

4.3 LAND USE AND PLANNING

4.3.1 INTRODUCTION

The purpose of the Land Use and Planning section of the EIR is to examine the proposed project's compatibility with existing and planned land uses in the area and assess any inconsistency with applicable planning documents. This chapter includes a description of the existing land use setting of the project site and the adjacent area, including the identification of existing land uses and current Davis General Plan policies and zoning designations. The information contained in this analysis is primarily based on the *Davis General Plan*¹ and associated EIR,² and the Davis Municipal Code.³

In addition, the reader is referred to the various environmental resource evaluations presented in the other technical chapters of this EIR for a discussion of potential physical/environmental effects that may result from land use changes.

4.3.2 EXISTING ENVIRONMENTAL SETTING

The following section describes the existing land uses on the project site, at the time the NOP was published on November 16, 2018, as well as the existing plans and policies that guide the development of the project site.

Project Site Characteristics

The 8.25-acre project site is located in the City of Davis, California, north of Russell Boulevard, east of Sycamore Lane, and west of Anderson Boulevard. Regional access to the site is provided by State Route (SR) 113, located approximately 0.3-mile west of the site. Currently, the project site is developed with the existing University Mall, a community shopping center that includes a variety of commercial uses and restaurants. Current tenants include a Cost Plus World Market and smaller shops and services. Professional offices are located on a partial second floor. A Trader Joe's grocery store is situated on a stand-alone pad in the southwest portion of the site that fronts onto Russell Boulevard, at the northeast corner of the intersection of Russell Boulevard and Sycamore Lane. While the project site contains the existing Trader Joe's building, the building would not be altered or redeveloped as part of the project.

Surrounding uses include an ARCO service station with a mini-mart located southeast of the site, at the northwest corner of Russell Boulevard and Anderson Road, the Davis Chinese Christian Church and Rite Aid pharmacy located east of the site across Anderson Road, and the University of California, Davis, (UC Davis) campus to the south of the site across Russell Boulevard. Uses on the UC Davis campus in the project vicinity include a baseball field (La Rue Field) and student housing (The Atriums Apartments/Russel Park Apartments). A three-story apartment complex (University Court) is located west of the project site, across Sycamore Lane. The site is bounded

¹ City of Davis. *Davis General Plan*. Adopted May 2001. Amended through January 2007.

² City of Davis. *Program EIR for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School*. January 2000.

³ City of Davis. *Davis Municipal Code*. November 23, 2014.



to the north by a two-story apartment complex (Sycamore Lane Apartments) with a perimeter parking lot.

Project Site Land Use and Zoning Designations

Per the City’s General Plan, the proposed project site is designated Community Retail (described below). The Community Retail designation allows for retail uses at a maximum floor-to-area ratio (FAR) of 0.50. Residential uses are permitted with approval of a Conditional Use Permit at an FAR of 0.15. The site is zoned Planned Development (PD) 2-97B (Neighborhood Commercial Center). The Planned Development (PD 2-97B) applicable to the property was approved by the City in 2006 and establishes a building height limitation of 50 feet and allows residential uses above the ground floor.

Surrounding Land Use and Zoning Designations

The existing General Plan land use and zoning designations of each of the surrounding areas is summarized in Table 4.3-1 below. Each of the General Plan land use and zoning designations are described in the following sections. It should be noted that the area to the south of the project site on the UC Davis campus is located within unincorporated Yolo County.

Table 4.3-1 Summary of Adjacent Land Use and Zoning Designations			
Relationship to Project Site	Existing Use	General Plan Land Use Designation	Zoning Designation
North	Multi-Family Residential	Medium High Density Residential	Residential Garden Apartment (R-3-M)
South	Multi-Family Residential	Public/Quasi-Public (Yolo County)	Public/Quasi-Public (Yolo County)
West	Multi-Family Residential	Medium High Density Residential	Residential High Density Apartment (R-HD)
East	Church	Low Density Residential	Residential One-Family (R-1-6)
	Commercial	Community Retail	PD 12-78

City of Davis General Plan Land Use Categories

The City of Davis General Plan defines the above Community Retail, Medium High Density Residential, and Low Density Residential land use designations as follows:

Community Retail

The intent of the Community Retail land use designation is to provide opportunities for moderate-sized retail stores in existing retail clusters selling retail goods such as, appliances, electronics, furniture, clothing, soft goods, and similar types of products. Allowable uses include retail shopping centers and freestanding buildings selling the goods listed above, as well as ancillary retail uses and restaurants. Community Retail-designated areas may include some neighborhood-serving uses such as food stores. Residential uses are conditionally allowable.

The maximum allowable FAR is 50 percent, with an additional 10 percent allowed for development of shared parking facilities with neighboring uses. An additional 15 percent is allowed for the housing component of a mixed-use project. In addition, the General Plan specifies the following special considerations for “moderate size” community retail stores:



- a. Must be designed and located to maximize accessibility and safety for pedestrians.
- b. Have a unified design that is consistent with and complementary to the City's small-town ambience and neighborhood preservation goals.
- c. Incorporate state-of-the-art energy conservation in its planning and design.
- d. If located near a freeway, orient toward the community and away from the freeway.
- e. Favor retail types that are not likely to be able to locate in the downtown area and that are not currently adequately available in Davis (such as apparel and soft goods, appliances, home furnishings and electronics).
- f. Shall be allowed only if:
 - a. The downtown or neighborhood centers cannot accommodate the retail type; and
 - b. The retail type in question is not adequately available in Davis. Under this provision, the size and type (for example, appliances, electronics) of the conditionally allowed retail use shall be strictly limited to the maximum size (up to 50,000 square feet) and to the specific type(s) of retail uses necessary to address the community's need(s).

Residential

The Residential land use categories presented in the General Plan are intended to allow for residential development emphasizing compact clustered development in new areas and infill in existing neighborhoods, together with a mixture of local-serving retail and institutional uses, to meet housing demands, reduce pressure for peripheral growth and facilitate transit and bicycle/pedestrian travel. Allowable uses for the Residential land use designations include single-family housing, mobile homes, split lots, and multi-family units.

Medium High Density Residential

Allowable densities for the Medium High Density Residential category range from 14.00 to 24.99 units per gross acre, accounting for a 25 percent density bonus. Without a density bonus, the maximum allowable density is 19.99 units per gross acre.

Low Density Residential

Allowable densities for the Low Density Residential category range from 3.00 to 5.99 units per gross acre, accounting for a 25 percent density bonus. Without a density bonus, allowable densities range from 2.40 to 4.79 units per gross acre.

City of Davis Zoning Designations

The City of Davis Municipal Code defines the PD, R-3-M, R-HD, and R-1-6 zoning designations as follows:

PD

The PD district is intended 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.

R-3-M

The purpose of the R-3 zoning district is to stabilize and protect the residential character of the district, and to promote, insofar as is compatible with the intensity of land use, a suitable environment for family life. Permitted uses of land within the R-3 zoning district include, but are not limited to, single- and multi-family residential uses, family and group day care homes, group care homes with six or fewer clients, cooperative housing, supportive housing, and transitional



housing. Within the R-3-M district, medical clinics and professional and administrative offices are conditionally permitted.

R-HD

The purpose of the R-HD district is to stabilize and protect the residential character of the district, and to promote, insofar as is compatible with the intensity of land use, a suitable environment for family life. This district is to be established in areas in close proximity to the central commercial area of the City or the University.

R-1-6

The purpose of the R-1 district is to stabilize and protect the residential characteristics of the district and to promote and encourage a suitable environment for family life. The R-1 district is intended for single-family homes and services appurtenant thereto. Area, lot width, yard, and open space requirements for the R-1-6 designation are specified in Section 40.03.06 of the City's Municipal Code.

Yolo County General Plan Land Use and Zoning Designations

Per the Yolo County General Plan and Code of Ordinances, the Public/Quasi-Public land use and zoning designations both are intended for uses such as schools, museums, libraries, fraternal organizations, and private uses that attract large numbers of customers, such as theaters and sports event venues. Other allowable uses include public airports, including related visitor services, and infrastructure including wastewater treatment facilities, municipal wells, landfills, and stormwater detention basins.

4.3.3 REGULATORY CONTEXT

The following is a description of the regulatory context under which land use and planning is managed at a local level.

Local Regulations

The following are local regulations applicable to the proposed project.

Sacramento Area Council of Governments

The Sacramento Area Council of Governments (SACOG) is an association of local governments from six counties and 22 cities within the Sacramento Region. The counties include El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba. SACOG is responsible for the preparation of, and updates to, the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) for the region and the corresponding Metropolitan Transportation Improvement Program (MTIP). The MTP/SCS provides a 20-year transportation vision and corresponding list of projects. The MTIP identifies short-term projects within a seven-year horizon in more detail. The 2016 MTP/SCS was adopted by the SACOG board on February 18, 2016.

Metropolitan Transportation Plan/Sustainable Communities Strategy

The 2035 MTP/SCS is a long-range plan for transportation improvements in the region. The 2035 MTP/SCS is based on projections for growth in population, housing, and jobs. SACOG determines the regional growth projections by evaluating baseline data, historic reference data, capacity data, and current MTP data about assumptions used in the most recent MTP/SCS. Baseline data includes existing housing units and employees, the jobs-to-housing ratio, and the percent of regional growth share for housing units and employees. The historic reference data is based upon



five- and ten-year residential building permit averages and historic county-level employment statistics. The capacity data includes the General Plan data for each jurisdiction. SACOG staff meets with each jurisdiction to discuss and incorporate more subjective considerations about planned growth for each area. Finally, SACOG makes a regional growth forecast for new homes and new jobs, based upon an economic analysis provided by a recognized expert in order to estimate regional growth potential based on market analysis and related economic data. The growth forecast is then incorporated into the MTP/SCS.

City of Davis General Plan

The applicable Davis General Plan policies and standards adopted for the purpose of avoiding or mitigating an environmental effect are presented below in Table 4.3-2.

4.3.4 IMPACTS AND MITIGATION MEASURES

The following section describes the standards of significance and methodology utilized to analyze and determine the proposed project's potential impacts related to land use and planning. In addition, a discussion of the project's impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

Consistent with Appendix G of the CEQA Guidelines, a land use and planning impact may be considered significant if any potential effects of the following conditions, or potential thereof, would result with the proposed project's implementation:

- Physically divide an established community; or
- Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Issues Not Discussed Further

The Initial Study prepared for the proposed project (see Appendix C) determined that because the project would be considered infill development and would involve improvements only on the already developed University Mall site, a less-than-significant impact would occur related to physical division of an established community. Accordingly, impacts related to a physical division of an established community are not further analyzed or discussed in this chapter of the EIR.

Method of Analysis

The section below evaluates the proposed project for compatibility with existing and planned adjacent land uses and for consistency with the City's adopted plans, policies, and zoning regulations. Physical environmental impacts resulting from implementation of the proposed project are discussed in the environmental resource sections of the various technical chapters within this EIR. The following discussion complies with section 15125(d) of the CEQA Guidelines, which requires EIRs to discuss inconsistencies with general plans and regional plans as part of the environmental setting. The ultimate determination of consistency rests with the City Council.

Project-Specific Impacts and Mitigation Measures

The following discussion of land use and planning impacts is based on implementation of the proposed project in comparison to existing conditions and the standards of significance presented above.



4.3-1 Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Based on the analysis below, the impact is *less than significant*.

As noted previously, the site is designated in the General Plan as Community Retail and zoned PD 2-97B. Under the Community Retail designation, residential uses are allowed with approval of a Conditional Use Permit. In addition, the maximum floor area ratio for retail is 0.50, with an additional 0.15 allowed for the residential component in a mixed-use project. As described in the sections below, the proposed project would require a General Plan Amendment and a Rezone.

General Plan Amendment

The proposed project would require an amendment to the City's General Plan text to create a new land use designation, Mixed Use Urban Retail, as described below, to allow for the mix of retail, office, research, and residential uses at the proposed density. The General Plan Amendment would consist of a text amendment to create the new Mixed Use Urban Retail land use designation and a map amendment to apply the new designation only to the project site.

Mixed Use Urban Retail

Intent: To provide opportunities for large-scale, multi-story mixed-use development that allows moderate-size community and/or neighborhood-serving retail stores with high density, residential uses mixed with office uses and creative high-tech and research uses. The Mixed Use Urban Retail is intended to create healthy and active retail centers, with housing options, a mix of unit types and sizes, innovative design, neighborhood connections, compatible knowledge-based employment spaces and convenient transportation alternatives.

Allowable Uses: Allowable uses in this designation includes retail shopping centers and freestanding retail buildings, high density residential uses, and compatible offices, business services, lab and high tech research space. Commercial uses, predominantly retail stores and restaurants, shall be located on the ground floor. Residential units shall be located above the ground floor. Commercial and office uses may also be located above the ground floor.

Maximum Floor Area Ratio: 125 percent for a mixed use project, with a potential total of 175 percent through the following:

- Additional 50 percent FAR with provision of structured parking or below-grade parking provided that a minimum of 50 percent of the parking is located in structured or below-grade parking. Parking structures and below-grade parking are excluded from the FAR calculation.
- In no case shall the residential portion of the mixed use project exceed three-quarters of the project's total FAR square footage.



Special Considerations for Mixed Use Urban Retail Developments.

- Include a mix of high density residential uses with convenient retail and services for daily needs and opportunities for community retail uses that are not currently adequately available in the City.
- Support opportunities and spaces for a flexible mix of high tech employment uses which are compatible with the retail and residential environment.
- Have unified and high quality design that provides an appropriate urban scale and enhances the City's character.
- Provide site amenities and outdoor gathering spaces for customers, residents, and employees.
- Incorporate parking and transportation demand management to reduce the reliance on vehicle ownership and use.
- Provide site improvements, access, and on-site facilities and design that encourage and facilitate pedestrians, bicycles, transit, other alternative transportation options, and emerging mobility technologies.

With approval of the requested General Plan Amendment, the proposed project would be consistent with the City's General Plan. Furthermore, in order for the new Mixed Use Urban Retail land use designation to be applied to other properties in the City, a General Plan map amendment would be required, subject to separate environmental review and discretionary approval. Thus, the requested General Plan Amendment would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Rezone

The site's zoning designation of PD 2-97B, approved by the City in 2006, establishes a building height limitation of 50 feet and allows residential uses above the ground floor. The project would require an amendment to the City's zoning map (Section 40.01.090 of the City's Municipal Code) to establish a new Planned Development zoning designation (PD #03-18) for the project site. The proposed PD #03-18 would specify permitted, accessory, and conditional uses for the property, and project-specific development standards. In addition to the range of retail commercial and office uses currently allowed, the proposed PD would allow a greater intensity of residential uses as well as additional office uses and limited research, development, and lab uses. With approval of the requested Rezone, the proposed project would be consistent with the City's Zoning Ordinance. Thus, the requested Rezone would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Conclusion

Approval of the General Plan Amendment and Rezone are discretionary actions subject to approval by the City Council. Should the City approve the requested entitlements, the project would be rendered consistent with the City's General Plan and Zoning Ordinance. From a policy perspective, Table 4.3-2 at the end of this chapter demonstrates that the proposed project would be generally consistent with the policies in the City of Davis General Plan adopted for the purpose of avoiding or mitigating an environmental effect.



Based on the above, the proposed project would not cause a significant environmental impact due to conflicts with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect (including the policies discussed in Table 4.3-2), and a **less-than-significant** impact would occur.

Mitigation Measure(s)

None required.

Cumulative Impacts and Mitigation Measures

The following section provides an analysis of cumulative impacts associated with the proposed project.

4.3-2 Cause a significant cumulative environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Based on the analysis below, the cumulative impact is *less than significant*.

A cumulative analysis of land use is not included because land use plans or policies and zoning generally do not combine to result in cumulative impacts. The determination of significance for impacts is whether the project would cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Conflicts are site-specific, and, thus, are only addressed on a project-by-project basis. As shown in Table 4.3-2 of this chapter, the proposed project would be generally consistent with relevant policies in the City's General Plan.

Therefore, the proposed project would not cause a significant cumulative environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and the cumulative impact would be **less-than-significant**.

Mitigation Measure(s)

None required.



**Table 4.3-2
 City of Davis General Plan Consistency Discussion**

Policy	Project Consistency
<p>Policy TRANS 1.6 Reduce carbon emissions from the transportation system in Davis by encouraging the use of non-motorized and low carbon transportation modes.</p>	<p>Section 4.2, Greenhouse Gas Emissions and Energy, of this EIR includes various measures to reduce emissions of greenhouse gasses (GHGs) associated with project operations. Mitigation Measure 4.2-3(a) requires the project proponent to prepare and implement a GHG Reduction Plan to demonstrate a downward trajectory in GHG emissions, towards the goal of zero net GHG emissions by the year 2040. Per Mitigation Measure 4.2-3(a), in the event that operational emissions are determined to exceed established thresholds, the project would be required to implement reduction measures to further reduce operational emissions. Reduction measures could include preparation of a Transportation Demand Management Program, prepared in accordance with the City’s Municipal Code. The Transportation Demand Management Program would reduce single-passenger vehicle use and increase use of non-motorized and low-carbon transportation modes. Furthermore, Mitigation Measure 4.2-3(c) requires the owner of the project site to submit a GHG Emissions Reduction Accounting and Program Effectiveness Report for the project every five years.</p> <p>Furthermore, the proposed project would provide for high density mixed-use development within close proximity to the UC Davis campus. Existing and planned bicycle lanes and pedestrian walkways in the project vicinity would allow for high pedestrian and bicycle connectivity between the project site and the campus. Thus, the project encourages non-motorized transportation.</p>
<p>Policy TRANS 2.4 As part of the initial project review for any new project, a project-specific traffic study may be required. Studies shall identify impacted transportation modes and recommend mitigation measures designed to reduce these impacts to acceptable levels.</p>	<p>As discussed in Section 4.6, a Transportation Impact Study has been prepared for the proposed project by Fehr & Peers, and the findings therein have been incorporated into this EIR. The Transportation Impact Study includes recommended mitigation measures to reduce all identified transportation impacts to the maximum extent feasible.</p>
<p>Policy UD 2.1. Preserve and protect scenic resources and elements in and around Davis, including natural habitat and scenery and resources reflective of place and history.</p>	<p>As discussed in the Initial Study prepared for the proposed project, the project would not substantially degrade the existing visual character or quality of the built site and its surroundings. In addition, the proposed project is located in an area identified as a Transit Priority Area by the MTP/SCS, and would be considered an urban infill project. Aesthetic impacts of infill projects within Transit Priority Areas are not considered significant physical effects on the environment (California PRC Section 21099[d]).</p>



**Table 4.3-2
 City of Davis General Plan Consistency Discussion**

Policy	Project Consistency
Policy UD 3.2 Provide exterior lighting that enhances safety and night use in public spaces, but minimizes impacts on surrounding land uses.	The proposed project would be required to comply with the City's Outdoor Lighting Control policies and the goals and policies of the General Plan. Consistency with the City's Municipal Code would be ensured during the site plan and architectural review process. Section 8.17.030 of the City's Municipal Code includes general requirements for outdoor lighting. For example, the Municipal Code requires all outdoor lighting to be fully shielded and the direction of lighting be considered to avoid light trespass and glare onto surrounding properties. The aforementioned regulations would prevent the proposed project from creating new sources of light that would create a nuisance for the nearby residences in the project vicinity.
Policy WATER 1.2. Require water conserving landscaping.	The project would be required to comply with Article 40.42, Water Efficient Landscaping, of the City's Municipal Code, which includes specific provisions to reduce landscaping water use in new developments. The standards included in Article 40.42 are consistent with the State's Water Conservation in Landscaping Act of 2006.
Policy WATER 1.3. Do not approve future development within the City unless an adequate supply of water is available or will be provided prior to occupancy.	As discussed in Section 4.5, Public Services and Utilities, of this EIR, sufficient water supply is available to serve the proposed project's operational water demand and reasonably foreseeable future development during normal, dry, and multiple dry years.
Policy WATER 2.3 Maintain surface water quality.	Please refer to the Project Consistency discussion for Policy HAZ 5.1 regarding the treatment of stormwater runoff and wastewater prior to discharge. The proposed project would include LID features and treatments that would reduce the potential for the proposed project to result in a degradation of surface water quality.
Policy WATER 3.2 Coordinate and integrate design, construction, and operation of proposed stormwater retention and detention facilities City-wide, to minimize flood damage and improve water quality.	Mitigation Measure IX-1 in the Initial Study prepared for the project requires the project applicant to submit to the City a plan, identifying permanent stormwater treatment control measures, Site Design Measures, and Hydromodification Measures, for each drainage management area, to be implemented on the project site.
Policy WATER 5.1 Evaluate the wastewater production of new large-scale development prior to approval to ensure that it will fall within the capacity of the plant.	As discussed in Section 4.5, Public Services and Utilities, of this EIR, adequate capacity exists at the City's wastewater treatment plant (WWTP) to treat the wastewater that would be generated by the proposed project. Furthermore, the project applicant would be required to pay sewer impact fees to the City, which would contribute towards the cost of future upgrades of the City's wastewater collection system and WWTP.



**Table 4.3-2
 City of Davis General Plan Consistency Discussion**

Policy		Project Consistency
Policy Y&E 8.1	Require full mitigation of school impacts resulting from new residential development within the boundaries of the City, to the extent legally permissible.	The project would be required to pay school impact fees to the Davis Joint Unified School District (DJUSD) in accordance with the requirements of Senate Bill 50.
Policy HIS 1.2	Incorporate measures to protect and preserve historic and archaeological resources into all planning and development.	Mitigation Measures V-1 and V2, as detailed in the Initial Study prepared for the proposed project, include specific requirements related to the protection of cultural resources during construction of the project.
Policy HAZ 1.1	Site and design developments to prevent flood damage.	As noted in the Initial Study prepared for the proposed project, the project site is located within Flood Hazard Zone X, which is described by FEMA as an area of minimal flood hazard.
Policy HAZ 2.1	Take necessary precautions to minimize risks associated with soils, geology, and seismicity.	As noted in the Initial Study prepared for the proposed project, the project would be designed to comply with all applicable State and local regulations, including the California Building Code (CBC). The aforementioned regulations provide minimum standards to protect property and public safety by regulating the design and construction of excavations, foundations, building frames, retaining walls, and other building elements to mitigate the effects of seismic shaking and adverse soil conditions. The CBC contains provisions for earthquake safety based on factors including occupancy type, the types of soil and rock on-site, and the strength of ground shaking with specified probability of occurring at a site. Structures built according to the seismic design provisions of the CBC should be able to: 1) resist minor earthquakes without damage; 2) resist moderate earthquakes without structural damage but with some nonstructural damage; and 3) resist major earthquakes without collapse but with some structural as well as nonstructural damage.
Policy NOI 1.1	Minimize vehicular and stationary noise sources, and noise emanating from temporary activities.	Issues related to noise are analyzed in Section 4.4 of this EIR. As noted therein, Mitigation Measure 4.4-5 would ensure that impacts related to on-site truck circulation during project operations would be reduced to less-than-significant levels. In addition, Mitigation Measure 4.4-1 would ensure that the project would result in a less-than-significant impact related to temporary construction noise. Section 4.4 of this EIR does not identify any significant impacts related to operational traffic noise.
Policy NOI 2.1	Take all feasible steps to ensure that interior noise levels can be maintained at the levels shown in Table 20.	As discussed in Section 4.4, Noise, of this EIR, the predicted future traffic noise levels at the proposed buildings would comply with the applicable interior noise level standard, and a less-than-significant impact would occur.



**Table 4.3-2
 City of Davis General Plan Consistency Discussion**

Policy	Project Consistency
Policy HAB 1.1 Protect existing natural habitat areas, including designated Natural Habitat Areas.	As noted in the Initial Study prepared for the proposed project, the project site is currently fully developed with the existing University Mall building and associated parking lots. The only vegetation on the project site consists of ornamental landscaping and associated trees located throughout the parking areas and along roadway frontages. Therefore, natural habitat areas do not exist on the project site, and the project would not impact any natural habitat areas.
Policy HAZ 4.1 Reduce and manage toxics within the planning area. Action HAZ 4.1c Continue to cooperate with Yolo County agencies in implementing State laws relating to the use of hazardous materials, including the review of “business plans” for businesses using hazardous materials. Action HAZ 4.1d Create and enforce zoning regulations regarding siting and permitting of businesses that handle hazardous materials.	The proposed Mixed Use Urban Retail designation would allow for office and research uses at the project site, including lab and high tech research space. Examples of research and development and associated laboratory uses that could occur on the site include biotechnology (applied molecular biology), computer-component manufacturers, distributed computing and telecommunications (information technology), and transportation research. Based on the allowable uses, the routine transport, use, or disposal of hazardous materials could occur at the project site. However, all proposed uses would be required to comply with all applicable State and local regulations, including those related to the handling of hazardous materials. For example, any uses involving hazardous materials at the project site would likely be regulated based on the California Fire Code occupancy classifications for Business Group B, which set forth maximum allowable quantity standards for hazardous materials. The maximum allowable quantities set forth within the California Fire Code are understood to represent the maximum quantities of hazardous materials that may safely be used within fire control areas. Thus, hazardous materials within the project site would be within the levels deemed safe for Occupancy Business Group B fire control areas. During operation of any future research and development businesses within the project site, any hazardous materials used on-site would be stored indoors with appropriate containment and ventilation, as required, and such hazardous materials would be used in limited quantities by experienced personnel. Where hazardous materials would be stored outdoors, storage must comply with the building setback requirements set forth in the California Fire Code and applicable regulations related to avoidance of accidental upset or release of stored materials.



**Table 4.3-2
City of Davis General Plan Consistency Discussion**

Policy	Project Consistency
	Overall, compliance with the regulations described above would ensure that the proposed project would comply with General Plan Policy HAZ 4.1 and Actions HAZ 4.1c and d.

