields and DFG's Yolo Bypass headquarters. Existing land uses surrounding this site are as follows:

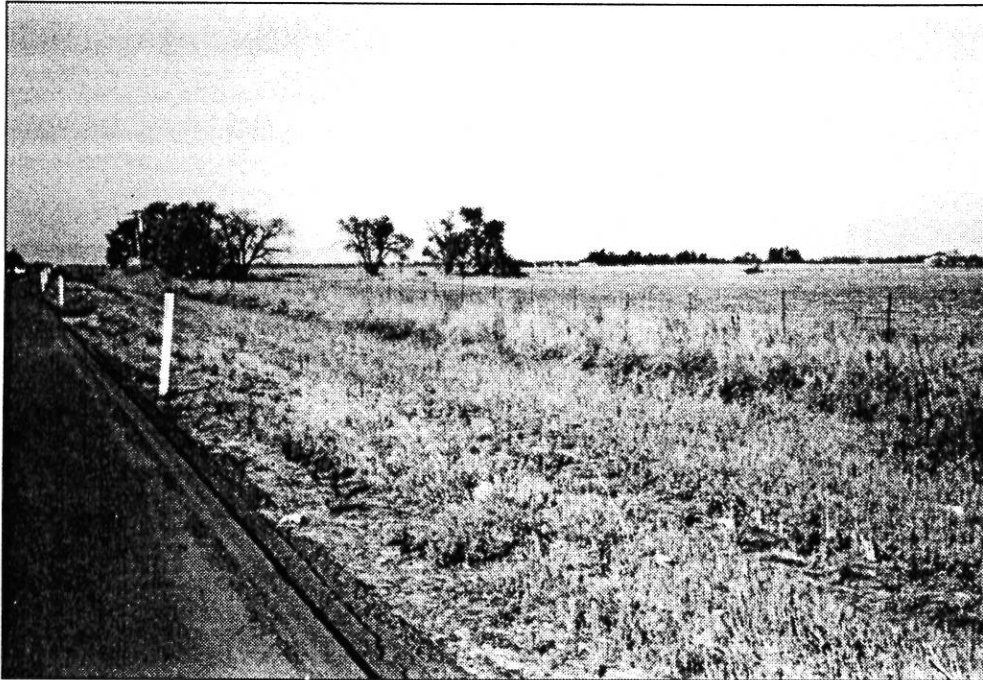
- **South.** South of this site are active agricultural uses.
- **West.** Located west of this site are residential and public uses within the City of Davis. The public land use is a California Department of Forestry maintenance facility.



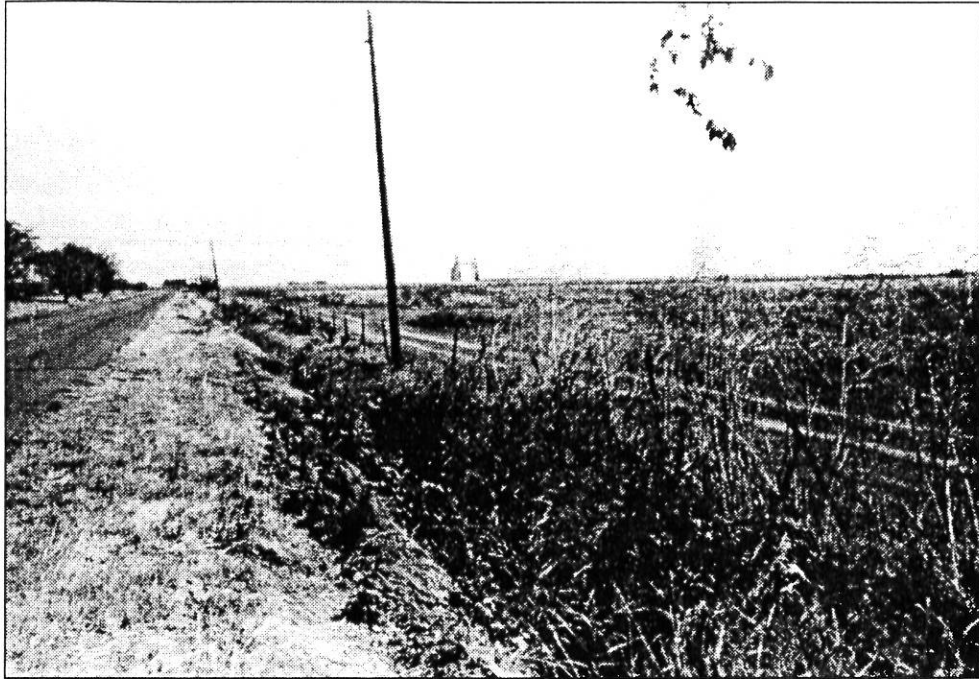
View of Under Second Street Site Facing South



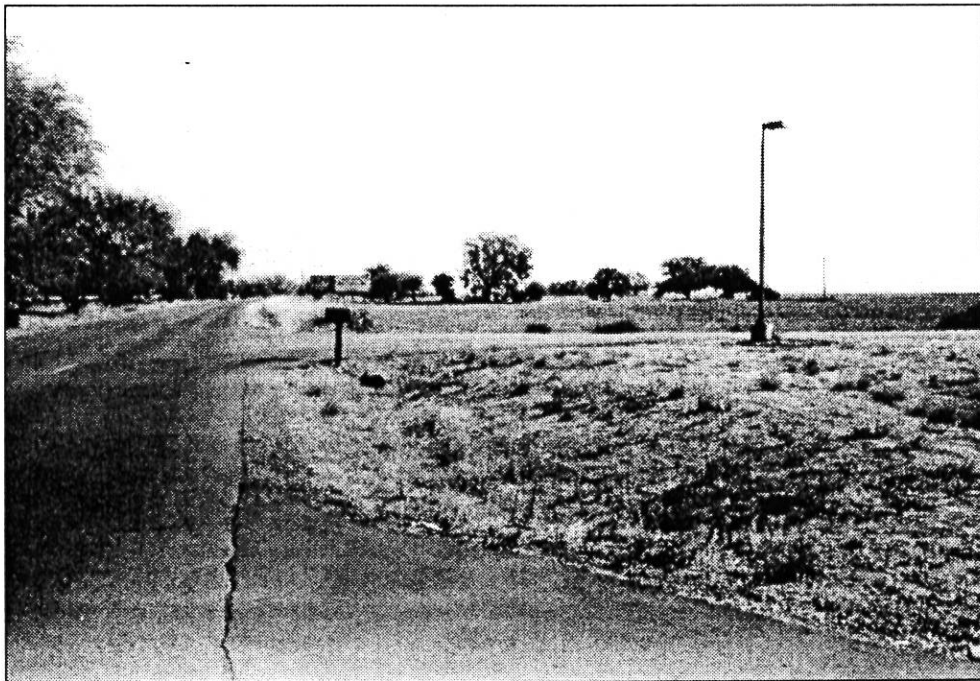
View of Sutter-Davis Hospital Site Facing Northwest



View of Oeste Campus Site Facing Northwest



View of Davis Technology Campus Site Facing Southeast



View of Intervening Lands Site Facing South



- **North.** North of the project site is the I-80 corridor.
- **East.** The east side of this site is bordered by the proposed Davis technology campus site, which is currently used for agricultural purposes.

Views from the subject area are a combination of highway (north), suburban housing (southwest), vehicle storage and maintenance facilities (west), and agricultural/rural (east and south) (Figure 5A-5). Views of the area are primarily from adjacent roadways, including the I-80 corridor and nearby residential development to the west. As seen from these areas, the site is viewed as a transitional area from the developed City environment (west) and the agricultural uses (east and south).

## Regulatory Setting

The City has several layers of land use regulation. The key documents are described below. Regulations affecting the establishment of a new junior high school by the DJUSD are discussed in Chapter 6, “School Site Alternatives”.

### Davis General Plan

This project is an update of the existing City of Davis General Plan.

A general plan provides the overall framework that is used to guide the development and enhancement of a city. As required by state law, a general plan must contain or address the state’s guidelines relative to seven mandated components, called elements. These are land use, circulation, housing, open space, safety, conservation, and noise.

The City’s existing General Plan was adopted in 1987, and contains the seven elements listed above. Within each element, the General Plan contains two types of policies: guiding policies that are the City’s statements of its goals and philosophy; and implementing policies that represent commitment to consistent actions. The specific goals and policies that are applicable to land use and aesthetics are more fully described below in the section titled “Applicable Policies”.

The existing General Plan states that it has three main functions in guiding the future of the City of Davis:

1. To enable the City Planning Commission and City Council to reach agreement on long-range development policies;
2. To provide a basis for judging whether specific private development proposals and public projects are in harmony with the policies; and



3. To allow other public agencies and private developers to design projects that are consistent with City policies, or to seek changes in those policies through the General Plan amendment process.

Maintaining the overall pattern and intensity of development adopted with the existing General Plan is one of the alternatives being considered in this General Plan update process (Alternative 2). Additional details on the development planned under the existing General Plan can be found in the description of Alternative 2 in Chapter 3, "Project Description".

### **Core Area Specific Plan**

The Core Area Specific Plan land use map is shown in Figure 3 of the General Plan update and was established to support maintaining a small-town downtown area that encourages pedestrian, social, shopping, and cultural activities in the core area. The plan promotes some intensification of the downtown core area while maintaining the mixed-use, residential nature of the surrounding neighborhood.

### **Gateway/Olive Drive Specific Plan**

The Gateway/Olive Drive area encompasses 165 acres adjacent to the core area (see Figure 3 of the General Plan update). The planning area is divided into district subareas that include the Nishi property, East Olive Drive, West Olive Drive, Aggie Village, and the Southern Pacific Depot. The plan provides details regarding land uses, roadways, buildings, open space and bicycle/pedestrian connections, design guidelines, and financing of infrastructure. The plan has been developed to work with the Core Area Specific Plan to help maintain the core area as the cultural and economic center of the City.

### **East Davis Specific Plan**

The East Davis Specific Plan was adopted in 1987 and applies to a 658-acre planning area bounded by Cowell Boulevard, Mace Boulevard, I-80, and previously developed lands to the west (see Figure 3 of the General Plan update). The plan describes land use designations, development policies, roadway standards, and a financing plan for East Davis. The plan is consistent with this General Plan, but also provides specific direction for the East Davis planning area.

### **South Davis Specific Plan**

The South Davis Specific Plan was adopted in 1987 and revised in 1989. The planning area is shown in Figure 3 of the General Plan Update and covers approximately 507 acres between I-80 and the north fork of Putah Creek and Montgomery Avenue. The planning area includes land use designations, a circulation system, and community facilities policies for South Davis.

## **University of California Davis Long Range Development Plan**

The Long Range Development Plan (LRDP) is a comprehensive plan that addresses physical planning issues for a campus of the University of California system. The plan is intended to guide physical development in order to achieve the academic needs and goals of the campus during the planning horizon of 2005-06. The current plan was adopted by the UC Regents in 1994 and consists of elements that address land use; campus open space; and pedestrian, bicycle, and vehicular circulation on campus.

## **Yolo County Local Agency Formation Commission Standards of Evaluation**

The Local Agency Formation Commission (LAFCO) is charged with the responsibility of preservation of agricultural land, orderly development, and the preservation of urban services. LAFCO's evaluate the loss of agricultural land to development, the effect the proposed development would have on adjacent agricultural lands, the orderly expansion of city boundaries, and the ability of a city to provide urban services to the property.

LAFCO has adopted Standards for Evaluation of Proposals, which include the policies that the location of boundary lines should promote the preservation of agricultural land and avoid operational problems. (Note: This standard is reinforced by the County's adopted agricultural land preservation policies.) Standard 7E states that: "Boundaries which create islands, strips, or corridors are disfavored." Standard 4 states that: "In evaluating a proposal, the Commission shall consider not only the present service needs of the area under consideration, but shall also consider future services which may be required to take care of future growth or expansion."

## **Zoning**

The zoning chapter of the Davis Municipal Code zones property within the incorporated City limits. Specific zoning ordinances are provided for different land uses (e.g., residential, commercial, etc.) and special circumstances (e.g., accessory structures, parking requirements, etc.).

## **Right to Farm and Farmland Preservation Ordinance**

The City enacted this ordinance in 1995, reaffirming the City's commitment to protect farmland and to recognize the value of agriculture. This ordinance helps to partially mitigate for the loss of agricultural land and reduce the potential conflicts between farming operations and urban uses. The ordinance is comprised of three components—right to farm, farmland preservation, and agricultural buffers.

The right to farm portion is mainly a property owner or tenant notification process for any new subdivision where the land is within 1,000 feet of farmland or a farming operation. The notice states that the City supports legal farming operations.

The farmland preservation portion of the ordinance requires that for every acre of farmland being converted to an urban use, a comparable acre be preserved for perpetuity with a conservation easement or other mechanism. The land with the easement must contain similar soil and water capabilities as the land being converted and it must be within the City's planning area.

The agricultural buffer component requires a 150-foot-wide buffer between urban and agricultural uses. The ordinance requires a 100-foot-wide area where public access is not allowed and a 50-foot-wide agricultural transition area where public access is allowed. The ordinance allows the following uses in the 100-foot-wide buffer: native plants, tree or hedgerows, drainage channels, storm retention ponds, natural areas such as creeks or drainage swales, railroad tracks or other utility corridors, and any other use, including agriculture, determined by the Planning Commission to be consistent with the use of the property as an agricultural buffer. The uses allowed in the 50-foot-wide agricultural transition area include bike paths, native plants, tree and hedgerows, benches, lights, trash enclosures, fencing, and any other use determined by the Planning Commission to be of the same general character as those listed.

## **Outdoor Lighting Control Ordinance**

The City enacted this ordinance in 1998. The ordinance, commonly referred to as the City's "Dark Sky Ordinance", provides standards for outdoor lighting in an effort to minimize light pollution, glare, and light trespass caused by inappropriate or misaligned light fixtures, while improving nighttime public safety, utility, security, and preserving the night sky as a natural resource and thus people's enjoyment of looking at stars. This ordinance does not apply to interior lighting, including lighting at greenhouse facilities.

## **IMPACTS AND METHODOLOGY**

This section presents an assessment of impacts related to potential inconsistencies with applicable plans and policies, compatibility with surrounding land uses, conversion of agricultural land, effects on local aesthetic resources, light and glare, and hazardous materials. Potential growth-inducement issues resulting from implementation of the General Plan update are more fully described in Chapter 7, "Cumulative Impacts and Other CEQA Required Analysis". In assessing land use compatibility impacts, various factors such as noise, air quality, and traffic are considered; however, these environmental resources are more fully evaluated on an individual basis in their respective sections of this EIR.

### **Applicable Policies**

The existing and proposed General Plans contain goals, policies, standards, and actions that are designed to reduce or eliminate potential environmental impacts that may be related to the

implementation of each plan. In assessing land use and aesthetic impacts, Alternative 2 assumes implementation of the existing General Plan and the goals, policies, standards, and actions it contains. A comparison of the major policy differences between the current General Plan and the General Plan update is contained in Chapter 3, "Project Description".

In evaluating the land use, aesthetic, and hazardous materials impacts associated with Alternatives 3 through 5, it is assumed that the goals, policies, standards, and actions contained in the General Plan update will be implemented with all future projects. The following is a list of the goals, policies, standards, and actions that affected the impacts assessed in this chapter.

### **Goals and Policies Specific to Land Use Categories**

The General Plan update includes goals, policies, standards, and actions relating to the various land use categories (e.g., neighborhood retail, office, business park). Specific policies that affect the assessment of impacts include the following:

- **Policy LU A.1.** Rezoning to increase existing residential densities may be approved only if such rezoning would not adversely impact the character of the existing neighborhood.
- **Policy LU A.2.** Encourage in-fill projects, which respect setback requirements, preserve existing greenbelts, and maintain desirability of existing housing.
- **Policy LU A.4.** Require a mix of housing types, densities, prices and rents, and designs in each new development area.
- **Policy LU A.6.** Require neighborhood greenbelts in all new residential development areas. Require that a minimum of 10 percent of newly-developing residential land be designated for use as open space primarily for neighborhood greenbelts.
- **Policy LU A.7.** A maximum of three acres of commercial uses may be permitted within an area with residential designation on the map.
- **Policy LU D.1.** Encourage the redevelopment of existing neighborhood shopping centers to include second stories for retail, residential or office uses and/or intensification of first stories.
- **Policy LU H.1.** Business parks should include sophisticated land planning, high quality architectural and landscape design, building flexibility, a variety of amenities and environmental controls.
- **Policy LU E.8.** Give priority to development on lands designated "Urban Reserve" over development on lands designated as Urban Agricultural Transition Area, Agriculture or Habitat Area.

## Goals and Policies Specific to Growth Management

The General Plan update includes goals, policies, standards, and actions relating to growth management within the planning area. Specific goals, policies, standards, and actions that affect the assessment of impacts include the following:

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

- **Policy LU 1.1.** Provide for limited growth to meet internal needs of households whose work or study activities are focused in Davis.
  - **Action LU 1.1d.** Maintain a growth management system that regulates the timing of residential growth in an orderly way considering the following: infrastructure, geographical phasing, local employment increases, jobs/housing balance, environmental resources, economic factors DJUSD school enrollment and sustainability.
  - **Action LU1.1e.** Create and maintain an effective growth management system designed to keep the population of the City below 64,000 and the number of single-family dwellings below 15,500 in 2010, which corresponds to a sustained 1.81 percent annually compounded growth rate from January 1, 1988 to January 1, 2010 and a sustained 1.4331 percent annually-compounded growth rate from January 1, 1996 to January 1, 2010.
- **Policy LU 1.2.** Establish a distinct permanent urban boundary/limit line which shall be defined by an open space, hedgerow, agricultural ring or buffer.
  - **Action LU 1.2a.** Establish an Urban Limit Line.
- **Policy LU 1.3.** Plan for the timing and costs of infrastructure including public schools and public transit when developing new areas.

## Goals and Policies Specific to the Encouragement of In-fill Transit-Oriented Development

The General Plan update includes goals, policies, standards, and actions, which serve to promote in-fill transit-oriented development. Specific goals, policies, standards, and actions that affect the assessment of impacts include the following:

**GOAL LU 2.** Reduce reliance on the automobile through the development of in-fill and transit-oriented development.

- **Policy LU 2.1.** Encourage in-fill development, mixed uses, high-density housing and commercial land uses, and increased densities near transit as illustrated in Figure 12 of the General Plan Update.
  - **Standard LU 2.1a.** The City shall attempt to maintain a housing mix that includes 50 percent single family detached.
  - **Standard LU 2.1b.** Development within 2 mile of rail stations and 1/4 mile of bus stops shall receive a density bonus over normally-allowed residential densities.
  - **Action LU 2.1h.** Adopt specific plans or master plans for the areas around rail stations and transit centers that include high density residential/commercial land uses and transit-oriented design guidelines.

### **Goals and Policies Specific to Business Retention and Expansion**

The General Plan update identifies goals, policies, and actions, which relate to the retention and expansion of the planning areas economic base. Specific goals, policies, and actions include the following:

**GOAL ED 3.** Retain existing businesses and encourage new ones as means to increase higher paying jobs, create greater job diversification, and create a more balanced economy for all economic segments of the community, while also maintaining the City's fiscal and environmental integrity.

- **Policy ED 3.2.** Encourage new business to locate in Davis, targeting business which improve the city's fiscal base and match the employment skills of the population, such as those in the emerging technology and knowledge-based industries.
  - **Action ED 3.2b.** Develop an industrial land use strategy that targets technology-oriented industrial and light industrial uses that contribute to the creation of jobs and the economic health of the community.
  - **Action ED 3.2e.** Explore the establishment of a specialized zone or incubator facilities to target specific industries, for example, a high technology or life science zone.
  - **Action ED 3.2f.** Work with UC Davis to encourage development of a University-related research park or technology center in Davis such as the Gateway project.

## Goals and Policies Specific to Urban Design and Neighborhood Preservation

The General Plan update identifies goals, policies, standards, and actions, which promote urban design and the neighborhood preservation of the planning area. Specific goals, policies, and standards that affect the assessment of impacts include the following:

**GOAL UD 1.** Encourage community design throughout the City that helps to build community, encourage human interaction and support non-automobile transportation.

- **Policy UD 1.1.** Promote urban/community design, which is human-scaled, comfortable, safe and conducive to pedestrian use.
  - **Standard UD 1.1a.** New neighborhoods shall be designed so that daily shopping errands and trips to community facilities can generally be completed within easy walking and biking distances.

**GOAL UD 2.** Maintain an aesthetically pleasing environment in Davis.

- **Policy UD 2.1.** Preserve and protect scenic resources and elements in and around Davis, including natural habitat and scenery and resources reflective of place and history.
- **Policy UD 2.2.** Maintain and increase the amount of greenery, especially street trees, in Davis, both for aesthetic reasons and to provide shade, cooling, habitat, air quality benefits, and visual continuity.
- **Policy UD 2.3.** Require an architectural “fit” with Davis’ existing scale for new development projects.
  - **Standard UD 2.3a.** There should be a scale transition between intensified land uses and adjoining lower intensity land uses.
  - **Standard UD 2.3c.** Buildings should be varied in size, density and design.
- **Policy UD 2.4.** Create affordable and multi-family residential areas that include innovative designs and on-site open space amenities that are linked with public bicycle/pedestrian ways, neighborhood centers and transit stops.
  - **Standard UD 2.4b.** Multi-family development design should be compatible with adjoining single family areas.
- **Policy UD 2.6.** Require high-quality design standards for manufacturing, assembly, research and development, warehousing, and distribution type land uses.

- **Standard UD 2.6a.** Stored materials, goods, parts or equipment should be screened from adjacent public streets or highways.
- **Standard UD 2.6d.** Roof mounted equipment should be screened from view of any ground level area accessible to the general public.

**GOAL UD 3.** Use good design as a means to promote human safety.

- **Policy UD 3.1.** Use good design to promote safety for residents, employees, and visitors to the City.
  - **Standard UD 3.1a.** Parks, shopping centers, schools and other institutional uses should be located on prominent, central sites where they will “belong” to the neighborhood they serve.
- **Policy UD 3.2.** Provide exterior lighting that enhances safety and night use in public spaces, but minimizes impacts on surrounding land uses.
  - **Standard UD 3.2a.** Outdoor lighting should not unreasonably interfere with the use and enjoyment of dark-sky activities and near-by residences.

**GOAL UD 6.** Strengthen the City’s neighborhoods to retain desirable characteristics while allowing for change and evolution, promoting public and private investments, and encouraging citizen involvement in neighborhood planning.

- **Policy UD 6.1.** Recognize the existence of individual neighborhoods with general boundaries and facilitate the development of neighborhood strategies in partnership with residents and property owners. The strategies should recognize the unique characteristics of the individual neighborhood and the potential for change, within the context of a well-planned city. The strategies should be directed toward solving unique neighborhood problems and enhancing livability.

### **Goals and Policies Specific to Parks, Recreation, and Open Space**

The General Plan update identifies goals, policies, standards, and actions, which related to parks, recreation, and open space within the planning area. Specific goals, policies, and standards that affect the assessment of impacts include the following:

**GOAL POS 1.** Provide ample, diverse, safe, affordable and accessible parks, open spaces and recreational facilities and programs to meet the current and future needs of Davis’ various age and interest groups and to promote a sense of community, pride, family and cross-age interaction.



- **Policy POS 1.2.** Provide informal areas for people of all ages to interact with natural landscapes, and preserve open space between urban and agricultural uses to provide a physical and visual edge to the City.
  - **Standard POS 1.4i.** Open space in rural areas, intended for public access, should be acquired in large blocks in order to maximize management advantages, although linear corridor open space goals also apply to the acquisition of open space areas.
- **Policy POS 1.7.** Use all available mechanisms for preservation of open space.

**GOAL POS 2.** Develop an Urban Agricultural Transition Area around Davis, as shown on the Land Use Map in the Land Use and Growth Management Chapter and according to the concepts illustrated in Figure 32 of the General Plan update.

- **Policy POS 2.1.** Develop the Urban Agricultural Transition Area to have segments which vary in overall size and configuration, level of development, and type of intended activity.
  - **Standards POS 2.1b.** Transition Areas that harbor special status species should include landscaping and use restrictions that support these species.

**GOAL POS 3.** Identify and develop linkages, corridors and other connectors to provide an aesthetically pleasing and functional network of parks, open space areas, greenbelts and bike paths throughout the City.

- **Policy POS 3.1.** Require creation of neighborhood greenbelts by project developers in all residential projects, in accordance with Policy LU A.4.
  - **Standard POS 3.1a** Ten percent of the area in new residential development areas shall be greenbelt. The City may find developments to be in conformance with this requirement if they provide dedicated open space in keeping with Standard POS 6.2a, or in-lieu fees to be used for greenbelt acquisition or improvement.
  - **Standard POS 3.1c.** The location and design of greenbelts may be used to provide a buffer between disparate land uses.
  - **Standard POS 3.1e.** Greenbelts should provide view corridors to points of orientation throughout the City; both for local, short range views to local landmarks, and long range views such as views to the Vaca Hills, Sutter Buttes, and Sierra Nevada Range.
  - **Standard POS 3.1h.** Greenbelts should vary from a minimum width of 35 feet to an average width of 100 feet.

- **Policy POS 3.2.** Develop a system of greenbelts and accessways in new non-residential development areas.

### **Goals and Policies Specific to Habitat and Natural Areas**

The General Plan update identifies goals, policies, and actions, which relate to habitat and natural areas within the planning area. Specific policies include the following:

- **Policy HAB 1.4.** Preserve and protect scenic resources.

### **Goals and Policies Specific to Agriculture, Soils, and Minerals**

The General Plan update identifies goals, policies, standards, and actions, which relate to agriculture, soils, and minerals within the planning area. Specific goals, policies, standards, and actions that affect the assessment of impacts include the following:

**GOAL AG 1.** Maintain agriculture as an important industry around Davis.

- **Policy AG 1.1.** Protect agricultural land from urban development except where the general plan land use map has designated the land for urban uses.
  - **Action AG 1.1c.** Establish a 150-foot minimum agricultural buffer around the City. Require dedication from developers of lands to make up the buffer concurrently with any peripheral development.
  - **Action AG 1.1j.** Amend the Farmland Preservation Ordinance to increase the mitigation for loss of farmland from 1:1 to 2:1.
- **Policy AG 1.2.** Promote and enhance local agriculture
  - **Standard AG 1.2a.** Developers shall be required to reduce the impacts caused by their developments on adjacent agricultural lands in accordance with the City's right to farm and farmland preservation program.

### **Goals and Policies Specific to Hazardous Materials**

The General Plan update identifies goals, policies, standards, and actions, which relate to hazardous materials within the planning area. Specific goals, policies, and actions that affect the assessment of impacts include the following:

**GOAL HAZ 4.** Reduce the use, storage and disposal of toxic and hazardous substances in Davis, and promote alternatives to such substances and their clean up.

- **Policy HAZ 4.1.** Reduce and manage toxics within the planning area.
  - **Action HAZ 4.1c.** Create and enforce zoning regulations regarding siting and permitting of businesses that handle hazardous materials.

### **Summary of Impacts Related to Land Use Map Alternatives**

This chapter evaluates land use, aesthetics, and hazardous materials impacts related to the General Plan update and establishment of a new junior high school, including the four land use map alternatives. For this evaluation, impacts have been assessed in six categories. Table 5A-3 provides an overview of the significance findings made for the General Plan update project and each of the sites being studied under each alternative. The table also shows the impacts related specifically to the proposed junior high school site under the heading “Signature Site” for Alternatives 4 and 5. The following paragraphs provide a brief summary of each impact.

- **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.
- **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).
- **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).

Table 5A-3. Summary of Land Use, Aesthetics, and Hazardous Material Impacts by Land Use Map Alternative

Project Impacts	Project Mitigations	Overall General Plan	Sites Being Studied								In-fill
			Nishi/Gateway	Covell Center	Signature Site	Mace Ranch	Under Second Street	Sutter-Davis	Oeste Campus	Davis Technology Intervening Lands	
<b>Alternative 2. Buildout to 2010 Using Existing General Plan</b>											
Impact LU-1. Consistency with General Plan Policies	Not required	LS	LS	LS		LS	LS				LS
Impact LU-2. Compatibility with Surrounding Land Uses	Not required	LS	LS	LS		LS	LS				LS
Impact LU-3. Conversion of Agricultural Land to Urban Use	N/A	SU	SU	SU		NI	NI				NI
Impact LU-4. Change in Views	N/A	SU	LS	SU		LS	LS				LS
Impact LU-5. Potential Increase in Daytime/ Nighttime Light and Glare	Not required	LS	LS	LS		LS	LS				LS
Impact LU-6. Exposure to Hazardous Materials	LU-6.1	S	S	S		S	S				S
<b>Alternative 3. Reduced Buildout Scenario</b>											
Impact LU-1. Consistency with General Plan Policies	Not required	LS		LS		LS	LS				LS
Impact LU-2. Compatibility with Surrounding Land Uses	Not required	LS		LS		LS	LS				LS
Impact LU-3. Conversion of Agricultural Land to Urban Use	N/A	SU		SU		NI	NI				NI
Impact LU-4. Change in Views	N/A	SU		SU		LS	LS				LS
Impact LU-5. Potential Increase in Daytime/ Nighttime Light and Glare	Not required	LS		LS		LS	LS				LS
Impact LU-6. Exposure to Hazardous Materials	LU-6.1	S		S		S	S				S
<b>Alternative 4. Community Expansion Scenario with Oeste Campus</b>											
Impact LU-1. Consistency with General Plan Policies	Not required	SU	LS	LS	SU	LS	LS	LS	SU		LS
Impact LU-2. Compatibility with Surrounding Land Uses	Not required	LS	LS	LS	LS	LS	LS	LS	LS		LS
Impact LU-3. Conversion of Agricultural Land to Urban Use	N/A	SU	SU	SU	SU	NI	NI	SU	SU		NI
Impact LU-4. Change in Views	N/A	SU	LS	SU	LS	LS	LS	LS	SU		LS
Impact LU-5. Potential Increase in Daytime/ Nighttime Light and Glare	LU-5.1	SU	LS	LS	LS	LS	LS	LS	SU		LS
Impact LU-6. Exposure to Hazardous Materials	LU-6.1	S	S	S	S	S	S	S	S		S

Table 5A-3. Summary of Land Use, Aesthetics, and Hazardous Material Impacts by Land Use Map Alternative

Project Impacts	Project Mitigations	Overall General Plan	Sites Being Studied										
			Nishi/Gateway	Covell Center	Signature Site	Mace Ranch	Under Second Street	Sutter-Davis	Oeste Campus	Davis Technology	Intervening Lands	In-fill	
<b>Alternative 5. Community Expansion Scenario with Davis Technology Campus</b>													
Impact LU-1. Consistency with General Plan Policies	LU-1.1 LU-1.2	SU	LS	LS	SU	LS	LS	LS			SU	SU	LS
Impact LU-2. Compatibility with Surrounding Land Uses	LU-1.2	S	LS	LS	LS	LS	LS	LS			LS	S	LS
Impact LU-3. Conversion of Agricultural Land to Urban Use	N/A	SU	SU	SU	NI	NI	SU				SU	SU	NI
Impact LU-4. Change in Views	N/A	SU	LS	SU	LS	LS	LS	LS			SU	SU	LS
Impact LU-5. Potential Increase in Daytime/Nighttime Light and Glare	LU-5.1	SU	LS	LS	LS	LS	LS	LS			SU	LS	LS
Impact LU-6. Exposure to Hazardous Materials	LU-6.1	S	S	S	S	S	S	S			S	S	S
SU = Significant unavoidable		LS = Less than significant											
S = Significant, but can be reduced to less than significant with mitigations included		NI = No impact											
		N/A = None available											

- 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 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 Covell/Center, 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.

- **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.

## Project Impacts

### Impact LU-1. Consistency with General Plan Policies

#### *Significance Criteria*

- A significant impact would occur if the land use map alternative or one of its components would conflict with the environmental plans and goals of the local community or other planning regulations.
- For Alternatives 3 through 5, a significant impact would occur if a policy change in the General Plan update would result in substantial adverse change in the environment related to land use, aesthetics, or hazardous materials.

Impacts of the proposed project related to General Plan consistency were assessed with application of the above significance criteria. Table 5A-4 provides an overview/comparison of the level of impact associated with the General Plan under the four land use map alternatives evaluated in this EIR. A more detailed discussion of each alternative is described below.

Table 5A-4. General Plan Policy Consistency under each Land Use Map Alternative

Alternative 2	Alternative 3	Alternative 4	Alternative 5
<ul style="list-style-type: none"> <li>• No conflicts. Consistent with land use policies</li> </ul>	<ul style="list-style-type: none"> <li>• Policy conflicts. Inconsistency with policies promoting City in-fill development and compact form</li> <li>• Policy changes are positive</li> </ul>	<ul style="list-style-type: none"> <li>• Policy conflicts. Inconsistency with policies promoting City in-fill development and compact form</li> <li>• Policy changes are positive</li> </ul>	<ul style="list-style-type: none"> <li>• Policy conflicts. Inconsistency with policies promoting City in-fill development and compact form</li> <li>• Policy changes are positive</li> </ul>

**Alternative 2. Buildout to 2010 Using Existing General Plan.** Implementation of Alternative 2 does not conflict with applicable plans and policies; in fact, development of the sites being studied (e.g., Nishi/Gateway, Covell Center, Mace Ranch, and Under Second Street) and other potential sites in the in-fill area achieve the policies outlined in the existing General Plan and land use diagram. Policies in the existing General Plan stress keeping Davis as a small, university-oriented city surrounded by farmland (Land Use and Circulation Section, Guiding Policy A). As described, development proposed under this alternative promotes these policies. Because this alternative helps to implement the relevant goals and policies of the existing General Plan, this impact is considered *less than significant*.

**Alternative 3. Reduced Buildout Scenario.** Implementation of Alternative 3 has limited development outside of the existing City limits. The Covell Center site (Variation 3, Business Park), would expand urban growth by designating 60-acres of land adjacent to Covell Boulevard for business park uses. The remainder of the site under this variation would remain as agricultural land. Variations 1 and 2 would basically keep this site in agricultural uses.

The General Plan update contains a number of goals and policies encouraging business expansion (Policies ED 3.1 and 3.2) and development of a compact, university-oriented City and encourages in-fill development (vision statement; Policy LU A.2; Policy LU D.1; Goals LU 1, LU 2, UD 1, and UD 2 and associated policies and actions). Under this alternative, Variation 3 would provide for business expansion. The site is also a large-scale in-fill project. The Covell Center site is designated for urban uses in the existing General Plan (although this alternative has a much reduced development potential). Surrounded on three sides by urban development and adjacent to a major arterial, this project in-fills a block of land that exists within the urban pattern of the City. Therefore, development under this alternative is consistent with locational policies in the General Plan update, and is therefore a *less than significant* impact.

In preparing the General Plan update, City staff has identified the primary areas of policy where the proposed update differs from the existing General Plan. A list of these major changes is listed in Chapter 3 under a section labeled “New, Expanded, or Modified Goals and Policies in the General Plan Update”. From this list, the following statements represent new policy direction (in bold type) associated with land use, aesthetic, and hazardous materials topics.

- **Moderate increases in allowable residential densities and increases in maximum floor area ratios in commercial land uses (as part of encouraging a compact city).**
- **Policy and action to establish a distinct and permanent urban boundary/limit line**
- **Encourage transit-oriented and in-fill development.**
- **Promote design that is human-scaled and conducive to pedestrian use.**
- **Encourage economic development.**

These new policy directions in the General Plan update will promote the compact city concept that has been a key vision of the City. These changes in the General Plan update will strengthen the City's ability to maintain their desired urban form, reduce pressures on urban expansion, help to protect agriculture from urban sprawl, provide housing for those working or studying in the planning area, and promote use of alternative transportation (mass transit, bicycles, pedestrian). This emphasis will not adversely impact land use, aesthetic, or hazardous materials issues.

- **Analyze land use options for:**
  - **A 250-acre university-related research park(s),**
  - **An 11-acre "community retail" site at the northwest corner of I-80 and Mace interchange,**
  - **A third junior high school site,**
  - **Covell Center site, and**
  - **Nishi/Gateway site.**

Impacts related to potential development of the sites included in this alternative are assessed in the first paragraph of this impact, above.

- **Increase the agricultural mitigation requirement for new developments.**

The requirement for a 2:1 replacement ratio (up from the current 1:1 ratio) will reduce the overall amount of lost farmland in the region, but the loss of productive farmland in the planning area would still be considered a significant and unavoidable impact. Please refer to Impact LU-3 regarding impacts associated with loss of agricultural land. This change will not have a significant adverse impact on land use, aesthetic, or hazardous materials issues.



- **Call for neighborhood-based involvement and improvement programs.**

Increasing opportunities for citizen involvement and encouraging neighborhood-based planning solutions will not have a significant adverse impact on land use, aesthetic, or hazardous materials issues.

Overall, changes in policy will have a positive affect on land use, aesthetic, or hazardous materials issues, and would have a *less than significant* environmental impact.

#### **Alternative 4. Community Expansion Scenario with Oeste Campus.**

Implementation of Alternative 4 has potential conflicts with the proposed General Plan update through expansion of the urbanized portion of the planning area prior to use of remaining sites in the in-fill area. As described for Alternative 3, the Covell Center site is found to be consistent with General Plan update policies. The Signature and Oeste Campus sites are currently outside the City limits, have not been previously planned for urbanization in the existing General Plan, and would encourage expansion outside the City limits. While Alternative 4 was found to be consistent with policies designed to encourage business expansion (Policies ED 3.1 and 3.2), development of the three sites described above are not considered consistent with the vision statements in the General Plan (see Chapter 3, "Project Description") and policies which recognize the unique role and strengthen the in-fill area, promote development within the existing City limits, and maintain community image (vision statement; Policy LU A.2; Policy LU D.1; Goals LU 1, LU 2, UD 1, and UD 2 and associated policies and actions). Other sites proposed under this alternative are considered consistent with these polices. Due to expansion of development into areas outside the urbanized portion of the planning area, this impact is considered *significant and unavoidable*.

Related to the second significance criteria (impacts related to policy changes), changes in policy will have a positive affect on land use, aesthetic, or hazardous materials issues, and would have a *less than significant* environmental impact.

**Alternative 5. Community Expansion Scenario with Davis Technology Campus.** As described for Alternative 3, the Covell Center site is found to be consistent with General Plan update policies. Development of the Signature, Davis Technology Campus, and Intervening Lands sites would extend urban development outside the urbanized portion of the planning area, and is not considered consistent with the vision statements in the General Plan (see Chapter 3, "Project Description") and policies that recognize the unique role and strengthen the in-fill area, promote development within the existing City limits, and maintain community image (vision statement; Policy LU A.2; Policy LU D.1; Goals LU 1, LU 2, UD 1, and UD 2 and associated policies and actions).

The proposed residential development on the Intervening Lands site was also found to conflict with the land use map principles stated in the General Plan update. Specifically, Principle 12 states that the City should "Designate areas along the freeway for aesthetically pleasing, non-noise-sensitive uses that will provide a noise buffer for adjacent residences." Other sites proposed under this alternative are considered consistent with these polices. Alternative 5 was found to be

consistent with policies designed to encourage business expansion (Policies ED 3.1 and 3.2) in the emerging technology sectors. Due to expansion of development into areas outside the urbanized portion of the planning area and placement of new residential areas adjacent to the I-80 freeway, this impact is considered *significant and unavoidable*.

As stated in Chapter 4, "EIR Assumptions and Methods", the Davis Technology Campus and Intervening Lands sites were considered to be linked projects, even though they have multiple property ownerships. The proposed General Plan update contains a standard requiring specific plans for major development areas. If this alternative is selected, a requirement should be made for preparation of a specific plan. The lack of a requirement for a specific plan covering the Davis Technology Campus and the Intervening Lands is considered a *significant* impact.

Related to the second significance criteria (impacts related to policy changes), changes in policy will have a positive affect on land use, aesthetic, or hazardous materials issues, and would have a *less than significant* environmental impact.

## Mitigation Measures

Expansion of the existing City limits is a decision presented for consideration by the City, and can not be mitigated without modifying the character of the alternatives proposed. Therefore, impacts associated with Alternatives 4 and 5 remain *significant and unavoidable*. The impact related to the need for a specific plan covering the Davis Technology Campus and the Intervening Lands can be mitigated to a *less than significant* level with implementation of Mitigation Measure LU-1.1. The impact related to the incompatibility of a residential land use designation on the Intervening Lands site can be mitigated to a *less than significant* level with implementation of Mitigation Measure LU-1.2

### *LU-1.1. Develop Planning Guidelines for the Area (Alternative 5)*

*This impact can be reduced to a less-than-significant level by 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.*

<b>Funding Source:</b>	<i>City-sponsored change</i>
<b>Implementing Party:</b>	<i>City-sponsored change</i>
<b>Monitoring Agency:</b>	<i>Davis City Council</i>
<b>Timing:</b>	<i>Prior to adoption of General Plan update</i>

### *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.*

**Funding Source:** *City-sponsored change*  
**Implementing Party:** *City-sponsored change*  
**Monitoring Agency:** *Davis City Council*  
**Timing:** *Prior to adoption of General Plan update*

By modifying the land use map for this alternative, implementation of Mitigation Measure LU-1.2 would create changes in the environmental impacts reported for this alternative. Table 5A-5 provides an overview of the impact changes that could result from implementation of this mitigation. Implementation of this mitigation would not result in any new significant impacts.

Table 5A-5. Impact Changes Related to Implementation of Mitigation Measure LU-1.2

<b>Environmental Resource</b>	<b>Changes in Impacts</b>
Land Use, Aesthetics, and Hazardous Materials	<ul style="list-style-type: none"> <li>• Better consistency with General Plan principles.</li> <li>• Increase in significant sources of light from business park type uses on the Intervening Lands site.</li> <li>• Potential increase in the generation of hazardous materials.</li> </ul>
Population and Housing	<ul style="list-style-type: none"> <li>• This mitigation would increase lands available for job creation and would thereby increase the adversity of the imbalance between jobs and housing availability.</li> </ul>
Public Services and Utilities	<ul style="list-style-type: none"> <li>• The non-residential use would require fewer public services in general.</li> </ul>
Traffic and Circulation	<ul style="list-style-type: none"> <li>• A business park-type use would likely generate a lower daily trip count.</li> </ul>
Air Quality	<ul style="list-style-type: none"> <li>• Impacts would be similar in the planning area. While lower trips could reduce vehicle emissions from the project, the imbalance in jobs-housing would require additional commuting to the site.</li> </ul>
Noise	<ul style="list-style-type: none"> <li>• This mitigation would avoid development of noise-sensitive uses adjacent to the freeway, thereby reducing potential impacts.</li> </ul>
Hydrology and Water Quality	<ul style="list-style-type: none"> <li>• Impacts would be similar.</li> </ul>
Biological Resources	<ul style="list-style-type: none"> <li>• Impacts would be similar.</li> </ul>
Soils, Geology, and Mineral Resources	<ul style="list-style-type: none"> <li>• Impacts would be similar.</li> </ul>
Cultural Resources	<ul style="list-style-type: none"> <li>• Impacts would be similar.</li> </ul>

## Impact LU-2. Compatibility with Surrounding Land Uses

### *Significance Criterion*

- A land use map alternative was determined to have a significant impact if potential development proposed in the plan would be incompatible with surrounding land uses.

Impacts of the proposed project related to land use compatibility were assessed with application of the above significance criteria. Table 5A-6 provides an overview/comparison of the level of impact associated with the General Plan under the four land use map alternatives evaluated in this EIR. A more detailed discussion of each alternative is described below.

Table 5A-6. Land Use Compatibility Under Each Land Use Map Alternative

Alternative 2	Alternative 3	Alternative 4	Alternative 5
<ul style="list-style-type: none"> <li>• Short-term construction-related impacts</li> <li>• Long-term land use compatibility</li> </ul>	<ul style="list-style-type: none"> <li>• Short-term construction-related impacts</li> <li>• Long-term land use compatibility</li> </ul>	<ul style="list-style-type: none"> <li>• Short-term construction-related impacts</li> <li>• Long-term land use compatibility</li> </ul>	<ul style="list-style-type: none"> <li>• Short-term construction-related impacts</li> <li>• Land use incompatibility (Intervening Lands site)</li> </ul>

**Alternative 2. Buildout to 2010 Using Existing General Plan.** Implementation of Alternative 2 would result in temporary conflicts and construction-related nuisances during construction of specific projects in the planning area. People occupying these areas near the specific project sites would experience noise, vibration, light and glare, air quality, and aesthetic impacts associated with construction-related activities proposed under this alternative; however, these impacts are addressed in greater detail in the relevant sections of this EIR.

Under Alternative 2, development would be expected to occur on Nishi/Gateway, Covell Center, Mace Ranch, Under Second Street, and potential sites in the in-fill area. The types of uses proposed are considered compatible with nearby land uses (similar urban uses). Because proposed land uses in this alternative would be compatible with surrounding land uses, this impact is considered *less than significant*.

**Alternative 3. Reduced Buildout Scenario.** Implementation of Alternative 3 would result in temporary conflicts and construction-related nuisances during construction of specific projects in the planning area. People occupying these areas near the specific project sites would experience noise, vibration, light and glare, air quality, and aesthetic impacts associated with construction-related activities proposed under this alternative; however, these impacts are addressed in greater detail in the relevant sections of this EIR.

Under Alternative 3, development would be expected to occur on the Covell Center (business park variation), Mace Ranch, Under Second Street sites and other potential sites in the in-fill area. The types of uses proposed are considered compatible with nearby land uses (similar urban uses). Because proposed land uses in this alternative would be compatible with surrounding land uses, this impact is considered *less than significant*.

**Alternative 4. Community Expansion Scenario with Oeste Campus.** Implementation of Alternative 4 would result in temporary conflicts and construction-related nuisances during construction of specific projects in the planning area. People occupying these areas near the specific project sites would experience noise, vibration, light and glare, air quality, and aesthetic impacts associated with construction-related activities proposed under this alternative; however, these impacts are addressed in greater detail in the relevant sections of this EIR.

Under Alternative 4, development of Nishi/Gateway site, Covell Center, Signature, Mace Ranch, Under Second Street site, Sutter-Davis Hospital, Oeste Campus site, and potential sites in the in-fill area is considered compatible with nearby land uses. The types of uses proposed are considered compatible with nearby land uses (similar urban uses). Because proposed land uses in this alternative would be compatible with surrounding land uses, this impact is considered *less than significant*.

**Alternative 5. Community Expansion Scenario with Davis Technology Campus.** Implementation of Alternative 5 would result in temporary conflicts and construction-related nuisances during construction of specific projects in the planning area. People occupying these areas near the specific project sites would experience noise, vibration, light and glare, air quality, and aesthetic impacts associated with construction-related activities proposed under this alternative; however, these impacts are addressed in greater detail in the relevant sections of this EIR.

While most sites being studied in this alternative are considered compatible with their surrounding land uses, development of the Intervening Lands site as mixed residential would expose potential residents to long-term noise, air quality, and aesthetic impacts associated with I-80. This site also would be located near a proposed solid waste transfer station. From an environmental standpoint, this site does not appear well suited for residential development, and is incompatible with several guiding policies contained in the General Plan update. Due to this incompatibility, the overall project impact with this alternative is considered *significant*.

## **Mitigation Measures**

With implementation of the following mitigation measure, the significant impact related to Alternative 5 will be reduced to a *less-than-significant* impact. Alternatives 2 through 4 were found to be less-than-significant and no mitigation was required.

### ***LU-1.2. Modify General Plan Direction (Alternative 5)***

### Impact LU-3. Conversion of Agricultural Land to Urban Use

*Significance Criterion*

- A land use map alternative was determined to have a significant impact on agricultural lands if the it was determined to convert prime agricultural land (with potential use for viable farming), to nonagricultural uses.

Impacts of the proposed project related to the conversion of agricultural lands were assessed with application of the above significance criteria. Because there are no lands with active Williamson Act contracts (Table 5A-2) within the planning area, impacts related to Williamson Act conversion issues are not discussed further in this chapter. Table 5A-7 provides an overview/comparison of the level of impact associated with the General Plan under the four land use map alternatives evaluated in this EIR. A more detailed discussion of each alternative is described below.

Table 5A-7. Agricultural Land Conversion under each Land Use Map Alternative<sup>a</sup>

Alternative 2	Alternative 3	Alternative 4	Alternative 5
430 acres	60 acres <sup>b</sup>	670 acres	956 acres

<sup>a</sup> Acreage for sites being considered. Does not include acres in in-fill area, or for the Mace Ranch or Under Second Street sites, which are currently surrounded by urban development and are considered to have a low reuse potential for agricultural production.

<sup>b</sup> Acreage reflects Variation 3 (60-acre business park) for Covell Center. The other variations would result in no loss.

In the assessment of impacts on agricultural lands, the size and context (location in its surroundings) of the land to be converted was considered. Of the sites being studied, the Mace Ranch and Under Second Street sites were not considered to be viable agricultural parcels due to their small size and urban setting. Because of the small size and urban location of in-fill sites available within the City, development of these sites was not considered to be a loss of viable agricultural lands.

**Alternative 2. Buildout to 2010 Using Existing General Plan.** Implementation of Alternative 2 would result in the conversion of 430 acres of viable agricultural lands, of which the majority is considered prime farmland, to urban uses. Of the total agricultural land converted to urban uses under this alternative, the Nishi/Gateway site would convert 44 acres, and the Covell Center site would convert 386 acres.

Although the various study sites are targeted for urban development in the existing General Plan, conversion of agricultural land is considered significant because this land use change is considered an irretrievable commitment of a limited agricultural resource. While the City has an adopted ordinance that requires an equal number of acres be preserved with conversion of existing agricultural land, this mitigation reduces the adversity of the impact, but the conversion of prime agricultural land to urban uses is still considered a *significant and unavoidable* impact.

**Alternative 3. Reduced Buildout Scenario.** Implementation of Alternative 3 would result in the conversion of approximately 60 acres of agricultural lands related to development on the Covell Center site under Variation 3 (60-acre business park). The other two variations of Covell Center under this alternative would result in maintaining the entire site in agricultural uses (and would therefore have no adverse impacts).

Although the various study sites are targeted for urban development in the General Plan update, conversion of agricultural land is considered significant because this land use change is considered an irretrievable commitment of a limited agricultural resource. The General Plan update would require the protection of two acres of agricultural land for each acre converted (Action AG 1.1j). While this policy would reduce the adversity of the impact, the conversion of prime agricultural land to urban uses is still considered a *significant and unavoidable* impact.

**Alternative 4. Community Expansion Scenario with Oeste Campus.** Implementation of Alternative 4 would result in the conversion of 670 acres of agricultural lands, of which the majority is considered prime farmland, to urban uses. Of the total agricultural land converted to urban uses under this alternative, the Nishi/Gateway site would convert 44 acres, Covell Center site would convert 386, the Signature site would convert 45 acres (with the rest left in Urban Reserve and assumed to be farmed), the Sutter-Davis Hospital site would convert 20 acres, and the Oeste Campus site would convert 175 acres. The Oeste site contains a wide mix of soils, ranging from soils with low limitations for agriculture (Class I), to very severe limitations for agricultural (Class IV) (Figure 5I-1).

Although a majority of the various study sites proposed for development are targeted for urban development in the General Plan, conversion of agricultural land is considered significant because this land use change is considered an irretrievable commitment of a limited agricultural resource. The General Plan update would require the protection of two acres of agricultural land for each acre converted (Action AG 1.1j). While this policy would reduce the adversity of the impact, the conversion of prime agricultural land to urban uses is still considered a *significant and unavoidable* impact.

**Alternative 5. Community Expansion Scenario with Davis Technology Campus.** Implementation of Alternative 5 would result in the conversion of 956 acres of agricultural lands, of which the majority is considered prime farmland, to urban uses. Of the total agricultural land converted to urban uses under this alternative, the Nishi/Gateway site would convert 44 acres, Covell Center site would convert 386 acres, the Signature site would convert 45 acres (with the rest left in Urban Reserve and assumed to be farmed), the Sutter-Davis Hospital site

would convert 20 acres, the Davis Technology Campus site would convert 319 acres, and the Intervening Lands site would convert 142 acres.

Although a majority of the various study sites proposed for development are targeted for urban development in the General Plan, conversion of agricultural land is considered significant because this land use change is considered an irretrievable commitment of a limited agricultural resource. The General Plan update would require the protection of two acres of agricultural land for each acre converted (Action AG 1.1j). While this policy would reduce the adversity of the impact, the conversion of prime agricultural land to urban uses is still considered a *significant and unavoidable* impact.

### Mitigation Measures

The City would require an equal number of acres be preserved (and the proposed General Plan update calls for an amendment to the Farmland Preservation Ordinance to increase the mitigation for loss of farmland from a 1:1 to a 2:1 ratio [Action AG 1.1j]) for conversion of existing agricultural land. While this ordinance/policy reduces the adversity of the impact, the conversion of prime agricultural land to urban uses is still considered a *significant and unavoidable* impact for all alternatives.

### Impact LU-4. Change in Views

#### *Significance Criterion*

- A land use map alternative was determined to have a significant impact on aesthetics if development would substantially degrade the existing visual character or quality of the site and its surroundings.

Impacts of the proposed project related to changes in views were assessed with application of the above significance criteria. Table 5A-8 provides an overview/comparison of the level of impact associated with the General Plan under the four land use map alternatives evaluated in this EIR. A more detailed discussion of each alternative is described below.



Table 5A-8. Visual Changes Associated with the Land Use Map Alternative

Alternative 2	Alternative 3	Alternative 4	Alternative 5
<ul style="list-style-type: none"> <li>• Short-term construction-related impacts</li> <li>• Significant visual changes with development of the Covell Center site</li> </ul>	<ul style="list-style-type: none"> <li>• Short-term construction-related impacts</li> <li>• Significant visual changes with development of the Covell Center site (Variation 3)</li> </ul>	<ul style="list-style-type: none"> <li>• Short-term construction-related impacts</li> <li>• Significant visual changes with the development of the Covell Center and Oeste Campus sites</li> </ul>	<ul style="list-style-type: none"> <li>• Short-term construction-related impacts</li> <li>• Significant visual changes with the development of the Covell Center, Davis Technology Campus, and Intervening Lands sites</li> </ul>

**Alternative 2. Buildout to 2010 Using Existing General Plan.** Implementation of Alternative 2 would result in temporary changes in aesthetic conditions during construction of specific projects in the planning area. However, given the relatively short-term nature of construction-related activities, aesthetic impacts related to construction are considered *less than significant*.

Implementation of Alternative 2 would also result in several permanent changes in views associated with development at the sites being studied. As described above, the Mace Ranch site, the Under Second Street site, and other potential sites within the in-fill area are located in areas generally surrounded by urban uses that limit views through the site. Therefore, development of these sites would not significantly degrade existing views. However, development of the Nishi/Gateway site and the Covell Center site would alter the open space views of surrounding visible areas and contrast with the surrounding open space/agricultural environment. The Nishi/Gateway site is part of an approved specific plan that contains specific design guidelines that would reduce visual impacts to a less than significant level. For the Covell Center site, significant views exist to the north through the site, and development within this viewshed would be a significant visual impact. Overall, this alternative will have a *significant and unavoidable* impact.

**Alternative 3. Reduced Buildout Scenario.** Implementation of Alternative 3 would result in temporary changes in aesthetic conditions during construction of specific projects in the planning area. However, given the relatively short-term nature of construction-related activities, aesthetic impacts related to construction are considered *less than significant*.

Implementation of Alternative 3 would also result in permanent changes in views associated with development at the sites being studied. As described above, the Mace Ranch and Under Second Street sites, and other potential sites within the in-fill area are located in areas generally surrounded by urban uses that limit views through the site. Therefore, development of these sites would not significantly degrade existing views. However, development of the Covell Center site (Variation 3, business park variation) would alter the open space views of surrounding visible areas and contrast with the surrounding open space/agricultural environment. For the Covell Center site, significant views exist to the north through the site, and development within this viewshed would result in a significant visual impact. Under Variations 1 and 2, the Covell Center site would remain in

agricultural use, and existing views would remain unchanged (i.e., no adverse impact). Due to potential changes in views associated with Variation 3 at Covell Center, this alternative was determined to have a *significant and unavoidable* impact.

#### **Alternative 4. Community Expansion Scenario with Oeste Campus.**

Implementation of Alternative 4 would result in temporary changes in aesthetic conditions during construction of specific projects in the planning area. However, given the relatively short-term nature of construction-related activities, aesthetic impacts related to construction are considered *less than significant*.

Development of the Nishi/Gateway, Covell Center, Mace Ranch, and Under Second Street sites under Alternative 4 would result in similar impacts to those described above under Alternative 2. Under this alternative, development of the Signature, Sutter-Davis Hospital, and Oeste Campus sites would alter the open space views of surrounding visible areas and contrast with the surrounding open space/agricultural environment. Because the Signature site is surrounded by urban uses on two sides and because the Sutter-Davis Hospital site has limited (and distant) visibility from most public viewing points (e.g., State Route 113), changes in views associated with development of these sites is considered less than significant. However, development of the Oeste Campus would substantially degrade panoramic views of surrounding open space/agricultural areas to the northwest. Overall, this alternative will have a *significant and unavoidable* impact.

**Alternative 5. Community Expansion Scenario with Davis Technology Campus.** Implementation of Alternative 5 would result in temporary changes in aesthetic conditions during construction of specific projects in the planning area. However, given the relatively short-term nature of construction-related activities, aesthetic impacts related to construction are considered *less than significant*.

Development of the Nishi/Gateway, Covell Center, the Signature, Mace Ranch, Under Second Street, and Sutter-Davis Hospital sites under Alternative 5 would result in similar impacts to those described above under Alternative 4. Under this alternative, development of the Davis Technology Campus and Intervening Lands sites would substantially degrade panoramic views of the surrounding open space/agricultural areas to the south. Overall, this impact is considered *significant and unavoidable*.

### **Mitigation Measures**

Expansion and development outside of the existing City limits and the resultant change in views of the surrounding open space/agricultural area is a decision presented for consideration by the City, and cannot be mitigated without modifying the character of the land use map alternatives proposed. Therefore, impacts associated with Alternatives 4 and 5 remain significant and unavoidable.

## Impact LU-5. Potential Increase in Daytime/Nighttime Light and Glare

### *Significance Criterion*

- A land use map alternative was determined to have a significant impact if it would create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area.

With application of the above significance criteria, impacts of the proposed project on light and glare were assessed. Table 5A-9 provides an overview/comparison of the level of impact associated with the General Plan under the four land use map alternatives evaluated in this EIR. A more detailed discussion of the impact associated with each alternative is described below.

Table 5A-9. Light and Glare Changes Associated with the Land Use Map Alternatives

Alternative 2	Alternative 3	Alternative 4	Alternative 5
<ul style="list-style-type: none"> <li>• Minimal increase in nuisance light</li> <li>• Adjacent to developed areas</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal increase in nuisance light</li> <li>• Adjacent to developed areas</li> </ul>	<ul style="list-style-type: none"> <li>• Significant increase in light and glare (Signature and Oeste Campus sites)</li> </ul>	<ul style="list-style-type: none"> <li>• Significant increase in light and glare (Signature, Davis Technology Campus, and Intervening Lands sites)</li> </ul>

**Alternative 2. Buildout to 2010 Using Existing General Plan.** Implementation of this alternative was assumed to result in the development of the sites being studied (e.g., Nishi/Gateway, Covell Center, Mace Ranch, and Under Second Street) and other potential sites in the in-fill area. Development of these sites would increase the amount of light and glare associated with development of urban uses, such as additional parking lots, building lighting, and streetlights. While the types of lighting and their specific locations are not specified at this point, development proposed under this alternative would increase the amount of light into adjacent areas. Because this alternative would not introduce land uses or structures that would contribute a substantial amount of new nuisance light or glare into an area that currently has minimal light or glare, and due to existing City lighting ordinances, this impact is considered *less than significant*.

**Alternative 3. Reduced Buildout Scenario.** Similar to Alternative 2, implementation of this alternative would not introduce a substantial amount of additional nuisance light or glare into the planning area. Development of the sites being studied (e.g., Covell Center, Mace Ranch interior ranch, and Under Second Street) and other potential sites in the in-fill area would be similar to those described for Alternative 2. While the types of lighting and their specific locations are not specified at this point, development proposed under this alternative would introduce additional sources of light and glare into areas that are primarily surrounded by lighted development (e.g., streetlights). Because this alternative would not introduce land uses or structures that would contribute a substantial

amount of new nuisance light or glare into an area that currently has minimal light or glare, and due to existing City lighting ordinances, this impact is considered *less than significant*.

**Alternative 4. Community Expansion Scenario with Oeste Campus.** Development of the Nishi/Gateway, Covell Center, Mace Ranch, Under Second Street, and Sutter-Davis Hospital sites under Alternative 4 would result in similar impacts to those described above under Alternative 2. Development of the Signature site as a junior high school would likely include the development of ball fields, which could include the use of specialized lighting during school-related activities or organized events by City or private recreation groups.

Development of the Oeste Campus site is proposed for an area outside the existing City limits and development of the site, as a University-related research park could include the use of large-scale lighted greenhouses. Greenhouses could be lighted during both day and nighttime hours and would introduce a substantial amount of nuisance light into an area that currently has little artificial lighting. As adopted, greenhouses are not covered under the City's Outdoor Lighting Control Ordinance. Greenhouses or other structures could also contain reflective surfaces that could add unacceptable levels of glare.

This alternative could introduce nuisance light from development of the proposed junior high school site. This impact was considered to be *significant*, although mitigation has been included to reduce this to a less than significant level. This alternative would also introduce additional nuisance light and reflective surfaces from research facilities associated with the Oeste Campus site that would adversely affect daytime and or nighttime views of the area. Because of the difficulty in controlling light from these facilities and this project's location on the urban edge, this impact is considered *significant and unavoidable*.

**Alternative 5. Community Expansion Scenario with Davis Technology Campus.** Development of the Nishi/Gateway, Covell Center, Signature, Mace Ranch, Under Second Street, and Sutter-Davis Hospital sites under Alternative 5 would result in similar impacts to those described above under Alternative 2. Development of the Signature site as a junior high school would likely include the development of ball fields, which could include the use of specialized lighting during school-related activities or organized events by City or private recreation groups.

Development of the Davis Technology Campus site, as an agriculture/biotechnology research park, could include the use of large-scale lighted greenhouses. Greenhouses could be lighted during both day and nighttime hours and would introduce a substantial amount of nuisance light into an area that currently has little artificial lighting. As adopted, greenhouses are not covered under the City's Outdoor Lighting Control Ordinance. Greenhouses or other structures could contain reflective surfaces that could add unacceptable levels of glare. Additionally, development of the Intervening Lands site would further increase the amount of nuisance light associated with residential development (e.g., street lights) into a largely agricultural area. Impacts from this development would be mitigated to less than significant levels with application of the City's Outdoor Lighting Control Ordinance.

This alternative could introduce nuisance light from development of the proposed junior high school site. This impact was considered to be *significant*, although mitigation has been included to reduce this to a less than significant level. This alternative would also introduce additional nuisance light and reflective surfaces from research facilities associated with the Davis Technology Campus site that would adversely affect daytime and or nighttime views of the area. Because of the difficulty in controlling light from these facilities and this project's location on the urban edge, this impact is considered *significant and unavoidable*.

## Mitigation Measures

With implementation of the following mitigation measure, the significant impact related to school development on the Signature site under Alternatives 4 and 5 will be reduced to a *less-than-significant* impact. Light and glare impacts associated with development of Alternative 4 (Oeste Campus site) and Alternative 5 (Davis Technology Campus site) would remain a *significant and unavoidable* impact. Alternatives 2 and 3 were found to be *less than significant* and no mitigation was required.

### *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.*

**Funding Source:** DJUSD

**Implementing Party:** DJUSD

**Monitoring Agency:** DJUSD

**Timing:** Prior to the DJUSD approval of the sites' development plan

## Impact LU-6. Exposure to Hazardous Materials

### *Significance Criterion*

- A land use map alternative was determined to have a significant impact it would expose construction workers to hazardous materials or if proposed uses involve the delivery, manufacture, or storage of hazardous materials that would pose a public safety threat.

Impacts of the proposed project related to hazardous materials were assessed with application of the above significance criteria. Table 5A-10 provides an overview/comparison of the level of impact associated with the General Plan under the four land use map alternatives evaluated in this EIR. A more detailed discussion of each alternative is described below.

Table 5A-10. Hazardous Materials Impacts Associated with the Land Use Map Alternatives

Alternative 2	Alternative 3	Alternative 4	Alternative 5
<ul style="list-style-type: none"> <li>• Potential Construction-related exposure (all sites)</li> <li>• Potential Operations-related exposure (Nishi/Gateway)</li> </ul>	<ul style="list-style-type: none"> <li>• Potential Construction-related exposure (all sites)</li> <li>• Potential Operations-related exposure (Covell Center)</li> </ul>	<ul style="list-style-type: none"> <li>• Potential Construction-related exposure (all sites)</li> <li>• Potential Operations-related exposure (Nishi/Gateway, Covell Center, Sutter-Davis Hospital, and Oeste Campus)</li> </ul>	<ul style="list-style-type: none"> <li>• Potential Construction-related exposure (all sites)</li> <li>• Potential Operations-related exposure (Nishi/Gateway, Covell Center, Sutter-Davis Hospital, and Davis Technology Campus)</li> </ul>

**Alternative 2. Buildout to 2010 Using Existing General Plan.** Construction-related activities associated with specific projects in the planning area would involve the use of materials such as petroleum-based fuels and oils, solvents, cement, and other materials that could contaminate nearby soils and water resources in the planning area. Additionally, construction workers and other people could be exposed to dust or emissions containing these materials. Construction workers could also be exposed to organic pesticides, herbicides, and other hazardous materials during groundbreaking activities. Because construction-related activities could substantially increase the use of hazardous materials and increase the risk of exposure to hazardous materials within the planning area, this effect is considered a *short-term significant impact*.

Additionally, implementation of Alternative 2 would also result in the development of technology- and research-related business parks at the Nishi/Gateway site. Operations at the site could involve the delivery, use, manufacture, and storage of various chemicals necessary to perform research and development functions. Operation-related activities could substantially increase the use of hazardous materials and increase the risk of exposure to hazardous materials within the planning area. Under the existing General Plan, Policies C and J under the “Fire and Police Protection; Disaster Planning; Hazardous Materials” section of the Safety Element address City requirements to enforce the safe handling of hazardous materials. State law also requires users of hazardous materials to develop a handling plan that the City reviews in cooperation with Yolo County officials. Given these requirements and existing state and federal regulations, this effect is considered a *long-term less than significant impact*.

**Alternative 3. Reduced Buildout Scenario.** Similar to Alternative 2, development of the sites being studied (e.g., Covell Center, Mace Ranch, and Under Second Street) and other potential development sites in the in-fill area could involve the use of hazardous materials during construction-related activities and could expose workers to an increased risk of exposure to these materials. Construction-related effects are considered a *short-term significant impact*.

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