

TABLE OF CONTENTS

CHAPTER		PAGE
1. Introduction.....		1-1
1.1	Type and Purpose of the SEIR.....	1-1
1.2	Known Responsible and Trustee Agencies	1-2
1.3	Project Summary.....	1-3
1.4	SEIR Process.....	1-4
1.5	Scope of the SEIR.....	1-5
1.6	Definition of Baseline	1-6
1.7	Significance Criteria	1-7
1.8	Notice of Preparation and Scoping	1-7
1.9	Comments Received on the Notice of Preparation	1-8
1.10	Draft SEIR and Public Review.....	1-10
1.11	Organization of the Draft SEIR.....	1-11
2. Executive Summary.....		2-1
2.1	Introduction	2-1
2.2	Summary Description of the Proposed Project	2-1
2.3	Environmental Impacts and Mitigation Measures	2-2
2.4	Summary of Project Alternatives	2-2
2.5	Areas of Controversy	2-6
3. Project Description.....		3-1
3.1	Introduction and Background.....	3-1
3.2	Project Location	3-2
3.3	Project Setting and Surrounding Land Uses.....	3-2
3.4	Project Objectives	3-5
3.5	Project Components.....	3-5
3.6	Project Approvals	3-16
4. Existing Environmental Setting, Impacts, and Mitigation		
4.0	<u>Introduction to the Analysis</u>	<u>4.0-1</u>
4.0.1	Introduction	4.0-1
4.0.2	Determination of Significance.....	4.0-1
4.0.3	Environmental Issues Addressed in this SEIR.....	4.0-2
4.0.4	Chapter Format.....	4.0-2
4.1	<u>Aesthetics.....</u>	<u>4-1</u>
4.1.1	Introduction	4.1-1



CHAPTER		PAGE
4.1.2	Existing Environmental Setting.....	4.1-3
4.1.3	Regulatory Context	4.1-11
4.1.4	Impacts and Mitigation Measures.....	4.1-13
<u>4.2</u>	Air Quality, Greenhouse Gas Emissions, and Energy.....	<u>4.2-1</u>
4.2.1	Introduction	4.2-1
4.2.2	Existing Environmental Setting.....	4.2-1
4.2.3	Regulatory Context	4.2-17
4.2.4	Impacts and Mitigation Measures.....	4.2-33
<u>4.3</u>	Biological Resources.....	<u>4.3-1</u>
4.3.1	Introduction	4.3-1
4.3.2	Existing Environmental Setting.....	4.3-1
4.3.3	Regulatory Context	4.3-28
4.3.4	Impacts and Mitigation Measures.....	4.3-37
<u>4.4</u>	Noise	<u>4.4-1</u>
4.4.1	Introduction	4.4-1
4.4.2	Existing Environmental Setting.....	4.4-1
4.4.3	Regulatory Context	4.4-9
4.4.4	Impacts and Mitigation Measures.....	4.4-13
<u>4.5</u>	Public Services and Utilities.....	<u>4.5-1</u>
4.5.1	Introduction	4.5-1
4.5.2	Existing Environmental Setting.....	4.5-2
4.5.3	Regulatory Context	4.5-14
4.5.4	Impacts and Mitigation Measures.....	4.5-22
<u>4.6</u>	Transportation.....	<u>4.6-1</u>
4.6.1	Introduction	4.6-1
4.6.2	Existing Environmental Setting.....	4.6-1
4.6.3	Regulatory Context	4.6-11
4.6.4	Impacts and Mitigation Measures.....	4.6-18
<u>4.7</u>	Other Effects.....	<u>4.7-1</u>
4.7.1	Introduction	4.7-1
4.7.2	Agriculture and Forestry Resources	4.7-1
4.7.3	Cultural Resources.....	4.7-5
4.7.4	Geology and Soils	4.7-7
4.7.5	Hazards and Hazardous Materials	4.7-9
4.7.6	Hydrology and Water Quality.....	4.7-12
4.7.7	Land Use and Planning	4.7-16
4.7.8	Mineral Resources	4.7-18
4.7.9	Noise.....	4.7-19



<u>CHAPTER</u>		<u>PAGE</u>
4.7.10	Population and Housing	4.7-20
5.	Statutorily Required Sections.....	5-1
5.1	Introduction	5-1
5.2	Growth-Inducing Impacts	5-1
5.3	Cumulative Impacts.....	5-4
5.4	Significant Irreversible Environmental Changes	5-6
5.5	Significant and Unavoidable Impacts.....	5-6
6.	Alternatives Analysis.....	6-1
6.1	Introduction	6-1
6.2	Purpose of Alternatives	6-1
6.3	Selection of Alternatives.....	6-11
6.4	Environmentally Superior Alternative.....	6-31
7.	References	7-1
8.	EIR Authors and Persons Consulted	8-1

Appendices

Appendix A	Notice of Preparation (NOP)
Appendix B	NOP Comment Letters
Appendix C	Air Quality and Greenhouse Gas Emissions Modeling Results
Appendix D	Biological Resources Assessment
Appendix E	Environmental Noise & Vibration Assessment
Appendix F	Water Study
Appendix G	Sewer Study
Appendix H	Transportation Impact Study
Appendix I	Geotechnical Update
Appendix J	Phase I Environmental Site Assessment and Limited Pesticide Assessment
Appendix K	Tentative Map Drainage Design Memorandum



LIST OF FIGURES

<u>FIGURE</u>	<u>PAGE</u>
3. Project Description	
3-1 Regional Vicinity Map.....	3-3
3-2 Project Site Boundaries.....	3-4
3-3 Vesting Tentative Subdivision Map.....	3-7
3-4 Obstacle Course Layout.....	3-10
3-5 Palomino Place Cross Sections	3-12
3-6 Utilities Plan	3-14
4.1 Aesthetics	
4.1-1 Existing Northerly View of Project Site from East Covell Boulevard.....	4.1-4
4.1-2 Westerly View of Site from Wildhorse Agricultural Buffer (1 of 2)	4.1-4
4.1-3 Westerly View of Site from Wildhorse Agricultural Buffer (2 of 2)	4.1-5
4.1-4 Existing On-Site View of Gated Entrance From East Covell Boulevard	4.1-5
4.1-5 Existing On-Site View of Southwestern Pasture	4.1-6
4.1-6 Existing On-Site View of Southeastern Pasture.....	4.1-6
4.1-7 Existing On-Site View of Ranch Home	4.1-7
4.1-8 Existing On-Site View of Duplexes in Central Portion of Project Site	4.1-7
4.1-9 Existing On-Site View of Eastern Side of Horse Barn.....	4.1-8
4.1-10 Existing On-Site View of Wildhorse Neighborhood to the North of Project Site	4.1-8
4.1-11 Existing On-Site View of North Pasture Looking Towards Wildhorse Neighborhood.....	4.1-9
4.2 Air Quality, Greenhouse Gas Emissions, and Energy	
4.2-1 California Energy Generation by Source	4.2-16
4.2-2 California Energy Consumption by Sector.....	4.2-16
4.3 Biological Resources	
4.3-1 Study Area Evaluated Under the BRA.....	4.3-3
4.3-2 Yolo HCP/NCCP Land Cover Types	4.3-5
4.3-3 Aquatic Resources	4.3-7
4.3-4 California Natural Diversity Database Occurrences of Special-Status Plant Species	4.3-9
4.3-5 California Natural Diversity Database Occurrences of Special-Status Wildlife.....	4.3-19
4.3-6 Elderberry Shrub Locations.....	4.3-21



<u>FIGURE</u>		<u>PAGE</u>
4.3-7	Tree Inventory.....	4.3-27
4.4	Noise	
4.4-1	Noise Levels Associated with Common Noise Sources.....	4.4-2
4.4-2	Ambient Noise and Vibration Survey Locations	4.4-4
4.5	Public Services and Utilities	
4.5-1	DFD Drive Time Zone	4.5-4
4.5-2	Existing Park Facilities	4.5-7
4.5-3	City of Davis Water Service Area	4.5-9
4.6	Transportation	
4.6-1	Existing Roadway Facilities.....	4.6-3
4.6-2	Existing Bicycle Facilities	4.6-6
4.6-3	Existing Transit Facilities.....	4.6-9
6.	Alternatives Analysis	
6-1	Increased Density Alternative Site Plan.....	6-18
6-2	Reduced Density Alternative Site Plan	6-22
6-3	No Pentathlon Facility Alternative Site Plan.....	6-27



LIST OF TABLES

	PAGE
TABLE	
2. Executive Summary	PAGE
2-1 Summary of Impacts and Mitigation Measures	2-7
3. Project Description	PAGE
3-1 Proposed Residential Units	3-6
4.2 Air Quality, Greenhouse Gas Emissions, and Energy	PAGE
4.2-1 Summary of Criteria Pollutants.....	4.2-3
4.2-2 Ambient Air Quality Standards	4.2-4
4.2-3 Attainment Status.....	4.2-10
4.2-4 Air Quality Data Summary (2020-2022).....	4.2-11
4.2-5 GWPs and Atmospheric Lifetimes of Select GHGs	4.2-13
4.2-6 Non-residential EV Charging Station Standards.....	4.2-34
4.2-7 Residential EV Charging Station Standards	4.2-35
4.2-8 YSAQMD Thresholds of Significance	4.2-36
4.2-9 Maximum Unmitigated Construction Emissions.....	4.2-44
4.2-10 Maximum Unmitigated Operational Emissions	4.2-47
4.2-11 Maximum Unmitigated Construction GHG Emissions.....	4.2-62
4.2-12 Maximum Unmitigated Operational GHG Emissions	4.2-63
4.3 Biological Resources	PAGE
4.3-1 Yolo HCP/NCCP Land Cover Types Within the Study Area	4.3-4
4.3-2 Aquatic Resources Delineated Within the Study Area	4.3-6
4.3-3 Special-Status Species with Potential to Occur Within the Study Area	4.3-11
4.3-4 Trees Within the Study Area.....	4.3-29
4.3-5 Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for Burrowing Owls	4.3-58
4.4 Noise	PAGE
4.4-1 Long-Term Ambient Noise Survey Results.....	4.4-5
4.4-2 Existing Traffic Noise Modeling Results	4.4-6
4.4-3 Short-Term Ambient Vibration Survey Results	4.4-9
4.4-4 Standards for Exterior Noise Exposure	4.4-11
4.4-5 Standards for Interior Noise Levels	4.4-12
4.4-6 City of Davis Municipal Code Exterior Noise Standards	4.4-13
4.4-7 Significance of Changes in Cumulative Noise Exposure (dB DNL).....	4.4-15



TABLE		PAGE
4.4-8	Federal Transit Administration Criteria for Assessing Vibration Damage to Structures	4.4-16
4.4-9	Construction Equipment Reference Noise Levels and Predicted Noise Levels at 25 Feet.....	4.4-19
4.4-10	Predicted Traffic Noise-Level Increases at Existing Sensitive Receptors – Existing Versus Existing Plus Project Conditions.....	4.4-24
4.4-11	Vibration Source Amplitudes for Construction Equipment	4.4-27
4.4-12	Predicted Traffic Noise-Level Increases at Existing Sensitive Receptors – Cumulative Versus Cumulative Plus Project Conditions	4.4-30
 4.5 Public Services and Utilities		
4.5-1	Davis Joint Unified School District Enrollment by Facility	4.5-5
4.5-2	Projected Wholesale Surface Water Supply, AFY	4.5-10
4.5-3	Projected Groundwater Supply, AFY	4.5-11
4.5-4	2023 Unit Water Demand Factors	4.5-24
4.5-5	City of Davis, 1991, Unit Wastewater Demand Factors	4.5-24
4.5-6	Proposed Project Unit Wastewater Demand Factors.....	4.5-25
4.5-7	Potable Water Demand.....	4.5-35
4.5-8	Daily Peak Wet Weather Flows (gpd).....	4.5-36
4.5-9	Projected Water Supply and Demand During Normal, Single Dry, and Multiple Dry Years (AFY)	4.5-40
4.5-10	Total Cumulative Water Demand (AFY)	4.5-48
 4.6 Transportation		
4.6-1	Unitrans Route Summary – Project Site Vicinity	4.6-7
4.6-2	Aquatic Complex Weekday Programming	4.6-22
4.6-3	Project Vehicle Trip Generation Estimates	4.6-24
4.6-4	Project Residential Component Weekday Residential VMT per Capita.....	4.6-33
4.6-5	Effect of Project Non-Residential Component on Weekday Total VMT.....	4.6-34
4.6-6	Freeway Off-Ramp Queuing – Existing Plus Project Conditions	4.6-39
 6. Alternatives Analysis		
6-1	No Pentathlon Facility Alternative vs. Proposed Project	6-26
6.2	Comparison of Environmental Impacts for Project Alternatives	6-32

