

CITY OF DAVIS SPHERE OF INFLUENCE UPDATE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:** City of Davis Sphere of Influence Update
- 2. Lead agency name and address:** Yolo Local Agency Formation Commission
625 Court Street, Suite 107
Woodland, CA 95695
- 3. Contact person and phone number:** Elizabeth Kemper, Executive Officer
(530) 666-8048
- 4. Project location:** Adjacent to the City of Davis in unincorporated Yolo County

The City of Davis is located in Yolo County, approximately nine miles south of Woodland, the County seat. Davis is approximately 12 miles west of Sacramento on Interstate 80. It is bordered on the south by the University of California at Davis and the Yolo County/Solano County line (see **Figure 1**). The City's total area is approximately 10.2 square miles, or 6,553 acres.

The project area consists of several sites proposed for addition and proposed for removal from the City's Sphere of Influence. The areas proposed for either addition or removal are shown in **Figure 2**.

- 5. Project sponsor's name and address:** Yolo Local Agency Formation Commission
625 Court Street, Suite 107
Woodland, CA 95695
- 6. General plan designation (City of Davis):** Residential- Low Density, Public / Semi-Public, Urban Agriculture Transition Area, Agriculture, Urban Reserve (See **Figure 3**)
- 7. Zoning (City of Davis):** N/A

8. Description of project:

The project consists of a comprehensive update of the 10-year and the 20 year spheres of influence for the City of Davis.

A Sphere of Influence (SOI) is defined by Government Code 56425 as "a plan for the probable physical boundary and service area of a local agency or municipality as determined by the Local Agency Formation Commission." An SOI does not identify or define specific development projects or land uses for an area. Instead, an SOI represents an area where urbanization may be reasonably expected to occur. This includes analysis of the jurisdiction's ability to adequately provide public services, and whether lands are appropriate for urbanization with considerations for protecting open space, agricultural lands, and orderly growth. LAFCo is required to establish and update Spheres of Influence for all agencies (cities and special districts) that provide municipal services and fall under its jurisdiction. A Sphere of Influence must be reviewed by LAFCo not less than every five years.

As of January 1, 2001, LAFCo is required to conduct Municipal Service Reviews in preparation of Sphere of Influence Updates. A Municipal Service Review provides a current and

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comprehensive review of an Agency and its provision of services and helps to determine whether it is appropriate to plan for that Agency's growth and expansion.

Yolo LAFCo completed a Municipal Service Review and a Sphere of Influence Update in order to determine the appropriate growth and expansion of the City of Davis and its service area. This initial study addresses the proposed changes to the City of Davis' Sphere of Influence resulting from these two documents (proposed project). SOI updates establish likely future growth areas and are therefore projects under CEQA. CEQA defines a project as the "whole of an action," including the underlying activity being approved by an agency, not just the resulting permits or approvals. Thus, comprehensive Sphere of Influence updates, such as the proposed project, are defined as a "project" under CEQA and require environmental review.

The previous SOI encompasses approximately 11,204 acres, including 6,355 acres located within the City limits. The proposed Sphere of Influence Update will designate approximately 11,075 acres of land within the SOI; fewer than the previous SOI. Of these 11,075 acres, portions of the previous SOI are being removed, and other areas are being included as a part of the updated SOI (project area).

The SOI Update includes the removal of four areas totaling approximately 700 acres, generally located northeast of the City along Covell Boulevard, east of County Road 98, south of Interstate 80 east of Davis, and south of El Macero (see **Figure 2**). These areas are known as: the Shriner's Property, east of Wildhorse; Stonegate Three, west of Stonegate; East of Davis, south of I-80; and South of El Macero.

The SOI Update includes the addition of five areas totaling approximately 600 acres, generally located northwest of the City and two areas south of Richards Boulevard (see **Figure 2**). These areas are known as: Binning Tract; Lin, Parlin, Boschken, northwest of hospital; Nishi/Rust Property; Property south of I-80, east of Nishi; and the Wastewater Pollution Control Plant.

These revisions would result in a total decrease of 129 acres within the updated SOI. Additionally, the proposed project will establish a revised ten- and twenty-year Sphere of Influence to identify the areas within the updated SOI appropriate and likely for urbanization over the next ten- and twenty-year periods, respectively. The primary SOI will encompass approximately 10,448 acres, including land within the City limits. The secondary SOI will encompass an additional 627 acres. The locations of the proposed ten- and twenty-year Spheres of Influence are illustrated in **Figure 4**.

The project includes the removal of lands from the SOI which are currently under a Williamson Act Contract, areas adjacent to an established urbanization buffer, sites that would promote illogical boundaries, sites that do not promote a compact urban form, and sites that contain mostly prime agricultural soils. These areas are currently designated by the City's General Plan as Urban Agriculture Transition Area and Agriculture.

The project includes lands currently owned by the City and used for municipal services, areas that promote a compact urban form, areas substantially bordered by existing urban uses, areas suitable for future urbanization, sites currently urbanized, areas that can be easily served by City services, non-prime or difficult to farm lands, and sites that would promote logical boundaries. These areas are currently designated by the City's General Plan as Residential- Low Density, Public / Semi-Public, Urban Agriculture Transition Area, Agriculture, and Urban Reserve. This would result in 996 total acres of non-urbanized lands within the SOI, a net decrease when compared to the previous SOI.

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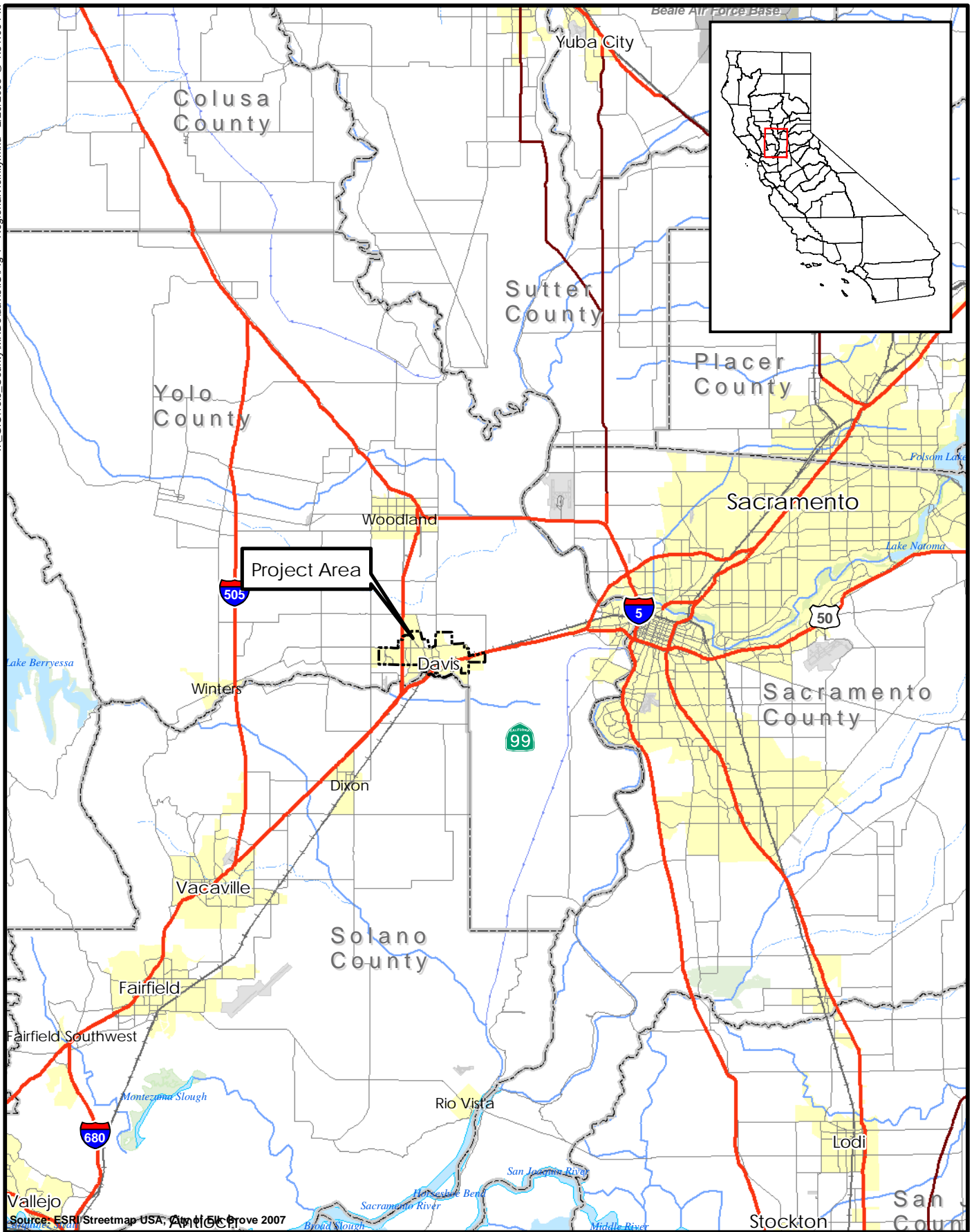


Figure 1
Regional Location Map
PMC®

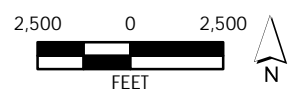
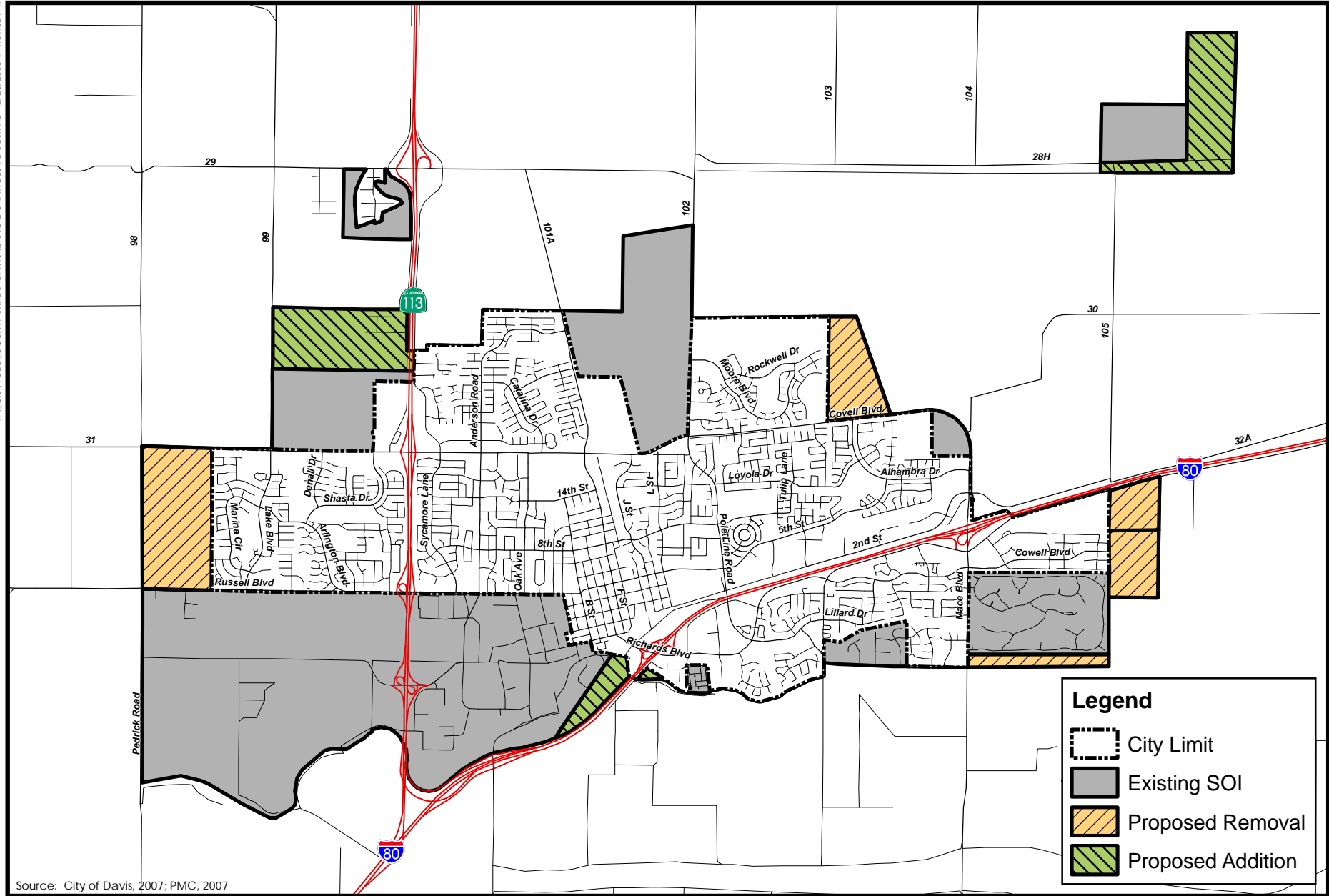
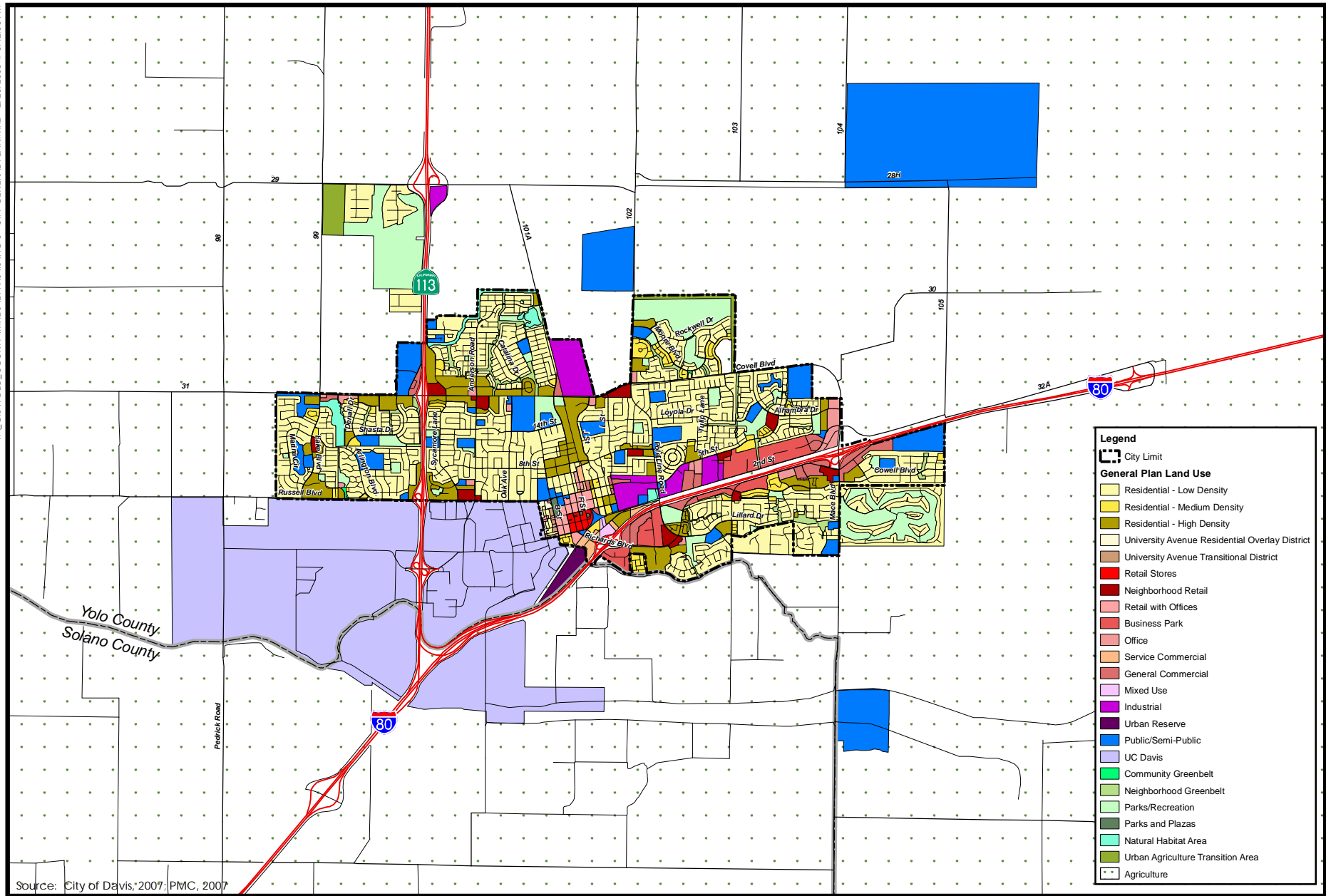


Figure 2
Changes to Existing Sphere of Influence



Source: City of Davis, 2007; PMC, 2007

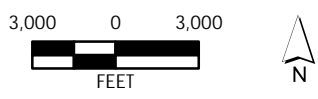


Figure 3
City of Davis
General Plan Designations



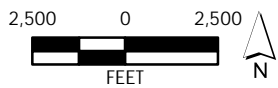
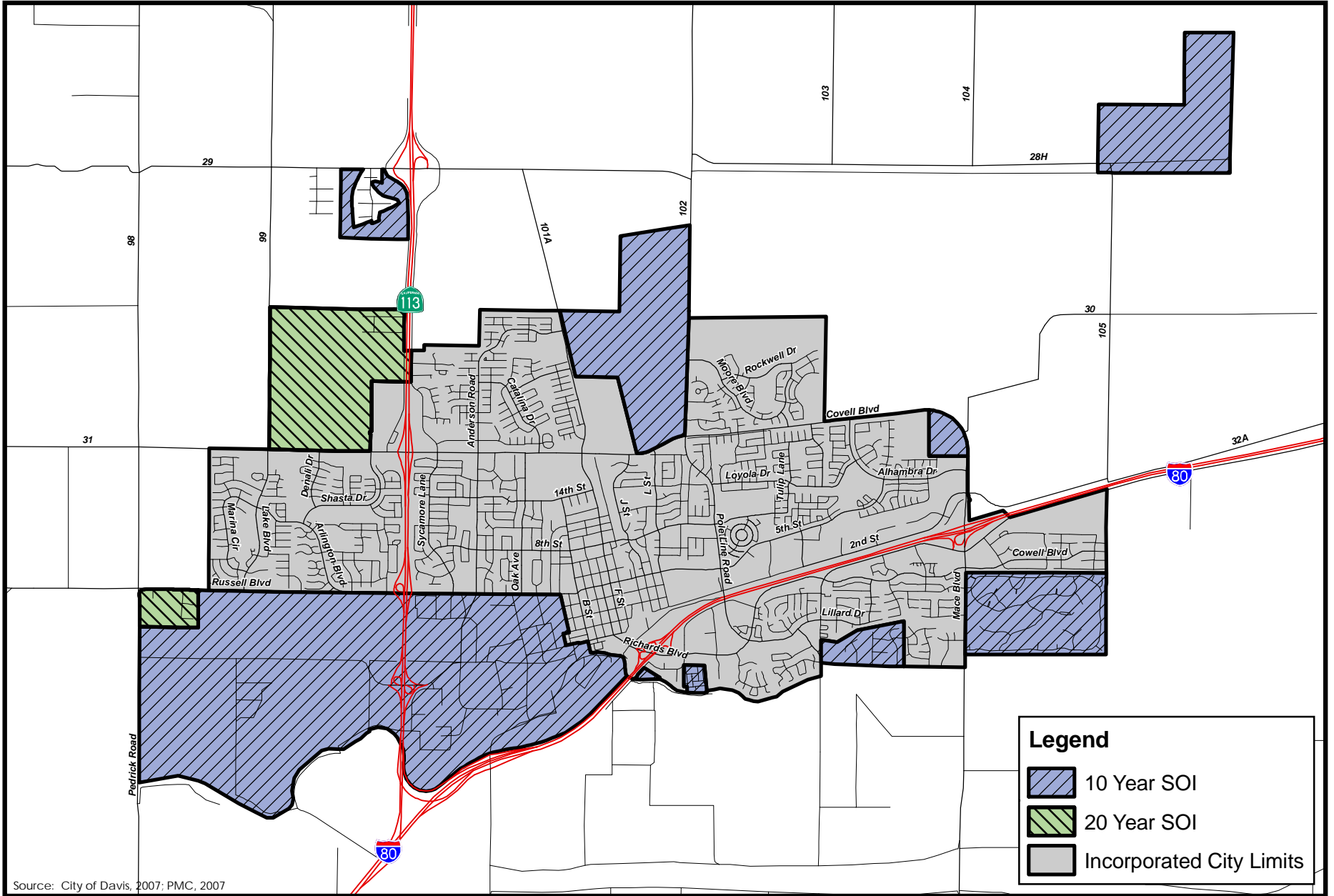


Figure 4
Proposed City of Davis Sphere of Influence

9. Surrounding land uses and setting:

The City of Davis is divided by Interstate 80 and State Highway 113, which run predominantly in a east-west direction and a north-south direction, respectively, with other main thoroughfares being 2nd Street, 5th Street, Covell Boulevard, Cowell Boulevard, Richards Boulevard, and Russell Boulevard running in an east-west direction and B Street, Anderson Boulevard, E Street, F Street, Lake Boulevard, Mace Boulevard, and Pole Line Road running in a north-south direction. Most of the land within the Davis city limits is urbanized, leaving limited opportunities for future growth. The City is surrounded to the east, north and west by open land used primarily for agriculture or related industry.

The project area is primarily undeveloped with a few developed structures, abandoned buildings, property used for wastewater treatment, and extensive agricultural production. Limited public services are currently provided to the area by Yolo County and special districts within the County.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

No approvals by any other public agencies are required.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

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DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Elizabeth Castro Kemper, Executive Officer

Date

Daniel Hamilton, Project Manager

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

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- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a,c,d) *Less than significant impact.* The project area is generally characterized by relatively level topography, agricultural uses, low-density residential uses, and wastewater treatment uses. The views include agricultural/open space landscapes and developed urban landscapes. There are no state scenic highways, corridors, vistas, or viewing areas located in the vicinity.

The project would result in the addition and removal of land from the City's Sphere of Influence (SOI), with a net decrease in 129 acres. Inclusion of an area in the City's SOI could enable its future annexation into the City's limits and facilitate the provision of city services such as water supply, wastewater treatment, law enforcement, and fire protection to future development, upon annexation. However, the proposed project would not directly result in the annexation of this area into the City's limits, the changing of the area's General Plan land use designations, the rezoning or development of any parcels within the area. Additionally, no infrastructure or City services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in the degradation of the existing visual character, create a new source of substantial light or glare, or otherwise directly impact the aesthetics or visual resources of the area.

The proposed project could, however, represent the first step in the future urbanization of undeveloped areas within the City's SOI and could result in indirect impacts to aesthetics and visual resources in the project area. The precise nature and extent of future development in the area cannot be determined at this time. While the eventual development of the project area would cause visual changes that may result in aesthetic impacts, the assumption of annexation or future development resulting in significant impacts to aesthetic resources is considered speculative. Furthermore, annexation or development of this area would require additional project-level CEQA

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review and documentation which would include an evaluation of potential impacts to aesthetics and visual resources prior to City approval of such development. Implementation of the proposed project would have a less than significant impact on aesthetics.

- b) There are no state scenic highways located within the proposed SOI. There is no impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a-c) *Less than significant with mitigation incorporated.* Portions of the project area have been classified as Prime Farmland and Farmland of Statewide Importance by the California Department of Conservation (DOC, 2004). In addition, a portion of the project area has been designated by the City's General Plan for agricultural use. Several lands within the project area are currently in agricultural production, with one area currently under a Williamson Act Contract.

The proposed project would result in the addition and removal of land from the City's Sphere of Influence (SOI), with a net decrease of 129 acres. Inclusion of an area in the City's SOI could enable its future annexation into the City's limits and facilitate the provision of city services such as water supply, wastewater treatment, law enforcement, and fire protection to future development in the area upon annexation.

The proposed project would not directly result in the annexation of this area into the City's limits, the changing of the area's General Plan land use designations, the rezoning or development of any parcels within the area and no infrastructure or City services would be extended to the project area as part of the proposed project.

The proposed project could, however, represent the first step in the future development of undeveloped project areas within the City's SOI and could therefore result in indirect impacts to agricultural resources. Although the precise nature and extent of future development can not be determined at this time, the establishment of the SOI will likely lead to the eventual annexation and development of the project area.

Yolo LAFCo maintains agricultural lands standards which must be adhered to for the annexation of prime agricultural lands. According to LAFCo regulations, prime agricultural lands shall not be annexed unless there is insufficient marketable, viable, less prime land available in the subject jurisdiction for the proposed land use, or mitigation measures are adopted. Thus, the following mitigation measures are applied to the proposed project:

MM AG – 1

Annexation of prime agricultural lands shall not be approved unless one of the following mitigation measures has been instituted, at not less than a 1:1 ratio:

- a) **The acquisition and dedication of farmland, development rights, and agricultural conservation easements to permanently protect adjacent and other agricultural lands within the County.**
- b) **The payment of fees that are sufficient to fully fund the acquisition of and maintenance of such farmland, development rights of easements. The per acre fees shall be specified by Yolo LAFCo's "Payment In Lieu Fee Methodology".**

Any agricultural lands must preserve prime agricultural property of reasonably equivalent quality and character that would otherwise be threatened, in the reasonable foreseeable future, by development and/of other urban uses.

Implementation of the above mitigation measures would reduce impacts to agricultural resources to a less-than-significant level.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a-e) *Less-Than-Significant Impact.* The City is located within the Sacramento Valley Air Basin which is currently in non-attainment for the California Air Resources Board (CARB) criteria air pollutants ozone and particulate matter 10 Micron (PM₁₀) (YSAQMD, 2008).

The proposed project would result in the addition and removal of land from the City's Sphere of Influence (SOI), with a net decrease in 129 acres. Inclusion of an area in the City's SOI could enable its future annexation into the City's limits and facilitate the provision of city services such as water supply, wastewater treatment, law enforcement, and fire protection to future development in the area upon annexation. However, the proposed project would not directly result in the annexation of this area into the City's limits, the changing of the area's General Plan land use designations, the rezoning or development of any parcels within the area. Additionally, no infrastructure or City services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in increased emission of any air pollutant or otherwise directly impact air quality.

The proposed project could, however, represent the first step in the future urbanization of undeveloped areas within the City's SOI and could therefore result in indirect impacts to air quality. The precise nature and extent of future development in these areas cannot be determined at this time. While the eventual development of the project area would cause changes that may result in air quality impacts, the assumption of annexation or

future development resulting in significant impacts to air quality is considered speculative. Furthermore, annexation or development of the project area would require additional project-level CEQA review and documentation which would include the evaluation of potential impacts to air quality. Implementation of the proposed project would have a less-than-significant impact on air quality.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

a-d) *No Impact.* The proposed project is within five miles of several sensitive habitats, including the Davis Wetlands, Yolo Basin Wildlife Area, UC Davis Arboretum, Audubon/Hunt-Wesson Hawk-Owl Reserve, South Fork of Putah Creek, South Fork Reserve, several sloughs and several large ponds. Most natural non-urbanized land conditions within the project area have been converted to agriculture uses.

The proposed project would result in the addition and removal of land from the City's Sphere of Influence (SOI), with a net decrease in 129 acres. Inclusion of an area in the

City's SOI could enable its future annexation into the City's limits and facilitate the provision of city services such as water supply, wastewater treatment, law enforcement, and fire protection to future development in the area upon annexation. However, the proposed project would not directly result in the annexation of this area into the City's limits, the changing of the area's General Plan land use designations, the rezoning or development of any parcels within the area. Additionally, no infrastructure or City services would be extended to the project area. Therefore, the proposed project would not directly affect any special status species or otherwise impact biological resources.

The proposed project could, however, represent the first step in the future urbanization of undeveloped areas within the City's SOI and could therefore result in indirect impacts to biological resources. The precise nature and extent of future development in these areas cannot be determined at this time. While the proposed project would likely lead the annexation and development of the project area, which could result in impacts to biological resources, the assumption of future development resulting in significant impacts to biological resources is considered speculative. Furthermore, annexation or development of the project area would require additional project-level CEQA review and documentation which would include the evaluation of potential impacts to biological resources. Implementation of the proposed project would have less than significant impacts to biological resources.

- e) *No Impact.* The proposed project would not result in conflicts with local policies or ordinances. The proposed project is limited to the establishment of the SOI for the City of Davis and would not directly result in development that would conflict with local policies or ordinances protecting biological species. There is *no impact*.
- f) *No Impact.* There are no adopted habitat conservation plans, natural community conservation plans, or other conservation plans in the project area. Implementation of the proposed project would have no impact.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a-d) *Less than significant Impact.* The proposed project would result in the addition and removal of land from the City's Sphere of Influence (SOI), with a net decrease in 129 acres. Inclusion of an area in the City's SOI could enable its future annexation into the City's limits and facilitate the provision of city services such as water supply, wastewater treatment, law enforcement, and fire protection to future development in the area upon annexation. However, the proposed project would not directly result in the annexation of this area into the City's limits, the changing of the area's General Plan land use designations, the rezoning or development of any parcels within the area. Additionally, no infrastructure or City services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly affect any historical, archeological, or paleontological resources or otherwise directly impact cultural resources.

The proposed project could, however, represent the first step in urbanization of undeveloped areas within the City's SOI and could therefore result in indirect impacts to cultural resources in the project area. Although the precise nature and extent of future development can not be determined at this time, the establishment of the SOI will likely lead to the development of the project area. While the eventual development of the project area could cause impacts to cultural resources, the assumption of annexation or future development resulting in significant impacts to cultural resources is considered speculative. Further, any development within or surrounding the project area would require additional project-level CEQA review and documentation which would include an evaluation of potential impacts to cultural resources. Implementation of the proposed project would have less than significant impacts to cultural resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- b) *Less than significant impact.* The proposed project could result in the eventual annexation and development of the project area. Development of the project area may result in the loss of topsoil or erosion. While the eventual development of the project area could result in the loss of topsoil and has the potential to result in geologic impacts, the assumption that annexation or future development would result in significant impacts to geologic resources is considered speculative. This impact is less than significant.

- a-e) *No Impact.* The proposed project and the Davis planning area is surrounded by several faults in the San Andreas Fault system to the west and the Eastern Sierra Fault system to the east. No known faults run directly through the planning or project area. The Uniform Building Code identifies the area as being in Seismic Risk Zone III, which, at maximum intensity, could result in "slight damage in specially designed structures; considerable in ordinary substantial buildings, with partial collapse; great in poorly built structures." The area is generally characterized as flat land, with surface elevations varying gradually. Soil characteristics for the Davis area indicate that surface runoff is very slow and the erosion hazard is none to slight.

The proposed project would result in the addition and removal of land from the City's Sphere of Influence (SOI), with a net decrease in 129 acres. Inclusion of an area in the City's SOI could enable its future annexation into the City's limits and facilitate the provision of city services such as water supply, wastewater treatment, law enforcement, and fire protection to future development in the area upon annexation. However, the proposed project would not directly result in the annexation of this area into the City's limits, the changing of the area's General Plan land use designations, the rezoning or development of any parcels within the area. Additionally, no infrastructure or City services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in the exposure of people or structures to geologic or soil hazards or result in substantial soil erosion.

The proposed project could, however, represent the first step in the future urbanization of undeveloped areas within the City's SOI and could therefore result in indirect impacts related to geology and soils in the project area. The precise nature and extent of future development in these areas cannot be determined at this time. Furthermore, annexation or development of the project area would require additional project-level CEQA review and documentation which would include an evaluation of potential geologic impacts. Implementation of the proposed project would have no impact related to geology or soils.

CITY OF DAVIS SPHERE OF INFLUENCE UPDATE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

a-h) *No Impact.* The proposed project would result in the addition and removal of land from the City's Sphere of Influence (SOI), with a net decrease in 129 acres. Inclusion of an

area in the City's SOI could enable its future annexation into the City's limits and facilitate the provision of city services such as water supply, wastewater treatment, law enforcement, and fire protection to future development in the area upon annexation. However, the proposed project would not directly result in the annexation of this area into the City's limits, the changing of the area's General Plan land use designations, the rezoning or development of any parcels within the area. Additionally, no infrastructure or City services would be extended to the project area as part of the proposed project. Therefore, the proposed project would have no direct impacts related to hazards or hazardous materials.

The proposed project could, however, represent the first step in the future urbanization of undeveloped areas within the City's SOI and could therefore result in indirect impacts related to hazards and hazardous materials. The precise nature and extent of future development in these areas cannot be determined at this time. While the eventual annexation and development of the project area could result in actions that may result in impacts related to hazards and hazardous materials, the assumption that annexation or future development would result significant impacts related to hazards and hazardous materials is considered speculative. All existing rules and regulations pertaining to the exposure of people or property to hazards or hazardous materials would apply to any future developments within the project area. Furthermore, annexation or development of the project area would require additional project-level CEQA review and documentation which would include an evaluation of potential impacts related to hazards and hazardous materials. Implementation of the proposed project would have no impact related to hazards and hazardous materials.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a-e) *Less than significant impact.* The proposed project could represent the first step in the future urbanization of undeveloped areas within the City's SOI and could therefore result in indirect impacts to hydrology and water quality. The precise nature and extent of future development in these areas cannot be determined at this time. While the eventual development of the project area could result in changes to the water quality of hydrology in the project area, the assumption that annexation or future development would result in significant impacts to hydrology or water quality is considered speculative. Furthermore, annexation or development of the project area would require additional project-level CEQA review and documentation which would include an evaluation of potential impacts related to hydrology and water quality. This impact is less than significant.
- f-j) *No Impact.* Portions of the proposed project currently lie in the 100-year floodplain. In addition, flooding has frequently occurred in Willow Slough, Dry Slough, and Davis area watersheds north of Putah Creek. The area is protected from catastrophic flooding by regional flood control and storage projects upstream on the Sacramento River and its tributaries. The City and the proposed project area is subject to flooding if the Monticello Dam (Lake Berryessa) on Putah Creek, located 23 miles west of Davis, were to fail. The unincorporated areas around Davis, including the project sites, primarily drain into Putah Creek to the south and Willow Slough Bypass to the North, which both empty into the Yolo Bypass.

The proposed project would result in the addition and removal of land from the City's Sphere of Influence (SOI), with a net decrease in 129 acres. Inclusion of an area in the City's SOI could enable its future annexation into the City's limits and facilitate the provision of city services such as water supply, wastewater treatment, law enforcement, and fire protection to future development in the area upon annexation. However, the proposed project would not directly result in the annexation of this area into the City's limits, the changing of the area's General Plan land use designations, the rezoning or development of any parcels within the area. Additionally, no infrastructure or City services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in water quality degradation, groundwater depletion, alteration of a drainage course, or an increase in runoff. The proposed project would not place structures or housing within a flood hazard zone or within the inundation area of any dam or levee system. Additionally, the project area is not located within a in the vicinity of a large body of water capable of seiche or tsunami. There is no impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

a-c) *No Impact.* The proposed project includes unincorporated lands within Yolo County. The project area is currently subject to Yolo County's land use designations and zoning designations.

The proposed project would result in the addition and removal of land from the City's Sphere of Influence (SOI), with a net decrease in 129 acres. Inclusion of an area in the City's SOI could enable its future annexation into the City's limits and facilitate the provision of city services such as water supply, wastewater treatment, law enforcement, and fire protection to future development in the area upon annexation. However, the proposed project would not directly result in the annexation of this area into the City's limits, the changing of the area's General Plan land use designations, the rezoning or development of any parcels within the area. Additionally, no infrastructure or City services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in the division of an established community, a conflict with any applicable land use plan or habitat conservation plan or otherwise directly impact land use and planning. In addition, no proposed annexation is related to this proposed project.

The proposed project could, however, represent the first step in the future urbanization of undeveloped areas within the City's SOI and could therefore result in indirect impacts related to land use and planning. The precise nature and extent of future development in these areas cannot be determined at this time. Furthermore, annexation or development of the project area would require additional project-level CEQA review and documentation which would include an evaluation of potential impacts related to land use and planning. Implementation of the proposed project would have no impact related to land use and planning.

CITY OF DAVIS SPHERE OF INFLUENCE UPDATE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

a-b) *No Impact.* The proposed project would result in the addition and removal of land from the City's Sphere of Influence (SOI), with a net decrease in 129 acres. Inclusion of an area in the City's SOI could enable its future annexation into the City's limits and facilitate the provision of city services such as water supply, wastewater treatment, law enforcement, and fire protection to future development in the area upon annexation. However, the proposed project would not directly result in the annexation of this area into the City's limits, the changing of the area's General Plan land use designations, the rezoning or development of any parcels within the area. Additionally, no infrastructure or City services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site or otherwise directly impact mineral resources.

The proposed project could, however, represent the first step in the future urbanization of undeveloped areas within the City's SOI and could therefore result in indirect impacts related to mineral resources. The precise nature and extent of future development in these areas cannot be determined at this time. Furthermore, annexation or development of the project area would require additional project-level CEQA review and documentation which would include an evaluation of potential impacts to mineral resources. Implementation of the proposed project would have no impact mineral resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a-f) *Less than Significant Impact.* The proposed project contains vacant and undeveloped land, rural residential land, agricultural land, and lands used for wastewater treatment. Portions of the proposed project are bordered by existing urban/suburban uses. Portions of the project site, proposed for removal from the SOI, are within two miles of the University Airport, located on the UC Davis West Campus.

The proposed project would result in the addition and removal of land from the City's Sphere of Influence (SOI), with a net decrease in 129 acres. Inclusion of an area in the City's SOI could enable its future annexation into the City's limits and facilitate the provision of city services such as water supply, wastewater treatment, law enforcement, and fire protection to future development in the area upon annexation. However, the proposed project would not directly result in the annexation of this area into the City's limits, the changing of the area's General Plan land use designations, the rezoning or development of any parcels within the area. Additionally, no infrastructure or City services would be extended to the project area as part of the proposed project.

Therefore, the proposed project would not directly result in the creation of any new short- or long-term sources of noise or groundborne vibration. The proposed project would have no direct impact related to noise.

The proposed project could, however, represent the first step in the future urbanization of undeveloped areas within the City's SOI and could therefore result in indirect impacts related to noise. The precise nature and extent of future development in these areas is considered speculative and cannot be determined at this time. Furthermore, annexation or development of the project area would require additional project-level CEQA review and documentation which would include an evaluation of potential impacts related to noise. Implementation of the proposed project would have a less than significant impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Less than Significant Impact.* Regional studies indicated that the City of Davis' housing and job growth is expected to remain steady. The 2035 Metropolitan Transportation Plan (MTP) projects the City will reduce its share of regional employment and housing, with more than 80 percent of the City's growth is expected to occur through scattered infill and redevelopment in the downtown. The MTP estimates that remaining growth is expected to occur through annexation of portions of the City's current 1988 Sphere of Influence.

The proposed project would update the City's 1988 Sphere of Influence based on current conditions and projections. This would result in the addition and removal of land from the City's Sphere of Influence (SOI), with a net decrease in 129 acres. Inclusion of an area in the City's SOI could enable its future annexation into the City's limits and facilitate the provision of city services such as water supply, wastewater treatment, law enforcement, and fire protection to future development in the area upon annexation. However, the proposed project would not directly result in the annexation of this area into the City's limits, the changing of the area's General Plan land use designations, the rezoning or development of any parcels within the area. Additionally, no infrastructure or City services would be extended to the project area as part of the proposed project.

The proposed project could, however, represent the first step in the future urbanization of undeveloped areas within the City's SOI and could therefore result in indirect impacts related to population and housing. The precise nature and extent of future development in these areas is considered speculative and cannot be determined at this time. Furthermore, annexation or development of the project area would require additional project-level CEQA review and documentation which would include an evaluation of potential impacts related to population and housing. Implementation of the proposed project would have a less than significant impact on population and housing.

CITY OF DAVIS SPHERE OF INFLUENCE UPDATE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

- b-c) *No Impact.* The project may result in indirect growth within the proposed SOI area. The areas included within the SOI are primarily agricultural in current land use, and eventual annexation and development of these properties would result in additional housing. The project will not displace substantial numbers of people or homes. There is no impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a-e) *Less than Significant Impact.* The proposed project would result in the addition and removal of land from the City's Sphere of Influence (SOI), with a net decrease in 129 acres. Inclusion of an area in the City's SOI could enable its future annexation into the City's limits and facilitate the provision of city services such as water supply, wastewater treatment, law enforcement, and fire protection to future development in the area upon annexation. However, the proposed project would not directly result in the annexation of this area into the City's limits, the changing of the area's General Plan land use designations, the rezoning or development of any parcels within the area. Additionally, no infrastructure or City services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly increase demand for any public service or otherwise impact public services. Additional information on the City's public services provided can be found in the Municipal Service Review.

The proposed project could, however, represent the first step in the future urbanization of undeveloped areas within the City's SOI and could therefore result in indirect impact to public services. The precise nature and extent of future development in these areas is speculative and cannot be determined at this time. Furthermore, annexation or development of the project area would require additional project-level CEQA review and documentation which would include an evaluation of potential impacts public services. Implementation of the proposed project would have a less than significant impact on public services.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

a-b) *No Impact.* The proposed project would result in the addition and removal of land from the City's Sphere of Influence (SOI), with a net decrease in 129 acres. Inclusion of an area in the City's SOI could enable its future annexation into the City's limits and facilitate the provision of city services such as water supply, wastewater treatment, law enforcement, and fire protection to future development in the area upon annexation. However, the proposed project would not directly result in the annexation of this area into the City's limits, the changing of the area's General Plan land use designations, the rezoning or development of any parcels within the area. Additionally, no infrastructure or City services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in an increase in use of existing parks or other recreational facilities, require the construction of new facilities, or otherwise directly impact recreation.

The proposed project could, however, represent the first step in the future urbanization of undeveloped areas within the City's SOI and could therefore result in indirect impacts to recreation. The precise nature and extent of future development in these areas cannot be determined at this time. Furthermore, annexation or development of the project area would require additional project-level CEQA review and documentation which would include an evaluation of potential impacts related to recreation. Implementation of the proposed project would have no impact related to recreation.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a-g) *Less than Significant Impact.* The proposed project would result in the addition and removal of land from the City's Sphere of Influence (SOI), with a net decrease in 129 acres. Inclusion of an area in the City's SOI could enable its future annexation into the City's limits and facilitate the provision of city services such as water supply, wastewater treatment, law enforcement, and fire protection to future development in the area upon annexation. However, the proposed project would not directly result in the annexation of this area into the City's limits, the changing of the area's General Plan land use designations, the rezoning or development of any parcels within the area. Additionally, no infrastructure or City services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in increased traffic, the exceedance of an existing level of service, a change in air traffic patterns, or otherwise directly impact transportation or traffic.

The proposed project could, however, represent the first step in the future urbanization of undeveloped areas within the City's SOI and could therefore result in indirect impact to transportation and traffic. The precise nature and extent of future development in these

areas is considered speculative and cannot be determined at this time. Furthermore, annexation or development of the project area would require additional project-level CEQA review and documentation which would include an evaluation of potential impacts related to transportation and traffic. Implementation of the proposed project would have a less than significant impact on transportation and traffic.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a-g) *Less Than Significant Impact.* The proposed project would result in the addition and removal of land from the City's Sphere of Influence (SOI), with a net decrease in 129 acres. Inclusion of an area in the City's SOI could enable its future annexation into the City's limits and facilitate the provision of city services such as water supply, wastewater treatment, law enforcement, and fire protection to future development in the area upon annexation. However, the proposed project would not directly result in the annexation of this area into the City's limits, the changing of the area's General Plan land use designations, the rezoning or development of any parcels within the area. Additionally, no infrastructure or City services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in an increase in demand for any utilities or the expansion or construction of any utility systems or otherwise directly impact utilities. Additional information on the City's utility and service system can be found in the Municipal Service Review.

The proposed project could, however, represent the first step in the future urbanization of undeveloped areas within the City's SOI and could therefore result in indirect impacts to utilities and service systems. The precise nature and extent of future development in these areas is considered speculative and cannot be determined at this time. Furthermore, annexation or development of the project area would require additional project-level CEQA review and documentation which would include an evaluation of potential impacts to utilities and service systems. Implementation of the proposed project would have a less than significant impact utilities and service systems.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wild-life population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a-c) *Less than Significant Impact.* See Responses IV (a-e) and V (a-d). The proposed project would result in the revision of the City's Sphere of Influence in order to identify the probable location of appropriate future urbanization and appropriate service area for planning purposes only. The proposed project will not result in any physical changes to the environment, either directly or indirectly. Potential impacts from urbanization, including the development of the project area, will require additional specific project-level CEQA review and documentation. Additionally, any changes to the existing General Plan designations of the project area, rezoning of any parcels within the project area, or development within the project area would require further CEQA review and documentation which would include an evaluation of potential impacts. While the eventual development of the project area could result in environmental impacts, the assumption of annexation or future development resulting in significant impacts is considered speculative. Therefore, impacts resulting from the proposed project are less than significant.

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