



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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PLANNING COMMISSION STAFF REPORT

July 9, 2009

FILE #2009-013: Use Permit to develop a temporary parking lot and construction staging area in the Agricultural General (A-)1 zone during the expansion of the University Retirement Community in Davis. The project proposes a 97 space parking lot, a soil stockpile area of 55,000 square feet, and a construction area containing up to three office trailers and storage of construction equipment. (**Attachment A**).

APPLICANT: Michael Morris
University Retirement Community
1515 Shasta Drive
Davis, CA 95616

OWNER: Binning Ranch Holding
Company 430 D Street
Davis, CA 95616

LOCATION: 39660 West Covell Boulevard, at the corner of Covell Boulevard and Sutter Place Drive, just north of the City of Davis (APN: 036-060-05) (**Attachment B**)

SUPERVISOR DISTRICT: 2 (Thomson)

SOILS: Pescadero Silty clay (Class III)
Willows clay, Alkali (Class IV)
Marvin silty clay loam (Class II)
Breantwood silty clay loam (Class I)

ZONING: Agricultural General (A-1)

FLOOD ZONE: A (area within the 100 year flood plain)

GENERAL PLAN: Agriculture

FIRE HAZARD: None

ENVIRONMENTAL DETERMINATION: Negative Declaration

REPORT PREPARED BY:


Craig Baracco, Associate Planner

REVIEWED BY:


David Morrison, Assistant Director

RECOMMENDED ACTIONS:

That the Planning Commission:

1. **HOLD** a public hearing and receive comments;
2. **ADOPT** the Negative Declaration as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines (**Attachment C**);
3. **ADOPT** the Findings (**Attachment D**); and
4. **APPROVE** a Use Permit subject to the Conditions of Approval (**Attachment E**).

REASONS FOR RECOMMENDED ACTIONS:

The project will facilitate the construction of a senior citizen recreational facility in the City of Davis and provide a valuable public good. The proposed project is temporary and will not result in the loss of productive farmland. Conditions of Approval have been prepared to minimize the impacts to the surrounding community.

PROJECT DESCRIPTION:

The project is a Use Permit application to build and operate a temporary parking lot and construction staging area on land adjacent to an existing retirement community in the City of Davis. The proposed building site is located on a 77-acre parcel outside the city limits that is currently undeveloped.

In September of 2008 the applicant received conditional approval from the City of Davis Planning Commission to expand the existing facilities. Expanded facilities include a wellness center, 17 additional housing units, and new underground parking facilities. Construction is expected to take up to two years.

During the construction of these new facilities, employee and resident parking will be temporarily displaced, and the construction project will have very limited space for the staging of equipment and materials. The applicant is proposing to construct a temporary parking lot and staging area on the adjacent parcel to meet these needs while the construction project is ongoing.

The project will consist of three sections. The first area will be a 100-space parking lot, to provide parking for employees displaced by construction activities and for construction workers. A compacted gravel, all-weather surface will be used in the parking area. The second section will be used for the storage of fill dirt measuring 55,000 square feet in area. A third area will be used as a staging area for construction activities. The staging area will contain up to three mobile office trailers used for managing the project, as well as a parking area for construction vehicles and equipment. The total area of the property affected by this project will be 4.5 acres in size.

The approximately 4.5 acre portion of the 77-acre parcel that will be used in this project is currently fallow and has been previously developed with a single family dwelling and several accessory structures. All structures have been demolished and removed from the property. Several of the demolition permits have not been finalized and will be required to be finished as a condition of approval. The remainder of the property not used in this project is currently in alfalfa production and will be unaffected. Upon completion of the project, the area will be returned to its natural state. No permanent structures are proposed as part of this project.

Vehicles will enter and exit the parking area via Sutter Place Drive, located in the City of Davis. The hours of operation of the site will be 7:00 a.m. to 4:00 p.m. Monday through Friday with occasional use on Saturdays. Water will be supplied to the site from an existing on-site well. Sanitation will be provided by portable toilets. Stormwater runoff will be addressed through on-site drainage improvements and an existing stormwater drainage system within the City of Davis.

Surrounding Land Uses and Setting: The project site is at the corner of Covell Boulevard and Sutter Place Drive, just north of the City of Davis. South of the project site, within the city of Davis is the University Retirement Community itself. East of the project is Sutter Hospital. North and West of the project are farm fields, currently in alfalfa production.

ANALYSIS

A number of issues have been raised in the review of this project:

Zoning: In the A-1 zone, "Building and structures, public and quasi-public" are allowed with a major Use Permit. "Quasi-public" uses are defined in the County Code as "such use having the purpose primarily of serving the general public including such uses as ... senior citizen recreational facilities" The expansion of the University Retirement Community that this application serves is primarily for the construction of a senior "wellness center" which offers increased recreational facilities for senior citizens such a bocce courts and swimming and therapeutic pools. This application is considered a part of that quasi-public use and is allowed with the approval of a Use Permit.

City of Davis: This project lies within the boundaries of the Davis Pass-Through Agreement. On May 19, 2009, the City of Davis Redevelopment Agency considered the project and determined that the proposed project did constitute urban development in accordance with the present Pass-Through Agreement, but the agency raised no objections to the proposal. The City Council also reviewed the project and voted 5-0 to encourage the county to grant the request and incorporate suggested comments, many of which are discussed below and are included as Conditions of Approval.

Biology: As required by a Condition of Approval, upon completion of the construction project, the site will be returned to its original condition. The remainder of the property will be undisturbed. There will be no permanent loss of potential habitat. Thus, no mitigation for the loss of potential Swainson's Hawk habitat will be required. In order to prevent any impacts to either burrowing owls or Swainson's Hawks potentially nesting on the site, the applicant shall be required to conduct pre-construction surveys to ensure no such species are present prior to any grading activity, required as a Condition of Approval.

Agriculture: The 4.5 acre construction area is currently fallow. The remainder of the parcel, approximately 72.5 acres, is currently in alfalfa production and will remain so during the duration of the project. This field is approved for aerial spraying of pesticides. Therefore, in order to protect the public, a Condition of Approval will require a 100-foot no structure buffer zone from active farm fields to ensure that no inhabited structures, specifically the proposed construction office trailers, will be affected by aerial spraying. The site will be restored to its original condition upon completion of the project, and will result in no permanent loss of agricultural land.

Traffic: Construction of the proposed parking lot and staging area would generate limited additional truck trips for the construction phases for the project. This traffic increase is only temporary during construction activity. Other changes to local traffic circulation resulting from the proposed project will be increased traffic generated by construction workers using the parking lot. The parking lot is 97 spaces in size. One-half of the spaces will be used by employees of the neighboring retirement community that have been displaced by construction activities and do not represent new traffic trips generated. Thus 50 addition new cars at the site and up to 100 additional vehicle trips per day are anticipated.

The site is served by Covell Boulevard, which currently experiences 16,000 vehicle trips per day in this area, according to recent traffic counts. Thus, the increase in traffic generated on Covell Boulevard will be relatively small, an expected increase of 0.6% in total trips per day. Total impacts due to increase in traffic are expected to be less than significant and the level of service provided by Covell Boulevard is not expected to change as a result of this project.

The applicant shall be required to obtain an encroachment permit from the City of Davis for the connection to Sutter Place Drive and to meet all city standards and requirements. The project may result in construction vehicles crossing Covell Boulevard from the staging area to the construction area at the retirement community. The applicant shall be required, as a Condition of Approval, to submit a traffic control plan to the City of Davis to ensure the safe transition of such equipment across the public right-of-way.

Water and Flooding: Water service to the site will be provided from an existing on-site well. The project is located in the A flood zone, which is subject to 100-year flood events. All buildings will be required to be elevated one foot above base flood elevation.

Aesthetics: The project will introduce a new parking area and temporary mobile office buildings into currently undeveloped rural land. The visual appearance of the site will be consistent with construction areas found throughout Yolo County and the City of Davis. The site is level and has no notable trees, outcroppings, or historic buildings that will be affected by this project. The proposed construction trailers are not of a size or height that would prove detrimental to the existing visual character of the site. Dust control measures are included as a Condition of Approval. All changes to the site will be temporary and the site will be required to be restored to its original condition and appearance.

After reviewing the potential issues raised in the review process and incorporating this analysis into the Conditions of Approval, staff concludes that this project will make a valuable contribution to the community, that its potential impacts have been addressed, and staff recommends approval of this project.

COMMENTS FROM OTHER AGENCIES:

A "Request for Comments" was circulated for the proposed project from June 1, 2009, to June 14, 2009. The Yolo County Development Review Committee reviewed this project on May 20, 2009. The City of Davis reviewed the project on May 19, 2009. The City Council voted 5-0 to recommend approval of the project.

An Initial Study/Negative Declaration was prepared and circulated from June 18, 2009, to July 7, 2009. Comments received during all review periods were incorporated into the project where feasible. A summary of comments is provided below:

AGENCY	COMMENTS	RESPONSE
City of Davis	Approved project under terms of the Pass-Through Agreement. Recommended conditions for biological survey, encroachment permit, and dust control measures	Included in Conditions of Approval.
Yolo County Environmental Health	An active permit exists on the property for the removal of a septic system. This permit needs to be finalized.	Included in Conditions of Approval.

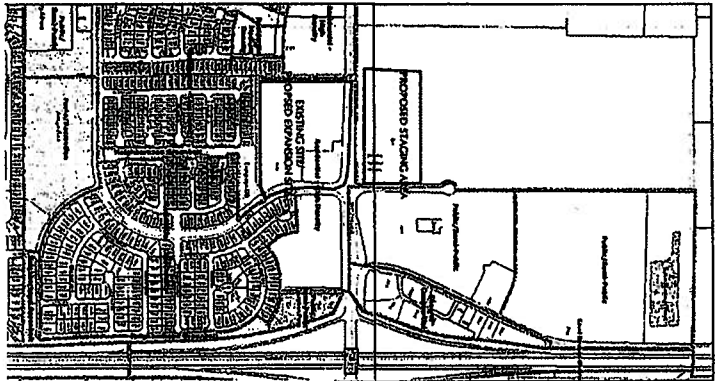
Yolo County Public Works	Grading of more than one acre requires the submission of a Stormwater Prevention Plan.	Included in Conditions of Approval.
Yolo County Building Division	Two active demolition permits on the site have not been finalled and need to be completed. Property is in the A flood zone	Included in Conditions of Approval.
Yolo County Agriculture Commissioner	Surrounding ag field approved for aerial spraying. Buffer area required to protect people from exposure.	Included in Conditions of Approval

APPEALS:

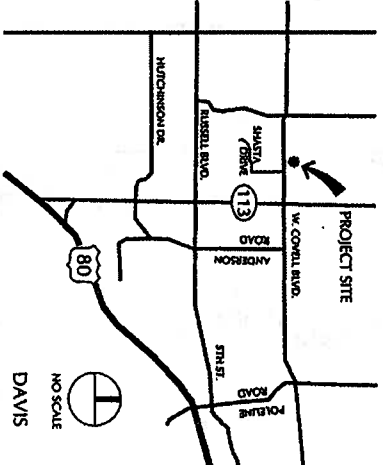
Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing with the Clerk of the Board within fifteen days from the date of the action. A written notice of appeal specifying the grounds and an appeal fee immediately payable to the Clerk of the Board must be submitted at the time of filing. The Board of Supervisors may sustain, modify, or overrule this decision.

ATTACHMENTS:

- Attachment A** - Site Plan
- Attachment B** - Location Map
- Attachment C** - Initial Study/Negative Declaration
- Attachment D** - Findings
- Attachment E** - Conditions of Approval
- Attachment F** - City of Davis Response to Project
- Attachment G** - Aerial Photo of Site



ADJACENT LAND USES



VICINITY MAP

URCAD CAMPUS & PROPOSED STAGING
 OVERALL SITE PLAN

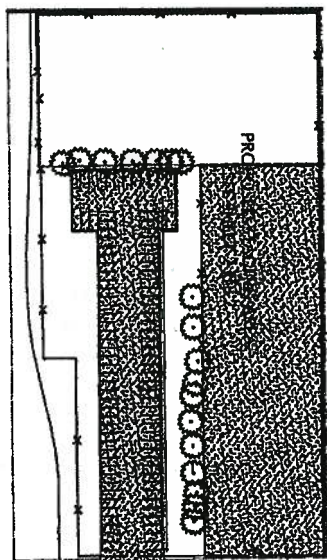
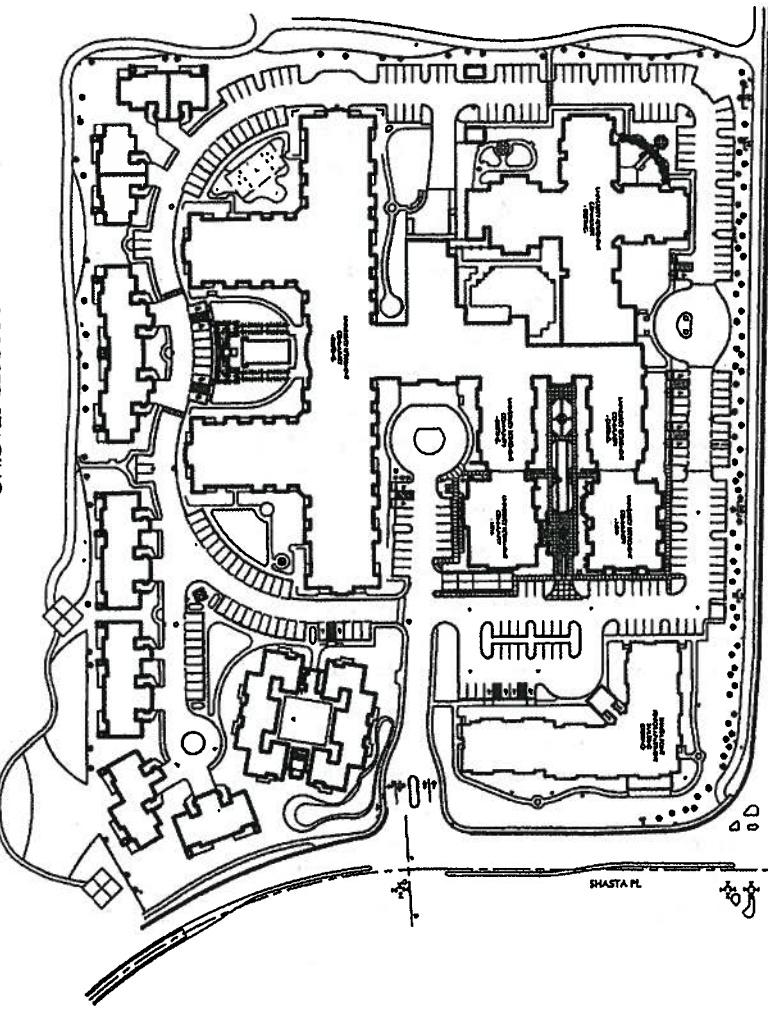


EXHIBIT 2

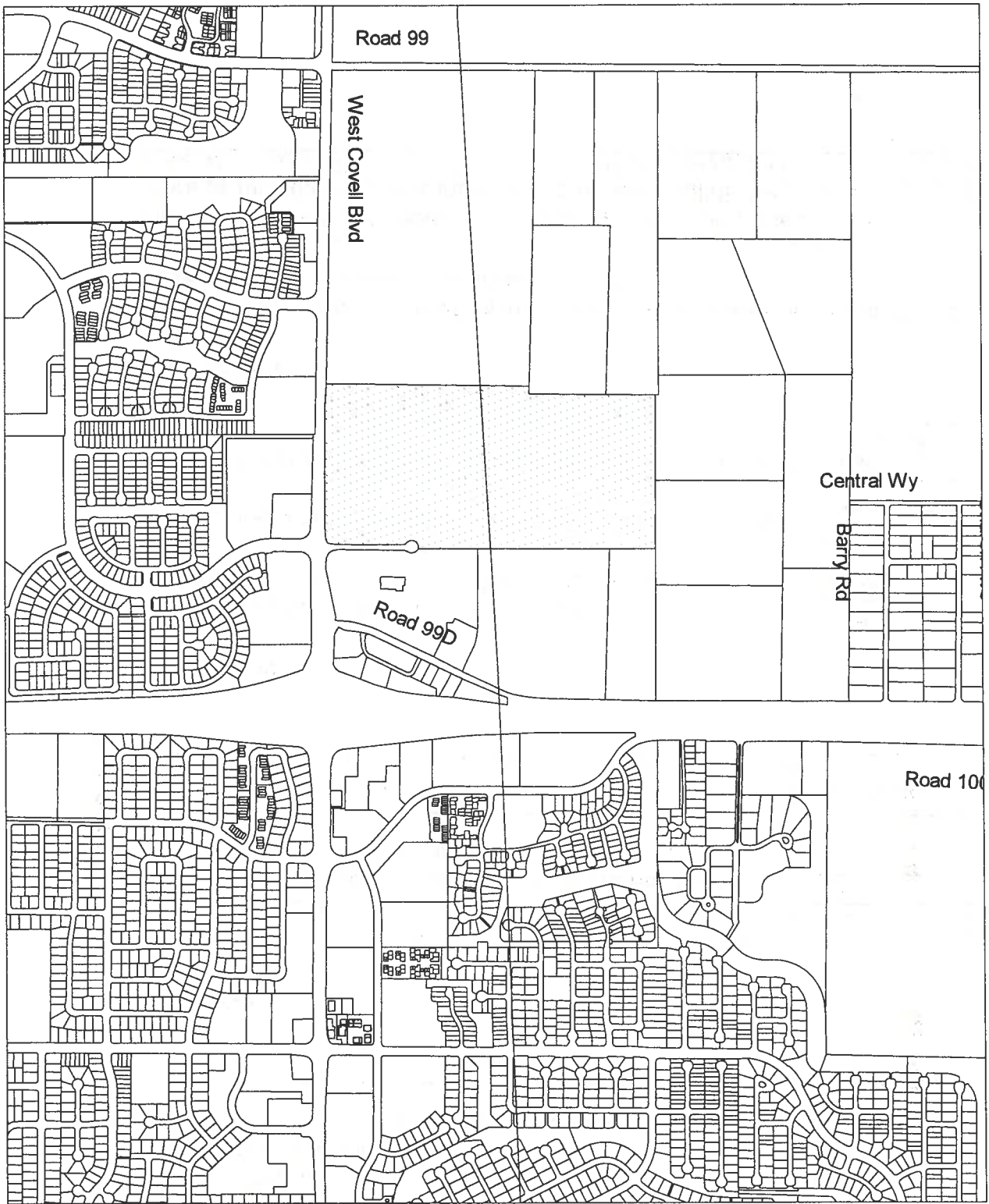
UNIVERSITY RETIREMENT COMMUNITY AT DAVIS
 OFF SITE CONTRACTOR STAGING AREA FOR APPROVED EXPANSION
 1515 SHASTA DRIVE
 DAVIS, CALIFORNIA
 PACIFIC RETIREMENT SERVICES

ANKROM MOISAN
 ARCHITECTURE INTERIORS PLANNING
 PORTLAND: 6720 SW ANCHOR PL, PORTLAND, OR 97218 | 503.282.7900
 SUTTON: 117 E 44th STREET, SUITE 400, SUTTON, WA 98148 | 206.946.1400



SHEET
 1 OF 2
 OFF SITE
 CONTRACTOR
 STAGING AREA

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Notification Plot

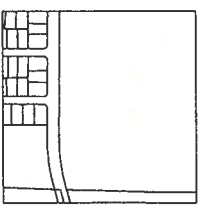
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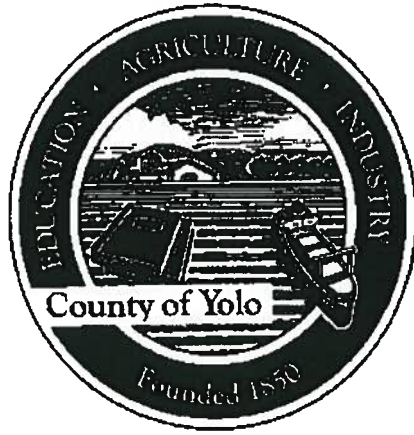
Public Works



Attachment B Location Map



Printed 7/21/2009



**YOLO COUNTY PLANNING AND
PUBLIC WORKS DEPARTMENT**

**INITIAL STUDY / NEGATIVE DECLARATION
ZONE FILE # 2009-013
University Retirement Community
Conditional Use Permit**

June 18, 2009

Attachment C

Initial Study / Mitigated Negative Declaration

1. **Project Title:** Zone File No. 2009-013
2. **Lead Agency Name and Address:**
Yolo County Planning and Public Works
292 West Beamer Street
Woodland, CA 95695
3. **Contact Person and Phone Number:** Craig Baracco, Associate Planner, (530) 666-8833 or e-mail at Craig.Baracco@yolocounty.org
4. **Project Location:** 39660 West Covell Boulevard, (APN: 036-060-05)
5. **Project Sponsor's Name and Address:**
University Retirement Community
Michael Morris
1515 Shasta Drive
Davis, CA 95616
6. **General Plan Designation(s):** Agricultural
7. **Zoning:** A-1 (Agricultural General)
8. **Description of the Project:** The project is a Use Permit application to build and operate a temporary parking lot and construction staging area on land adjacent to an existing retirement community in the City of Davis. The proposed building site is located on a 77-acre parcel outside the City limits that is currently undeveloped.

In September 2008 the applicant received conditional approval from the City of Davis Planning Commission to expand the existing facilities. Expanded facilities include a wellness center, 17 additional housing units, and new underground parking facilities. Construction is expected to take up to two years.

During the construction of these new facilities, employee and resident parking will be temporarily displaced, and the construction project will have very limited space for the staging of equipment and materials. The applicant is proposing to construct a temporary parking lot and staging area to meet these needs while the construction project is ongoing.

The project will consist of three sections: the first area will be a 100-space parking lot, to provide parking for employees displaced by construction activities and for construction workers. A compacted gravel, all-weather surface will be used in the parking area. The second section will be used for the storage of fill dirt. A third area will be used as a staging area for construction activities. The staging area will contain up to three mobile office trailers used for managing the project, as well as a parking area for construction vehicles and equipment.

The approximately 4.5 acre portion of the 77-acre parcel that will be used in this project is currently fallow and has been previously developed with a single family dwelling and several accessory structures. All structures have been demolished and removed from

the property. The remainder of the property not used in this project is currently in alfalfa production and will be unaffected. Upon completion of the project, the area will be returned to its natural state. No permanent structures are proposed as part of this project.

Vehicles will enter and exit the parking area via Sutter Place Drive, located in the City of Davis. The hours of operation of the site will be 7:00 am to 4:00 pm Monday through Friday with occasional use on Saturdays. Water will be supplied to the site from an existing on-site well. Sanitation will be provided by portable toilets. Stormwater runoff will be addressed through on-site drainage improvements and an existing stormwater drainage system.

9. **Surrounding Land Uses and Setting:** The project site is at the corner of Covell Boulevard and Sutter Place Drive, just north of the City of Davis. South of the project site, within the city of Davis is the University Retirement Community itself. East of the project is Sutter Hospital. North and West of the project are farm fields, currently in alfalfa production.
10. **Other public agencies whose approval is required:** Yolo County Environmental Health; Davis Fire Protection District, City of Davis.
11. **Other Project Assumptions:** The Initial Study assumes compliance with all applicable State, Federal, and Local Codes and Regulations including, but not limited to, County of Yolo Improvement Standards, the California Building Code, the State Health and Safety Code, and the State Public Resources Code.

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"/> Agricultural 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 | |

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 the earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner's Signature

Date

Planner's Printed name

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project as described herein may have a significant effect upon the environment.

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 is 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 from Section XVII, "Earlier Analyses," may be cross-referenced).
5. A determination that a "Less Than Significant Impact" would occur is appropriate when the project could create some identifiable impact, but the impact would be less than the threshold set by a performance standard or adopted policy. The initial study should describe the impact and state why it is found to be "less than significant."
6. 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, pursuant to Section 15063 (c)(3)(D) of the California Government Code. Earlier analyses are discussed in Section XVII at the end of the checklist.
7. 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.
8. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

I. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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)(b) *No Impact.* The proposed parking lot and construction staging area is not located in or adjacent to a scenic vista or a State scenic highway.
- c) *Less than Significant.* The project will introduce a new parking area and temporary mobile office buildings building into currently undeveloped rural land. The visual appearance of the site will be consistent with construction area areas found throughout Yolo County and the City of Davis. The site is level and has no notable trees, outcroppings or historic buildings that will be affected by this project. The proposed construction trailers are not of a size or height that would prove detrimental to the existing visual character of the site. All changes to the site will be temporary and the site will be required to be restored to its original condition and appearance.
- d) *Less than Significant Impact.* The project will incorporate exterior lighting to illuminate the parking area. As per County code, all light sources must be directed away from adjacent properties and the night sky. A condition of project approval will require the developer to submit a lighting plan for approval, prior to the issuance of any grading or building permits, to ensure glare and light pollution from any proposed light sources is minimal.

II. AGRICULTURAL 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:

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- (a) *Less than significant.* The 4.5-acre portion of the property that will be developed is currently fallow and has remained in that state for at least ten years. The construction of a lot will temporarily take several acres of land from potential cultivation. However, upon the completion of the construction project, the site will be restored to its original condition and will remain cultivatable long term. The undeveloped portion of the property is currently in alfalfa production and will not be affected by the project. Therefore, this project would not result in the conversion of farmland to a non-agricultural use.
- (b) *No Impact.* The project parcel is not under an active Williamson Act Contract
- (c) *Less than significant.* The project will be required, as a condition of approval, not to place any inhabited building within 300 feet of an active farm field so that no people are affected by aerial spraying and that existing farm operations are not disrupted by this project.

III. AIR QUALITY:

Where applicable, 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:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

The Yolo Solano Air Quality Management District (YSAQMD) has published a set of recommendations that provide specific guidance on evaluating projects under CEQA relative to the above general criteria (YSAQMD, 2007). The Handbook for Assessing and Mitigating Air Quality Impacts (Handbook) identifies quantitative and qualitative long-term significance thresholds for use in evaluating the significance of criteria air pollutant emissions from project-related mobile and area sources. These thresholds include:

Reactive Organic Gases (ROG)	10 tons per year or 54 pounds per day (ppd)
Oxides of Nitrogen (NOx)	10 tons per year or 54 ppd
Particulate Matter (PM ₁₀)	80 ppd
Carbon Monoxide (CO)	Violation of a state ambient air quality standard for CO

Development projects are considered cumulatively significant if:

- 1. The project requires a change in the existing land use designation (i.e., general plan amendment, rezone); and

2. Projected emissions (ROG, NO_x, or PM₁₀) of the project are greater than the emissions anticipated for the site if developed under the existing land use designation.

- a) *Less than Significant Impact.* The project would not substantially conflict with or obstruct implementation of the Yolo Solano Air Quality Management District Air Quality Attainment Plan (1992), the Sacramento Area Regional Ozone Attainment Plan (1994), or the goals and objectives of the Yolo County General Plan.
- b) *Less than Significant Impact.* The Yolo-Solano Region is a non-attainment area for state particulate matter (PM₁₀) and ozone standards, and the Federal ozone standard. The project would contribute to air quality impacts, including PM₁₀, during construction activities that include grading the site and ongoing construction activity at the Retirement Community site. However, this is only a temporary or short-term increase in PM₁₀. This impact is considered less than significant because any potentially sensitive receptors would be exposed to minor amounts of construction dust and equipment emissions for short periods of time with no long-term exposure to potentially affected groups. Long term, some additional PM₁₀ may result from dust raised by vehicles driving on the site. Such dust is expected to be minimal, consistent with effects typically found in an agricultural area, and unlikely to affect sensitive receptors located over one mile away. The size of the proposed construction does not trigger thresholds for project-related air pollutant emissions and would not exceed significant levels as set forth in the 2007 YSAQMD Handbook.
- c) *Less than Significant Impact.* Effects on air quality can be divided into temporary construction-related effects and those associated with long-term aspects of the project. Temporary construction impacts are addressed in (b) above. As the use of the site will only consist of short-term construction related activity, long-term mobile source emissions from operation are not expected to exceed thresholds established by the Yolo-Solano Air Quality Management District Handbook for Assessing and Mitigating Air Quality Impacts (2007). Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant. However, the YSAQMD encourages all development projects to reduce air quality impacts by incorporating specific design features into the project. Specific design features that would decrease area source emissions may include "green" building components incorporated into the project where feasible, such as:
- A duct system within the building thermal envelope, or insulated to R-8³.
 - A passive cooling strategy including passive or fan-aided cooling planned for or designed into the structure, a cupola or roof opening for hot air venting, or underground cooling tubes.
 - Outdoor lighting designed for high efficiency, solar-powered or controlled by motion detectors.
 - Natural lighting in buildings.
 - Using building siting and orientation to reduce energy use.
 - Summer shading and wind protection measures to increase energy efficiency.
 - Use of concrete or other non-polluting materials for parking areas instead of asphalt.
 - Use of landscaping to shade buildings and parking lots.
 - Use of photovoltaic and wind generators.
 - Installation of energy efficient appliances and lighting.
 - Installation of mechanical air conditioners and refrigeration units that use non-ozone depleting chemicals.
- d) *Less than Significant Impact.* The nearest sensitive receptors in the project vicinity are the retirement community located south of the project site, approximately 250 feet away. The air pollutants generated by the proposed project would be primarily dust and particulate matter during the construction phases of the storage facility, as described in (b) above. The project could have the potential to expose sensitive receptors to minimal pollutant concentrations from construction equipment. However, dust will be controlled through effective management practices, such as water spraying during construction activity. "Green" building features incorporated into the project's design are also encouraged to address operational emissions [see response (c) above]. Therefore, there will be a less than significant impact to sensitive receptors.

- e) *No Impact*. The proposed project and associated uses would not create any additional objectionable odors. No hazardous materials or waste are anticipated to be stored onsite.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status 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 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 type="checkbox"/>	<input checked="" 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, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) *Less than Significant*. The project proposal includes new construction on vacant land. The project site would be graded for the installation of a parking lot and construction staging area. Upon completion of the construction project, the site will be returned to its original condition. The remainder of the property will be undisturbed. There will be no permanent loss of potential habitat. In order to prevent negatively impacting either burrowing owls or Swainson's Hawks potentially nesting on the site, the applicant shall be required to conduct pre-construction surveys to ensure no such species are present prior to any grading activity.

b)c) *No Impact*. The project site is not located on or near any wetland or riparian habitat.

(d)(e)(f) *No Impact*. The project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) *No impact.* The project site contains no existing buildings and is not known to have any historical significant characteristics as defined by the criteria within the CEQA Guidelines.
- b) *No Impact.* The project site is not known to have any archaeologically significant characteristics as defined by the criteria in the CEQA Guidelines.
- c) *No impact.* No paleontological resources are known or suspected and no unique geologic features exist on the project site.
- d) *Less than Significant Impact.* No human remains are known or predicted to exist in the project area. However, the potential exists during construction to uncover previously unidentified resources. Section 7050.5 of the California Health and Safety Code states that when human remains are discovered, no further site disturbance shall occur until the County coroner has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.				
ii) Strong seismic ground shaking?				
iii) Seismic-related ground failure, including liquefaction?				
iv) Landslides?				

NEGATIVE DECLARATION/INITIAL STUDY CHECKLIST

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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

a) *Less than Significant Impact.*

- (i) The project site can be expected to experience moderate to strong ground shaking during future seismic events along major active faults throughout Northern California or on smaller active faults located in the project vicinity. However, the project will comply with all applicable Uniform Building Code and Yolo County Improvement Standards requirements in order to obtain Building Permit approval from the Yolo County Planning and Public Works Department.
- (ii) Any major earthquake damage on the project site is likely to occur from ground shaking and seismically related ground and structural failures. Local soil conditions, such as soil strength, thickness, density, water content, and firmness of underlying bedrock affect seismic response. Seismically induced shaking and some damage should be expected to occur during a major event but damage should be no more severe in the project area than elsewhere in the region. Framed construction on proper foundations constructed in accordance with current Uniform Building Code requirements is generally flexible enough to sustain only minor structural damage from ground shaking. Mobil construction shall be secured to the ground in accordance with relevant building code requirements. Therefore, people and structures would not be exposed to potential substantial adverse effects involving strong seismic ground shaking.
- (iii) Geologic hazard impacts that are associated with expansive soils include long-term differential settlement and cracking of foundations, disruption and cracking of paved surfaces, underground utilities, canals, and pipelines. However, under the Yolo County Code, any future dwelling units would be required to provide a geotechnical report for the building foundation in order to obtain a Building Permit from the Yolo County Planning and Public Works Department.
- (iv) The project site is relatively level, with little sloping variation, and approval of the project would not expose people or structures to potential landslides.

b) *Less than Significant Impact.* Existing Yolo County regulations require that a Storm Water Pollution Prevention Plan (SWPPP) be obtained before any grading can occur on one acre or more, which requires the use of soil erosion control techniques in order to reduce the possibility of any significant soil erosion from occurring. As a condition of project approval, the applicant will be required to prepare a SWPPP before a grading permit can be obtained.

c) *Less than Significant Impact:* County records show that the project is not located on unstable geologic materials and will not have any affect on the stability of the underlying materials or on the underlying materials to potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or

collapse. Onsite or off site potential landslides, liquefaction or other cyclic strength degradation during seismic events are unlikely.

- d) *Less than Significant Impact.* Geologic hazard impacts that are associated with expansive soils include long-term-differential settlement and cracking of foundations, disruption and cracking of paved surfaces, underground utilities, canals, and pipelines. The project site is relatively level ground, on soils rated as normal with regard to expansiveness. There is no significant danger from expansive soils to this project
- e) *No Impact.* The project will be required to conform to all state and local codes, including the regulatory authority of Yolo County Environmental Health (YCEH). Due to the temporary nature of the project, no permanent septic system will be installed. Portable toilets will serve the project's sanitary needs.

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 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 or, where such a plan has not been adopted, within two miles of a public airport or 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 within 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 checked="" type="checkbox"/>	<input 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) *Less than Significant Impact.* Construction of the proposed project would require the transport, storage, use, handling and disposal of different types of hazardous substances including fuel, oil, lubricants, and solvents. However, transport, use, and disposal of hazardous materials will be stored

and handled in accordance with all applicable federal, state, and local requirements, including Yolo County Environmental Health regulations and be limited to the duration of construction. Long term, the project will not include the routine transport, use, or disposal of hazardous materials

- b) *Less than Significant Impact.* Construction of the proposed project will involve the use of equipment that uses small amounts of oils and fuels and other potentially flammable substances typically associated with construction activities. However, the risk of construction-related release of hazardous materials for the proposed project will be minimal because the transport, use, and disposal of any construction related hazardous materials will be stored and handled in accordance with all applicable federal, state, and local requirements, including Yolo County Environmental Health regulations, as described above. Long term, there are no reasonably foreseeable conditions involving the release of hazardous materials into the environment.
- c) *Less than Significant Impact.* The proposed project may result in hazardous emissions or hazardous materials. However, as stated in (a) and (b) above, emissions and/or handling of hazardous materials will comply with all applicable requirements and/or conditions of project approval. Normal construction techniques and materials would be used for any onsite structures and no hazardous materials are anticipated to be used or removed from the site. The project is not located within a quarter mile of a school. The nearest school to the project site is Patwin Elementary in the city of Davis, which is located approximately one half mile from the school site.
- d) *No Impact.* The project site is not located on a site and/or near a site that is included on a list of hazardous materials sites compiled by the Yolo County Environmental Health Department-Hazardous Waste Site Files pursuant to Government Code 65962.5. The proposed project would not expose people to known existing sources of potential health hazards.
- e)f) *No Impact.* The project is not located within an airport land use plan nor within two miles of a public airport or public use airport
- g) *Less than Significant Impact.* The project would not interfere with any adopted emergency response or evacuation plans. The driveway will be required to meet Davis Fire Department standard to ensure emergency access to the site.
- h) *Less than Significant Impact.* The project site is not located in an area rated as having a wildland fire danger and, therefore, the danger from wildland fire should be considered less than significant.

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Significantly 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the 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) *Less than Significant Impact.* Project related runoff associated with the construction of the parking area is proposed to be channeled into existing stormwater drains on Covell Blvd. The project will be required to submit a SWPPP for regulation under the National Pollutant Discharge Elimination System (NPDES) for the disturbance of an area one acre or greater. Impacts on water quality and discharge of pollutants into the storm water collection system, or violations of existing water quality standards or waste discharge requirements, is considered to be less than significant.
- b) *Less than Significant Impact.* The proposed store would utilize existing constructed well to serve its water needs. The addition use is not expected to significantly impact existing groundwater supplies.
- c) *Less than Significant Impact.* The project will result in modified drainage patterns to accommodate the construction of new parking and staging areas. Parking services will be gravel covered, Absorption rates would likely decrease and run-off would increase slightly onsite, but would be accommodated by the onsite drainage improvements and by existing stormwater drains so as not to impact adjoining areas. The overall effect of the proposed project would not substantially alter the existing drainage pattern of the project site or the surrounding area and would not, therefore, result in substantial erosion or siltation on- or off-site.
- d) *Less than Significant Impact.* The proposed project has the potential to change absorption rates, drainage patterns, and the rate and amount of surface runoff. Absorption rates would likely decrease and run-off would increase slightly onsite, but would be accommodated by an onsite drainage system and by existing stormwater drains so as not to impact adjoining areas. The course of any stream or river will not be affected by this project.
- e) *Less than Significant Impact.* See response to (a) and (d) above. The existing stormwater drainage system is sufficient to meet the needs of this project. The project applicant would be required to submit a SWPPP for regulation under the National Pollutant Discharge Elimination System (NPDES) for the disturbance of an area one acre or greater. In addition, grading plans would be required for any proposed construction to address erosion control and drainage. The project would not provide significant additional sources of runoff pollution.
- f) *Less than Significant Impact.* See (a) and (e), above. No additional impacts to water quality are anticipated.

- g) *Less than Significant Impact.* The subject site is in flood zone 'A', as designated by the Federal Emergency Management Agency (FEMA), and is subject to 100-year flood flows. The applicant will be required by County Code to elevated the three proposed office trailers one foot above base flood elevation, thus placing the building above the flood plan.
- i) *No Impact.* The project site is not located immediately down stream of a dam or adjacent to a levee that would expose individuals to risk from flooding.
- j) *No Impact.* The project area is not located near standing water that would pose a seiche or tsunami hazard. In addition, the project site is relatively flat and is not located near any physical or geologic features that would produce a mudflow hazard.

IX. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) *No impact.* The project is located on the outer edge of the City of Davis and will not divide that community.
- b) *No Impact.* The proposed project is conditionally allowed as a "Public/Quasi-Public Use" which includes senior citizen recreational facilities. The project is consistent with the Yolo County General Plan, and with Yolo County zoning requirements for a conditional use.
- c) *No Impact.* The County does not have an adopted HCP or NCCP.

X. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) *No impact.* The project site is not designated as an area of significant aggregate deposits, as classified by the State Department of Mines and Geology.

b) *No Impact.* See response to X(a).

XI. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration 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 type="checkbox"/>	<input checked="" 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 or, where such a plan has not been adopted within two miles of a public airport or 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) *Less than Significant Impact.* Operation of the parking lot and staging area will generate noise, primary from vehicle traffic and the operation of construction machinery. The noise generated is consistent with other noises found in area and are expected to be less than significant.
- b) *Less than Significant Impact.* Potential ground borne vibration may occur during construction of the project. However, this is not expected to be significant and would be short term.
- c) *No Impact.* See (a), above. The project is located adjacent to Covell Blvd and Sutter Hospital, which provides a high level of baseline ambient noise due to car traffic. The proposed parking lot and associated uses would not increase overall ambient noise within the immediate vicinity and would not create a substantial permanent noise source as all operations will cease once construction is complete.
- d) *Less than Significant Impact.* Construction of the parking lot and storage would involve the use of trucks and equipment that create noise, as indicated in (b), above. However, temporary and periodic impacts related to construction noise are expected to be less than significant.
- e) *No Impact.* The project is not located within an airport land use plan nor within two miles of a public airport or public use airport
- f) *No Impact.* See response to (e) above.

XII. POPULATION

Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Would the project:

Incorporated

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the 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) *No Impact.* The proposed project would not provide any housing and not induce population growth.
- b)c) The proposed parking lot and staging area is being constructed on parcel that contains no existing housing. A home was removed from the property over four years ago. This project would not displace any existing housing, and would not displace any people.

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 time or other performance objectives for any of the public services:

- | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------|--------------------------------|--|-------------------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts

- a) *Less than Significant Impact.* The Davis Fire District provides primary service to the project site. Any new development will be required to pay a fair share amount for the fire protection equipment and facilities needed to provide adequate service through development fees collected prior to building permit issuance. As a condition of approval, the applicants are required to maintain driveway access the meets Davis Fire District standards to ensure emergency access to the site.
- b) *Less than Significant Impact.* The project would not significantly impact police services provided by the Sheriff's Department. On site security will be provided through a chain link fence.
- (c)(d)(e) *No Impact.* The proposed parking lot and staging area would not increase the need for schools, parks or other public facilities and services.

XIV. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 been an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) *No Impact.* The project would not require the construction of additional recreational facilities nor substantially increase the use of existing recreational facilities.
- b) *No Impact.* No additional recreational facilities will be required by the proposed project.

XV. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase on 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- (a)(b) *Less than Significant Impact.* Construction of the proposed parking lot would generate limited additional truck trips for the construction phases for the project. This traffic increase is only temporary during construction activity. Long-term changes to local traffic circulation resulting from the proposed project are increased traffic generated by construction workers using the parking lot. The parking lot is one hundred spaces in size. Half the spaces will be used by employees of the neighboring

retirement community displaced by construction activities and do not represent new traffic trips generated. Thus we can expect 50 addition new cars at the site and up to 100 additional vehicle trips per day. The site is served by Covell Blvd which currently experiences 16,000 vehicle trips per day in this area, according to recent traffic counts. Thus the increase in traffic generated on Covell Blvd will be relatively small, an expected increase of .6% in total trips per day. Total impacts due to an increase in traffic are expected to be less than significant and the level of service provided by Covell Blvd is not expected to change as a result of this project.

- c) *No Impact.* The project will not change air traffic patterns.
- d) *Less than Significant Impact.* This project incorporates no new roads or design features. The project will result in construction vehicles crossing Covell Boulevard from the staging area to the construction area at the retirement community. The applicant shall be required, as a condition of approval, to provide appropriate traffic control measures when construction vehicles and equipment cross Covell, including such measures as flagmen and warning signage.
- e) *Less than Significant Impact.* The project would be required to comply with the requirements of the Davis Fire Protection District. As a condition of approval, the applicants are required to maintain driveway access to ensure emergency access to the site. The proposed project would not result in inadequate emergency access.
- f) *Less than Significant Impact.* The project includes a one hundred space parking lot, to address the parking needs of both construction workers and employees of the retirement community displaced by construction activities.
- g) *No Impact.* The project would not conflict with adopted policies, plans, or programs supporting alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 which 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) *Less than Significant Impact.* The proposed project will use portable toilets that meet state and local requirements, including permit requirements as determined by Yolo County Environmental Health. Therefore, impacts from the project would be considered less than significant.
- b) *Less than Significant Impact.* The project area is not served by existing water or wastewater treatment facilities and will not result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities. An existing on-site well and portable toilets will serve the project.
- c) *Less than Significant Impact.* Storm water from the project site is will be address though on-site drainage improvements and an existing stormwater drainage system.
- d) *Less than Significant Impact.* The project will use an existing on-site well to serve project. The well will be require meeting all state and local code regulations, and approval by Yolo County Environmental Health. Existing groundwater supplies should be more than adequate to meet the demand from the facility.
- e) *No Impact.* See response to (b), above.
- f) *No Impact.* The existing landfill would adequately accommodate the project. The project would not impact disposal capacity at the landfill.
- h) *No Impact.* The proposed project would be required to comply with all solid waste regulations as implemented and enforced by Yolo County.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plan or animal 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 probably future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which 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) *Less than Significant Impact.* Based on the information provided in this Initial Study, any potential environmental impacts caused by the project would be considered less than significant. No important examples of major periods of California history or prehistory in California were identified; and the habitat and/or range of any special status plants, habitat, or plants would not be substantially reduced or eliminated.

- b) *Less than Significant Impact.* Based on the analysis provided in this Initial Study, potential cumulative impacts of the project would be less than significant.

- c) *No Impact.* Based on the analysis provided in this Initial Study, there would be no impacts to human beings.

REFERENCES

- Project description and site plans provided by the applicant.
- Yolo County General Plan
- General Plan Update Background Report, January 2005
- Yolo-Solano Air Quality Management District Handbook for Assessing and Mitigating Air Quality Impacts (July 2007)
-

FINDINGS
UNIVERSITY RETIREMENT USE PERMIT
(ZF #2009-013)

Upon due consideration of the facts presented in this staff report and at the public hearing for Zone File #2009-013, the Yolo County Planning Commission finds the following:

(A summary of evidence to support each FINDING is shown in Italics.)

California Environmental Quality Act (CEQA) and Guidelines

1. That the recommended Initial Study/Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) and is the appropriate environmental document and level of review for this project.

The environmental document for the project, prepared pursuant to Section 15000 et. seq. of the CEQA Guidelines, provides the necessary proportionate level of analysis for the proposed project, and sufficient information to reasonably ascertain the project's potential environmental effects. The environmental review process has concluded that there will not be a significant effect on the environment as a result of the proposed project.

General Plan

2. That the proposal and requested land use is in conformity with the General Plan.

The General Plan Land Use designation for the property is Agricultural. The project is consistent with the following General Plan Land Use policy:

LU-18 Agricultural Area Uses: Yolo County shall consider the placement of certain agricultural related land uses in agricultural areas, by means of Conditional Use Permits, which uses may be incompatible with urban sites by reason of hazard or nuisance to concentrations of people. Findings for approval shall include, but are not limited to:

- The use is directly related to agricultural land use (cultivation of agricultural plants or the raising of animals); and

This project will facilitate the construction of a Quasi-public facility, and a senior citizen recreational facility. This facility serves a vital community need and is a use that is conditionally allowed in the Agriculture Zone.

- Will not diminish nor prevent agricultural use on site or on adjoining agricultural lands; and

The processing facility will not diminish, nor prevent agricultural use on this site, or on adjoining agricultural lands. The subject site is currently fallow. This project is temporary and will not result in the loss of productive agriculture land.

- The use has some hazard or nuisance aspect which precludes it from being placed in an urban area; and

The surrounding urban area is build-up and developed, and lacks the available land to permit the temporary parking and staging of construction operations that this project entail. This project will reduce the nuisance and hazard of reduced parking capacity while the construction project is ongoing.

ATTACHMENT D

- The use can be developed in the area without significant reduction of cultivation, growth, and harvesting of the indigenous agricultural products.

The project will not reduce the cultivation of surrounding products, in this case alfalfa production. A condition of approval will ensure that the project will not affect aerial spraying operations.

Zoning Code

In accordance with Section 8-2.404.5 of the Yolo County Code, the Planning Commission finds the following:

3. The requested land use is listed as a conditional use in the zoning regulations and is allowed under the following authorization:

In the A-1 zone, "Building and structures, public and quasi-public" are allowed with a major conditional use permit. "Quasi-public" uses are defined in the County Code as "such use having the purpose primarily of serving the general public including such uses as...senior citizen recreational facilities" The expansion of the University Retirement Community that this application serves is primarily the construction of a senior "wellness center" which offers increased recreational facilities for senior citizens such a bocce courts and swimming and therapeutic pools. This application is considered a part of that quasi-public use and is allowed with the approval of a Use Permit.

Use Permit

In accordance with Section 8-2.2804 of the Yolo County Code, the Planning Commission finds the following:

4. The requested use is essential or desirable to the public comfort and convenience.

The proposed project will enable the construction of recreational facility for senior citizens, and thus provide a valuable public convenience.

5. The requested land uses will not impair the integrity or character of a neighborhood or be detrimental to public health, safety or general welfare.

The requested use is a temporary construction staging area and parking lot. Any change to the existing neighborhood will be temporary in nature and consistent with construction activity found throughout the region. The proposed use will slightly increase traffic on existing City streets. Proposed buildings are consistent with structures found in the construction zones.

Based upon conditions set forth by Yolo County Planning and Public Works Department, and the City of Davis, the proposed uses will not be detrimental to public health, safety or general welfare. Continued compliance will be required with all agencies.

6. The requested use will be in conformity with the General Plan.

See above under (2).

7. Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities will be provided.

The existing facility will be served by portable toilets and an existing on-site well. Stormwater runoff will be addressed though on-site drainage improvements and an existing stormwater drainage system within the City of Davis. The project will connect to existing city streets through an encroachment permit. All necessary facilities will be provided.

Quasi-public Use

In accordance with Section 8-2.604.5 of the Yolo County Code, the Planning Commission finds the following:

8. That the site shall have been previously utilized by non-farm production uses;
The proposed site was previously the location of a residence and outbuildings, and is currently fallow.
9. That the proposed use requires or will benefit from an agricultural setting;
The site consists of a portion of a property that is currently fallow and immediately adjacent to an urbanized area and a previously approved quasi-public use. The availability of the site for a temporary staging area and parking lot will allow the quasi-public use to proceed.
10. That a condition of use permit shall be the recordation of a "right to farm easement" with regard to the site, approved by the county as to form and content.
A Condition of Approval is included, requiring the recordation of a "right to farm easement."

**CONDITIONS OF APPROVAL
UNIVERSITY RETIREMENT
USE PERMIT
(ZF #2009-013)**

Planning

1. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval contained herein. The applicant shall comply with both the spirit and the intent of all applicable requirements of the Yolo County General Plan, the County Code, and these Conditions of Approval.
2. This Use Permit shall commence within one year from the date of the Planning Commission's approval or said permit shall be null and void. The Director of Planning and Public Works may grant an extension of time; however, such an extension shall not exceed a maximum of one year.
3. The applicant shall keep the site area free from flammable brush, grass, and weeds. All structures on the site shall be adequately maintained and free from graffiti.
4. The applicant shall pay fees in the amount of \$2,043 (\$1,993 for state filing fee, plus \$50 county processing fee), under Public Resources Code Section 21089, and as defined by Fish and Game Code Section 711.4, at the time of the filing of the Notice of Determination, to cover the cost of review of the environmental document by the California Department of Fish and Game.
5. Any lighting used to illuminate the site shall be so arranged as to minimize glare and direct light away from adjoining lots, passing traffic, and the night sky. Prior to issuance of any building permits, a lighting plan shall be approved by the Director of Planning and Public Works.
6. The applicant shall record a "right-to farm" easement on the site, approved by the county as to form and content.
7. The following action shall be taken during construction to minimize temporary air quality impacts (dust) and shall be included as notes on all construction documents:
 - An effective dust control program should be implemented whenever earth-moving activities occur on the project site. In addition, all dirt loads exiting a construction site within the project area should be well watered and/or covered after loading.
 - Apply water or dust palliatives on exposed earth surfaces as necessary to control dust emissions. Construction contracts shall include dust control treatment in late morning and at the end of the day, of all earth surfaces during clearing, grading, earth moving, and other site preparation activities. Non-potable water shall be used, where feasible. Existing wells shall be used for all construction purposes where feasible. Excessive watering will be avoided to minimize track of mud from the project onto street.

ATTACHMENT E

- Grading operations on the site shall be suspended during periods of high winds (wind higher than 15 miles per hour)
 - Outdoor storage of fine particulate matter on construction sites shall be prohibited. Contractors shall cover any stockpiles of soil, sand and similar materials. No storage of uncovered construction debris will occur for more than one week.
 - Construction-related trucks shall be covered and installed with liners, and on the project site shall be swept at the end of the day.
 - Revegetation or stabilization of exposed earth surfaces shall be required in all inactive areas of the project.
 - Vehicle speeds shall not exceed 15 miles per hour on unpaved surfaces.
8. Upon completion of the construction activities for the University Retirement Community project, the site shall be restored to its previous natural state. All buildings and vehicles will be removed and the site shall be kept free of trash and debris. The compacted gravel used in the parking area shall be removed. The site will either be seeded with native plants and grasses or placed in active agricultural production.

Resources

9. Prior to any grading or construction on site, a preconstruction survey for burrowing owls shall be conducted in areas of suitable habitat on and within 250 feet of the project site. A minimum of one survey shall be conducted by a qualified biologist and shall be completed no less than 14 days, and no more than 30 days before grading or construction begins. Surveys shall be conducted by walking transects no more than 100 feet apart to achieve 100% visual coverage
- If no occupied burrows are found during preconstruction surveys, a letter report documenting survey methods and findings should be submitted to Yolo County Planning and Public Works and the City of Davis for review and approval, and no further mitigation is required for potential impacts to burrowing owls.
 - If an occupied burrow is found on or within 250 feet of the project site, potential disturbance shall be minimized by establishing a 160 foot radius buffer during non-breeding season (September 1 through January 31) or a 250 foot radius buffer around the burrow during breeding season (February 1 through August 31), until the breeding season ends, if it is confirmed by a qualified biologist that the burrow is no longer occupied.
 - If destruction of an occupied burrow in the project area is unavoidable, passive relocation techniques shall be used during the non-breeding season (September 1 through January 31) to exclude the owls from the burrow in accordance with Department of Fish and Game (DFG) guidelines (DFG 1995). Following relocation, the project site shall be monitored for five consecutive days to ensure that owls are no longer present. If site grading does not occur within three days after the five consecutive days of monitoring is completed, a biologist shall resurvey the site to determine if owls have reoccupied the site. If owls have reoccupied the site, passive relocation and monitoring procedures must be repeated. Following completion of the passive relocation, a letter shall be submitted to DFG, Yolo County and the City of Davis, documenting the methods and results of passive relocation on the project site. If there are no occupied nests or if nesting owls have been relocated as described above, the site may be maintained per city requirements to prevent occupation by any burrowing owls
 - In addition to passive relocation, DFG guidelines suggest mitigating for the loss of

burrowing owl nesting habitat on protected lands at a ratio of 6.5 acres per pair or individual displaced by development. If occupied nests are detected on-site during breeding season, the applicant shall mitigate for the loss of nesting habitat consistent with DFG guidelines. The acquisition of Swainson's hawk mitigation lands may be used as credit for burrowing owl habitat.

10. Prior to any grading or construction activities on-site, a qualified biologist shall conduct preconstruction surveys for Swainson's Hawk, according to the CDFG and Swainson's Hawk Technical Advisory committee guidelines (200) immediately prior to the projects initiation and shall encompass the area within one half mile of the project site. If Swainson's Hawk nests are identified in the vicinity of the project site, potential adverse effects to this species shall be avoided by establishment of CDFG approved buffers around any active nests. No construction activities shall take place within 0.25 miles of the nest until the young have fledged, or summarizing nest activities shall be submitted to Yolo County, the City of Davis and CDFG until the young have fledged and the nest is determined to be inactive.

Public Works

11. The applicant shall submit a grading and drainage plan for the site, for review and approval of County Public Works, and submit and meet all the requirements of a Stormwater Pollution Prevention Plan including stormwater BMP's.

Building

12. All building permit plans shall be submitted to the Planning and Public Works Department for review and approval in accordance with County Building Standards prior to the commencement of any construction.
13. Prior to the issuance of any grading or building permits, the applicant shall obtain final approval on the demolition permits currently active on the property.
14. The applicant shall pay the appropriate fees prior to the issuance of Building Permits, including, but not limited to, School and Fire District fees, County Facilities Fees and Environmental Health Fees.
15. All buildings shall have their ground flood elevated one foot above base flood elevation and a certification of elevation shall be submitted for each building.

City of Davis

16. The applicant shall obtain an encroachment permit from the City of Davis Public Works Department for the two interim driveways. Prior to applying for the Encroachment Permit, the applicant shall provide detailed plans, showing existing right-of-way, and street improvements, including, but not necessarily limited to: existing edge of pavement; roadside drainage swales; roadside signage, if any; and existing driveway approach.
17. Interim driveway improvements shall provide for stormwater BMP's to prevent the migration of sediments and possible pollutants (oils, greases, etc) from entering the right-of-way, subject to the review and approval of the City of Davis.

18. The permit will be conditioned on maintaining the interim driveways, including drainage pipes and BMP's during use of the site. In addition, all interim driveway improvements within the city's street right-of-way shall be removed, and existing improvements restored, unless otherwise approved by the City of Davis engineer.
19. The applicant shall provide a minimum 20-foot wide fire access lane through the site.
20. If any lane or road closures, or traffic impacts to the Covell/Risling intersection, are anticipated during the course of the project, the applicant shall provide a traffic control plan(s) for city review and approval one week prior to beginning mobilization in the staging area

Agricultural Commissioner

21. The applicant shall maintain a "no structure" buffer on the property of 100 feet from all active agricultural fields, in which no buildings inhabited by humans will be placed, specifically the proposed construction office trailers.

Environmental Health

22. The existing permit for the removal of a septic system shall be finalized prior to the issuance of any grading or building permits

County Counsel

23. In accordance with Yolo County Code Section 8-2.2415, the applicants, owners, their successors or assignees shall agree to indemnify, defend, and hold harmless the County or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the County or its agents, officers, or employees to attack, set aside, void, or annul an approval of the County, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations.
24. The County shall promptly notify the applicant of any claim, action or proceeding and that the County cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the County harmless as to the action. The County may require that the applicant post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

Failure to comply with the **CONDITIONS OF APPROVAL** as approved by the Planning Commission may result in the following:

- Non-issuance of future building permits;
- Legal action.

COMMUNITY DEVELOPMENT DEPARTMENT

23 Russell Boulevard – Davis, California 95616
530/757-5610 – FAX: 530/757-5660 – TDD: 530/757-5666



May 20, 2009

Amy Weiser Stevenson
Pacific Retirement Services, Inc.
1200 Mira Mar Avenue
Medford, OR 97504-9979

SUBJECT: Yolo County Referral - URC Staging Area at 39660 W. Covell Blvd.

FILE NO.: Planning Application #55-08 – YOLO #02-08

Dear Ms. Stevenson:

This is to notify that on May 19, 2009 the City of Davis Redevelopment Agency Board considered the Yolo County Referral request for a temporary parking and construction staging area located at 39660 W. Covell Boulevard as part of the University Retirement Community expansion project at 1515 Shasta Drive. The Redevelopment Agency determined that the proposed project did constitute urban development in accordance with the present pass-through agreement, but the Agency posed no objections to the proposal.

The City Council also reviewed the project and voted 5 to 0 to encourage the County to grant the request and approved the attached comments on the project for County consideration.

This action for comments to Yolo County cannot be appealed since the City does not have final approval for projects located outside the City's jurisdiction. If you have any questions or concerns, please contact me at: (530) 757-5610 or by email at: elee@cityofdavis.org.

Sincerely,

Eric Lee
Assistant Planner

Attachment: City of Davis Comments

cc: Craig Baracco, Yolo County Planning;
Michael Morris, URC;
Masud Monafred, Binning Ranch Holding Company, LLC

Attachment F
City of Davis Response to Project



guidelines (DFG 1995). Following relocation, the project site shall be monitored for five consecutive days to ensure that owls are no longer present. If site grading does not occur within three days after the five consecutive days of monitoring is completed, a biologist shall resurvey the site to determine if owls have reoccupied the site. If owls have reoccupied the site, passive relocation and monitoring procedures must be repeated. A qualified biologist shall be present during initial grading. If owls are present during initial grading, all grading must cease and passive relocation and monitoring procedures shall be repeated. Following completion of the passive relocation, a letter shall be submitted to the City of Davis documenting the methods and results of burrowing owl passive relocation on the project site. If there are no occupied nests or if nesting owls have been relocated as described above, the site may be maintained per City requirements to prevent occupation by any burrowing owls.

- d) In addition to passive relocation, DFG guidelines suggest mitigating for the loss of burrowing owl nesting habitat on protected lands at a ratio of 6.5 acres per pair or individual displaced by development. If occupied nests are detected on-site during breeding season, the applicant shall mitigate for the loss of nesting habitat consistent with DFG guidelines. The acquisition of Swainson's hawk mitigation lands may be used as credit for burrowing owl habitat.

6. **Swainson's Hawk Preconstruction Survey.** Prior to any grading or construction activities on-site, a qualified biologist shall conduct preconstruction survey for Swainson's hawk according to the CDFG and Swainson's hawk Technical Advisory Committee guidelines (2000) immediately prior to a project's initiation and shall encompass the area within one half mile of the project site. If Swainson's hawk nests are identified in the vicinity of the project site, potential adverse affects to this species shall be avoided by establishment of CDFG approved buffers around any active nests. No construction activities shall take place within 0.25 mile of the nest until the young have fledged, or summarizing nest activities shall be submitted to the City and CDFG until the young have fledged and the nest is determined to be inactive. Trees containing nests that must be removed as a result of project implementation shall be removed during the non-breeding season (late September to March) and in accordance with the CDFG "Staff Report Regarding Mitigation for Impacts to Swainson's Hawks in the Central Valley of California," November 8, 1994.

7. **Air Quality During Construction.** The following actions shall be taken during construction to minimize temporary air quality impacts (dust) and included as notes on all construction documents:

- a) An effective dust control program should be implemented whenever earth-moving activities occur on the project site. In addition, all dirt loads exiting a construction site within the project area should be well watered and/or covered after loading.
- b) Apply water or dust palliatives on exposed earth surfaces as necessary to control dust emissions. Construction contracts shall include dust control treatment in late morning and at the end of the day, of all earth surfaces during clearing, grading, earth moving, and other site preparation activities. Non-potable water shall be used, where feasible. Existing wells shall be used for all construction purposes



Attachment G
Aerial Photo of Site - PHOTO OF SITE 1 of 2