



**+U.S. Department of Housing and Urban
Development**
San Francisco Regional Office
1 Sansome Street, Suite 1200
San Francisco, California 94104

Environmental Assessment
for HUD-Funded Proposals
Recommended format per 24 CFR 58.36, revised July 2023



Project Identification: South Davis Library Project

Preparer: Raney Planning & Management, Inc.
Rod Stinson, Vice President/Air Quality Specialist

Responsible Entity: City of Davis
23 Russell Boulevard
Davis, CA 95616

Month/Year: August 2025

**Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: South Davis Library Project

Responsible Entity: City of Davis
Community Development Department
23 Russell Boulevard
Davis, CA 95616
Phone: (530) 757-5610

State/Local Identifier: N/A

Preparer: Raney Planning & Management, Inc.
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Certifying Officer Name and Title: Kelly Stachowicz, City Manager, City of
Davis

Consultant (if applicable): Raney Planning & Management, Inc.

Project Location: East of the intersection of Lillard Drive and
Cowell Boulevard
Davis, CA 95618
Assessor's Parcel Number (APN): 069-460-
055

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The following sections describe the project site location and the existing setting, as well as the components included as part of the South Davis Library Project (proposed project).

Project Site Location, Existing Setting, and Surrounding Uses

The approximately 1.70-acre project site is located east of the intersection of Lillard Drive and Cowell Boulevard within an urbanized area of the City of Davis, California, in the western portion of an existing grass sports field within Walnut Park (see Figure 1 and Figure 2). The site is identified by APN 069-460-055. Currently, the site is developed with an existing grass sports field with various trees located in the western portion of the project site. Surrounding existing uses include duplex and single-family residences to the north, across Lillard Drive; Walnut Park and Marguerite Montgomery Elementary School to the east; a playground, bike path, and single-family residences to the south; and Walnut Park tennis courts, Peregrine School, and an apartment complex to the west. The City of Davis General Plan designates the site as Parks/Recreation and the site is zoned Planned Development 12-87 (PD 12-87) with a subzone of Park.

Proposed Project

The proposed project would include development of a 12,400 square foot (sf) public library, which would consist of a library collection and reading space; a children's activity room; a staff support area; a community room; and various support spaces (see Figure 3 and Figure 4). Events at the library would be limited to public programs. The library would be single-story with a maximum building height of 24 feet. With respect to on-site amenities, the proposed project would include a focal garden, community terrace, and entry plaza.

Access to the project site would be provided by a new driveway off Lillard Drive, which would connect to a new surface parking lot. The new parking lot would include 40 parking stalls, located in the northern portion of the project site, and would connect to the existing 65-stall Walnut Park parking lot (see Figure 3). In addition, an accessible pedestrian path would connect the project site to the existing public sidewalk along Lillard Drive. The proposed project would also include an on-site covered bike storage area connected to the outdoor entry plaza, as well as a new bike path spur connecting Lillard Drive to the southern portion of the project site.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

According to the City of Davis General Plan EIR, buildout of the City's General Plan would result in an increased demand for library services and would require substantive expansion of the existing library system.¹ The need for additional library services is measured using planning guidelines provided by Yolo County. Such guidelines include a library building space ratio of 0.5-sf per capita, two total volumes of material per capita, and one full-time library employee per 2,500 residents.²

¹ City of Davis. *Draft Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School* [pgs. 5C-33 and 5C-34]. January 2000.

² *Ibid.*

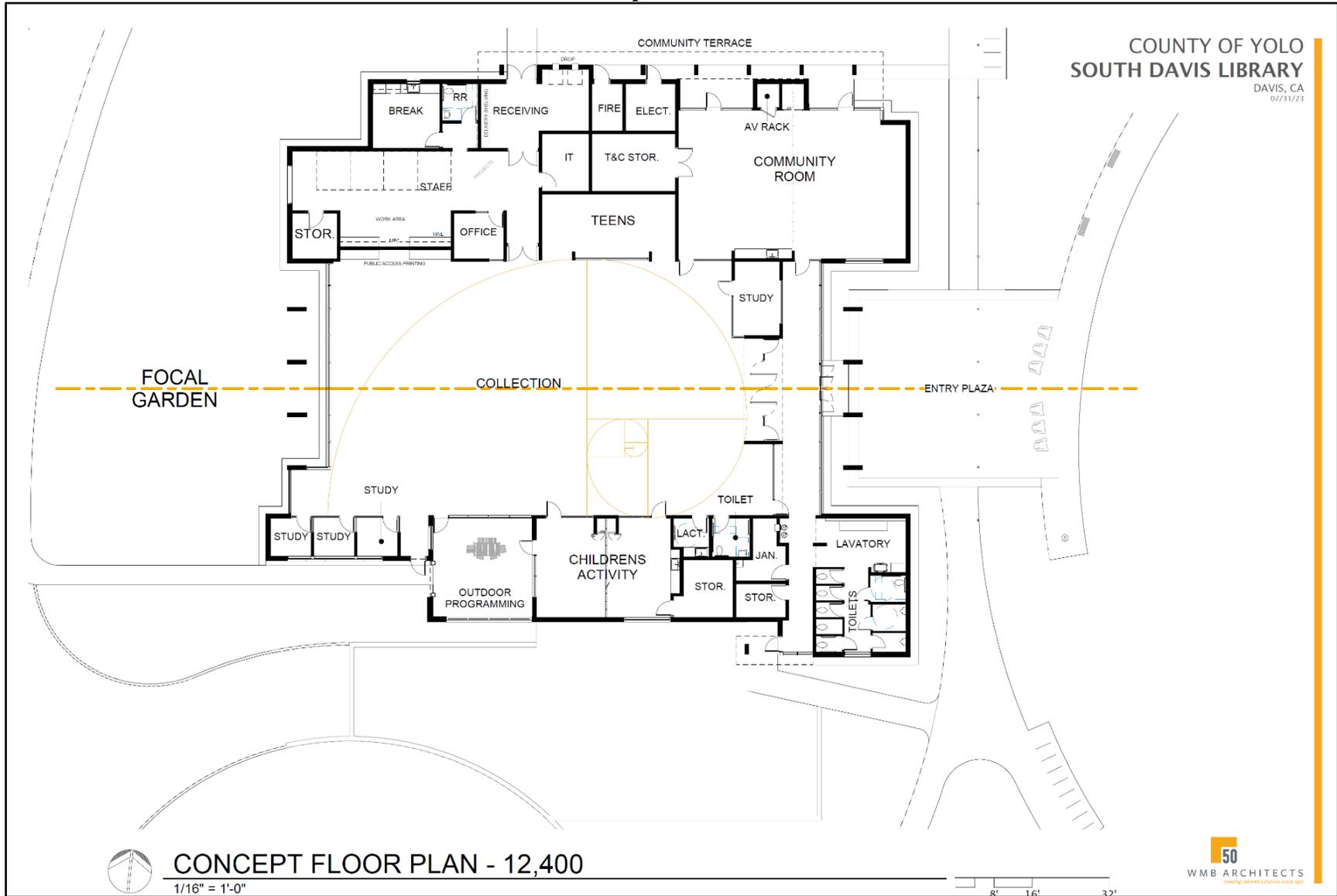
Figure 1
Regional Vicinity Map



Figure 2
Project Site Boundaries



**Figure 4
Concept Floor Plan**



According to the General Plan EIR, in order to meet the foregoing standards, buildout of the General Plan would result in the need for an additional 21,588 total volumes of material, 5,397 sf of building space, and four full time employees.³ The proposed project would include development of a new 12,400 sf library to assist in achieving the City’s demand for library services.

The City of Davis General Plan includes goals and policies related to providing adequate library services. Specifically, Goal A&C 1 is to “Support, promote and enrich the artistic, cultural and arts-educational endeavors in Davis.” To support Goal A&C 1, Policy A&C 1.5 states “The City shall encourage the Yolo County the compensate for the increased demand in library space and materials by using various expansion techniques, including, but not limited to, book mobiles and satellite facilities.”⁴ By providing new library facilities, the proposed project would contribute towards meeting Goal A&C1 and Policy A&C 1.5.

The City is seeking funding assistance through the U.S. Department of Housing and Urban Development’s (HUD) Community Project Funding (CPF). The National Environmental Policy Act (NEPA) mandates that federal agencies consider the environmental ramifications of a wide variety of proposed actions. Due to funding from federal sources, the proposed project is subject to environmental review under NEPA. Because implementation of the proposed project has the potential to result in environmental effects, the preparation of an Environmental Assessment is required.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The following sections describe the existing site conditions, as well as the flood hazard, surface water, and groundwater conditions associated with the project site.

Existing Conditions

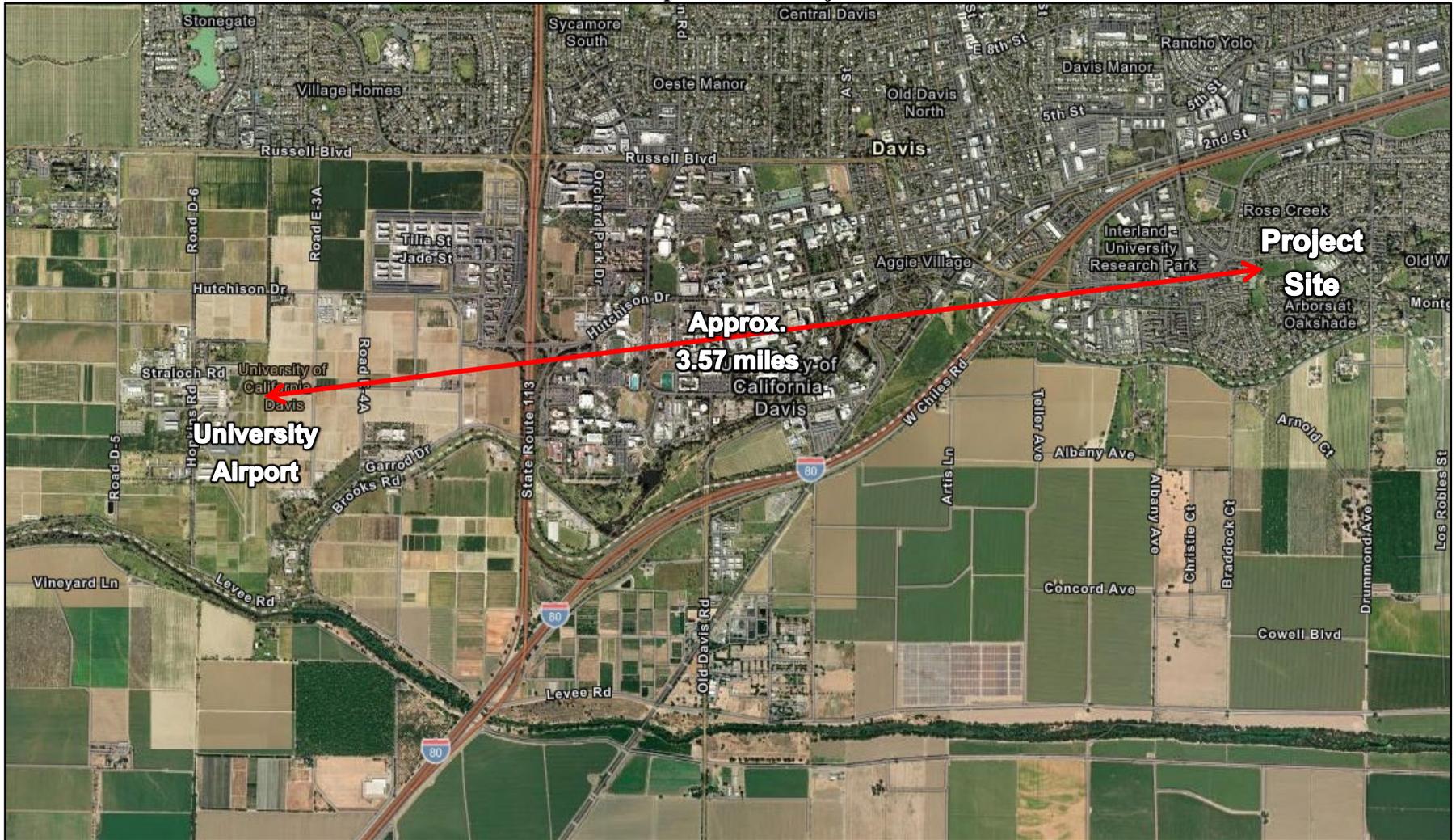
The 1.70-acre project site, which is located east of the intersection of Lillard Drive and Cowell Boulevard, is currently developed with an existing grass sports field and includes various trees in the western portion of the project site. According to historical aerial photographs, the project site was undeveloped prior to 1985. The existing on-site park, as well as the surrounding single-family residences to the south and multi-family residences to the west, were developed between 1993 and 2003. Further development has not occurred on the project site. The project site is located within an urbanized area of the City and is surrounded on all sides by existing development.

The nearest airport to the project site is University Airport, located approximately 3.57 miles west of the project site (see Figure 5). The nearest military airport to the project site is the Travis Air Force Base, located approximately 22.33 miles southwest of the project site.

³ City of Davis. *Draft Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School* [pg. 5C-33 and 5C-34]. January 2000

⁴ City of Davis. *City of Davis General Plan* [pgs. 273 to 276]. Amended January 2007.

Figure 5
Nearest Airport to the Project Site



Flood Hazard, Surface Water, and Groundwater Conditions

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06113C0611G, effective June 18, 2010, the project site is located within Zone X, which is identified as an Area of Minimal Flood Hazard (see Figure 6). Thus, the project site is not located within a Special Flood Hazard Area (SFHA).

According to the U.S. Fish and Wildlife Service's (USFWS) National Wetlands Inventory (NWI), aquatic resources are not located on-site or adjacent to the project site (see Figure 7). The project site is located 63.9 miles from the Coastal Zone Boundary (see Figure 8) and approximately 98.73 miles north of the nearest sole source aquifer, the Santa Margarita Aquifer, Scotts Valley Streamflow Source Zone (see Figure 9). The nearest designated Wild and Scenic River to the project site is the American River, located approximately 15.54 miles northeast of the project site (see Figure 10).

Funding Information

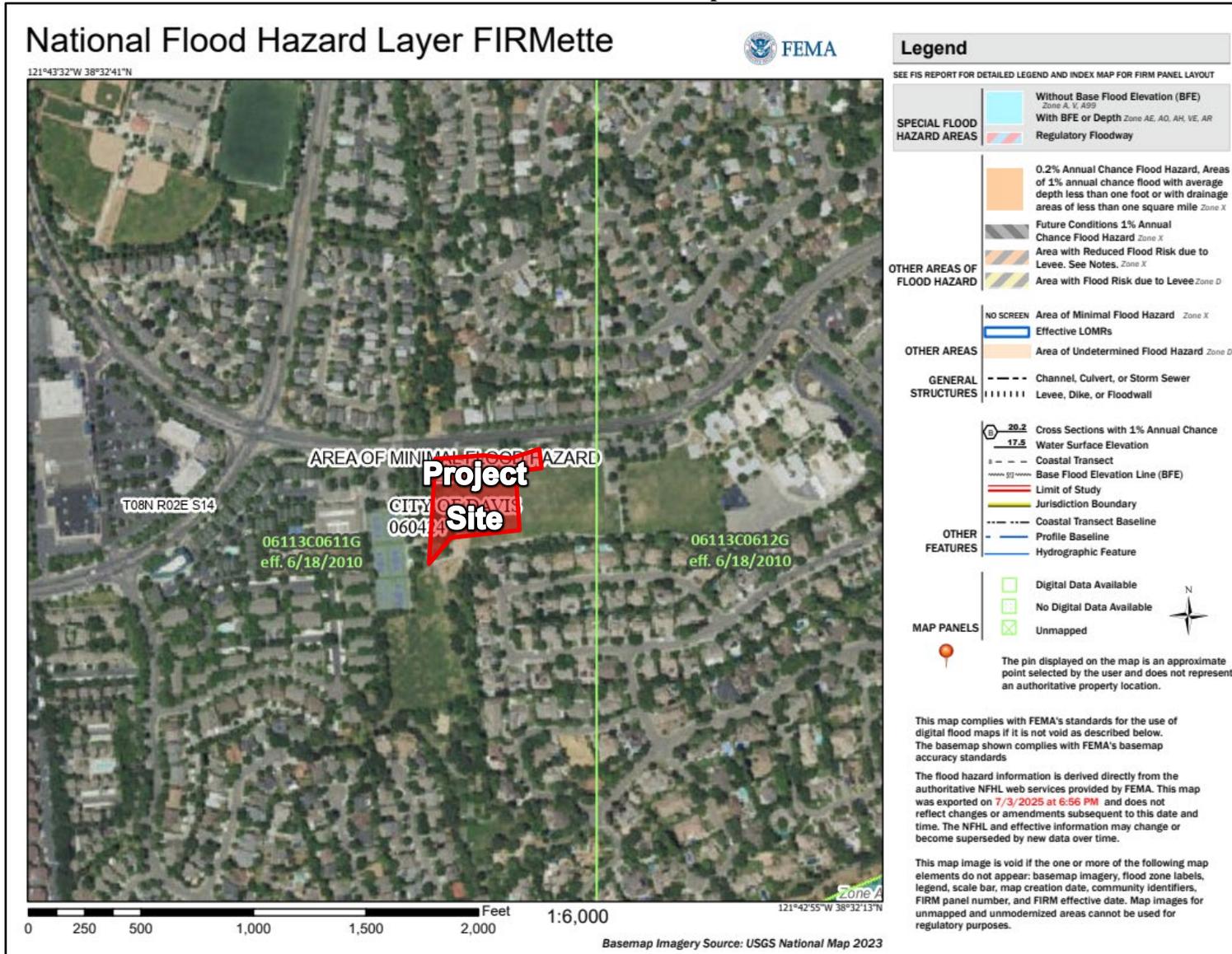
Estimated Total HUD Funded Amount:

\$850,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

The estimated total development cost for the proposed project is \$21,300,000, \$850,000 of which would be funded through HUD's CPF Economic Development Initiative.

Figure 6
FEMA Flood Map

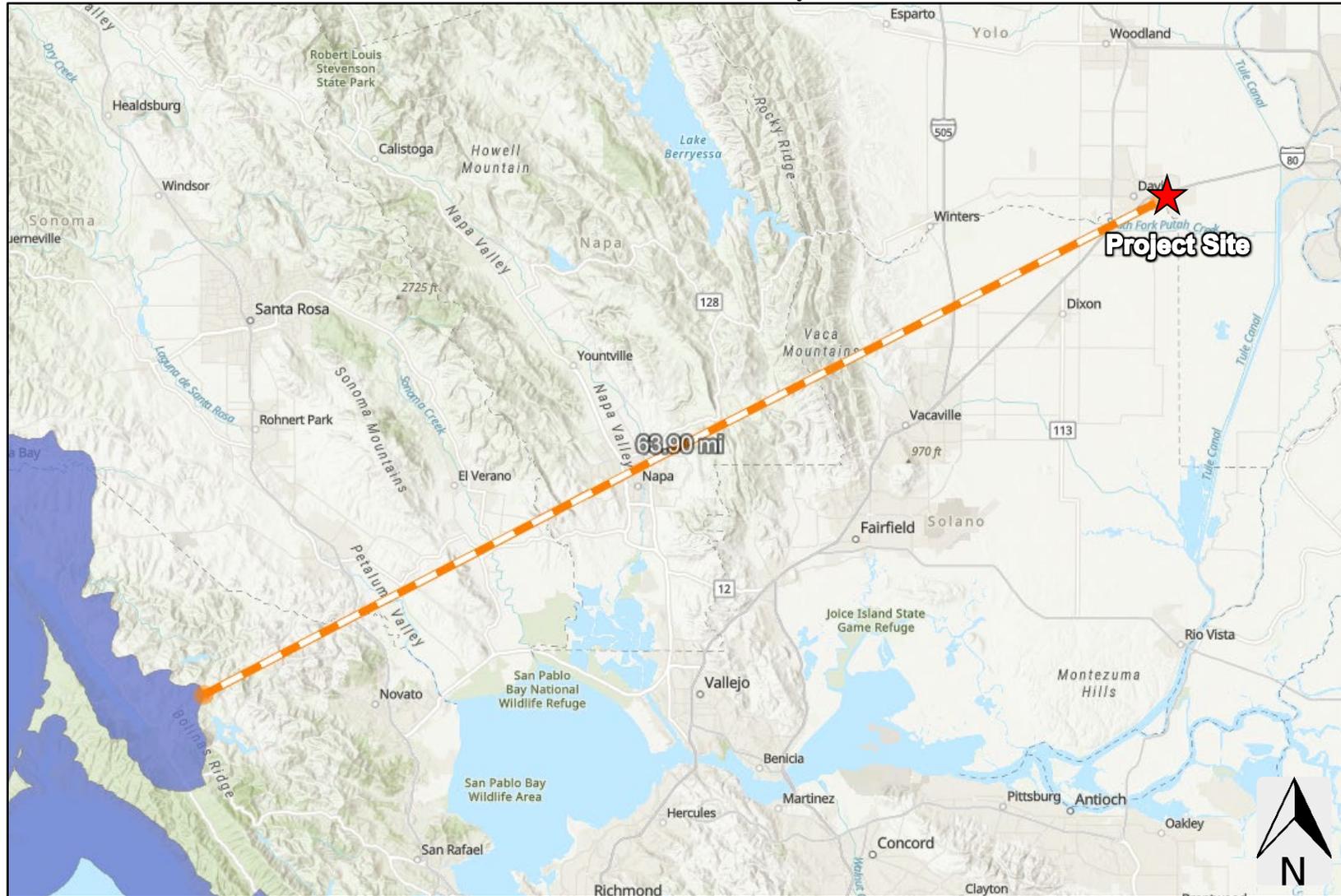


**Figure 7
National Wetlands Inventory Map**



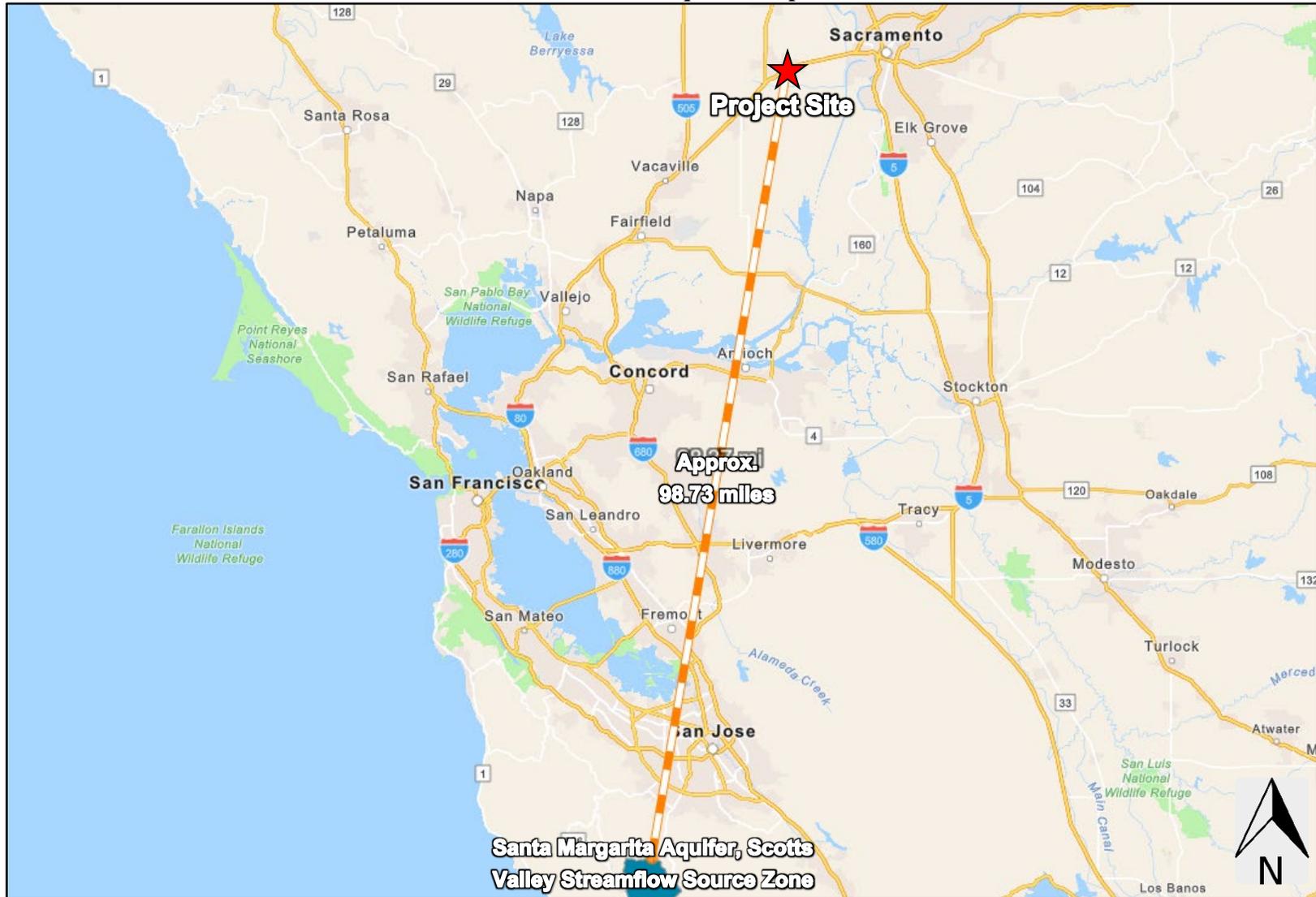
Source: U.S. Fish and Wildlife Service, National Wetlands Inventory, July 2025.

Figure 8
Coastal Zone Boundary



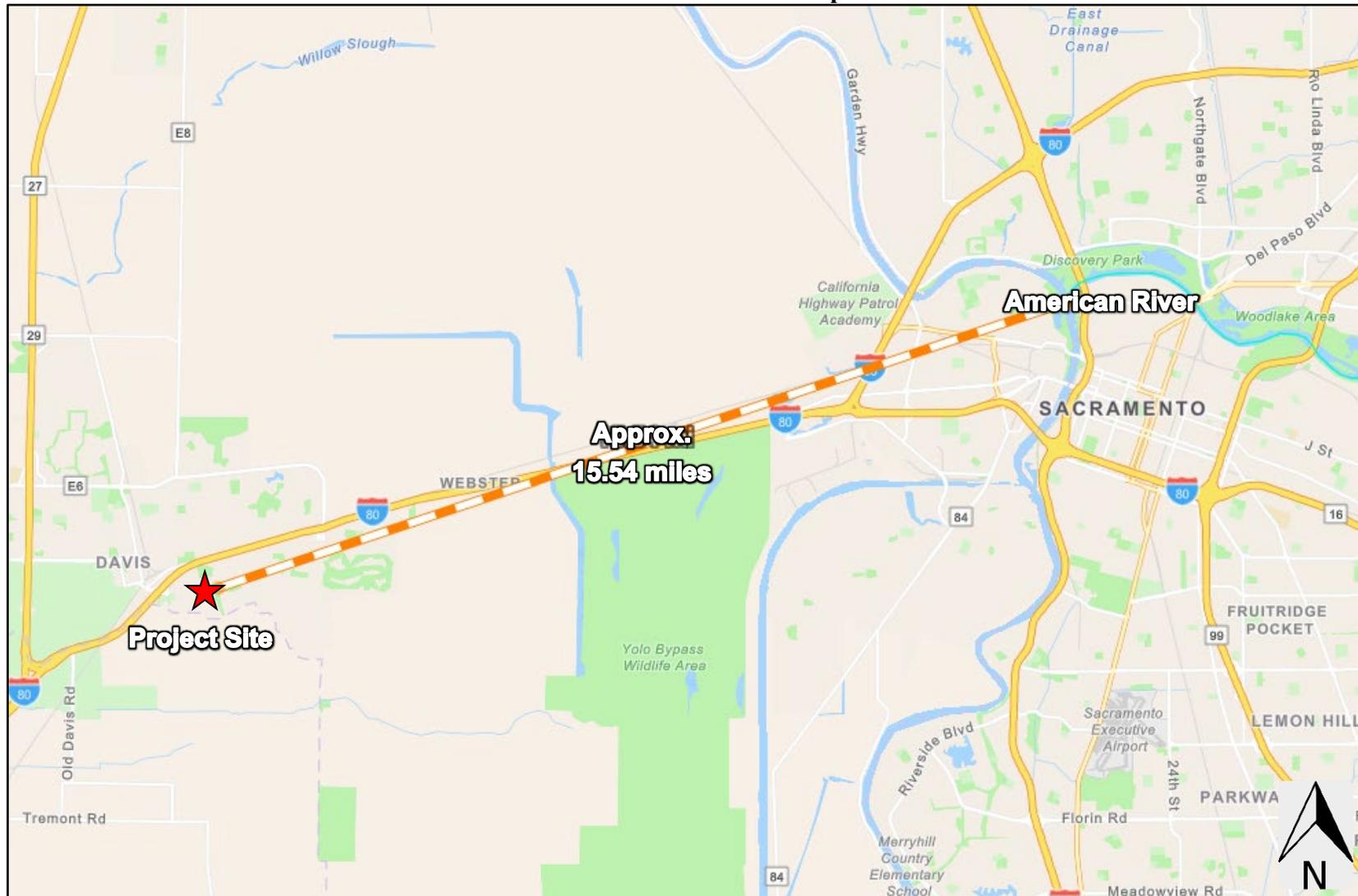
Source: California Department of Fish and Wildlife, BIOS, July 2025.

Figure 9
Sole Source Aquifer Map



Source: U.S. Environmental Protection Agency, NEPAassist, July 2025.

Figure 10
Wild and Scenic Rivers Map



Source: U.S. Environmental Protection Agency, NEPAassist, July 2025.

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</p>		
<p>Airport Hazards 24 CFR Part 51 Subpart D</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>HUD’s policy is to apply standards to prevent incompatible development around civil airports or military airfields, consistent with Title 24 of the Code of Federal Regulations (CFR), Part 51, Subpart D. The nearest civilian airport to the project site is the University Airport, located approximately 3.57 miles (18,850 feet) west of the project site (see Figure 5). Thus, the project site is not located within 2,500 feet of a civilian airport. The nearest military airport to the project site is the Travis Air Force Base, located approximately 22.33 miles (117,902 feet) southwest of the project site. Thus, the project site is not located within 15,000 feet of a military airport. Therefore, the project site is not within a Runway Protection Zone/Clear Zone or an Accident Potential Zone, as defined in 24 CFR 51 D. Based on the above, impacts regarding Airport Clear Zones and/or Accident Potential Zones would not occur.</p>
<p>Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Coastal Barrier Resources Act (CBRA) of 1982 designated relatively undeveloped coastal barriers along the Atlantic and Gulf coasts as part of the John H. Chafee Coastal Barrier Resources System (CBRS), and made the foregoing areas ineligible for most new federal expenditures and financial assistance. The Coastal Barrier Improvement Act (CBIA) of 1990 reauthorized the CBRA; expanded the CBRS to include undeveloped coastal barriers along the Florida Keys, Great Lakes, Puerto Rico, and U.S. Virgin Islands; and added a new category of coastal barriers to the CBRS called “otherwise protected areas” (OPAs). OPAs are undeveloped coastal</p>

		<p>barriers that are within the boundaries of an area established under federal, state, or local law, or held by a qualified organization, primarily for wildlife refuge, sanctuary, recreational, or natural resource conservation purposes.</p> <p>The project site is not located in the vicinity of the Atlantic, Gulf, or Great Lakes coasts or within the areas expanded by the CBIA in 1990. Therefore, the proposed project would not be subject to either the CRBA or the CBIA.</p> <p><u>Document Citation</u></p> <p>U.S. Fish and Wildlife Service. <i>Coastal Barrier Resources Act</i>. Available at: https://www.fws.gov/program/coastal-barrier-resources-act/maps-and-data. Accessed July 2025. (Appendix B)</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Flood Disaster Protection Act of 1973 (42 USC 4012a) requires that projects receiving federal assistance and located in an area identified by the FEMA as being within a SFHA be covered by flood insurance under the National Flood Insurance Program.</p> <p>According to FEMA FIRM 06113C0611G, effective June 18, 2010, the project site is located within Zone X, which is identified as an Area of Minimal Flood Hazard (see Figure 6). Thus, the project site is not located within an SFHA.</p> <p>Based on the above, the proposed project would not require coverage under the National Flood Insurance Program, and conflicts with the Flood Disaster Protection Act and the National Flood Insurance Reform Act would not occur.</p> <p><u>Document Citation</u></p> <p>Federal Emergency Management Agency. <i>Flood Insurance Rate Map 06113C0611G</i>. Available at: https://msc.fema.gov/portal/home. Accessed July 2025. (Appendix B)</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The City of Davis, including the project site, is located within the boundaries of the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Yolo-Solano Air Quality</p>

<p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>		<p>Management District (YSAQMD). Pollutants for which air quality standards have been established are called “criteria” air pollutants. Major criteria air pollutants include ozone precursors – reactive organic gases (ROG) and nitrous oxides (NO_x) – carbon monoxide (CO), respirable or suspended particulate matter less than 10 microns in diameter (PM₁₀), and fine particulate matter less than 2.5 microns in diameter (PM_{2.5}).</p> <p>The SVAB area is designated as nonattainment for the federal 8-hour ozone standard and the federal 24-hour PM_{2.5} standard, and attainment or unclassified for all other federal criteria pollutant standards. The Clean Air Act requires each state to prepare an air quality control plan referred to as a State Implementation Plan (SIP). The SIPs are modified periodically to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins, as reported by their jurisdictional agencies.</p> <p>Due to the nonattainment designations, YSAQMD, along with the other air districts in the SVAB region, periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the federal ambient air quality standards (AAQS), including control strategies to reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies. General conformity requirements of the regional air quality plan include whether a project would cause or contribute to new violations of any AAQS, increase the frequency or severity of an existing violation of any AAQS, or delay timely attainment of any AAQS. To evaluate ozone and other criteria air pollutant emissions and support attainment goals, YSAQMD has adopted recommended thresholds of significance for emissions of PM₁₀ and the ozone precursors ROG and NO_x. The YSAQMD mass emission thresholds for operational and construction emissions are shown in Table 1 below.</p>
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Table 1 YSAQMD Thresholds of Significance		
Pollutant	Construction	Operational
ROG	10 tons/yr	10 tons/yr
NO _x	10 tons/yr	10 tons/yr
PM ₁₀	80 lbs/day	80 lbs/day

Source: YSAQMD. Handbook for Assessing and Mitigating Air Quality Impacts. July 11, 2007.

The YSAQMD provides screening criteria to assess a project’s potential to exceed the applicable thresholds for ROG, NO_x, and PM₁₀ in Table 2 of the YSAQMD’s Handbook for Assessing and Mitigating Air Quality Impacts. Table 2 of the handbook provides the square footage at which various commercial projects could be assumed to exceed the YSAQMD’s applicable thresholds. The handbook does not provide screening criteria for a library; however, the smallest square footage listed is for a government office building measuring 75,000 sf. The proposed library would be confined to 12,400 sf, which is well below the smallest square footage listed for commercial uses in the YSAQMD’s screening criteria. Additionally, daily trips associated with a library are expected to be less as compared to a traditional commercial use. Thus, due to the size of the proposed project, construction and operations of the proposed project are not anticipated to generate emissions in excess of the YSAQMD’s thresholds of significance.

Cumulative Impacts

In developing thresholds of significance for air pollutants, YSAQMD considered the emission levels for which a project’s individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds that project’s emissions would be cumulatively considerable, resulting in a significant adverse air quality impact to the region’s existing air quality conditions. As discussed above, the proposed project would be below the YSAQMD’s screening criteria for commercial uses, thus construction-related and operational emissions would be below YSAQMD’s thresholds of significance. Therefore, based on the project’s consistency with YSAQMD’s thresholds of significance, the proposed project would not be anticipated to result in an incrementally

	<p>significant contribution to the cumulatively significant impact.</p> <p><u>Toxic Air Contaminants</u></p> <p>Toxic air contaminants (TACs) are a category of environmental concern as well. Health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to pollutant concentrations correlates with a higher health risk. The California Air Resources Board's (CARB's) Air Quality and Land Use Handbook: A Community Health Perspective (Handbook) provides recommendations for siting new sensitive land uses near sources typically associated with significant levels of TAC emissions, including, but not limited to, freeways and high-traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC. Thus, high-volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health-related risks associated with DPM in particular are primarily associated with long-term exposure and associated risk of contracting cancer.</p> <p>The proposed project would not involve long-term operation of any stationary diesel engine or other major on-site stationary source of TACs. Emissions of DPM resulting from construction-related equipment and vehicles would be temporary, regulated by CARB's In-Use Off-Road Diesel Vehicle Regulation, and minimal when compared to the designed operational lifespan of the project. In addition, due to the public serving nature, the proposed project would not generate a substantial number of diesel-fueled vehicles during project operation. For example, the CARB's Handbook includes distribution centers with associated diesel truck trips of more than 100 trucks per day as a source of substantial TAC emissions. The proposed project would not generate 100 diesel truck trips per day.</p> <p>The CARB, per its Handbook, recommends the evaluation of emissions when freeways are within</p>
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		<p>500 feet of sensitive receptors. Any project placing sensitive receptors within 500 feet of a major roadway or freeway may have the potential to expose those receptors to DPM. As the project site is located approximately 1,950 feet from the nearest major roadway, Interstate 80 (I-80), evaluation of the risks associated with on-site exposure to DPM from freeway traffic is not warranted.</p> <p><u>Conclusion</u></p> <p>Based on the above, implementation of the proposed project would not result in any conflicts related to the Clean Air Act.</p> <p><u>Document Citation</u></p> <p>Yolo-Solano Air Quality Management District. <i>Handbook for Assessing and Mitigating Air Quality Impacts</i>. Available at: https://www.ysaqmd.org/wp-content/uploads/Planning/CEQAHandbook2007.pdf. Accessed July 2025. (Appendix B)</p> <p>California Air Resources Board. <i>Air Quality and Land Use Handbook: A Community Health Perspective</i>. April 2005. (Appendix B)</p> <p>Sacramento Metropolitan Air Quality Management District. <i>SMAQMD Operational Screening Levels</i>. April 2018. (Appendix B)</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The Coastal Zone Management Act Section 1453, Definitions, defines the term “coastal zone” as “...the coastal waters (including the lands therein and thereunder) and the adjacent shorelands (including the waters therein and thereunder), strongly influenced by each other and in proximity to the shorelines of the several coastal states, and includes islands, transitional and intertidal areas, salt marshes, wetlands, and beaches...” and extending “...inland from the shorelines only to the extent necessary to control shorelands, the uses of which have a direct and significant impact on the coastal waters, and to control those geographical areas which are likely to be affected by or vulnerable to sea level rise.”</p> <p>As shown in Figure 8, the project site is located approximately 63.9 miles from the Coastal Zone Boundary. The proposed project would not</p>

		<p>involve any operations that would increase the potential to degrade water quality downstream and have a negative effect on the Coastal Zone. Therefore, development of the proposed project would not affect a Coastal Zone, and impacts related to the Coastal Zone Management Act would not occur.</p> <p><u>Document Citation</u></p> <p>California Department of Fish and Wildlife. <i>California Department of Fish and Wildlife BIOS</i>. Available at: https://apps.wildlife.ca.gov/bios6/. Accessed July 2025. (Appendix B)</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>HUD policy, as described in Section 50.3(i) and Section 58.5(i)(2), states the following:</p> <p>(1) ... all property proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gasses, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property.</p> <p>(2) HUD environmental review of multifamily and non-residential properties shall include evaluation of previous uses of the site and other evidence of contamination on or near the site, to assure that occupants of proposed sites are not adversely affected by the hazards.</p> <p>(3) Particular attention should be given to any proposed site on or in the general proximity of such areas as dumps, landfills, industrial sites, or other locations that contain, or may have contained, hazardous wastes.</p> <p>(4) The responsible entity shall use current techniques by qualified professionals to undertake investigations determined necessary...</p> <p>Sites known or suspected to be contaminated by toxic chemicals or radioactive materials include, but are not limited to, sites: (i) listed on a U.S. Environmental Protection Agency (USEPA) Superfund National Priorities or CERCLA List, or equivalent State list; (ii) located within 3,000 feet of a toxic or solid waste landfill site; or (iii) with an underground storage tank (which is not a residential fuel tank).</p> <p>According to historical aerial photographs the project site was undeveloped prior to 1985. The existing on-site park, as well as the surrounding</p>

	<p>single-family residences to the south and multi-family residences to the west, were developed between 1993 and 2003. Further development has not occurred on the project site.</p> <p>The review of regulatory databases as part of this Environmental Assessment included, but was not limited to, review of the State Water Resource Control Board's (SWRCB) GeoTracker environmental database and the California Department of Toxic Substances Control (DTSC) EnviroStor database. The review did not identify documented hazardous materials violations or discharges on the project site and did not identify listed facilities within the appropriate American Society for Testing and Materials (ASTM) search distances that would reasonably be expected to impact the project site. In addition, the project site was not identified in the City of Davis General Plan EIR as an existing Hazardous Waste Site. Furthermore, as previously discussed, the project site is currently developed with a park and has not been previously developed with other structures or uses. As such, hazardous materials, including asbestos containing materials, lead based paints, pesticides, or arsenic, are not expected to be present on the project site.</p> <p>Based on the research conducted for the proposed project, toxic substances and hazardous resources do not occur on or in the vicinity of the project site. Therefore, the proposed project would be consistent with HUD policy, as described in 24 CFR Part 50.3(i) and 24 CFR 58.5(i)(2), and the project would not result in impacts related to contamination and toxic substances.</p> <p><u>Document Citation</u></p> <p>California Department of Toxic Substances Control. <i>Envirostor</i>. Available at: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=2700+lillard+drive. Accessed July 2025. (Appendix B)</p> <p>State Water Resources Control Board. <i>GeoTracker</i>. Available at: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=2700+lillard+drive. Accessed July 2025. (Appendix B)</p>
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		City of Davis. <i>Draft Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School</i> January 2000. (Appendix B)
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Endangered Species Act of 1973, as amended, and its implementing regulations were designed to protect and recover species in danger of extinction and the ecosystems that they depend upon. When passed, the Endangered Species Act spoke specifically to the value of conserving species for future generations. In passing the Endangered Species Act, Congress recognized another key fact that subsequent scientific understanding has only confirmed: the best way to protect species is to conserve their habitat.</p> <p>In order to determine the potential for protected plant and wildlife species, waters of the U.S., riparian habitat, and other sensitive natural resources to occur on-site, a query of the USFWS Environmental Conservation Online System (ECOS) Information for Planning and Consultation (IPaC) and California Natural Diversity Database (CNDDDB) was conducted.</p> <p>According to the ECOS IPaC, the following species have the potential to occur within the project vicinity: (1) western snowy plover, (2) giant garter snake, (3) northwestern pond turtle, (4) California tiger salamander, (5) western spadefoot, (6) monarch butterfly, (7) valley elderberry longhorn beetle, (8) conservancy fairy shrimp, (9) vernal pool fairy shrimp, and (10) vernal pool tadpole shrimp. The IPaC query additionally concluded that critical habitat is not available on-site.</p> <p>A query of the CNDDDB was also conducted to further ascertain the potential for plant or wildlife species protected under the Endangered Species Act to occur within the project region. The query encompassed the U.S. Geological Survey (USGS) Davis quadrangle, as well as the eight surrounding quadrangles. In addition to the species identified by IPaC, the CNDDDB returned records for the following plant and wildlife species that have previously occurred within the nine-quadrangle search area: (1) green sturgeon, (2) palmate-bracted bird's-beak, (3) western yellow cuckoo, (4) delta smelt, (5) colusa grass, (6) steelhead, (7) chinook salmon, (8) Keck's</p>

	<p>checkerbloom, (9) longfin smelt, (10) Crampton’s tuctoria (Solano grass), and (11) least Bell’s vireo.</p> <p>Due to the on-site habitat and regular disturbance the project site is limited in its ability to support most of the wildlife species identified by ECOS and CNDDDB. As previously discussed, the project site is currently developed with a park and is regularly subject to landscaping maintenance and recreational activity. Due to the disturbed nature of the site, sensitive natural communities, including riparian or wetland areas, are not present within the project site or surrounding area.</p> <p>Finally, the on-site trees could provide potential nesting habitat for nesting raptors and migratory birds protected under the Migratory Bird Treaty Act of 1918 (MBTA). The MBTA prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird and raptor species without prior authorization by the Department of the Interior. If such birds were to nest adjacent to the project site prior to or during proposed construction activities, such activities could result in the abandonment of active nests or other harm. As such, the proposed project could result in impacts to nesting raptors and migratory birds. As discussed further in the Vegetation and Wildlife section of this Environmental Assessment, a preconstruction survey for nesting migratory birds and raptors prior to removal of on-site trees would be required to ensure potential impacts to avian species protected under the MBTA do not occur.</p> <p>Based on the above, the proposed project would not conflict with the Endangered Species Act.</p> <p><u>Document Citation</u></p> <p>U.S. Fish and Wildlife Service. <i>IPaC: Information for Planning and Consultation</i>. Available at: https://ecos.fws.gov/ipac/. Accessed July 2025. (Appendix B)</p> <p>California Department of Fish and Wildlife. <i>California Natural Diversity Database: Rarefind 5</i>. Available at:</p>
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		https://apps.wildlife.ca.gov/rarefind/view/RareFind.aspx . Accessed July 2025. (Appendix B)
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Regulations set forth in 24 CFR Part 51 Subpart C require HUD-assisted projects to be separated from hazardous facilities that store, handle, or process hazardous substances by a distance based on the contents and volume of the facilities' aboveground storage tank (AST), or to implement mitigation measures. The requisite distances are necessary because project sites that are too close to facilities handling, storing, or processing conventional fuels, hazardous gases, or chemicals of an explosive or flammable nature may expose occupants or end-users of a project to the risk of injury in the event of a fire or an explosion.</p> <p>According to the California Environmental Protection Agency (CalEPA) Regulated Site Portal, 129 total chemical or aboveground petroleum storage sites occur within the project vicinity. The storage tanks located within one mile of the project site range from a maximum daily volume of 12 gallons to 59,999 gallons, with two having a maximum daily volume of 59,999 gallons. The closest 59,999-gallon AST to the project site is the Davis Fuel Facility, located at 1717 5th Street Davis, CA 95616, approximately 4,087 feet northwest of the project site. The Davis Fuel Facility does not host an AST and is, rather, assumed to host an underground storage tank (UST), which is not subject to the regulations set forth in 24 CFR Part 51 Subpart C. The other 59,999-gallon storage tank within one mile of the site is a Shell gas station located at 1010 Olive Drive, approximately 4,916 feet west of the project site. The Shell does not host an AST and is assumed to host a UST, which is not subject to the regulations set forth in 24 CFR Part 51 Subpart C.</p> <p>The largest operating AST in the project vicinity is Monterey Mushrooms, located at 777 Maher Court Davis, CA 95616, approximately 2,904 feet southwest of the project site. The Monterey Mushroom AST has a maximum daily volume of 11,999 gallons. Using HUD's Acceptable Separation Distance (ASD) Electronic Assessment Tool, the ASD associated with Monterey Mushrooms for preventing potential</p>

		<p>adverse effects to people would be 779 feet, and the ASD to prevent potential adverse effects to buildings would be 159 feet. Thus, all chemical storage and AST sites located a minimum 779 feet from the project site were concluded to be located at distances from the site in excess of the applicable ASDs. Furthermore, chemical storage or AST sites do not exist within 779 feet of the project site.</p> <p>The closest AST to the project site is the Marrone Bio Innovation ADA Pro Farm Group, located approximately 1,795 feet to the west of the project site. Using the ASD Electronic Assessment Tool, the ASD associated with the Marrone Bio Innovation ADA Pro Farm Group for preventing potential adverse effects to people would be 223 feet, and the ASD to prevent potential adverse effects to buildings would be 40 feet. Considering that the project site is 1,795 feet from the Marrone Bio Innovation ADA Pro Farm Group, the project site would exceed the minimum ASD to prevent damage to people and buildings in the event of an unforeseen explosion.</p> <p>Based on the above, the proposed project would not result in impacts associated with siting HUD-assisted projects near explosive and flammable hazards, and conflicts with 24 CFR Part 51 Subpart C would not occur.</p> <p><u>Document Citation</u></p> <p>California Environmental Protection Agency. <i>CalEPA Regulated Site Portal</i>. Available at: https://siteportal.calepa.ca.gov/nsite/map/results. Accessed July 2025. (Appendix B)</p> <p>U.S. Department of Housing and Urban Development. <i>Acceptable Separation Distance (ASD) Electronic Assessment Tool</i>. Available at: https://www.hudexchange.info/programs/environmental-review/asd-calculator/. Accessed July 2025. (Appendix B)</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Farmland Protection Policy Act (FPPA) (Title 7 U.S. Code [U.S.C.] Section 4201 et seq, implementing regulations 7 CFR Part 658, of the Agriculture and Food Act of 1981, as amended) is intended to minimize the effect of federal</p>

<p>1504(b) and 1541; 7 CFR Part 658</p>		<p>programs on the unnecessary and irreversible conversion of farmland to nonagricultural uses.</p> <p>Pursuant to the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, the project site is designated as “Prime farmland if irrigated.” However, the project site is designated as Urban by the U.S. Census Bureau. Pursuant to Section 523.10(B)(ii) of the Farmland Protection Policy Act, lands identified as Urban by the U.S. Census Bureau are not subject to the Farmland Protection Policy Act. Therefore, development of the project site with the proposed uses would not result in a substantial adverse effect to farmland.</p> <p>Based on the above, development of the proposed project would not result in the loss of agricultural land, and conflicts with the Farmland Protection Policy Act would not occur.</p> <p><u>Document Citation</u></p> <p>U.S. Department of Agriculture, Natural Resources Conservation Service. <i>Web Soil Survey</i>. Available at: https://websoilsurvey.nrcs.usda.gov/app/. Accessed July 2025. (Appendix B)</p> <p>U.S. Census Bureau. <i>TIGERweb, Geography Division</i>. Available at: https://tigerweb.geo.census.gov/tigerweb/. Accessed July 2025. (Appendix B)</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The provisions of Executive Order 11988, Floodplain Management, require federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable. For projects located within the 100-year floodplain, HUD policy provides that projects involving critical actions are subject to an eight-step process set forth in 24 CFR Part 55.20.</p> <p>As previously discussed in the Flood Insurance section of this Environmental Assessment, according to the FEMA FIRM 06113C0611G, the project site is not located within an SFHA (see Figure 6). Because the project site is not located within a FEMA SFHA, the proposed project</p>

		<p>would not result in impacts related to conflicts with Executive Order 11988.</p> <p><u>Document Citation</u></p> <p>Federal Emergency Management Agency. <i>Flood Insurance Rate Map 06113C0611G</i>. Available at: https://msc.fema.gov/portal/home. Accessed July 2025. (Appendix B)</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The National Historic Preservation Act (NHPA) (16 USC 470 et seq.) directs each federal agency, and those tribal, State, and local governments that assume federal agency responsibilities, to protect historic properties and to avoid, minimize, or mitigate possible harm that may result from agency actions. The review process, known as Section 106 review, is detailed in 36 CFR Part 800. Early consideration of historic places in project planning and full consultation with interested parties are key to effective compliance with Section 106. The State Historic Preservation Officer (SHPO) and/or Tribal Historic Preservation Officer (THPO) are primary consulting parties in the process.</p> <p>To ascertain the potential of historic resources occurring on-site, a records search of the California Historical Resources Information System (CHRIS) at the Northwest Information Center (NWIC) was conducted to determine if any known historic resources exist in the project vicinity and if any known resources would likely be discovered at the site. According to the CHRIS search results, known historic resources do not occur within the project site. However, the CHRIS search results did conclude that Native American resources have a moderate to high potential to occur on-site. A search of the Native American Heritage Commission (NAHC) Sacred Lands File was completed for the project site and returned negative results, indicating that tribal cultural resources are not known to exist on or near the project site.</p> <p>In accordance with Section 106 of the NHPA, project notification letters were mailed on May 9, 2025 to representatives of the following tribes, which were identified by the NAHC as potentially having knowledge of cultural resources in the project area: Cachil Dehe Band of Wintun Indians of the Colusa Indian</p>

	<p>Community, Cortina Rancheria – Kletsel Dehe Band of Wintun Indians, Grindstone Rancheria of Wintun-Wailaki, and the Yocha Dehe Wintun Nation. The Yocha Dehe Wintun Nation responded on June 12, 2025, expressing interest in consultation with the lead agency. The Yocha Dehe Wintun Nation also requested a project timeline, detailed project information and the latest cultural study for the proposed project. The City of Davis consulted with the Yocha Dehe Wintun Nation, who requested that the City’s standard mitigation measures regarding historical and cultural resources be included. The foregoing request has been incorporated in this Environmental Assessment as Mitigation Measures 1 through 3. Consultation was closed on July 30, 2025.</p> <p>A letter requesting review of the City’s finding of No Historic Properties Affected was submitted to the SHPO on June 20, 2025. A response was not received from the SHPO within 30 days. Thus, the City may proceed on the proposed project, pursuant to 36 CFR Part 800.3(c)(4).</p> <p>Nonetheless, because the discovery of unknown, subsurface resources during ground-disturbing activities within the project site cannot be entirely ruled out, the project has limited potential of inadvertently encountering historic archaeological resources, including tribal cultural resources. As a result, implementation of Mitigation Measures 1, 2, and 3 are required, which would ensure that the project includes protective measures in the event that unknown cultural resources are discovered on-site during project construction activities.</p> <p>Based on the above, with incorporation of Mitigation Measures 1, 2, and 3, the proposed project would not conflict with the requirements of the NHPA. Thus, impacts related to historic preservation would not occur.</p> <p><i>Mitigation Measure 1: If archaeological resources are encountered during subsurface excavation activities, the City and Yocha Dehe Wintun Nation (Tribe) shall be notified immediately and all construction activities within a 100-foot radius of the resource shall cease. In accordance with the Tribe’s Treatment Protocol</i></p>
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	<p><i>for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation, treatment of all cultural items, including ceremonial items and archeological items shall reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including ceremonial items and archeological items, which may be found at the project site shall be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction. The contractor shall waive any and all claims to ownership of tribal ceremonial and cultural items, including archeological items, which may be found on the project site, in favor of the Tribe. If any intermediary is necessary (for example, an archaeologist retained by the contractor), said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe.</i></p> <p><i>If additional significant sites or sites not identified as significant in the project environmental review process, but later determined to be significant, are located within the project impact area, such sites shall be subjected to further archeological and cultural significance evaluation by the contractor, the City of Davis, and the Tribe to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner. If human remains are present that have been identified as Native American, all work shall cease for a period of up to 30 days in accordance with federal Law.</i></p> <p><i>The City shall require that the contractor include a standard inadvertent discovery clause in every construction contract to inform contractors of the foregoing requirements. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified cultural resources specialist and Native American Representative from the Tribe. If the resource is determined to be significant, the City and Native American Representative from the Tribe shall determine whether preservation in place is feasible. Such preservation in place is the</i></p>
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	<p><i>preferred mitigation. If such preservation is infeasible, the Native American Representative from the Tribe shall prepare and implement a research design and archaeological data recovery plan for the resource. The Native American Representative from the Tribe shall also conduct appropriate technical analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials.</i></p> <p><i><u>Mitigation Measure 2:</u> In accordance with the Tribe's Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation, if Native American human remains are found during the course of the proposed project, the determination of Most Likely Descendant ("MLD") under California PRC Section 5097.98 shall be made by the Native American Heritage Commission ("NAHC"), upon notification to the NAHC of the discovery of said remains at the project site. If the location of the site and the history and prehistory of the area is culturally-affiliated with the Tribe, the NAHC shall contact the Tribe. A tribal member shall be designated by the Tribe to consult with the landowner and/or contractors. Should the NAHC determine that a member of an Indian tribe other than Yocha Dehe Wintun Nation is the MLD, and the Tribe is in agreement with this determination, the terms of this protocol relating to the treatment of such Native American human remains shall not be applicable; however, that situation is very unlikely.</i></p> <p><i>In the event that Native American human remains are found during development of the proposed project and the Tribe or a member of the Tribe is determined to be MLD pursuant to the above requirements of the Protocol, the following provisions shall apply. The Medical Examiner shall immediately be notified, ground-disturbing activities in that location shall cease, and the Tribe shall be allowed, pursuant to California PRC Section 5097.98(a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods should be treated and disposed of with appropriate dignity.</i></p>
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	<p><i>The Tribe shall complete its inspection and make its MLD recommendation within 48 hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave goods. Said determination may include avoidance of the human remains, reburial on-site, or reburial on tribal or other lands that will not be disturbed in the future.</i></p> <p><i>The Tribe may wish to rebury said human remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remains shall be accomplished in compliance with the California PRC Sections 5097.98(a) and (b).</i></p> <p><i>The term "human remains" encompasses more than human bones because the Tribe's traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary objects, grave goods, and animals. Ashes, soils and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American remains are to be treated in the same manner as bones or bone fragments that remain intact.</i></p> <p><i><u>Mitigation Measure 3:</u> Prior to commencement of ground disturbing activities, the contractor shall arrange for a member of Yocha Dehe Wintun Nation to conduct Cultural Sensitivity Training to the construction crew. Generally, the training would consist of a presentation to the construction crew about types of resources and evidence thereof, role of the Tribe, what to do if resources are uncovered, etc. To schedule Cultural Sensitivity Training prior to commencement of construction, the contractor shall contact the Cultural Resources Department Administrative Staff, Yocha Dehe Wintun Nation, Office (530) 796-3400, Email: THPO@yochadehe-nsn.gov. Proof of compliance with this measure shall be provided to the Davis Community Development Department.</i></p>
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		<p><u>Document Citation</u></p> <p>Raney Planning and Management, Inc. <i>Section 106 Consultation Materials</i>. May 16, 2025. (Appendix A)</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to HUD’s noise standards set forth in 24 CFR Part 51, Subpart B, all sites whose environmental or community noise exposure exceeds the day night average sound level (DNL) of 65 decibels (dB) are considered noise-impacted areas. HUD guidance includes screening criteria to assist in evaluating a project’s consistency with the foregoing standard. Pursuant to HUD guidance, potentially significant noise generators within the vicinity of a project include major roadways, if within 1,000 feet of a project site; railroads, if within 3,000 feet; and military or Federal Aviation Administration (FAA)-regulated airfields, if within 15 miles. Documentation that a project is not within the applicable distances to the foregoing noise generators demonstrates compliance with HUD’s noise standard. If within the aforementioned distance, a project may show the noise level is at or below 65 dB to demonstrate consistency with the Noise Control Act of 1972.</p> <p>Title 24 CFR Part 51 Subpart B applies to residential development or rehabilitation projects. The proposed project consists of the development of a new public library and is not residential in nature. Thus, potential impacts related to the Noise Control Act of 1972 would not occur.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424I; 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>As shown in Figure 9, the project site is not located within an area designated by the USEPA as being supported by a sole source aquifer. The project site is located approximately 98.73 miles from the nearest boundary of a sole source aquifer (Santa Margarita, Scotts Valley Sole Source Aquifer). Because the project site is not within the vicinity of a region that depends solely on an aquifer for access to water, or located within a sole source aquifer recharge area, the proposed project would not have the potential to impact a sole source aquifer. Therefore, impacts to the Safe Drinking Water Act of 1974, as amended, would not occur.</p>

		<p><u>Document Citation</u></p> <p>U.S. Environmental Protection Agency. <i>NEPAssist</i>. Available at: https://www.epa.gov/nepa/nepassist. Accessed July 2025. (Appendix B)</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The provisions of Executive Order 11990 – Protection of Wetlands require federal activities to avoid adverse impacts to wetlands, where practicable. As preliminary screening, HUD or grantees must verify whether the project is located within wetlands identified on the USFWS NWI or else consult directly with USFWS.</p> <p>According to the USFWS NWI, aquatic resources of any kind are not located on-site or adjacent to the project site (see Figure 7). In addition, the project site is regularly subject to landscaping and maintenance activities associated with the existing on-site park. Therefore, the proposed project would not conflict with Executive Order 11990.</p> <p><u>Document Citation</u></p> <p>U.S. Fish & Wildlife Service. <i>National Wetlands Inventory</i>. Available at: https://www.fws.gov/wetlands/data/Mapper.html Accessed July 2025. (Appendix B)</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287) provides federal protection for certain free-flowing, wild, scenic, and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS). The NWSRS was created by Congress in 1968 to preserve certain rivers with outstanding natural, cultural, and recreational values in a free-flowing condition for the enjoyment of present and future generations.</p> <p>Designated Wild and Scenic Rivers do not occur on the project site. The nearest officially designated Wild and Scenic River to the project site is the American River, which is located approximately 15.54 miles northeast of the project site (see Figure 10). Because the project site is not within the vicinity of a Wild and Scenic River, development of the proposed project would not conflict with the Wild and Scenic Rivers Act 1968.</p>

		<u>Document Citation</u> U.S. Environmental Protection Agency. <i>NEPAssist.</i> Available at: https://www.epa.gov/nepa/nepassist . Accessed July 2025. (Appendix B)
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The project site is designated as Parks/Recreation by the City’s General Plan and is zoned PD 12-87. Pursuant to the Davis General Plan, the Parks/Recreation designation allows libraries. The General Plan does not list specific policies regarding the Parks/Recreation land use type other than allowable uses. Similarly, pursuant to Section 27.01.010 of the City’s Municipal Code, a library is considered park use, defined as a recreation center devoted to active or passive recreation. With respect to zoning, pursuant to Davis Municipal Code Section 40.22.010, the purpose of the Planned Development zoning district is to allow diversification in the relationship of various buildings, structures, and open spaces in order to be relieved from the rigid standards of conventional zoning. According to the Municipal Code, the PD 12-87 designation allows for any use or combination of uses which are designed in conformity with the site’s General Plan land use designation. Therefore, the proposed library is consistent with the standards and permitted uses within the site’s Parks/Recreation land use designation and PD 12-87 zoning designation.</p> <p>Additionally, the proposed project would be generally consistent with the surrounding land uses, such as Walnut Park to the east</p>

		<p>and Peregrine School to the west. With respect to scale and urban design, the proposed structures would be developed in accordance with the applicable development standards set forth by the Davis Municipal Code Section 40.03.040, which contains requirements related to maximum building height, lot coverage, density, and parking. As part of obtaining applicable permits, the proposed project would be required by the City to be consistent with standards applicable to the Parks/Recreations land use designation. As such, the project would be constructed consistent with applicable City design standards.</p> <p>Based on the above, the proposed project would be consistent with the City’s expected uses for the project site. Thus, impacts related to conformance with plans, compatibility with land use and zoning, and scale and urban design would not occur.</p>
<p>Soil Suitability / Slope / Erosion / Drainage / Storm Water Runoff</p>	<p>3</p>	<p>The following discussions assess the potential impacts associated with development of the proposed project related to soil suitability, slope, and erosion, drainage, and stormwater runoff.</p> <p><u>Soil Suitability</u></p> <p>Pursuant to the USDA NRCS Web Soil Survey, the project site is underlain with Sycamore silt loam, which carries a rating of “Very limited” for dwellings without basements. The aforementioned rating indicates that the soil has one or more features that are unfavorable for the foregoing use. In addition, according to the Davis General Plan EIR, soils in the planning area generally have high proportions of clay, which leads to the soils being more prone to expansion. As such, the existing on-site soils could be unsuitable for accommodating development of the proposed project. Without further investigation of the on-site soils, potential substantial adverse effects associated with soil suitability could occur. A site-specific soils engineering report/engineering geology report would be required to be prepared by a State-certified civil engineer and would identify all potential deficiencies associated with a site’s geological features. With incorporation of Mitigation Measure 6, the proposed project would be required to prepare a site-specific Geotechnical Engineering Investigation, impacts related to soil suitability would not occur.</p> <p><u>Slope</u></p> <p>According to the Web Soil Survey query conducted for the proposed project, the project site’s topography consists of a zero percent slope. However, as previously discussed, the proposed project would result in the development of a new public library and is not residential in nature. In addition, an optimum slope suitability for library uses has not been established according to HUD policy. Therefore, potential impacts related to slope would not occur.</p>

	<p><u>Erosion, Drainage, and Stormwater Runoff</u></p> <p>The National Pollutant Discharge Elimination System (NPDES) permitting program, established by the Clean Water Act, controls and reduces pollutants to water bodies from point and non-point discharges. Under the NPDES program, dischargers whose projects disturb one acre or more of soil are required to obtain coverage under the Construction General Permit. The proposed project would disturb 1.70 acres. Therefore, the project would be subject to the Construction General Permit. The Construction General Permit requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would include incorporation of best management practices (BMPs) such as sandbag barriers, straw bale barriers, silt fencing, storm drain inlet protection, and fiber rolls to control sedimentation, erosion, and hazardous materials contamination of runoff during construction. Thus, compliance with the Construction General Permit, preparation of a SWPPP, and incorporation of BMPs would prevent potential adverse effects from occurring during project construction.</p> <p>Furthermore, the proposed project would be required to submit and implement an erosion and sediment control plan prior to issuance of a grading or building permit pursuant to Municipal Code Section 30.03.010(c). The plan would include erosion and sediment control measures that would be implemented during grading and would be approved by the City Engineer. Given the required submittal and approval of a SWPPP and erosion and sediment control plan, the proposed project would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality during construction.</p> <p>During project operation, impervious surfaces on the project site could contribute incrementally to the degradation of downstream water quality during storm events. During the dry season, vehicles and other urban activities may release contaminants onto the impervious surfaces, where they would accumulate until the first storm event. During the initial storm event, or first flush, the concentrated pollutants would be transported via stormwater runoff from the site to the stormwater drainage system and eventually a downstream waterway. Typical urban pollutants that would likely be associated with the proposed project include sediment, pesticides, oil and grease, nutrients, metals, bacteria, and trash. In addition, stormwater runoff could cause soil erosion if not properly addressed, which would provide a more lucrative means of transport for pollutants to enter the waterways through the surface or groundwater.</p> <p>As a municipality with a population of 67,125 residents, the City of Davis is designated as a municipal separate storm sewer system</p>
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	<p>(MS4) subject to the Phase II (for municipalities serving less than 100,000 people) MS4 Municipal Storm Water Program. Permanent stormwater quality treatment control measures (TCMs) for development in the City of Davis must be designed in accordance with the State’s Phase II Small MS4 General Permit, the development standards of which have been adopted by reference in Chapter 30.03.030 of the City of Davis Municipal Code. The NPDES Phase II Small MS4 General Permit requires that permanent stormwater control measures be incorporated into the proposed project to ensure that new development does not result in the discharge of polluted water or the increase in sources of polluted runoff. Regulated Projects, under the Phase II Small MS4 General Permit, are required to divide the project area into Drainage Management Areas (DMAs) and implement and direct water to appropriately-sized TCMs consistent with the sizing standards in Section E.12.e.(ii)(c). TCMs are designed after the inclusion of Site Design Measures (SDMs) consistent with the standards of Section E.12.b. and E.12.e.(ii)(d). Baseline Hydromodification Measures are implemented consistent with the prescriptive standards of Section E.12.e.(ii)(f) only in the event the project develops more impervious surfacing than the existing project and creates or replaces less than one acre of impervious surfacing. Because the proposed project would replace more than one acre of impervious surfacing, each DMA must be shown via calculations that all stormwater is treated consistent with the standards of Section E.12.e.(ii)(c) and detained consistent with Section E.12.f. In addition, as set forth by Davis Municipal Code Section 30.03.010, Regulated Projects must additionally include Source Control BMPs where possible to prevent pollutants from entering the City’s drainage system. Examples of BMPs include, but are not limited to, bioretention areas, vegetated swales, vegetated filter strips, and sand and organic filters. Based on the above, through compliance with the NPDES Phase II Small MS4 General Permit, adverse impacts related to stormwater runoff would not occur during project operation.</p> <p><u>Conclusion</u></p> <p>Based on the above, the proposed project would not result in potential adverse effects related to slope, erosion, drainage, and stormwater runoff. However, because the existing on-site soils could be unsuitable for the proposed use, Mitigation Measure 4 shall be required, which necessitates preparation of a Geotechnical Engineering Report and compliance with all recommendations established therein. Thus, with implementation of Mitigation Measure 4, the proposed project would not result in potential adverse effects related to soil suitability.</p> <p><u>Mitigation Measure 4: Prior to the issuance of a grading permit, the City shall have a State-certified civil engineer prepare a site-specific Geotechnical Engineering Report for the proposed</u></p>
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		<p><i>project. The Geotechnical Engineering Report shall include, but not be limited to, review of historic U.S. Geological Survey topographic maps and geologic maps of the project site; review of previous geotechnical reports prepared for the project site and project vicinity, if available; subsurface exploration, including the drilling and sampling of borings to depths of 10 to 15 feet below the existing grades; bulk sampling of the near-surface soils; laboratory testing of selected soil samples for composition in accordance with accepted industry standards; engineering analyses; and recommendations in accordance with the standards set forth for construction in the California Building Standards Code. All recommendations contained in the Geotechnical Engineering Report shall be recorded on the project final improvement plans and shall be subject to review and approval by the City Engineer.</i></p> <p><u>Document Citation</u></p> <p>U.S. Department of Agriculture, Natural Resources Conservation Service. <i>Web Soil Survey</i>. Available at: https://websoilsurvey.nrcs.usda.gov/app/. Accessed July 2025. (Appendix B)</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>2</p>	<p>The following discussions assess the potential impacts associated with development of the proposed project related to hazards and site safety, including natural hazards, air pollution generators, man-made site hazards, and nuisances such as noise.</p> <p><u>Natural Hazards</u></p> <p>Natural hazards to which the proposed project could potentially be subject include earthquake-related hazards (e.g., faults, fracture, etc.), landslides, floods, and wildfire.</p> <p>With respect to earthquake-related hazards, according to the California Geological Survey Earthquake Hazards Zone Application, the project site is not within a currently established California Earthquake Hazard Zone for surface fault rupture hazards. Additionally, the project site does not include active faults with the potential for surface fault rupture directly beneath the site. As such, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed project is considered low. In addition, the proposed project would be designed in compliance with the applicable standards established by the California Building Code, which includes engineering standards to prevent potential impacts associated with the seismic area in which the project site is located. Therefore, compliance with applicable standards set forth in the California Building Code would ensure potential impacts related to seismic activity are addressed. Based on the above, the proposed project would not be subject to earthquake-related hazards.</p>

	<p>With respect to landslides, the topography of the project site is generally flat. In addition, the project site is not adjacent to areas that contain slopes with unconsolidated loose soil. Therefore, the proposed project would not be at risk of landslides. With respect to flooding, as discussed in the Floodplain Management section of this Environmental Analysis, the proposed project is not located within a SFHA. Therefore, the proposed project would not be subject to flood-related hazards.</p> <p>Finally, with respect to wildfire, according to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is not located in or adjacent to a State Responsibility Area (SRA) Very High or High Fire Hazard Severity Zone (FHSZ). The project site is designated as a Local Responsibility Area (LRA) and is outside of any High or Very High FHSZ. Additionally, the proposed project would be subject to the applicable provisions of the California Fire Code (CFC), which includes requirements pertaining to public service facilities such as the proposed project, including building materials to reduce the risk of fire, minimum distance from fire hydrants, and fire-flow requirements. Such features would help to address fire situations at the project site and would reduce the demand for fire protection services. Compliance with the aforementioned Statewide standards would ensure the proposed structures are sufficiently designed to forestall fire risks. In the event that emergency vehicles need to access the project site, access would be provided from Lillard Drive. Based on the above, the proposed project would not be subject to wildfire-related hazards.</p> <p><u>Air Pollution Generators</u></p> <p>HUD policy necessitates the consideration of the proximity of a proposed development project to various air pollution generators, such as heavy industry, incinerators, power plants, rendering plants, cement plants, and heavily traveled highways, defined as having six or more lanes. Proximity to such generators could induce health risks associated with DPM and TAC emissions, which are further addressed in the Clean Air section of this Environmental Assessment. None of the foregoing sources of air pollution are located in close proximity to the project site. In addition, while the project site is located close to I-80, because the site is located more than 500 feet from the nearest segment of the highway, future patrons of the proposed project would not be exposed to DPM.</p> <p><u>Man-made Site Hazards</u></p> <p>According to HUD policy, man-made hazards are hazards caused by human action or inaction. Such types of hazards can have an adverse impact on humans, other organisms, biomes, and</p>
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	<p>ecosystems. The frequency and severity of man-made hazards are key elements in some risk analysis methodologies.</p> <p>With respect to hazards associated with transport and storage of hazardous chemicals, due to the public serving nature of the proposed project, project operation would not involve transport, use, or storage of hazardous chemicals beyond commercial cleaning and landscaping products, which would be used in accordance with the products' instructions. During project operation, any use, storage, and transport of hazardous materials by the project developer and contractors, would be required to comply with local, State, and federal regulations. Pursuant to California Health and Safety Code Section 25510(a), the handler or an employee, authorized representative, agent, or designee of a handler, must, upon discovery, immediately report any release or threatened release of a hazardous material to the unified program agency (in the case of the proposed project, the Yolo County Community Services Department, Environmental Health Division [EHD]) in accordance with the regulations adopted pursuant to Section 25510(a). The handler or an employee, authorized representative, agent, or designee of the handler must provide all State, City, or County fire or public health or safety personnel and emergency response personnel with access to the handler's facilities. In the case of the proposed project, the project contractor would be required to notify the Yolo County EHD in the event of an accidental release of a hazardous material, who would then monitor the conditions and recommend appropriate remediation measures. Compliance with the foregoing provisions of the California Health and Safety Code would ensure impacts associated with transport and storage of hazardous materials during project construction would not occur.</p> <p>Through compliance with all applicable standards set forth in the Davis Municipal Code, the proposed project would not be subject to man-made hazards such as inadequate separation of pedestrian/vehicle traffic, inadequate public facilities, or household hazardous waste.</p> <p>Finally, Government Code Section 65962.5 requires the CalEPA to develop at least annually an updated Hazardous Waste and Substances Sites (Cortese) list. DTSC is responsible for a portion of the information contained in the Cortese list. The project site is not located on a site identified by the DTSC's portion of Cortese list, nor is the site identified on the SWRCB's GeoTracker database, another portion of the Cortese list, for leaking USTs.</p> <p>As discussed above, in the event that emergency vehicles need to access the project site or library patrons need to evacuate, access from the project site would be provided by Lillard Drive.</p>
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	<p>Based on the above, the proposed project would be consistent with HUD policy and would not be subject to man-made site hazards.</p> <p><u>Nuisances</u></p> <p>HUD policy necessitates the consideration of potential impacts related to nuisances for projects receiving funding from federal sources. Potential nuisances to which the proposed project could be subject include noise, vibration, and odors.</p> <p>With respect to noise, some land uses are considered more sensitive to noise than others, and thus, are typically referred to as sensitive noise receptors. Land uses often associated with sensitive noise receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Noise-sensitive land uses are typically given special attention in order to achieve protection from excessive noise. In the project vicinity, the nearest noise sensitive land uses are the single-family and duplex residences located approximately 60 feet to the north, across Lillard Drive. In addition, the proposed project would result in the development of a new library and, thus, the proposed project would be considered a sensitive noise receptor.</p> <p>Davis Municipal Code Section 24.02.020, which establishes the City's Noise Limits, prohibits sound levels in residential uses from exceeding 50 dB between the hours of 9:00 PM and 7:00 AM, and 55 dB between the hours of 7:00 AM and 9:00 PM. Typical operational noise generated by the proposed project would be relatively minimal and compatible with the adjacent existing uses. In addition, the proposed project is anticipated to reduce the community noise exposure at the project site as the site is currently used as a sports field and would be converted to a public library upon approval of the proposed project. As such, operational activities associated with the proposed project would primarily be occurring indoors while existing on-site noise generating activities currently occur outside. Therefore, the proposed project is not anticipated to result in an increase in operational noise.</p> <p>Construction of the proposed project would result in temporarily increased noise levels. Davis Municipal Code Section 24.02.040 states that approved construction-related activities shall only occur between the hours of 7:00 AM and 7:00 PM, Monday through Friday, and 8:00 AM to 8:00 PM, Saturday and Sunday should they meet one of the following criteria: (1) No individual piece of equipment shall produce a noise level exceeding 83 dB at a distance of 25 feet; (2) the noise level at any point outside of the property plane of the project shall not exceed 86 dB; and (3) impact tools and equipment, pavement breakers, and jack-</p>
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	<p>hammers shall be equipped with appropriate intake and exhaust mufflers and/or acoustically attenuating shields or shrouds.</p> <p>Given that the proposed project would be required to comply with all applicable City regulations to prevent excessive noise, and given the temporary nature of the construction period, potential adverse effects related to project construction would not occur.</p> <p>As discussed throughout this Environmental Assessment, the proposed project would result in the development of a new library, a non-residential use. Surrounding existing uses include single- and multi-family residences, recreational uses, and schools. As such, significant noise generating land uses do not occur in the project vicinity, and future patrons of the proposed project would not be exposed to adverse noise levels from the existing noise environment.</p> <p>With respect to vibration, vibration involves a source, a transmission path, and a receiver, with vibration typically consisting of the excitation of a structure or surface. A person's perception of the vibration depends on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating. Vibration is measured in terms of acceleration, velocity, or displacement.</p> <p>A common practice is to monitor vibration in terms of peak particle velocities (PPV) in inches per second (in/sec). Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of PPV. Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. Pursuant to standards developed by the California Department of Transportation (Caltrans), the vibration level that would normally be required to result in architectural damage to structures is 0.2 in/sec PPV. Table 2 shows the typical vibration levels produced by construction equipment at various distances.</p> <table border="1" data-bbox="665 1491 1412 1774"> <caption>Table 2 Vibration Levels for Various Construction Equipment</caption> <thead> <tr> <th>Type of Equipment</th> <th>PPV at 25 feet (in/sec)</th> <th>PPV at 50 feet (in/sec)</th> </tr> </thead> <tbody> <tr> <td>Loaded Trucks</td> <td>0.076</td> <td>0.025</td> </tr> <tr> <td>Small Bulldozer</td> <td>0.003</td> <td>0.000</td> </tr> <tr> <td>Auger/drill Rigs</td> <td>0.089</td> <td>0.029</td> </tr> </tbody> </table> <p><i>Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines, May 2006.</i></p> <p>As shown in Table 2, the maximum vibration levels generated by common construction equipment at a distance of 50 feet from the</p>	Type of Equipment	PPV at 25 feet (in/sec)	PPV at 50 feet (in/sec)	Loaded Trucks	0.076	0.025	Small Bulldozer	0.003	0.000	Auger/drill Rigs	0.089	0.029
Type of Equipment	PPV at 25 feet (in/sec)	PPV at 50 feet (in/sec)											
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	<p>source would be 0.029 in/sec PPV. At 25 feet, the maximum vibration levels generated by common construction equipment would be 0.089 in/sec PPV. As previously discussed, the nearest sensitive receptors to the project site are the single-family and duplex residences located approximately 60 feet to the north, across Lillard Drive. Given that the distance between the existing residences and the project site is greater than 50 feet, vibration levels generated from on-site project construction activities are not expected to exceed Caltrans' 0.20 in/sec PPV threshold for damage to residential structures. Therefore, groundborne vibration impacts associated with project construction would not occur.</p> <p>Finally, with respect to odors, as discussed in the Clean Air section of this Environmental Assessment, the project site is located within the jurisdictional boundaries of the YSAQMD. As such, the project would be required to comply with all adopted rules and regulations. The YSAQMD regulates objectionable odors through Rule 2.5 (Nuisance), which prohibits any person or source from emitting air contaminants or other material that result in any of the following: cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; endanger the comfort, repose, health, or safety of any such persons or the public; or have a natural tendency to cause injury or damage to business or property. Rule 2.5 is enforced based on complaints. Public serving land uses, including libraries, are not known to be odor-generating uses and, therefore, complaints are not anticipated. If complaints are received, the YSAQMD is required to investigate the complaint, as well as determine and ensure a solution for the source of the complaint. Thus, although not anticipated, if odor complaints are made during construction or operation of the project, the YSAQMD would ensure that such odors are addressed. Therefore, project operation would not result in odor-related impacts that would result in nuisances.</p> <p><u>Conclusion</u></p> <p>Based on the above, the proposed project would not result in impacts related to site hazards and nuisances, including noise and vibration.</p> <p><u>Document Citation</u></p> <p>California Department of Conservation. <i>Earthquake Hazards Zone Application</i>. Available at: https://maps.conservation.ca.gov/cgs/informationwarehouse/eqz/app/. Accessed July 2025. (Appendix B)</p> <p>State Water Resources Control Board. <i>GeoTracker</i>. Available at: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=2700+lillard+drive. Accessed July 2025. (Appendix B)</p>
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	<p>California Department of Forestry and Fire Protection. <i>FHSZ Viewer</i>. Available at: https://www.fire.ca.gov/osfm/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-maps-2022. Accessed July 2025. (Appendix B)</p> <p>California Department of Toxic Substances Control. Envirostor. Available at: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=2700+lillard+drive. Accessed July 2025. (Appendix B)</p> <p>Yolo-Solano Air Quality Management District. <i>Handbook for Assessing and Mitigating Air Quality Impacts</i> [pg. 8]. Available at: https://www.ysaqmd.org/wp-content/uploads/Planning/CEQAHandbook2007.pdf. Accessed July 2025. (Appendix B)</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The proposed project would include development of a 12,400-sf public library, which would consist of a library collection and reading space; a children’s activity room; a staff support area; a community room; and various support spaces. The proposed project would provide temporary employment for construction workers. Once operational, the proposed project could provide ongoing employment for library staff, as well as maintenance and landscape workers as part of maintaining the landscaping of the proposed project. In addition, the City of Davis General Plan EIR identifies the City’s library service needs as one-half square of library area and two volumes foot per capita of service population, as well as one full time library employee per 2,500 residents. The proposed project would provide increased access to library services to residents in the project vicinity and would help the City maintain the library service requirements set forth in the General Plan EIR. Because the project would provide employment opportunities, the project would have a potentially beneficial impact to employment and income patterns.
Demographic Character Changes, Displacement	2	<p>The proposed project would include the construction of a new library facility. The proposed project would not include the development of any new residential units and would not accommodate any future residents. As such, the proposed project would not result in a population increase for the City. Therefore, the proposed project would not substantially increase the City’s population.</p> <p>The project site is currently developed with an existing grass sports field with various trees located in the western portion of the project site. Thus, development of the project would not require the relocation of any tenants, farms, businesses, etc., or</p>

		<p>necessitate the construction of replacement housing elsewhere. The project vicinity includes existing single-family and duplex residential communities. Therefore, the proposed project would not create a concentration of low-income or disadvantaged people in violation of HUD site and neighborhood standards. Finally, the proposed project would be consistent with the project site's Parks/Recreation designation and PD 12-87 zoning. Thus, buildout of the site with the proposed uses has been generally anticipated by the City and the proposed project would not result in substantial adverse effects related to character changes.</p> <p>Based on the above, the proposed project would not alter the character of the community in which the project would be located, and relocation of existing residents would not be required. The proposed project would serve the existing community by providing increased library services to residents who currently inhabit the City, and thus, would not result in the displacement of people nor any adverse changes related to demographic character.</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	1	<p>Due to the public serving, non-residential nature of the proposed project, the proposed project would not result in a population increase within the City of Davis. As such, an increased demand on public school services is not anticipated to occur as a result of the proposed project. Therefore, impacts related to the increased use of educational facilities would not occur.</p> <p>Furthermore, the proposed project would include the development of a new library facility. As such, City residents would have increased access to library facilities in the vicinity of the project site. Therefore, the proposed project would alleviate demand for such services within the City of Davis.</p> <p>Based on the above, development of the proposed project would not cause impacts related to increased use of educational and cultural facilities.</p>
Commercial Facilities	2	<p>As previously discussed, the proposed project would not include the development of new residential units and would not result in an increase in population. As such, the proposed project would not cause a significant increase in demand for commercial facilities, and impacts related to commercial facilities would not occur as a result of the proposed project.</p>
Health Care and Social Services	2	<p>The City of Davis contains multiple healthcare facilities, including the Davis Medical Center, located approximately 2.13 miles northwest of the project site. The project site is located along Yolobus Route Q, with a bus stop located across Lillard</p>

		<p>Drive. In addition, the project site would be covered by taxicab services located within the City of Davis, as well as Yolobus's Paratransit service. Such public services could provide transit to the foregoing facilities without the use of a personal vehicle. Thus, both non-emergency and emergency services are accessible within proximity to the project site.</p> <p>As previously discussed, the proposed project would not include the development of new residential units and would not result in an increase in population. Therefore, the proposed project would not increase demand on social services.</p> <p>Based on the above, impacts related to health care and social services would not occur as a result of the proposed project.</p>
Solid Waste Disposal / Recycling	2	<p>Solid waste, recyclable material, and compostable material collection within the project area is provided by Recology Davis. Recyclable material can also be taken to several drop-off recycling centers throughout the City, including the Recology Davis Recycling Center at 2727 Second Street, located approximately 0.54-mile northeast of the project site.</p> <p>Yolo County Integrated Waste Management Division operates the Yolo County Central Landfill, which receives solid waste collected from the City of Davis. The landfill is located at 44090 County Road 28H in the City of Woodland, California, approximately 3.73 miles northeast of the project site. According to the California Department of Resources Recycling and Recovery (CalRecycle), the Yolo County Central Landfill has a projected closure date of February 1, 2124, a maximum permitted capacity of 49,035,200 cubic yards, and a remaining capacity of 33,140.373 cubic yards. In addition, as previously discussed, the proposed project would result in the development of a new public library and is not residential in nature. Due to the public serving nature of the proposed project, operational activities are not anticipated to generate significant levels of solid waste. As such, sufficient capacity exists at the landfill to accommodate the solid waste generated by the proposed project.</p> <p>With respect to waste that could be generated during construction activities, project construction would be temporary. In addition, pursuant to the California Green Building Standards Code (CBSC), otherwise known as the CALGreen Code, at least 65 percent diversion of construction waste is required for projects permitted after January 1, 2017. Thus, construction of the proposed project would not result in impacts related to solid waste generation.</p> <p>Based on the above, the project would comply with applicable regulations related to solid waste during project construction and sufficient capacity would be available to accommodate the disposal of waste and recyclables generated by the future project</p>

		<p>residents. Therefore, impacts related to solid waste disposal and recycling would not occur as a result of the proposed project.</p> <p><u>Document Citation</u></p> <p>California Department of Resources Recycling and Recovery. <i>SWIS Facility/Site Activity Details</i>. Available at: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/689?siteID=4033. Accessed July 2025. (Appendix B)</p> <p>California Department of Resources Recycling and Recovery. <i>CALGreen Construction Waste Management Requirements</i> [pg. 2]. September 7, 2016. (Appendix B)</p>
<p>Waste Water / Sanitary Sewers</p>	<p>2</p>	<p>The City of Davis Public Works Department provides wastewater collection, treatment, and disposal services to the City of Davis and surrounding unincorporated areas. The City operates more than 150 miles of sewer lines that convey wastewater from commercial, industrial, and residential users throughout the City to the City of Davis Wastewater Treatment Plant (DWWTP). Wastewater generated by the proposed project would flow through new sanitary sewer lines that would connect to the City’s existing infrastructure. Wastewater flows would then be directed to the DWWTP by an existing network of pipes within the City of Davis.</p> <p>As detailed in the City’s General Plan EIR, the DWWTP is designed to treat 7.5 million gallons per day (mgd). According to the General Plan EIR, the DWWTP operates at approximately 68 percent of the available capacity. As previously discussed, the proposed project would not result in an increase in population, and, thus, would not substantially increase demand on the City’s wastewater and sanitary sewer services.</p> <p>As part of ensuring new development pays a fair share for any increased demand of various municipal services, Davis Municipal Code Section 15.12.020 establishes the City’s development impact fees, which must be paid by developers at the time a building permit is issued. Thus, the proposed project would be subject to the City’s development impact fees. Revenues generated through the project’s payment of the City’s Development Impact Fee would help fund expansions and upgrades deemed necessary by the City to the City’s wastewater conveyance system and DWWTP.</p> <p>Based on the above, impacts related to wastewater would not occur as a result of the proposed project.</p>

		<p><u>Document Citation</u></p> <p>City of Davis. <i>Draft Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School</i> [pg. 5C-8]. January 2000. (Appendix B)</p>
Water Supply	2	<p>Water service is provided to the project site by the City of Davis Public Works Department, which delivers potable water from groundwater from local City wells. The proposed project would connect to the existing 10-inch water line within Lillard Drive.</p> <p>According to the revised City of Davis 2020 Urban Water Management Plan (UWMP), which evaluates the water supply reliability of buildout of the City’s General Plan planning area in accordance with adopted land uses, the City of Davis anticipates having sufficient supplies to meet projected future water demands through 2045 under normal year, single-dry year, and consecutive-dry year conditions. As previously discussed, the proposed project would not result in an increase to the City’s existing population, and the proposed library would generate minimal demand for water services.</p> <p>Based on the above, adverse effects related to water supply would not occur as a result of the proposed project.</p> <p><u>Document Citation</u></p> <p>City of Davis. <i>2020 Urban Water Management Plan</i> [pgs. 7-3 to 7-5]. June 2021. (Appendix B)</p>
Public Safety - Police, Fire and Emergency Medical	2	<p>The proposed project would be provided fire protection services from the Davis Fire Department (DFD). Three DFD stations provide service to the City of Davis. The nearest DFD station to the project site is Station 31, located at 530 5th Street, approximately 1.6 miles northwest of the project site. According to the City’s General Plan EIR, the DFD employs 0.81 personnel per 1,000 residents to provide plan checking, construction inspection, fire and life safety inspections, fire code investigations, public education, and weed abatement services.</p> <p>The proposed project would receive law enforcement services from the Davis Police Department (DPD). The DPD is located at 2600 5th Street, approximately 1.4 miles north of the project site. According to the City’s General Plan EIR the department is made up of 53 sworn officers and 28 non-sworn, full-time personnel.</p> <p>As previously discussed, the proposed project would not result in an increase to the City’s existing population. In addition, the proposed project would be developed in an area that is currently served by DFD and DPD. As such, a substantial increase in demand for fire and law enforcement services would not occur as a result of the proposed project. In addition, the proposed project would be subject to all applicable development impact</p>

		<p>fees set forth in Davis Municipal Code Section 15.12.020. Revenues generated through the project’s payment of the development impact fees would help fund expansions and upgrades deemed necessary by the DFD and DPD. Therefore, adequate fire and police protection services would exist to serve the demand generated through buildout of the project site with the proposed uses.</p> <p>Based on the above, impacts related to public safety would not occur as a result of the proposed project.</p> <p><u>Document Citation</u></p> <p>City of Davis. <i>Draft Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School</i> [pg. 5C-1 to 5C-3]. January 2000. (Appendix B)</p>
Parks, Open Space and Recreation	2	<p>Currently, the City of Davis includes several parks and recreational facilities, including Walnut Park in which the project site is located.</p> <p>As previously discussed, the proposed project would not result in an increase to the City’s existing population. As such, an increase in demand for the City’s parks and recreation facilities would not occur as a result of the proposed project. Furthermore, the proposed project would result in the development of a new library, which is considered a recreational use and is permitted under the site’s Parks/Recreation land use designation.</p> <p>Considering the availability of parks and open space in the project vicinity and the lack of an increase in demand for park facilities, as well as the fact that the proposed project would increase the availability of recreational uses in the City, impacts related to parks, open space, and recreation would not occur.</p>
Transportation and Accessibility	2	<p>Access to the project site would be provided by a new driveway along Lillard Drive which would connect to a new surface parking lot. The new parking lot would include 40 parking stalls, located in the northern portion of the project site, and would connect to the existing 65-stall Walnut Park parking lot. In addition, an accessible pedestrian path would connect the project site to the existing public sidewalk along Lillard Drive. The proposed project would also include an on-site covered bike storage area connected to the outdoor entry plaza, as well as a new bike path spur connecting Lillard Drive to the southern portion of the project site. In addition, as previously discussed, the project site is located across from a Yolobus Route Q bus stop. Yolobus provides bus service within the City and between the City and other cities within Yolo County. Based on the above, the project site would be accessible to motor vehicles, pedestrians, and public transit riders, and substantial adverse effects related to access would not occur.</p>

	<p>Traditionally, jurisdictions have used level of service (LOS) to assess the significance of transportation-related impacts generated by proposed development projects. LOS represents a qualitative description of the traffic operations experienced by the driver along a roadway segment or at an intersection and ranges from LOS A, which represents the absence of congestion and little delay, to LOS F, which signifies excessive congestion and delays. Pursuant to the policies set forth in the Transportation Element of the City’s General Plan, LOS at City intersections would be considered to be substantially degraded if operations deteriorate below LOS E, or if operations at an intersection that already operates at LOS E deteriorate further.</p> <p>The City’s General Plan EIR evaluated potential impacts that could occur as a result of development facilitated by buildout of the General Plan planning area to intersections within the City of Davis and identified several intersections that would operate at unacceptable LOS, including the Pole Line Road/Cowell Boulevard intersection, located approximately 620 feet to the west of the project site. However, to address the potential impact, the City’s General Plan EIR requires Mitigation Measure TC-2.2, which requires construction of various roadway improvements that would ensure the intersection operates at acceptable LOS. Similarly, the General Plan EIR sets forth additional mitigation measures to address the projected deterioration of LOS at other affected intersections within the City. As previously discussed, the proposed project would be subject to the development impact fees established by Davis Municipal Code Section 15.12.020. Revenues generated through the project’s payment of the development impact fee would help fund construction of the roadway improvements identified as part of the mitigation measures set forth in the City’s General Plan EIR. Additionally, as previously discussed, the proposed project would not result in an increase to the City’s existing population and, thus, would not result in a increase in vehicle trips within the City. As such, the proposed project is not anticipated to substantially affect existing roadway conditions in the City.</p> <p>Based on the above information, potential impacts related to transportation and accessibility would not occur as a result of the proposed project.</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	Examples of unique natural features include sand dunes, waterfalls, unique rock outcroppings, caves, canyons, endemic and/or disjunct plant/animal communities, coral reefs, unique stands of trees, and unique colonies of animals. The project site is located within an urbanized area of the City and does not

		<p>include any unique natural features. An example of unique stands of trees is ancient redwood stands, because redwoods are only found on the coast from central California through southern Oregon and do not live 50 miles inland, thus, making redwoods rare. Although the site contains various tree species, the trees do not constitute a unique natural feature, as the on-site trees are typical species found in the City, and, thus, are not rare.</p> <p>Furthermore, as discussed in the Wetlands Protection and Wild and Scenic Rivers sections of this Environmental Assessment, the project site does not contain wetlands and is not located within the vicinity of an officially designated Wild and Scenic River. Therefore, the proposed project would not result in impacts to surface water.</p> <p>In addition, as detailed in the Soil Suitability, Slope, Erosion, Drainage, and Storm Water Runoff section of this Environmental Assessment, as part of compliance with the NPDES Construction General Permit, the proposed project would be required to prepare a SWPPP and incorporate BMPs to prevent erosion and drainage impacts during project construction. As such, compliance with the Construction General Permit and the provisions contained therein would ensure that impacts to water resources do not occur.</p> <p>Based on the above, impacts related to unique natural features and water resources would not occur with implementation of the proposed project.</p> <p><u>Document Citation</u></p> <p>U.S. Fish & Wildlife Service. <i>National Wetlands Inventory</i>. Available at: https://www.fws.gov/wetlands/data/Mapper.html. Accessed July 2025. (Appendix B)</p>
Vegetation, Wildlife	3	<p>As discussed in the Endangered Species section of this Environmental Assessment, the project site is located within an urbanized area of the City, adjacent to existing residential and commercial uses, has been subject to regular disturbance, and due to habitat constraints, would not result in potential adverse effects to the majority of protected species identified by the CNDDDB query conducted for the proposed project as having potential of occurring within the project region. However, as previously discussed, the proposed project could potentially impact nesting raptors and migratory birds if such species are nesting in the on-site trees and trees adjacent to the project site.</p> <p>The MBTA prohibits the killing, possessing, or trading of migratory birds except in accordance with regulations prescribed by the Secretary of Interior. During project construction, various migratory birds and raptors could potentially nest in the existing on-site and adjacent trees and</p>

	<p>other vegetation. As such, without proper mitigation, the proposed project could result in impacts to species protected by the MBTA. Therefore, Mitigation Measure 5 shall be required, which would include measures to avoid or minimize impacts to migratory bird and/or raptor species protected by the MBTA. Implementation of Mitigation Measure 5 would ensure impacts associated with protected wildlife species do not occur.</p> <p><i>Mitigation Measure 5: Prior to commencement of ground-disturbing activities or tree removal during the breeding season (February 1-August 31), the project contractor shall retain a qualified biologist to conduct a preconstruction migratory bird and raptor nesting survey within 14 days prior to the onset of ground disturbance. The nesting migratory bird survey shall cover the project site and lands within 250 feet of the site, where accessible. A written summary of the survey results shall be submitted to the City of Davis Department of Community Development. If nesting migratory birds or raptors are not identified during the surveys, further mitigation is not required.</i></p> <p><i>If nesting raptors or other migratory birds are detected on the site during the survey, a suitable disturbance-free buffer shall be established around all active nests. The precise dimension of the buffer(s) would be determined at that time by the qualified biologist and may vary depending on factors such as location, species, topography, and line of sight to the construction area. The buffer area(s) shall be enclosed with temporary fencing, and equipment and workers shall not enter the enclosed buffer areas. Typical buffers range between 100 feet and 250 feet for migratory bird nests and between 250 feet and 500 feet for a raptor nest. If active nests are found within the project footprint, a qualified biologist shall monitor nests daily for a minimum of five days during construction to evaluate potential nesting disturbance by construction activities. If construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then an exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. Buffers shall remain in place for the duration of ground disturbing activities, the breeding season, or until a qualified biologist has confirmed that all chicks have fledged and are independent of their parents, whichever occurs first.</i></p> <p><u>Document Citation</u></p> <p>California Department of Fish and Wildlife. <i>California Natural Diversity Database: Rarefind 5</i>. Available at: https://apps.wildlife.ca.gov/rarefind/view/RareFind.aspx. Accessed July 2025. (Appendix B)</p>
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Other Factors	N/A	N/A
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Environmental Assessment Factor	Impact Code	Impact Evaluation
ENERGY		
Energy Efficiency	2	<p>The proposed project would be subject to all applicable provisions of the CBSC (Title 24 of the California Code of Regulations [CCR]), such as the 2022 Building Energy Efficiency Standards (Title 24 CCR Part 6), and the CALGreen Code. Adherence to the current Building Energy Efficiency Standards and CALGreen Code would ensure that the proposed structures would consume energy efficiently. Required compliance with the CBSC would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary.</p> <p>In addition, the California Energy Commission is required by law to adopt standards every three years that are cost effective for property owners over the 30-year lifespan of a building. The standards are updated to consider and incorporate new energy efficient technologies and construction methods in order to save energy, increase electricity supply reliability, increase indoor comfort, avoid the need to construct new power plants, and help preserve the environment. The 2022 Building Energy Efficiency Standards is a portion of the CBSC, which expands upon energy efficiency measures from the 2019 Building Energy Efficiency Standards, went into effect starting January 1, 2023. The 2022 standards provide for additional efficiency improvements beyond the 2019 standards.</p> <p>During project construction, the proposed project would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. However, all construction equipment and operation thereof would be regulated per the CARB's In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. The temporary increase in energy use occurring during construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. In addition, project construction would be required to comply with all applicable regulations related to</p>

	<p>energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.</p> <p>Based on the above, impacts related to energy consumption would not occur as a result of the proposed project.</p> <p><u>Document Citation</u></p> <p>California Energy Commission. <i>2022 Building Energy Efficiency Standards Summary</i>. August 2021. (Appendix B)</p>
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Additional Studies Performed:

- Raney Planning and Management, Inc. *Section 106 Consultation Materials*. February 26, 2024. (Appendix A)

Field Inspection (Date and completed by):

N/A

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

- California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005. (Appendix B)
- California Department of Conservation. *Earthquake Hazards Zone Application*. Available at: <https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/>. Accessed July 2025. (Appendix B)
- California Department of Fish and Wildlife. *California Department of Fish and Wildlife BIOS*. Available at: <https://apps.wildlife.ca.gov/bios6/>. Accessed July 2025. (Appendix B)
- California Department of Fish and Wildlife. *California Natural Diversity Database: Rarefind 5*. Available at: <https://apps.wildlife.ca.gov/rarefind/view/RareFind.aspx>. Accessed July 2025. (Appendix B)
- California Department of Forestry and Fire Protection. *FHSZ Viewer*. Available at: <https://www.fire.ca.gov/osfm/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-maps-2022>. Accessed July 2025. (Appendix B)
- California Department of Resources Recycling and Recovery. *CALGreen Construction Waste Management Requirements*. September 7, 2016. (Appendix B)
- California Department of Resources Recycling and Recovery. *SWIS Facility/Site Activity Details*. Available at: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/689?siteID=4033>. Accessed July 2025. (Appendix B)
- California Department of Toxic Substances Control. *Envirostor*. Available at: <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=2700+lillard+drive>. Accessed July 2025. (Appendix B)
- California Energy Commission. *2022 Building Energy Efficiency Standards Summary*. August 2021. (Appendix B)
- California Environmental Protection Agency. *CalEPA Regulated Site Portal*. Available at: <https://siteportal.calepa.ca.gov/nsite/map/results>. Accessed July 2025. (Appendix B)
- City of Davis. *2020 Urban Water Management Plan*. June 2021. (Appendix B)
- City of Davis. *City of Davis General Plan*. Amended January 2007. (Appendix B)

- City of Davis. *Draft Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School*. January 2000. (Appendix B)
- Federal Emergency Management Agency. *Flood Insurance Rate Map 06113C0611G*. Available at: <https://msc.fema.gov/portal/home>. Accessed July 2025. (Appendix B)
- Sacramento Metropolitan Air Quality Management District. *SMAQMD Operational Screening Levels*. April 2018. (Appendix B)
- State Water Resources Control Board. *GeoTracker*. Available at: <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=2700+lillard+drive>. Accessed July 2025. (Appendix B)
- U.S. Census Bureau. *TIGERweb, Geography Division*. Available at: <https://tigerweb.geo.census.gov/tigerweb/>. Accessed July 2025. (Appendix B)
- U.S. Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey*. Available at: <https://websoilsurvey.nrcs.usda.gov/app/>. Accessed July 2025. (Appendix B)
- U.S. Department of Housing and Urban Development. *Acceptable Separation Distance (ASD) Electronic Assessment Tool*. Available at: <https://www.hudexchange.info/programs/environmental-review/asd-calculator/>. Accessed July 2025. (Appendix B)
- U.S. Environmental Protection Agency. *NEPAssist*. Available at: <https://www.epa.gov/nepa/nepassist>. Accessed July 2025. (Appendix B)
- U.S. Fish & Wildlife Service. *National Wetlands Inventory*. Available at: <https://www.fws.gov/wetlands/data/Mapper.html> Accessed July 2025. (Appendix B)
- U.S. Fish and Wildlife Service. *Coastal Barrier Resources Act*. Available at: <https://www.fws.gov/program/coastal-barrier-resources-act/maps-and-data>. Accessed July 2025. (Appendix B)
- U.S. Fish and Wildlife Service. *IPaC: Information for Planning and Consultation*. Available at: <https://ecos.fws.gov/ipac/>. Accessed July 2025. (Appendix B)
- Yolo-Solano Air Quality Management District. *Handbook for Assessing and Mitigating Air Quality Impacts*. Available at: <https://www.ysaqmd.org/wp-content/uploads/Planning/CEQAHandbook2007.pdf>. Accessed July 2025. (Appendix B)

Public Outreach [24 CFR 50.23 & 58.43]:

Public outreach was conducted as required by HUD, including public review of the Environmental Assessment as part of the Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds (FONSI/NOI-RROF). In addition, as the proposed project was evaluated by Yolo County as part of the project's CEQA environmental review, the proposed project was subject to public review requirements as necessitated by CEQA.

Cumulative Impact Analysis [24 CFR 58.32]:

Cumulative impacts can result from incremental minor impacts that can be seen as collectively significant over time. Air quality, noise, and traffic are often the issues which present cumulative impacts. Cumulative impacts associated with air quality would be a result of construction and operation of the proposed development. However, construction-related equipment would be regulated by CARB, and construction would occur over a relatively short duration compared to the operational lifetime of the proposed project. In addition, during project construction and operation, emissions would not exceed the applicable YSAQMD thresholds of significance (see Table 1). Cumulative impacts related to noise would be a result of future development projects within the City, including the proposed project, incrementally affecting the future cumulative ambient noise environment. Under the cumulative conditions, the proposed project would not contribute a substantial amount of noise to the ambient noise environment during project operation,

given that libraries do not typically involve noise-generating activities. During project construction, the proposed project would comply with the allowed construction times established by Davis Municipal Code Section 24.02.040. Finally, as cumulative development occurs within the City, traffic volumes along local roadways would increase relative to existing conditions. However, the proposed project is consistent with the City's expected uses for the project site. As such, development of the project site with the proposed uses was generally planned as part of buildout of the General Plan, and evaluated as part of the General Plan EIR, which serves as a cumulative analysis. Furthermore, as discussed in the Transportation and Accessibility section of this Environmental Assessment, revenues generated through the project's payment of the City's development impact fee would help fund construction of the roadway improvements identified as part of the mitigation measures set forth in the City's General Plan EIR to ensure City intersections operate at acceptable LOS. Thus, given that the proposed project is consistent and would comply with all applicable policies and programs, the project would not result in any new impacts that that City has not previously anticipated.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]:

Off-Site Alternative

The Off-Site Alternative would include development of the proposed project at a different location. If an Off-Site Alternative were located outside the City of Davis, the objectives and goals of the proposed project, which are primarily concerned with providing public services for residents in the City, may not be met. Furthermore, the proposed project is a development project that would be consistent with the existing surrounding uses. The project site is currently in relatively close proximity to schools, a park, public transportation, and other community resources. Any alternative location for the proposed project would be unlikely to improve the range and proximity of the amenities available to the future patrons of the development beyond what is currently available at the project site.

Development of the proposed project at an alternative site would likely result in greater impacts than those analyzed under the proposed project, given that alternative sites may be located in areas with greater biological resources, which would increase impacts, or in closer proximity to noise-generating uses, which would result in greater noise impacts at the project site. As discussed throughout this Environmental Assessment, the proposed project would not result in any substantial adverse impacts that could not be mitigated to a level of insignificance.

Reduced Intensity Alternative

A library could be developed on-site with a reduced building footprint under a Reduced Intensity Alternative, which would include construction of a smaller structure as compared to the proposed project. However, a substantial reduction in the size of the library could result in reduced operational capacity and failure to provide adequate library service to local residents. Although the Reduced Intensity Alternative would meet the need for the proposed project, the alternative would be at a reduced capacity for library services and would hinder the City's ability to provide adequate library services to residents of the City of Davis as identified in the City's General Plan.

No Action Alternative [24 CFR 58.40(e)]:

Under the No Action Alternative, the project site would not be developed and, therefore, the site would remain unchanged. The project site is currently developed with a park, which is consistent with the existing Parks/Recreation land use designation and PD 12-87 zoning. As such, it is unlikely that further development of the project site would occur in the future. Therefore, because a library would not be constructed on-site,

the No Action Alternative could hinder the City’s ability to provide adequate library services to residents of the City of Davis as identified in the City’s General Plan.

Summary of Findings and Conclusions:

The following areas of concern were evaluated and assigned an impact code 1, meaning potentially beneficial impacts are anticipated:

- Employment and Income Patterns; and
- Educational and Cultural Facilities.

The following areas of concern were evaluated and assigned an impact code 2, meaning no impact is anticipated:

- Conformance with Plans, Compatible Land Use and Zoning, Scale and Urban Design;
- Hazards and Nuisances including Site Safety and Noise;
- Demographic Character Changes, Displacement;
- Commercial Facilities;
- Health Care and Social Services;
- Solid Waste Disposal, Recycling;
- Waste Water, Sanitary Sewers;
- Water Supply;
- Public Safety - Police, Fire and Emergency Medical;
- Parks, Open Space and Recreation;
- Transportation and Accessibility;
- Unique Natural Features, Water Resources; and
- Energy Efficiency.

The following areas of concern were evaluated and assigned an impact code 3, meaning a minor adverse impact, which might require mitigation, is anticipated:

- Soil Suitability, Slope, Erosion, Drainage, Storm Water Runoff; and
- Vegetation, Wildlife.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]:

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
City of Davis Department of Community Development	Mitigation Measure 1, Mitigation Measure 2, Mitigation Measure 3, Mitigation Measure 5
Yocha Dehe Wintun Nation	Mitigation Measure 1
County Medical Examiner, NAHC	Mitigation Measure 2
City Engineer	Mitigation Measure 4

Mitigation Measure 1: If archaeological resources are encountered during subsurface excavation activities, the City and Yocha Dehe Wintun Nation (Tribe) shall be notified immediately and all construction activities within a 100-foot radius of the resource shall cease. In accordance with the Tribe's Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation, treatment of all cultural items, including ceremonial items and archeological items shall reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including ceremonial items and archeological items, which may be found at the project site shall be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction. The contractor shall waive any and all claims to ownership of tribal ceremonial and cultural items, including archeological items, which may be found on the project site, in favor of the Tribe. If any intermediary is necessary (for example, an archaeologist retained by the contractor), said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe.

If additional significant sites or sites not identified as significant in the project environmental review process, but later determined to be significant, are located within the project impact area, such sites shall be subjected to further archeological and cultural significance evaluation by the contractor, the City of Davis, and the Tribe to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner. If human remains are present that have been identified as Native American, all work shall cease for a period of up to 30 days in accordance with federal Law.

The City shall require that the contractor include a standard inadvertent discovery clause in every construction contract to inform contractors of the foregoing requirements. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified cultural resources specialist and Native American Representative from the Tribe. If the resource is determined to be significant, the City and Native American Representative from the Tribe shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the Native American Representative from the Tribe shall prepare and implement a research design and archaeological data recovery plan for the resource. The Native American Representative from the Tribe shall also conduct appropriate technical analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials.

Mitigation Measure 2: In accordance with the Tribe's Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation, if Native American human remains are found during the course of the proposed project, the determination of Most Likely Descendant ("MLD") under California PRC Section 5097.98 shall be made by the Native American Heritage Commission ("NAHC"), upon notification to the NAHC of the discovery of said remains at the project site. If the location of the site and the history and prehistory of the area is culturally-affiliated with the Tribe, the NAHC shall contact the Tribe. A tribal member shall be designated by the Tribe to consult with the landowner and/or contractors. Should the NAHC determine that a member of an Indian tribe other than Yocha Dehe Wintun Nation is the MLD, and the Tribe is in agreement with this determination, the terms of this protocol relating to the treatment of such Native American human remains shall not be applicable; however, that situation is very unlikely.

In the event that Native American human remains are found during development of the proposed project and the Tribe or a member of the Tribe is determined to be MLD pursuant to the above requirements of the Protocol, the following provisions shall apply. The Medical Examiner shall immediately be notified, ground-disturbing activities in that location shall cease, and the Tribe shall be allowed, pursuant to California PRC Section 5097.98(a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods should be treated and disposed of with appropriate dignity.

The Tribe shall complete its inspection and make its MLD recommendation within 48 hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave goods. Said determination may include avoidance of the human remains, reburial on-site, or reburial on tribal or other lands that will not be disturbed in the future.

The Tribe may wish to rebury said human remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remains shall be accomplished in compliance with the California PRC Sections 5097.98(a) and (b).

The term "human remains" encompasses more than human bones because the Tribe's traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary objects, grave goods, and animals. Ashes, soils and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American remains are to be treated in the same manner as bones or bone fragments that remain intact.

Mitigation Measure 3: Prior to commencement of ground disturbing activities, the contractor shall arrange for a member of Yocha Dehe Wintun Nation to conduct Cultural Sensitivity Training to the construction crew. Generally, the training would consist of a presentation to the construction crew about types of resources and evidence thereof, role of the Tribe, what to do if resources are uncovered, etc. To schedule Cultural Sensitivity Training prior to commencement of construction, the contractor shall contact the Cultural Resources Department Administrative Staff, Yocha Dehe Wintun Nation, Office (530) 796-3400, Email: THPO@yochadehe-nsn.gov. Proof of compliance with this measure shall be provided to the Davis Community Development Department.

Mitigation Measure 4: Prior to the issuance of a grading permit, the City shall have a State-certified civil engineer prepare a site-specific Geotechnical Engineering Report for the proposed project. The Geotechnical Engineering Report shall include, but not be limited to, review of historic U.S. Geological Survey topographic maps and geologic maps of the project site; review of previous geotechnical reports prepared for the project site and project vicinity, if available; subsurface exploration, including the drilling and sampling of borings to depths of 10 to 15 feet below the existing grades; bulk sampling of the near-surface soils; laboratory testing of selected soil samples for composition in accordance with accepted industry standards; engineering analyses; and recommendations in accordance with the standards set forth for single-family residential construction in the California Building Standards Code. All recommendations contained in the Geotechnical Engineering Report shall be recorded on the project final improvement plans and shall be subject to review and approval by the City Engineer.

Mitigation Measure 5: Prior to commencement of ground-disturbing activities or tree removal during the breeding season (February 1-August 31), the project contractor shall retain a qualified biologist to conduct a preconstruction migratory bird and raptor nesting survey within 14 days prior to the onset of ground disturbance. The nesting migratory bird survey shall cover the project site and lands within 250 feet of the site, where accessible. A written summary of the survey results shall be submitted to the City of Davis Department of Community Development. If nesting migratory birds or raptors are not identified during the surveys, further mitigation is not required.

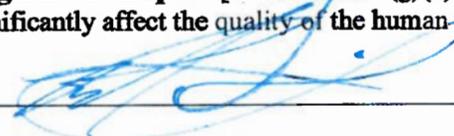
If nesting raptors or other migratory birds are detected on the site during the survey, a suitable disturbance-free buffer shall be established around all active nests. The precise dimension of the buffer(s) would be determined at that time by the qualified biologist and may vary depending on factors such as location, species, topography, and line of sight to the construction area. The buffer area(s) shall be enclosed with

temporary fencing, and equipment and workers shall not enter the enclosed buffer areas. Typical buffers range between 100 feet and 250 feet for migratory bird nests and between 250 feet and 500 feet for a raptor nest. If active nests are found within the project footprint, a qualified biologist shall monitor nests daily for a minimum of five days during construction to evaluate potential nesting disturbance by construction activities. If construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then an exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. Buffers shall remain in place for the duration of ground disturbing activities, the breeding season, or until a qualified biologist has confirmed that all chicks have fledged and are independent of their parents, whichever occurs first.

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 8/18/25

Name/Title/Organization: Rod Stinson, Vice President/Air Quality Specialist, Raney Planning & Management, Inc.

Certifying Officer Signature:  Date: 8/18/25

Name/Title: Kelly Stachowicz, City Manager, City of Davis

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).