

Chapter 4. Modifications to the Draft EIR

This chapter shows all revisions to all chapters of the draft EIR. Text in standard print is original draft EIR text; text that is double-underlined is added text; and text that is struck out is deleted text. Modifications are organized by draft EIR chapters, and page numbers refer to locations in the draft EIR unless otherwise noted.

CHAPTER 1. INTRODUCTION

On page 1-1, second paragraph, make the following changes:

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

CHAPTER 2. EXECUTIVE SUMMARY

On page 2-1, first paragraph, make the following changes:

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

assessment, the DJUSD will be the CEQA lead agency. For environmental review of this General Plan update, the City will be the CEQA lead agency.

On page 2-5, Table 2-1, fourth row, make the following change:

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

| Alternatives | Sites Being Studied | | | | | | | | | |
|--|---------------------|---------------|----------------|------------|---------------------|--------------|--------------|------------------|-------------------|---------|
| | Nishi/Gateway | Covell Center | Signature Site | Mace Ranch | Under Second Street | Sutter-Davis | Oeste Campus | Davis Technology | Intervening Lands | In-fill |
| Alternative 4. Community Expansion Scenario with Davis Technology <u>Oeste</u> Campus | • | • | • | • | • | • | • | | | • |

On page 2-5, second paragraph header, make the following change:

Alternative 3. Reduced Buildout Alternative.

On page 2-6, second paragraph header, make the following change:

Alternative 4. Community Expansion Scenario with Oeste Campus Alternative.

On page 2-6, third paragraph header, make the following change:

Alternative 5. Community Expansion Scenario with Davis Technology Campus Alternative.

On page 2-6, third paragraph, third sentence, make the following change:

The ~~256-acre~~ Davis Technology Campus (319 gross acres, 256 net acres) would be located southeast of the City between the Yolo Bypass levees and the southeast boundary of the planning area.

On page 2-6, third paragraph, fifth sentence, make the following change:

Because the proposed land area for the Davis Technology Campus is not contiguous with the existing City boundaries, an additional ~~185~~ 142 acres of land (referred to as the “Intervening Lands” site), fronting I-80 and Chiles Road, would need to be annexed for buildout of the technology campus to occur.

On Page 2-8, modify the seventh and 17 bullets as shown below. These are editorial changes to reflect the information presented in detail in Chapters 5C and 5F, respectively and do not change the findings of the draft EIR:

- Impacts on sewer mains and capacity (Alternatives 4, 5)
- Exposure of sensitive uses to operations noise (Alternatives 2, 3, 4, 5)

In Table 2-3 (following page 2-8), fifth page, fourth row, make the change shown on page 4-4 of this final EIR. This is an editorial change to have the table reflect the text presented in Chapter 5C in the draft EIR and does not modify the findings of the draft EIR.

In Table 2-3 (following page 2-8), ninth page, second row, make the change shown on page 4-5 of this final EIR. This is an editorial change to have the table reflect the text presented in Chapter 5F in the draft EIR and does not modify the findings of the draft EIR.

In Table 2-3 (following page 2-8), 12th page, second row, make the changes shown on page 4-6 of this final EIR.

In Table 2-6 (following page 2-14), third page, second row, fourth column, make the change shown on page 4-7 of this final EIR.

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

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

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

| Mitigation Measure | Funding Source | Implementing Party | Monitoring Agency | Timing |
|--|----------------|--------------------|--------------------------|-----------------------------------|
| <p>CEQA and/or NHRP significance criteria. Impacts to significant resources that cannot be avoided will be mitigated using one or more of the following mitigation measures:</p> <ul style="list-style-type: none"> • a data recovery program consisting of archaeological excavation to retrieve the important data from archaeological sites; • development and implementation of public interpretation plans for both prehistoric and historic sites; • preservation, rehabilitation, restoration, or reconstruction of historic structures according to Secretary of Interior Standards for Treatment of Historic Properties; • construction of new structures in a manner consistent with the historic character of the region; and • treatment of historic landscapes according to the Secretary of Interior Standards for Treatment of Historic Landscapes.” | | | | |
| <p>BIO-2. Biological Resources Measures. The DJUSD shall ensure the following measures are implemented.</p> <ul style="list-style-type: none"> • Project design shall demonstrate that avoidance of sensitive resources has been integrated into project design. Where avoidance is not feasible, the project proponent shall compensate for the loss or disturbance within Yolo County. The type and amount of compensation shall be determined in conjunction with the appropriate local, state, and/or federal regulatory agency involved.” • The DJUSD shall require a biological survey be prepared by a qualified biologist for proposed development areas that may contain sensitive resources as defined by the City or appropriate state or federal regulatory agencies. The biological study shall be prepared as a requirement of the environmental assessment of a given project unless the City’s Planning Director determines, based on previous studies or other evidence, that the site’s current state would preclude the finding of sensitive resources. Agricultural use or plowing of a site does not eliminate the probability of sensitive resources. | DJUSD | DJUSD | DJUSD, DFG, USACE, USFWS | Prior to construction of the site |

CHAPTER 3. PROJECT DESCRIPTION

Figure 3-1b (shown on page 4-9 of this final EIR) has been incorporated into the draft EIR (following page 3-2) to identify the updated City of Dixon approved sphere of influence.

On page 3-13, make the following change:

GOAL MOB 1. ~~Reduce automobile use by improving transit service and encouraging transit use.~~

GOAL MOB 2. ~~Develop alternative transportation solutions, which will help alleviate peak hour congestion.~~

GOAL MOB 3. ~~Increase safety of and decrease noise from transportation throughout the City.~~

GOAL MOB 4. ~~Address transportation policy making in a balanced, objective way.~~

Figures 3-12 and 3-13 (following page 3-30) were modified for this final EIR and are included following page 4-9.


CHAPTER 4. EIR ASSUMPTIONS AND METHODS


On page 4-3, first paragraph, first sentence, make the following change:

The Yolo County Local Agency Formation Commission (LAFCO) has adopted Standards for Evaluation of Proposals that 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, "Boundaries which create islands, strips, or corridors are disfavored." Standard 4 states, "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."

It should also be noted that Oeste Campus, Covell Center property, the Signature Site, and the Nishi/Gateway site would require annexation and LAFCO approval.

**APPROVED
SPHERE OF INFLUENCE**

 Incorporated Area

 Sphere of Influence

Adopted by LAFCO on 5/1/95

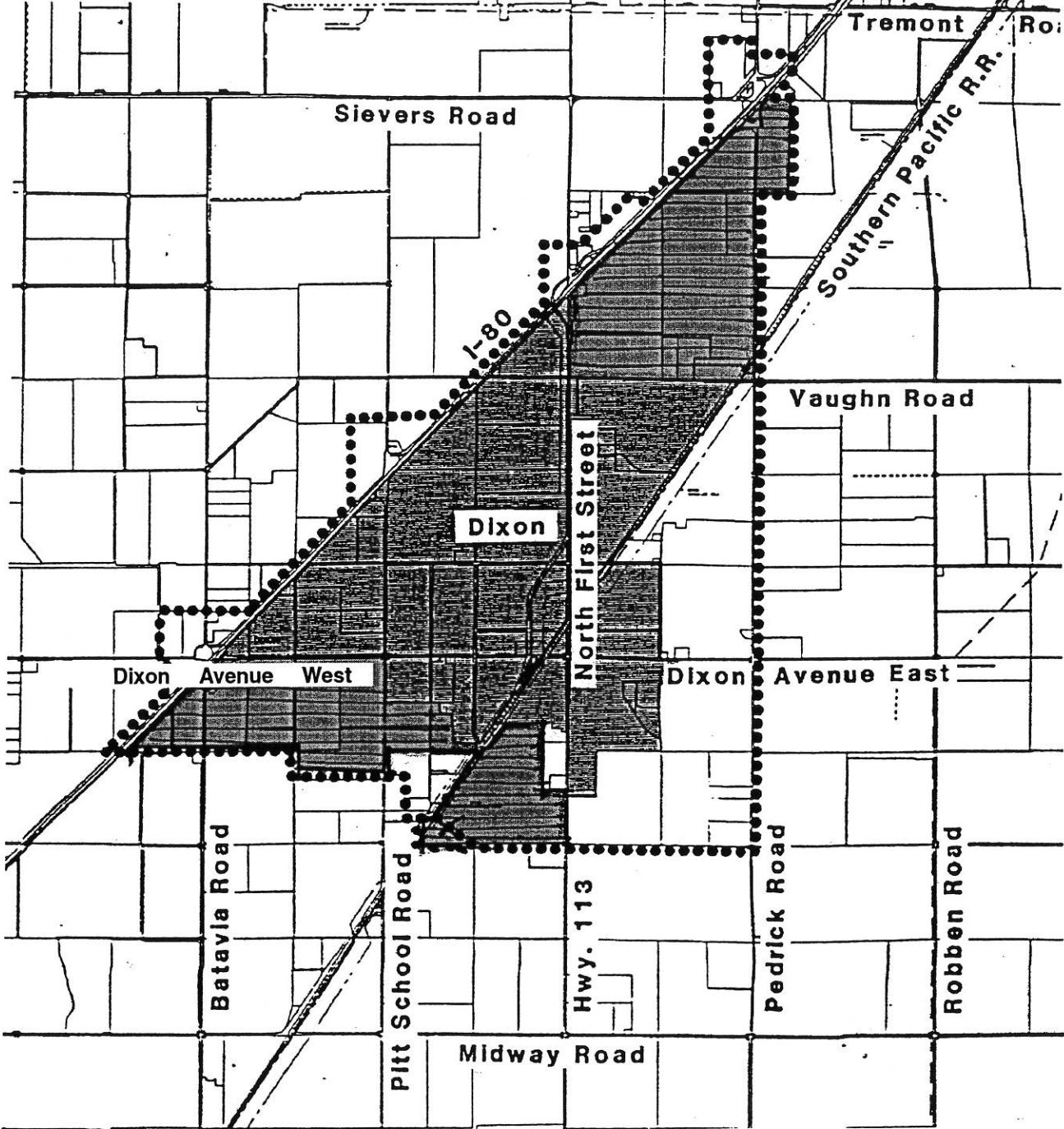
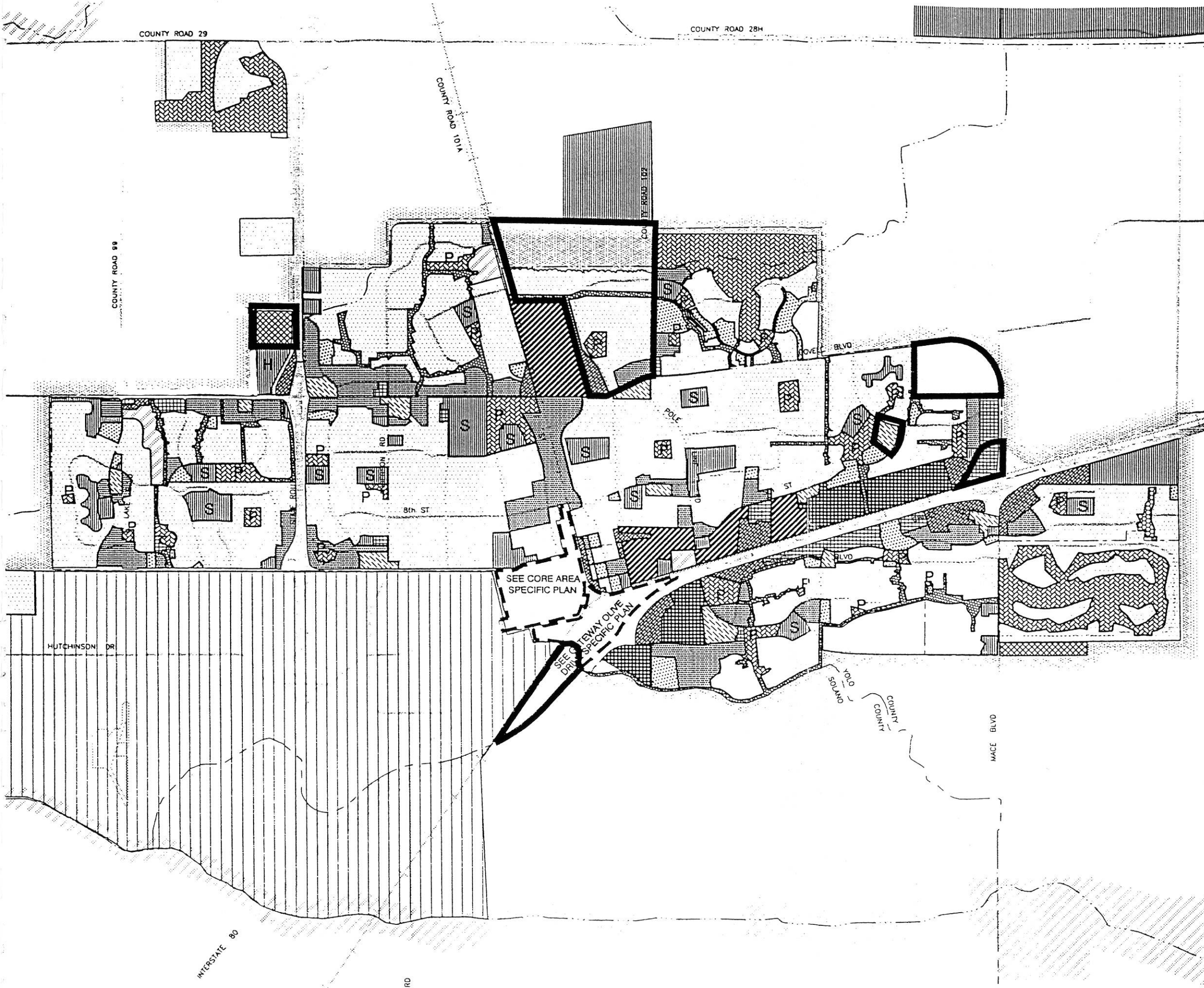
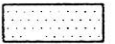





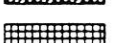

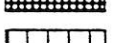
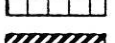

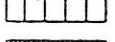




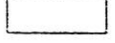
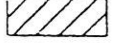

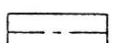
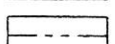
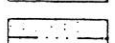


Figure 3-12
Alternative 2. Buildout to 2010
Using Existing General Plan



-  Residential-Low Density
3.00-7.99 Units Per Gross Acre and 3.60-9.59 Units Per Net Acre
-  Residential-Medium Density
8.00-13.99 Units Per Gross Acre and 9.60-16.79 Units Per Net Acre
-  Residential-High Density
14.00-25.00 Units Per Gross Acre and 16.80-30.00 Units Per Net Acre
-  Neighborhood Retail
-  Community Retail
(Applicable to Only the "Community Expansion" Alternatives.)
-  General Commercial
-  Office
-  Business Park
-  University Related Research Park
-  Industrial
-  University of California, Davis
-  Public/Semi-Public
S = School, H = Hospital
-  Parks/Recreation
P = Park
-  Neighborhood Greenbelt
-  Urban Agriculture Transition Area
-  Agriculture
-  Natural Habitat Area
-  Urban Reserve
-  City Limit
-  Yolo/Solano County Border
-  Creeks, Sloughs, Channels Including Levees
-  Potential Change Areas

Davis General Plan

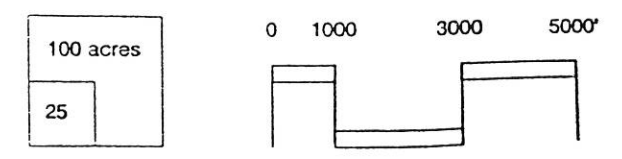


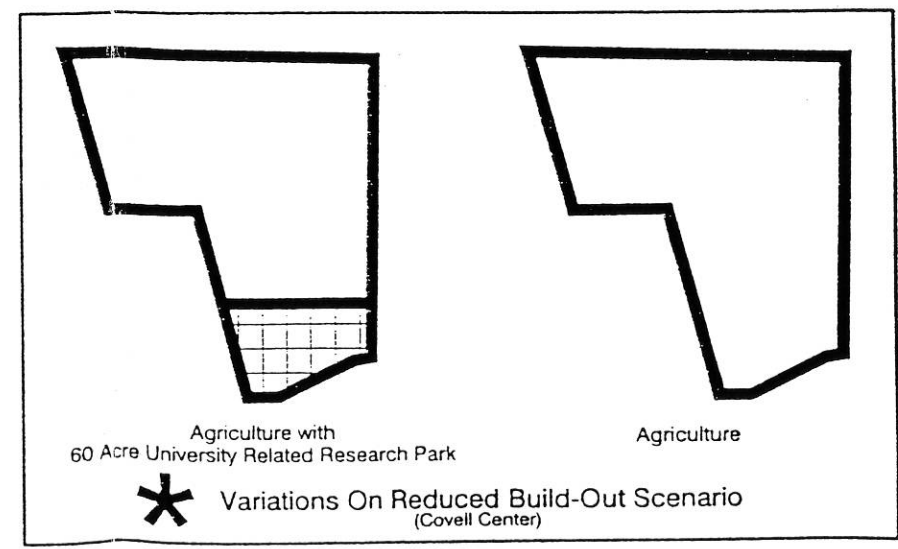
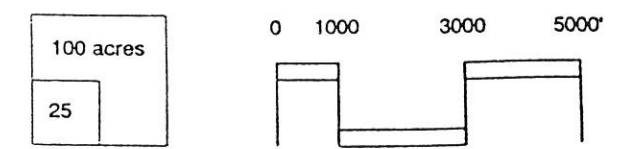
Figure 3-13
Alternative 3. Reduced Buildout
Scenario



- Residential-Low Density
3.00-7.99 Units Per Gross Acre and 3.80-9.59 Units Per Net Acre
- Residential-Medium Density
8.00-13.99 Units Per Gross Acre and 9.60-16.79 Units Per Net Acre
- Residential-High Density
14.00-25.00 Units Per Gross Acre and 18.80-30.00 Units Per Net Acre
- Neighborhood Retail
- Community Retail
(Applicable to Only the "Community Expansion" Alternatives.)
- General Commercial
- Office
- Business Park
- University Related Research Park
- Industrial
- University Of California, Davis
- Public/Semi-Public
S = School, H = Hospital
- Parks/Recreation
P = Park
- Neighborhood Greenbelt
- Urban Agriculture Transition Area
- Agriculture
- Natural Habitat Area
- Urban Reserve
- City Limit
- Yolo/Solano County Border
- Creeks, Sloughs, Channels Including Levees
- Potential Change Areas

NOTE:
 1. Covell Center to be evaluated as both Urban Reserve and Agricultural.

Davis General Plan



CHAPTER 5A. LAND USE, AESTHETICS, AND HAZARDOUS MATERIALS

On page 5A-2, second paragraph, fourth sentence, make the following change:

The conditions and levels of remediation at these sites range from approval of work plans to sites where remediation is almost complete. The Frontier Fertilizer site at 4303 and 4309 Second Street is a Federal Superfund Clean-up site being administered by U.S. EPA. Remediation of pesticide and fertilizer contamination is underway. On-site treatment systems are cleaning contaminated groundwater beneath the site. Monitoring wells have been installed at the Frontier Fertilizer site and in Mace Ranch to the north, to ensure that contamination does not spread. The City of Davis pumps domestic water from the deep aquifer below Frontier Fertilizer. The city's aquifer is not affected by the contaminant plume. Sites in the City are monitored by a range of . . .

On page 5A-3, Table 5A-2, eighth row, make the following change:

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

| Sites Being Studied | Existing General Plan Designations | Existing Land Use | <u>Williamson Act Contract</u> | Existing Views from Each Site |
|-------------------------|------------------------------------|-------------------|---|-------------------------------|
| Davis Technology Campus | Agriculture | Agriculture | Nonrenewal filed <u>No*</u> | Agricultural and freeway |

*A portion of the DTC site is under Williamson Act contract for which a non-renewal was filed in 1991. The contract will expire in 2001.

Figure 5A-2 (following page 5A-6) was modified for this final EIR to reflect a change in the Signature site view from northeast to northwest (see page 4-12).

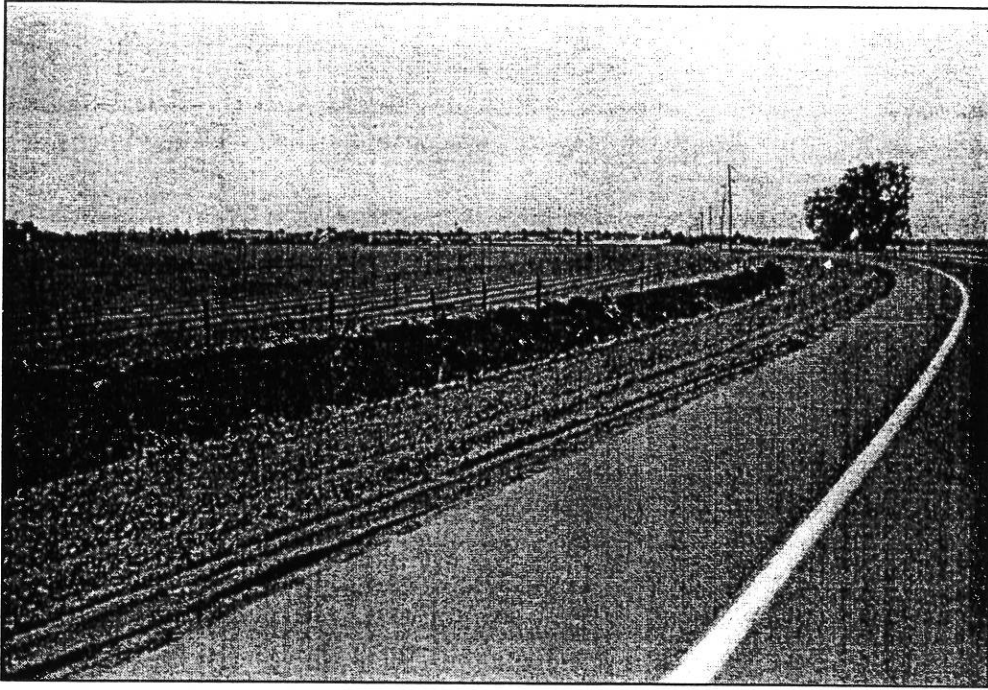
Figure 5A-5 (following page 5A-8) was modified for this final EIR to reflect a change in the Intervening Lands site view from south to southeast (see page 4-13).

On page 5A-22, first paragraph, third sentence, make the following change:

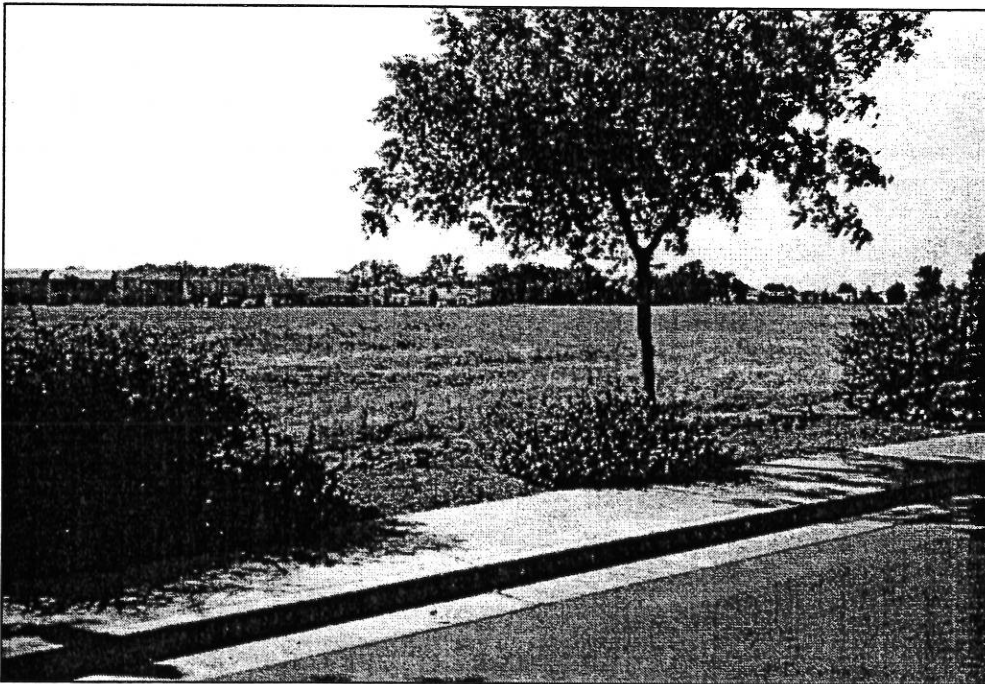
Development of the Signature, Mace Ranch, Under Second Street, Sutter-Davis Hospital, ~~Intervening Lands~~, and in-fill sites were not found to be significant impacts due to their existing urban setting and lack of panoramic views through these sites.

On page 5A-24, third paragraph, last sentence, make the following change:

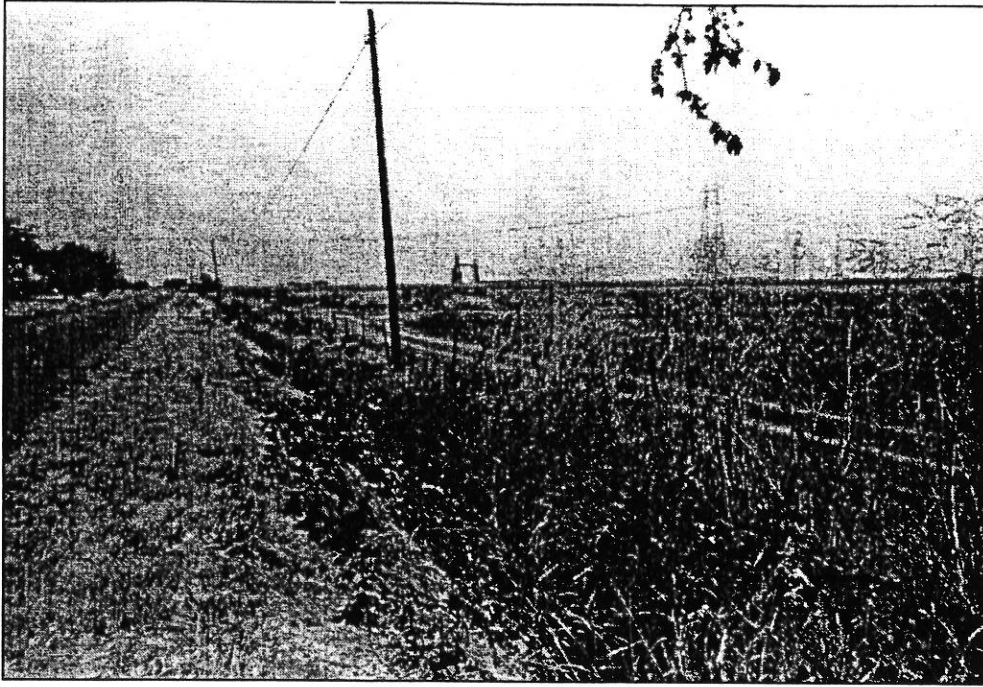
Policy difference applicable to Alternatives 4 and 5.



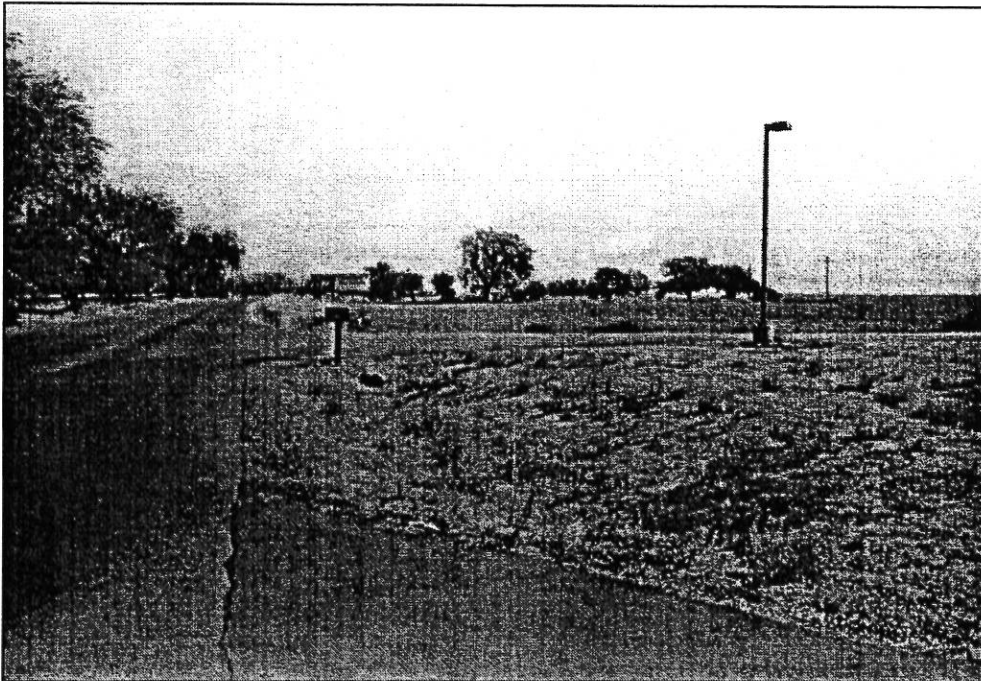
View of Signature Site Facing Northwest



View of Mace Ranch Interior Retail Site Facing South



View of Davis Technology Campus Site Facing Southeast



View of Intervening Lands Site Facing Southeast



Jones & Stokes Associates, Inc.

Figure 5A-5
Views of Davis Technology Campus and
Intervening Lands Sites

On page 5A-41, under LU-6.1, fourth sentence, make the following change:

The City of Davis will make available to contractors up-to-date information on known hazardous waste sites. If the presence of hazardous . . .

CHAPTER 5B. POPULATION AND HOUSING

On page 5B-15, “Significance Criteria” bullets (in box), make the following changes to the third bullet and the paragraph of text that follows:

- ~~• For Alternatives 3 through 5, a significant impact would occur if the development of the plan results in a substantial jobs/housing imbalance in the community. A jobs/housing ratio of between 0.8:1 to 1.2:1 is determined to be acceptable.~~

~~A jobs/housing imbalance is not in itself an environmental impact. However, it can directly lead to air quality and traffic impacts resulting from in commuting plus impacts on other communities. It is, therefore, an appropriate consideration in this EIR. In addition, a jobs/housing imbalance is generally considered to be a desirable planning goal.~~

On page 5B-16, Table 5B-4, last bullet in each column, make the following changes:

Table 5B-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"> • Potential inability to comply with policies calling for meeting internal housing needs • Jobs/housing imbalance | <ul style="list-style-type: none"> • Potential inability to comply with Policy LU 1.1 • Potentially inconsistent policy direction (LU A.1) • Jobs/housing imbalance | <ul style="list-style-type: none"> • Potential inability to comply with Policy LU 1.1 • Potentially inconsistent policy direction (LU A.1) • Jobs/housing imbalance | <ul style="list-style-type: none"> • Potential inability to comply with Policy LU 1.1 • Potentially inconsistent policy direction (LU A.1) • Jobs/housing imbalance |

On page 5B-18, fifth paragraph, third sentence, make the following change:

. . . (estimated City population, ~~64,458~~ 65,458).

On page 5B-19, second full paragraph, third sentence, make the following change:

~~If that mitigation measure were to be adopted, Alternative 5 would create an even worse imbalance between the number of jobs created and the number of housing units allowed. This alternative would be the worst of the options in terms of the jobs/housing balance.~~

One means of comparing alternatives is to look at their relative ratios of jobs to employed residents. Table 3-1 (please refer to page 20 of Chapter 3, "EIR Comments and Response") compares the alternatives' jobs/housing ratios.

On page 5B-20, make the following changes to PH-1.1:

"Develop guidelines for infill projects and zoning changes to allow increases in density that ~~do not jeopardize~~ maximize housing opportunities and that are compatible with the design character of the existing city and its neighborhoods."

On page 5B-20, make the following changes:

PH-1.2 3. Revise Action LU 2.1e g (Alternatives 3, 4, and 5)

PH-1.3 4. Amend Action (e) under Policy LU 1.1. (Alternatives 3, 4, and 5)

The policy impact can be reduced to a less-than-significant level by amending ~~Policy~~ Action LU 1.1e . . .

On page 5B-21, make the following change to PH-1.3½:

PH-1.3½ 5. Delete Standard LU 2.1(a) (Alternatives 3, 4, and 5)

On page 5B-23, make the following change to PH-2.1:

PH-2.1. Add a Housing Action to Policy LU 1.1. (Alternatives 3, 4, and 5)

At the next revision of the City's Housing Element, the City should revise the land use map and pertinent Land Use and Growth Management policies, standards, and actions, if necessary, to ensure that the supply of land available for residential development can accommodate the needs of future residents of all income levels. Alternatives for revisions may include redesignating land from nonresidential to residential use, identifying new locations for selective in-fill, or other programs authorized under state law for accommodating housing needs. If adequate sites are not available to meet the 5-year need for housing at all income levels as determined by SACOG in accordance with Section 65584 of the Government Code, the city must provide sufficient sites with zoning that permits owner-occupied and rental multi-family residential use by right, including density and development standards that could accommodate low- or moderate-income housing.

CHAPTER 5C. PUBLIC SERVICES AND UTILITIES

In Table 5C-10 (page 5C-20), make the changes as shown on page 4-17. This is an editorial change to have the table reflect the text presented in Chapter 5C in the draft EIR and does not modify the findings of the draft EIR.

On page 5C-24, under the fourth heading, make the following change:

. . . add ~~10,030~~ 11,030 people to . . .

CHAPTER 5D. TRAFFIC AND CIRCULATION

On page 5-13, third paragraph under heading "Bicycles", make the following change:

In 1993~~9~~9, the major routes consisted of approximately ~~36.8~~ 47.1 miles of bike lanes, which are along streets, and ~~29.1~~ 45.2 miles of bike paths, which are separated from streets or within neighborhood greenbelts. These two types of facilities have different advantages for the different types of cyclists. Avid and experienced bicycle enthusiasts often prefer bike lanes, which generally allow more direct routes ~~but can create conflicts with cars~~; young bicycle riders and beginning bicyclists often prefer quieter bike paths, even if they are less direct than bike lanes.

Table 5C-10. Summary of Public Services and Utilities Impacts by 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 | |
| PS-6. Impacts on Park and Recreation Facilities | Not required | LS | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| PS-7. Impacts on Water Supply and Distribution Facilities | PS-7.1 | SU | LS | LS | LS | LS | LS | LS | LS | | SU | SU | LS |
| PS-8. Require Extension of Sewer Mains and Capacity, and Expansion of Treatment Facilities | PS-7.1 PS-8.1 | LS SU | LS | LS | LS | LS | LS | LS | LS | | SU | SU | LS |
| PS-9. Impacts on Solid Waste Landfill Capacity | Not required | LS | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| SU = Significant unavoidable S = Significant, but can be reduced to less than significant with mitigations included ■ = This impact was assessed on a program (aggregate) level for the overall General Plan, rather than on a site-specific basis. | | | LS = Less than significant NI = No impact N/A = None available | | | | | | | | | | |
| 1 Covell Center has a short-term significant and long-term no impact finding. See text for explanation. | | | | | | | | | | | | | |

CHAPTER 5E. AIR QUALITY

On page 5E-6, after the first paragraph, make the following change:

The federal PM2.5 standards are 15 μ/m^3 for the annual average and 65 μ/m^3 for the 24-hour average. In May of 1999, the U.S. Courts of Appeals for the District of Columbia also put a hold on implementing the PM2.5 standard and asked for further comments. The Court will set a briefing schedule for parties and, at some time in the future, will decide what to do with the PM2.5 standard.

On page 5E-11, make the following changes to GOAL AIR 1, Policy AIR 1.1:

... ~~reach and exceed~~ meet ...

On page 5E-14, make the following changes to Alternative 2:

The existing General Plan ~~does not~~ includes goals and polices that provide guidance on project locations in relation to air quality issues. ~~Therefore, this~~ This land use map alternative does not conflict the existing General Plan and is considered to be a *less-than-significant* impact.

On page 5E-14, make the following changes to the third sentence of Alternative 3:

The General Plan update ~~does not~~ includes goals and polices that provides guidance on project locations in relation to air quality issues: , including the following goals and their affiliated policies and actions: LU 2 (infill development), Goal MOB 1 (transportation modes), Goal MOB 3 (bicycle and pedestrian facilities), Goal MOB 4 (transit use), UD 1 (urban design), and TECH 2 (telecommuting). ~~Therefore, this~~ This ...

On page 5E-15, make the following change to the fifth sentence in the first paragraph of the bulleted item:

For instance, reduction of automobile use could be achieved through promoting reductions in parking space (Goal MOB 2), alternative modes of transportation (Goal MOB 3), improving public transit (Goal MOB 4), and continued use of transportation demand management techniques (Goal MOB 5).

On page 5E-15, make the following changes to the third sentence of Alternative 4:

The General Plan update ~~does not~~ includes goals and polices that provides guidance on project locations in relation to air quality issues. including the following goals and their affiliated policies and actions: LU 2 (infill development), Goal MOB 1 (transportation modes), Goal MOB 3 (bicycle and pedestrian facilities), Goal MOB 4 (transit use), UD 1 (urban design), and TECH 2 (telecommuting). ~~Therefore, this~~ This land use map alternative does not conflict the General Plan update and is considered to be a *less-than-significant* impact.

On page 5E-16, make the following changes to the second sentence of Alternative 5:

For these projects, application of the policies in the General Plan update are assumed. The General Plan update ~~does not~~ includes goals and polices that provides guidance on project locations in relation to air quality issues. including the following goals and their affiliated policies and actions: LU 2 (infill development), Goal MOB 1 (transportation modes), Goal MOB 3 (bicycle and pedestrian facilities), Goal MOB 4 (transit use), UD 1 (urban design), and TECH 2 (telecommuting). ~~Therefore, this~~ This land use map alternative does not conflict the General Plan update and is considered to be a *less-than-significant* impact.

On page 5E-18, make the following changes to AQ-2.1:

AQ-2.1. Revise Policy AIR 1.1, ~~Action-D~~ (Alternatives 2 through 5)

Revise Policy AIR 1.1, ~~Action-D~~ to include Action G reflecting the specific fugitive dust-control, ROG, and NO_x, . . .

CHAPTER 5F. NOISE

On Table 5F-1 (following page 5F-2), page 1, make the following changes:

Table 5F-1. Modeled Traffic Noise Level for
Existing Conditions (Alternative 1)

| Roadways | Segment | L _{dn} Noise Level at 100 Feet | Distance to Noise Contour From Roadway Centerline (feet) | | |
|--|---|---|---|--------------------|--------------------|
| | | | 70 L _{dn} | 65 L _{dn} | 60 L _{dn} |
| Chiles Road | Cowell Boulevard to Mace Boulevard | 58 | 17 | 36 | 77 |
| | Mace Boulevard to infill <u>intervening lands</u> | 57 | 13 | 27 | 59 |
| | Infill to PG&E <u>Intervening lands to DTC</u> | 57 | 13 | 27 | 59 |
| | PG&E to Webster ramps <u>Road 32B to Webster Ramps</u> | 55 | 10 | 21 | 45 |
| Covell Boulevard | Lake Boulevard to Shasta Drive | 65 | 49 | 105 | 226 |
| | Shasta Drive to F-Street <u>Highway 113</u> | 65 | 48 | 103 | 223 |
| | F-Street <u>Highway 113</u> to Sycamore Lane | 65 | 49 | 106 | 229 |
| | Sycamore Lane to Pole Line Road (overcrossing) | 65 | 49 | 105 | 226 |
| | Pole Line Road to Alhambra Drive | 66 | 55 | 118 | 253 |
| | Alhambra Drive to Mace Boulevard | 64 | 39 | 85 | 182 |
| F-Street <u>Highway 113</u> | I-80 to Hutchison Drive | 77 | 288 | 620 | 1,337 |
| | Hutchison Drive to Russell Boulevard | 76 | 268 | 578 | 1,245 |
| | Russell Boulevard to Covell Boulevard | 76 | 242 | 520 | 1,121 |
| | North of Covell Boulevard | 75 | 200 | 430 | 926 |

In Table 5F-5 (page 5F-9), make the change shown on page 4-21. This is an editorial change to have the table reflect the text presented in Chapter 5F in the draft EIR and does not modify the findings of the draft EIR.

Table 5F-5. Summary of Noise 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 | | |
| NOI-1. Consistency with General Plan Policies | NOI-1.1 | SU | LS | LS | | LS | LS | | | | | SU |
| NOI-2. Exposure of Noise-Sensitive Land Uses to Construction-Related Noise | NOI-2.1, -2.2, -2.3 | SU | SU | SU | | SU | SU | | | | | SU |
| NOI-3. Exposure of Noise-Sensitive Land Uses to Operations-Related Noise | NOI-1.1, -3.1 | SU | S | S | | NI | S | | | | | SU |
| NOI-1. Consistency with General Plan Policies | NOI-1.1 | SU | | LS | | LS | LS | | | | | SU |
| NOI-2. Exposure of Noise-Sensitive Land Uses to Construction-Related Noise | NOI-2.1, -2.2, -2.3 | SU | | SU | | SU | SU | | | | | SU |
| NOI-3. Exposure of Noise-Sensitive Land Uses to Operations-Related Noise | NOI-1.1 | SU | | LS | | NI | LS | | | | | SU |
| NOI-1. Consistency with General Plan Policies | NOI-1.1 | SU | LS | LS | LS | LS | LS | LS | LS | | | SU |
| NOI-2. Exposure of Noise-Sensitive Land Uses to Construction-Related Noise | NOI-2.1, -2.2, -2.3 | SU | SU | SU | SU | SU | SU | SU | SU | | | SU |
| NOI-3. Exposure of Noise-Sensitive Land Uses to Operations-Related Noise | NOI-1.1 | LS SU | LS | LS | LS | NI | LS | LS | LS | | | SU |
| NOI-1. Consistency with General Plan Policies | NOI-1.1, LU-1.1, -1.2 | SU | LS | LS | LS | LS | LS | LS | | LS | S | SU |
| NOI-2. Exposure of Noise-Sensitive Land Uses to Construction-Related Noise | NOI-2.1, -2.2, -2.3 | SU | SU | SU | SU | SU | SU | SU | | SU | SU | SU |
| NOI-3. Exposure of Noise-Sensitive Land Uses to Operations-Related Noise | NOI-1.1, -3.1 LU-1.1, -1.2 | SU | LS | LS | LS | NI | LS | LS | | LS | S | SU |
| 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 | | | | | | | | | | |

CHAPTER 5G. HYDROLOGY AND WATER QUALITY

On page 5G-11, Table 5G-2, third shaded row, make the following change:

Table 5G-2. Summary of Hydrology and Water Quality Impacts by Land Use Map Alternative

| Project Impacts | Project Mitigations | Overall General Plan | Nishi/Gateway | Covell Center | Signature Site | Mace Ranch | Under Second Street | Sutter-Davis | Oeste Campus | Davis Technology | Intervening Lands | In-fill |
|---|---------------------|----------------------|---------------|---------------|----------------|------------|---------------------|--------------|--------------|------------------|-------------------|---------|
| Alternative 4. Community Expansion Scenario with Davis Technology <u>Oeste Campus</u> | | | | | | | | | | | | |

CHAPTER 5H. BIOLOGICAL RESOURCES

On page 5H-2, first paragraph, third sentence, make the following changes:

Few biologically pristine areas exist in Davis representative of the historic natural landscape. Most nonurbanized land within the planning area is currently used for agriculture, or had been under cultivation in the past. As a result, much of the habitat once available to support special-status species has been lost.

The historic landscape in the planning area was predominantly a mixture of grassland, oak savanna, wetlands, and riparian woodland along natural drainages.

On page 5H-2, third paragraph, first sentence, make the following changes:

A number of nature preserves has been established in the area. These provide varying levels of habitat for special-status species. Existing nature preserves in and near the planning area are as follows:

On page 5H-7, third paragraph, second sentence, make the following change:

Despite this, agricultural fields provide foraging habitat for common wildlife species, including red-tailed hawks, American kestrels, barn owls, killdeer, American pipits, western meadowlarks, savannah sparrows, and house finches. The federally listed endangered giant garter snake utilizes agricultural land and irrigation ditches within the planning area. The state-listed Swainson's hawk forages almost exclusively in agricultural fields.

On page 5H-8, first paragraph, last sentence, make the following change:

These areas support common wildlife species, including red-tailed hawks, rough-legged hawks, American kestrels, killdeer, American pipits, western meadowlark, savannah sparrows, lesser goldfinches, and house finches. The burrowing owl, a DFG Species of Special Concern, is often found in ruderal areas.

On page 5H-9, last bullet, make the following change:

- ~~... (California Fish and Game Code, Sections 3503 [birds of prey], 3511 [birds], 4700 [mammals], and 5050 [reptiles and amphibians]).~~

On page 5H-13, second paragraph, make the following change:

The 20-acre site (net acres) includes primarily agricultural cropland that is currently fallow. Along the perimeter of the site, is a strip of annual grassland and ruderal habitat. Interspersed with the ruderal habitat, along the western and northeastern edges of the site, are hedgerows of mature walnut and false indigo trees that range in size from 4 to 43 inches diameter at breast height (ESA 1992). Drainage features are located within the project site, including a ditch adjacent to County Road 99D and the Covell Drain. The portion of the Covell Drain that occurs on the site may be subject to USACE jurisdiction under the Clean Water Act (ESA 1992). The Covell Drain supports substantial emergent marsh vegetation and the County Road 99D drainage supports patches of emergent marsh vegetation. ~~At the northwestern edge of the site is a freshwater marsh, which has high wildlife value.~~ To the south of the property is Sutter-Davis Hospital and to the east is Highway 113.

On page 5H-14, last paragraph, sentence one and two, make the following changes:

The 319-acre site (gross acres) includes mostly agricultural land under active cultivation (e.g., corn, rice) or currently left fallow. ~~A large agricultural drainage ditch~~ The South Davis Drain runs east to west along the southern boundary of the site to the Yolo Bypass and is dominated by ruderal vegetation such as pepperweed.

On page 5H-16, below the second paragraph, make the following change:

California Fully-Protected Species

Certain species of birds, birds of prey, mammals, reptiles and amphibians, and fish are fully protected from take under sections of the California Fish and Game code. Take may be allowed by the Fish and Game Commission only for specific purposes.

On page 5H-22, first bulleted item, make the following changes:

- ~~**Impact BIO-7. Impacts from Noxious Weeds.** The overall impact of each three of the four alternatives is significant due to the potential for spread of noxious weeds through grading and other site disturbance. was reduced to a less than significant level. Alternative 5-2, by virtue of its larger area of potential development, would have the greatest relative impact because it would not incorporate Standard HAB 1.1g, would have a significant impact.~~

On page 5H-23, Table 5H-1, make the following changes to the second, eleventh, eighteenth, and twentieth rows:

Table 5H-1. Summary of Biological Resource 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 2nd Street | Sutter-Davis | Oeste Campus | Davis Technology | Intervening Lands | In-fill | |
| BIO-7. Impacts from Noxious Weeds | BIO-7.1 | S LS | | S LS | | S LS | S LS | | | | | | S LS |
| BIO-7. Impacts from Noxious Weeds | BIO-7.1 | S LS | S LS | S LS | S LS | S LS | S LS | S LS | S LS | S LS | | | S LS |
| BIO-5. Loss or Temporary Disturbance of Wetlands and Other Waters of the U.S. | BIO-2.1 | S | S | S | LS | LS | LS | S | | | S LS | S | S |
| BIO-7. Impacts from Noxious Weeds | BIO-7.1 | S LS | S LS | S LS | S LS | S LS | S LS | S LS | | | S LS | S LS | S LS |

On page 5H-28, first paragraph, first sentence, make the following change:

... ~~signature~~ landmark trees ...

On page 5H-28, fifth paragraph, first sentence, make the following change:

For areas of non-native grassland, ruderal, developed, or agricultural lands that are determined on the basis of a biological survey to contain no special-status species, inclusions of alkali grassland, meadow and scrub, native perennial grassland, or wetlands, no further mitigation will be required.

On page 5H-28, sixth paragraph, first sentence, make the following change:

If a biological study of a site determines the presence of sensitive biological resources, the project proponent will retain a qualified biologist, approved by the agency(s) with regulatory responsibility, to develop appropriate site-specific mitigation measures, and to monitor construction activities in sensitive biological resource areas."

On page 5H-29, first sentence, make the following change:

. . . drainages, vernal pools and swales, other wetlands, native grassland, special-status species populations, and elderberry shrubs. These are the minimal standards to be met. More extensive standards may be required as a result of the site-specific biological surveys."

On page 5H-34, fourth paragraph, first sentence, make the following change:

As shown in Table 5H-1, significant impacts to wetland or other waters of the U.S. are likely to occur at Nishi/Gateway, Covell Center, Sutter-Davis, ~~Davis Technology Campus~~, Intervening Lands sites, and in smaller sites found throughout the in-fill area. This impact is reduced . . .

On page 5H-41, first, second, and third paragraphs, make the following changes:

Alternative 3. Reduced Buildout Scenario. As shown in Table 5H-1, significant impacts from noxious weeds are only likely to occur at the Covell Center site (Variation 3), Mace Ranch interior, and Under Second Street sites, and other smaller sites in the in-fill area. ~~This~~ However, this impact is considered less-than-significant, ~~and there are no~~ with implementation of mitigation measure BIO 7.1, creating a General Plan update ~~policies~~ policy that would directly relate to this impact.

Alternative 4. Community Expansion Scenario with Oeste Campus. As shown in Table 5H-1, less-than-significant impacts from noxious weeds could occur at all the sites being studied under this alternative and other smaller sites in the in-fill area. ~~There are no~~ Implementation of mitigation measure BIO 7.1 would create a General Plan update ~~policies~~ policy that would directly relate to this impact. ~~Therefore, this impact is considered to be~~

~~significant. Based on the size of the area involved, this alternative would have a greater relative impact than Alternative 3.~~

Alternative 5. Community Expansion Scenario with Davis Technology Campus. As shown in Table 5H-1, ~~less-than-significant~~ impacts from noxious weeds could occur at all the sites being studied under this alternative and other potential sites in the in-fill area. ~~There are no Implementation of mitigation measure BIO 7.1 would create a General Plan update policies~~ policy that would directly relate to this impact. ~~Therefore, this impact is considered to be significant. Based on the size of the area involved, this Alternative would have a greater relative impact than Alternative 4.~~

CHAPTER 5J. CULTURAL RESOURCES

On page 5J-17, last paragraph, last sentence, make the following change:

. . . and/or NRHP significance criteria. The offices of the State Historic Preservation Officer (SHPO) and the Native American Heritage Commission shall be consulted, as pertinent. Impacts to . . .

CHAPTER 6. SCHOOL SITE ALTERNATIVES

On page 6-1, first paragraph, make the following change:

The City is working with the Davis Joint Unified School District (DJUSD) in the development of a new junior high school in the community. The objective of the DJUSD is to develop a 35-acre junior high school site and a 10-acre buffer ~~(with a 45-acre remainder piece)~~ that is in a location offering convenient access to its service area, including access by students walking or bicycling to and from school.

On page 6-6, first full paragraph, make the following changes:

Construction of the new school could also result in long-term impacts related to hazardous materials if the Signature site was known to contain or be affected by hazardous materials from past uses onsite or offsite. The DJUSD has not found any evidence indicating that past uses of this site involved the use, storage, or disposal of hazardous materials. In addition, the potential school site is located approximately one-half mile north of the Frontier Fertilizer site. The Frontier Fertilizer site at 4303 and 4309 Second Street is a federal Superfund cleanup site being administered by EPA. Remediation of pesticide and fertilizer contamination is underway. Onsite treatment systems are cleaning contamination groundwater beneath the site. Monitoring wells have been installed at the Frontier Fertilizer site and in Mace Ranch to the north to ensure that contamination does not spread. Although the site is not known to be

contaminated from these sources, construction of the new school could result in long-term impacts related to offsite uses. This potentially *long-term significant impact* would be reduced to *less than significant* with implementation of mitigation measure LU-3.

On page 6-19, second header, make the following change:

BIO-2.1. Biological Resources Measures

On page 6-19, below the third paragraph, add the following text:

The old Davis Landfill is located north of this alternative site. The landfill was closed in 1975. A Solid Waste Assessment Test was conducted on this landfill in 1992 and determined that leakage from the landfill had occurred. An Evaluation and Monitoring Plan was submitted to the Regional Water Quality Control Board and approved. Subsequently, a Corrective Action Plan was submitted that called for continued monitoring of wells on a biannual basis. Since 1995, there have been no offsite detections of volatile organics (the principal area of concern identified in the Solid Waste Assessment Test), and the onsite detections of these constituents have been below the Maximum Contaminant level.

On page 6-23, following the first sentence, make the following change:

The site may be contaminated, greatly increasing its development cost due to remediation requirements.

CHAPTER 7. CUMULATIVE IMPACTS AND OTHER CEQA-REQUIRED ANALYSES

On page 7-19, third bullet under heading “Davis Technology Campus”, make the following change:

- Implementing the project would remove any obstacle to additional population growth east of Davis by necessitating the annexation of additional land located between the existing City limits (at the east side of the California Department of Forestry and Fire Protection facility) and the Davis Technology Campus south of East Chiles Road to the vicinity of the east end of Covell Boulevard. The area that is likely to be an unintended part of any annexation proposal by the project proponent totals approximately ~~200~~ 142 acres. The ~~200~~ 142-acre area is planned for agriculture by both the County and City, but annexation would require the City and LAFCO to reexamine the ultimate use of this land.

On page 7-19, fourth bullet under heading "Davis Technology Campus", make the following change:

- ~~• Another obstacle to additional population growth would be removed by installation of a second sewer line to provide increased capacity to serve the second phase of the Davis Technology Campus development approximately 8-15 years in the future. This new sewer line extension would parallel the existing line from El Macero north along County Road 105 to the City Wastewater Treatment Plant near Willow Slough. This new line would be sized to provide "replacement capacity" for capacity used by the first phase of the project that would use available capacity provided by the existing sewer line. Capacity would then be made available to potentially serve additional development that may be proposed for the area east of Mace Boulevard and north of I-80.~~