ATTACHMENT E

Potential Environmental Effects to be Analyzed

Introduction

The City of Davis Community Development Department is the lead agency for the preparation of an Environmental Impact Report ("EIR") for the proposed Covell Village Project (proposed project). The scope of the EIR has been proposed based upon a determination by the City of Davis. The City has directed the preparation of this EIR in compliance with the California Environmental Quality Act (CEQA).

Once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible and trustee agencies that an EIR will be prepared (CEQA Guidelines Section 15082). The purpose of the NOP is to provide agencies with sufficient information describing both the proposed project and the potential environmental effects to enable the agencies to make a meaningful response as to the scope and content of the information to be included in the EIR. The City of Davis is also soliciting comments on the scope of the EIR from interested persons.

The environmental analysis for the proposed project will focus on the following environmental concerns:

- Aesthetics;
- Agricultural resources;
- Air quality;
- Biological resources;
- Cultural resources;
- Geology;
- Hazards;
- Hydrology and water quality;
- Land use;
- Noise;
- Population and housing;
- Public services and utilities;
- Transportation and circulation; and
- Project alternatives.

Some refinement to these issues may be required based on the comments that will be received during the NOP scoping process. The EIR will provide the setting and background applicable to the environmental issues evaluated in the EIR. The sections of the EIR will describe the standards of significance used to determine the significance of impacts. For each impact, levels of significance before and after mitigation will be

identified. Mitigation measures will be recommended for each significant impact, unless feasible mitigation is not available.

Information will be drawn from the City of Davis General Plan and the General Plan EIR, the "Crossroads" EIR, and the "Covell Center" EIRs as well as any other information pertinent to the project area. In addition to these citywide documents, technical studies prepared by the sub-consultants for traffic and circulation, air quality, noise, biological resources, and cultural resources, will also be reviewed.

Aesthetics

The Aesthetics chapter of the EIR will summarize existing regional and project area aesthetics, including a description of the existing visual character or quality of the site. This chapter will also include an analysis of whether any scenic vistas, scenic highways, or scenic resources, such as trees and/or historic resources exist within the project area. Creation of new sources of light and glare by the project and their effects upon the surrounding vicinity will also be evaluated in the aesthetics chapter. Furthermore, this chapter of the EIR will include the identification of the thresholds of significance and impacts resulting from the project, and, if applicable, the development of mitigation measures and monitoring strategies aimed at reducing any identified significant impacts to a less-than-significant level.

Agricultural Resources

This chapter of the EIR will summarize the status of the existing agricultural resources of the site and the areas surrounding the City of Davis, using the current state model and data, including identification of any prime/unique farmland or farmland of Statewide Importance on the project site. Any conflicts with existing zoning for agricultural use, existing Williamson Act contracts, or right-to-farm ordinances applicable to the project site will also be identified. The analysis will further include a discussion regarding conversion of farmland to non-agricultural uses. Following the setting discussion, the chapter will identify thresholds of significance applicable to the proposed project. The impacts will be measured against the thresholds of significance and if applicable, appropriate mitigation measures and monitoring strategies will be identified that are consistent with the policies of the City of Davis and Yolo County.

Air Quality

The Air Quality analysis will summarize the regional air quality setting, including climate and topography, ambient air quality, and regulatory setting. The analysis will evaluate emissions associated with the proposed project, including direct (project vehicle emissions) and indirect sources (i.e., stationary sources such as fireplaces and mechanical equipment) using the URBEMIS-2001 program. The calculated emissions will be compared to the thresholds of significance recommended by the Yolo-Solano Air Quality Management District. The air quality analysis will also address carbon monoxide impacts near roadways and intersections most impacted by project traffic. In addition, air quality impacts associated with project construction activities will be evaluated as well as cumulative air quality impacts. Should the air quality analysis determine that the project

would result in significant impacts, mitigation measures will be identified to reduce impacts to a less-than-significant level.

Biological Resources
This chapter of the EIR will summarize the existing biological resource setting for the project area. Data from the U.S. Geological Survey (USGS), U.S. Fish and Wildlife Service (USFWS), and California Department of Fish and Game (CDFG) will be analyzed and reviewed. A record search of the California Natural Diversity Database (CNDDB) will also be conducted to determine the potential of the project area to support rare, threatened, endangered, or otherwise unique species that are recognized by conservation organizations (e.g. California Native Plant Society). In addition, a wetland assessment will be conducted for the project area to identify potential wetlands and other water of the U.S. in the plan area. Field studies will be conducted and will focus on identifying potential habitats for special-status species and wetlands. This section of the EIR will evaluate the data, compare the results with identified thresholds of significance, identify impacts, and if applicable, develop mitigation measures and monitoring strategies in order to reduce impacts. The appropriate agencies such as Department of Fish and Game and the U.S. Army Corps of Engineers will be consulted. In addition, the chapter will identify the necessary permits related to biological resources.

Cultural Resources
This chapter will summarize the setting and briefly describe the potential construction-related effects to historical, archaeological, and paleontological resources. This chapter of the EIR will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies, if applicable.

Geology
This chapter will summarize the setting and describe the potential effects from earthquakes, landslides, liquefaction, and expansive soils, as well as identify any unique geological features within the project site. This chapter of the EIR will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and, if applicable, the development of mitigation measures and monitoring strategies.

Hazards
This chapter of the EIR will summarize the setting and describe the potential of existing or possible hazardous materials to occur on-site or as a result of the proposed project. This chapter of the EIR will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and, if applicable, the development of mitigation measures and monitoring strategies.

Hydrology and Water Quality
This chapter will summarize setting information and identify potential impacts resulting from the project to irrigation drainage, storm water drainage, flooding, groundwater, seepage, and water quality. Consideration will include on-site as well as off-site

infrastructure facilities. Consultation with the appropriate City and other agencies in order to address the impacts will also be included. The chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and, if applicable, the development of mitigation measures and monitoring strategies.

Land Use
The Land Use chapter will evaluate the consistency of the proposed project with the City of Davis' adopted plans and policies. The evaluation will be based upon a thorough review of the city's General Plan and Zoning Ordinance, as well as any other appropriate documents, to address consistency issues. The Land Use chapter will further assess the compatibility of the proposed project with the surrounding land uses, both existing and proposed.

The land use chapter will not identify land use impacts and mitigation measures, but will instead note any inconsistencies or incompatibilities with adopted plans and policies created by the approval of the proposed project.

Noise
The Noise chapter for the EIR will be based upon a Noise Study prepared for the project site. The noise study will include an analysis of the existing noise setting, including measurements of existing traffic and general ambient noise levels in and near the project area. The noise study will identify all significant noise impacts due to and upon the proposed project using the criteria set forth in the City of Davis General Plan Noise Element, as well as any germane county, state, and federal standards. In addition, the noise study will evaluate noise levels associated with the construction and operation of the Covell Village project and the resulting impacts to sensitive receptors in the vicinity of the project site. The noise study will recommend practical mitigation measures aimed at reducing any identified potential noise impacts to a level of insignificance.

Population, Housing, and Employment
The Population, Housing, and Employment chapter of the EIR will summarize regional and local information and data. The chapter will identify potential population changes resulting from the proposed project. This chapter of the EIR will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and, if applicable, the development of mitigation measures and monitoring strategies.

Public Services and Utilities
This chapter will summarize setting information and identify potential new demand for services on water supply, storm water drainage, sewage systems, solid waste disposal, roads, law enforcement, fire protection, schools, libraries, parks and recreation, electric power, natural gas, and the telephone system. Consultation with the appropriate City and other agencies in order to address public services and utilities will also be used to prepare this chapter. This chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and, if applicable, the development of mitigation measures and monitoring strategies.

Transportation and Circulation
The traffic and circulation chapter will be based on a traffic study prepared for the Covell Village project site. The traffic study will describe existing traffic conditions, including a summary of the existing and planned regional and local transportation network, and a description of the traffic load and capacity of street systems including level of service standards for critical street segments and intersections. The traffic study will also conduct an analysis of the existing plus project scenario and cumulative traffic scenario (cumulative no project and cumulative plus project). Methods of analysis and standards of significance for the four traffic scenarios analyzed in the study will be outlined. The thresholds of significance will be used to determine whether the project would generate any significant traffic impacts. Should any significant traffic impacts be identified, the traffic study will propose mitigation measures to reduce impacts to a less-than-significant level. Other issues that will be addressed in the traffic study include traffic hazards due to design features, emergency access, and transit and bicycle facilities.

Discussion of Alternatives
In accordance with Section 15126.6(a) of the CEQA Guidelines, several project alternatives, including the No Project Alternative, may be analyzed. The alternatives analysis would "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." The analysis would include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. The significant effects of the alternatives are discussed, but in less detail than the significant effects of the proposed project. The discussion also identifies and analyzes the "environmentally superior alternative."

The alternatives chapter of the EIR will include an analysis of six alternatives including but not limited to, the No Project Alternative, the Reduced Buildout Alternative, and the 1,950-unit High Density Alternative. The High Density Alternative is considered an equal-level analysis alternative because this alternative will undergo the same level of environmental analysis as the proposed project.