

4.13	POPULATION, HOUSING, AND EMPLOYMENT
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INTRODUCTION

This section describes existing and projected population, housing, and employment conditions in the City of Davis. Primary documents and information sources referenced to prepare this section include the *City of Davis General Plan*¹, the *Program EIR for the City of Davis General Plan Update and Project EIR for the Establishment of a New Junior High School (General Plan Update EIR)*², Sacramento Area Council of Government (SACOG) website³, the City of Davis website⁴, and the California Department of Finance website⁵.

ENVIRONMENTAL SETTING

Population

Current

According to the California Department of Finance, the population of the City of Davis as of January 1, 2004 was 64,500 (www.dof.ca.gov; August 2004). As can be seen in Table 4.13-1 below, the population of the City of Davis has increased by over 4,000 residents in the past four years. As of January 1, 2004, Davis' population is ranked 118th out of 477 total California cities (www.dof.ca.gov; August 2004).

As of January 1	Estimated Population
2004	64,500
2003	63,800
2002	63,200
2001	61,800
2000*	60,308
* As of April 1, 2000. Source: California Department of Finance, E-4 Population Estimates for Cities, Counties, and State, 2001-2004 with 2000 DRU Benchmark; accessed at www.dof.ca.gov; August 2004.	

Future Projections

The Sacramento Area Council of Governments (SACOG) has made population projections for Yolo County, including the City of Davis. The horizon of the population projections is to the year 2025. Table 4.13-2 lists the population projections made by SACOG for the City of Davis.

Table 4.13-2				
Population Projections for the City of Davis				
	2010	2020	2022	2025
Total Population	65,615	67,240	69,370	70,300
Source: SACOG, www.sacog.org; August 2004.				

Growth Rates

From the above population projections, SACOG estimated the population growth rates, which would occur in the City of Davis over the next 25 years. The growth rates projections are shown in Table 4.13-3.

Table 4.13-3					
Growth Rate Projections for the City of Davis					
	2005-2010	2010-2015	2015-2020	2020-2022	2022-2025
Growth Rate	0.55%	0.49%	0.44%	0.46%	0.44%
Source: SACOG, www.sacog.org; August 2004.					

Relevant Population Growth Actions in General Plan

Since UC Davis became a general campus of the University of California in the early 1950's, Davis' average growth rate has been among the highest in the Sacramento Metropolitan Area. Concern about this growth rate was expressed by the electorate in June 1986, when 58 percent of those voting approved an advisory measure calling for Davis "to grow as slow as legally possible."

The size of the City has been a major policy issue throughout the recent history of Davis. The Land Use and Growth Management Chapter of the 2001 Davis General Plan includes more than one "Action" pertaining to the limitation of Davis' population. The most specific "Action" is described below.

- e. Create and maintain an effective growth management system designed to keep the population of the City below 64,000 and the number of single-family dwellings below 15,500 in 2010, which corresponds to a sustained 1.81 percent annually-compounded growth rate from January 1, 1988 to January 1, 2010 and a sustained 1.4331 percent annually-compounded growth rate from January 1, 1996 to January 1, 2010 due to "front loading."

Housing

Current Housing

Table 4.13-4 shows the amount of housing units per housing type within the City of Davis as of January 1, 2004.

Unit Type	Number of Units
Single Family	13,742
Multiple Family	10,945
Mobile Homes	385
Total	25,072
Source: California Department of Finance, E-5 City/County Population and Housing Estimates, 2001-2004; accessed on www.dof.ca.gov; August 2004.	

The size of an average single family unit increased from 2,250 square feet (sf) in 1998, 2,500 in 2000, and 2,800 in 2003 (City of Davis).

Future Housing Projections

SACOG projections for the number of housing units within the City of Davis up to the year 2025 are shown below in Table 4.13-5.

	2005	2010	2015	2020	2022	2025
Housing Units	25,424	26,131	26,770	27,371	27,609	27,969
Source: SACOG, www.sacog.org; August 2004.						

Housing Tenure

The 2000 Census indicates that 44.6 percent of the housing stock is owner-occupied while 55.4 percent of the stock is renter-occupied.

A total vacancy rate was identified in the 2000 Census of 2.8 percent. Vacancy rates in the 4-6 percent range generally indicate a healthy housing market where new housing is being absorbed efficiently by the market. The City's vacancy rate reflects an undersupply of housing resulting in an imbalance between housing demand and supply (General Plan Update EIR, p. 5B-4).

Household Income

Table 4.13-6 shows the incomes of households in Davis in 1999. The median household income in 1999 was \$42,454 and the median family income was \$74,051. The significant differences between household incomes and family incomes reflects the relatively low incomes of students and other non-family households (General Plan, p. 166).

Table 4.13-6 Davis and Yolo County Household Incomes (1999)		
Households	Number	
	<i>Davis</i>	<i>Yolo County</i>
Less than \$10,000	3,349	6,810
\$10,000 to \$14,999	1,518	4,006
\$15,000 to \$24,999	2,799	7,871
\$25,000 to \$34,999	2,311	7,027
\$35,000 to \$49,999	2,643	9,273
\$50,000 to \$74,999	3,552	10,660
\$75,000 to \$99,999	2,450	5,999
\$100,000 to \$149,999	2,802	5,109
\$150,000 to \$199,999	923	1,515
\$200,000 or more	612	1,088
Median Household Income (dollars)	\$42,454	\$40,769
Median Family Income (dollars)	\$74,051	\$51,623
<i>Source:</i> U.S. Census Bureau, DP-3 Profile of Selected Economic Characteristics: 2000.		

Very-low-income households are defined as earning a gross income of less than 50 percent of the median income of Yolo County (as determined by the U.S. Department of Housing and Urban Development) (General Plan, p. 166). Low-income households are defined as earning a gross income of more than 50 percent and less than 80 percent of the median income for Yolo County. Moderate-income households are defined as earning a gross income of more than 80 percent and less than 121 percent of the median income for Yolo County.

Prices

Current (2004) House Prices

RP&M contacted Mr. Dave Taormino of Coldwell Banker to obtain current (2004) average market value prices for homes and condominiums in Davis. Tables 4.13-7 and 4.13-8 show these prices, respectively.

Table 4.13-7 Davis MLS Residential Sales		
	January 1, 2004 – April 30, 2004	May 1, 2004 – August 30, 2004
MEDIAN PRICE	\$ 436,500	\$ 480,050 + 10%
AVERAGE PRICE	\$ 476,122	\$ 526,023 + 10%
Source: Mr. Dave Taormino, Coldwell Banker, 2004.		

Table 4.13-8 Recent Sales: Condominiums in Davis				
Prices on:		Square Feet	Sales Price	Price per Square Foot
McKeon	EAST	900 SF	\$ 245,000	\$ 272.22
Covell Commons	NORTH	1,200 SF	\$ 300,000	\$ 250.00
Drake	WEST	1,432 SF	\$ 345,000	\$ 240.92
Woods	FAR WEST	1,453 SF	\$ 379,000	\$ 260.84
Source: Mr. Dave Taramino, Coldwell Banker, 2004.				

Project Projections

RP&M contacted Bay Area Economics to obtain home price projections for the Covell Village Project. Table 4.13-9 shows the average market value prices for homes in the Covell Village project.

Table 4.13-9 Average Market Value for Covell Village Units	
Single Family For-Sale	Average Market Value
3,200 to 3,699 SF ¹ lots	\$250,000 per unit
3,700 to 4,699 SF lots	\$350,000 per unit
4,700 to 5,699 SF lots	\$450,000 per unit
5,700 to 6,699 SF lots	\$687,500 per unit
6,700 to 7,699 SF lots	\$770,000 per unit
7,700 to 9,499 SF lots	\$825,000 per unit
9,500 to 10,500 SF lots	\$960,000 per unit
Senior Homes for sale	
Single Family	\$400,000 per unit
Multi-Family Small Projects for Rent/For Sale	
Six-Plex Cluster Homes (Rental)	\$160,000 per unit
Co-Housing Townhouses for Sale	\$450,000 per unit
Multi-Family Rental	
Lofts above commercial	\$218,750 per unit
Apartments	\$150,000 per unit
¹ SF = square feet	
Source: Bay Area Economics, 2004; City of Davis, 2004.	

Employment

RP&M contacted Bay Area Economics (BAE) in order to obtain current employment data for the City of Davis. BAE provided RP&M with a breakdown of employment by industry type for Davis in 2003 as seen below in Table 4.13-10.

Year	Industry	Annual Average Employment
2003	Accommodation and Food Services	2,639
2003	Health Care and Social Assistance	2,285
2003	Retail Trade	2,227
2003	Local Government	2,162
2003	Professional, Scientific, and Technical Services	1,009
2003	Real Estate and Rental and Leasing	693
2003	Other Services (except public administration)	558
2003	Administrative and Support and Waste Management and Remediation Service	427
2003	Arts, Entertainment, and Recreation	416
2003	Manufacturing	408
2003	Construction	397
2003	Finance and Insurance	394
2003	Educational Services	290
2003	Information	259
2003	Agriculture, Forestry, Fishing, and Hunting	253
2003	Wholesale Trade	166
2003	Management of Companies and Enterprises	148
2003	Transportation and Warehousing	91
2003	Mining	***
2003	Nonclassifiable Establishments	***
	Total	14,827
Source: Bay Area Economics, 2004.		

Table 4.13-7 does not include UC Davis employment numbers. According to the 2003 Long Range Development Plan,⁶ UC Davis had a total number of employees of 11,575 in 2001-2002 (LRDP, page 5). Therefore, including the total number of UC Davis employees, the City of Davis area had a total 2003 employment estimate of 26,402.

REGULATORY CONTEXT

The following regulations apply to population, housing, and employment issues associated with the Covell Village project.

City of Davis General Plan

The following are applicable General Plan goals and policies related to land use and planning:

Growth Management

Goal LU 1. Maintain Davis as a small, University-oriented city surrounded by and containing farmland, greenbelt, and natural habitats and reserves.

Policy LU 1.1 Recognized that the edge of the urbanized area of the city depicted on the land use map under this General Plan represents the maximum extent of urbanization through 2010, unless modified through the Measure J process.

Housing

Goal 1.1 Promote adequate housing opportunities for people of all ages, incomes, lifestyles and types of households.

Policy 1.1 Encourage a variety of housing types.

Policy 1.2 Strive to maintain an adequate supply of rental housing in Davis to meet the needs of all renters, including students.

Policy 1.3 Encourage the construction of housing to meet the needs of single persons with low and very low incomes.

Policy 1.4 Encourage a variety of housing types and care choices for disabled persons.

Policy 1.5 Work in cooperation with UC Davis to encourage the provision of housing for UC Davis students.

Policy 1.6 Include low-income students within the targeted population for affordable housing opportunities.

Policy 1.7 Encourage the provision of housing for local employees.

Policy 1.8 Encourage a variety of housing types and care choices, as well as housing innovation, for seniors.

Policy 1.9 Encourage construction of housing to meet the needs of farmworkers.

Goal 2.1 Provide housing that is affordable for residents with low paying jobs, fixed incomes and pensions.

Policy 2.1 Strive to meet the identified five-year need for housing and for housing affordable to extremely low, very low, low, and moderate income households consistent with the provision of Davis' fair share of regional housing needs.

Policy 2.2 Strive to ensure that required affordable housing is occupied by those of the greatest need.

- Goal 3.1 Disperse affordable and rental housing fairly throughout the City.
- Policy 3.1 Maintain and periodically review the Affordable Housing Ordinance to require the inclusion of affordable housing in all new development areas to the extent feasible.
- Policy 3.2 Encourage senior housing in all parts of Davis and near neighborhood centers where compatible with existing uses.
- Policy 3.3 Encourage housing for special needs to be dispersed throughout the community to avoid an over-concentration in one area and to be located near neighborhood services and facilities. Special needs housing may include, but is not limited to, housing for physically and mentally disabled individuals, affordable low income housing for single persons, emergency shelters and transitional housing.
- Goal 4.1 Maintain Davis' housing stock in good condition.
- Policy 4.1 Ensure that existing housing stock is maintained in sound condition and up to code requirements.

Economic Development

- Goal 1.1 Maintain and enhance the Core Area as a vibrant, healthy downtown that serves as the city's social, cultural and entertainment center and primary, but not exclusive, retail and business district.
- Policy 1.1 Increase attractions and amenities that bring people to the Core, including local shopping, services, modest tourism, specialty retail, restaurants, festivals/special events, farmer's market and entertainment.
- Policy 1.2 Promote Downtown Davis as a place to shop.
- Goal 2.1 Attract visitors to Davis.
- Policy 2.1 Promote Davis as a destination for visitors with interests in eco-tourism, university/academic events and conferences, athletic events, culture and arts, and downtown shopping.
- Goal 3.1 Retain existing businesses and encourage new ones as means to increase higher paying jobs, create greater job diversification, and create a more balanced economy for all economic segments of the community, while also maintaining the City's fiscal and environmental integrity.
- Policy 3.1 Adopt policies that make Davis a more business-friendly community and eliminate unnecessary barriers to business.
- Policy 3.2 Encourage new businesses to locate in Davis, targeting business which improve the city's fiscal base, are consistent with the City's values and

- identity, and match the employment skills of the population, such as those in the emerging technology and knowledge-based industries.
- Policy 3.3 Work with other organizations to identify needs and develop work force and training opportunities in areas identified as needed by the Davis business community.

Davis Affordable Housing Ordinance – Section 18.05 of the Municipal Code

The City's existing affordable housing ordinance establishes requirements for the development of both for-sale and rental housing projects. The developer of residential for-sale units must make the equivalent of 25 percent of the units affordable to very low, low, and moderate-income households. The standard method of meeting this requirement includes a mix of the construction of for-sale affordable units; the dedication of land suitable for the purpose of development affordable units; and the provision of lots to allow for the construction of self-help housing.

The developer of a multi-family rental development must make at least 25 percent of the units affordable to low-income households and at least 10 percent of the units affordable to very low-income households. As an alternative to requirements, a developer may submit for approval a project individualized plan that generates the same or more affordable housing units.

In accordance with requirements of state law, the City's affordable housing ordinance provides a 25% density bonus for the provisions of required affordable units. The density bonus may be market-priced units.

City / County Pass-Through Agreement

Under California Redevelopment Law, the City of Davis Redevelopment Agency captures a portion of the property taxes within its project area that would otherwise go to Yolo County. In 1987, the City of Davis and Yolo County entered into an agreement whereby the City gives back (i.e., passes through) a portion of these taxes to Yolo County in exchange for the County not approving urban development within the City's planning area. The agreement assigns the Redevelopment Agency pass through funds to the County, the County capital facilities fund, and the County Library. These payments amount to over a million dollars per year and are expected to increase, possibly substantially, in future years.

The agreement provides that the County will refrain from approving new urban land uses within the City's planning area. In exchange, the City has agreed to maintain a non-compounded, average population growth rate of 1.78 percent per year through the 2010-11 fiscal year. If the City does not maintain this rate, the County will lose the financial incentive to refrain from approving urban uses in the agricultural areas surrounding the City. Based on population assumptions existing in 1987, the City's projected population will have to be at least 60,145 people by 2010 to satisfy the agreement. As of January 1,

2003, the City had met the growth obligation under the Pass-Through Agreement for the 1987-2010 period and no additional growth is required.

The pass-through agreement will remain in effect for the life span of the City's Redevelopment Plan. The plan will terminate in November 2027, 40 years after adoption.

IMPACTS AND MITIGATION MEASURES

Standards of Significance

For the purposes of this EIR, an impact is considered potentially significant if the Proposed Project would:

- induce substantial growth or concentration of the population;
- alter the location, distribution, density, or growth rate of the population of an area;
- substantially affect existing housing or create a demand for additional housing;
- conflict with the acceptable jobs/housing ratio specified in the General Plan Update EIR, which ranges between 0.8:1 to 1.2:1;
- conflict with housing and population projections and policies set forth in Davis' General Plan.

Methods of Analysis

The following section evaluates the impacts of the proposed project on the existing public services that would occur if the project as currently proposed is developed. Impact significance is determined by comparing project conditions to the existing conditions. The responsible agencies for each service have been contacted regarding the potential impacts on their facilities.

Project Impacts and Mitigation Measures

4.13-1 Inconsistency with City of Davis affordable housing policies and Affordable Housing Ordinance.

Proposed Project

Standard "a." under GOAL HOUSING 3 of the General Plan, states "Twenty-five percent of all proposed new for-sale residential units should be affordable to very low, low, and moderate income households. The units should be as affordable rental or ownership."

The City of Davis Affordable Housing Ordinance reiterates the above requirement regarding single family housing and also states that the developer of a multi-family rental development must make at least 25 percent of the units affordable to low-income households and at least 10 percent of the units affordable to very low-income households.

The project applicant has prepared a Housing Support Proposal (See Appendix N to the Draft EIR) for the Proposed Project. The Housing Support Proposal states that, consistent with the Davis Affordable Housing Ordinance, thirty-five (35) percent of all apartment housing floor area is designated as affordable – 10 percent to residents at Very Low income and 25 percent to residents at Low income. In addition, the Proposal states that 25 percent of the for-sale dwellings proposed for the project would qualify as affordable housing. However, the Housing Support Proposal requests several deviations from City standards and the City has not yet determined whether the applicant's proposal is consistent with the City's Affordable Housing Ordinance. Therefore, the Proposed Project would have a *significant* impact regarding the City's Affordable Housing Ordinance.

High Density Alternative

Similar to the Proposed Project and consistent with the City of Davis Affordable Housing Ordinance, the High Density Alternative would designate thirty-five (35) percent of all apartment housing floor area as affordable – 10 percent to residents at Very Low income and 25 percent to residents at Low income. In addition, the Alternative would provide 25 percent of the for-sale dwellings as affordable housing. However, the Housing Support Proposal requests several deviations from City standards and the City has not yet determined whether the applicant's proposal is consistent with the City's Affordable Housing Ordinance. Therefore, the High Density Alternative would have a *significant* impact regarding the City's Affordable Housing Ordinance.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

4.13-1 *City Council shall determine the consistency of the applicant's Housing Support Proposal with the Davis Affordable Housing Ordinance and approve the Proposal with any necessary amendments required to ensure compliance with City standards.*

4.13-2 Inconsistency with Growth Management Action “e” of the Davis General Plan.

Proposed Project

As stated above, Action “e” of the General Plan (under Goal LU 1, Policy LU 1) states:

Create and maintain an effective growth management system designed to keep the population of the City below 64,000 and the number of single-family dwellings below 15,500 in 2010, which corresponds to a sustained 1.81 percent annually-compounded growth rate from January 1, 1988 to January 1, 2010 and a sustained

1.4331 percent annually-compounded growth rate from January 1, 1996 to January 1, 2010 due to 'front loading.'

Table 4.13-11 details the estimated population that would be generated by the Covell Village Project. As can be seen in the table, the Proposed Project would be expected to increase the population of the City of Davis by approximately 4,441 people as a result of the construction of 1,515 housing units. According to Table 5B-2 of the Davis General Plan Update EIR, full buildout of General Plan Alternative 3 (the alternative approved by the City of Davis) would result in an estimated total of 25,486 housing units and a total population of 62,073 residents. Table 5B-2 notes that for these projections, dwelling units were not assumed for the "Covell Center" property. Therefore, the additional 1,515 units proposed for the Covell Village project site would increase the projected General Plan buildout population by 4,441 residents, resulting in a total population of 66,514. As a result, the construction of the Covell Village project would result in the City's projected maximum population of 64,000 in the year 2010 being exceeded by 2,514 residents. However, these projections can be refined upon consideration of Table 4.13-1. Table 4.13-1 shows that the City has already exceeded its goal of 64,000 residents because the 2004 Davis population is estimated by the Department of Finance at 64,500 residents.

It should be noted that the Sacramento Area Council of Governments (SACOG), the regional planning agency for El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba Counties, projects that the City of Davis would have a population of 65,615 in the year 2010. Therefore, the addition of 4,441 people to the existing Davis population (64,500) as a result of project construction would also exceed SACOG projections for the City.

Growth Management Action "e" was designed to keep the population of Davis below 64,000 in 2010. The City of Davis set the goal of 64,000 through consideration of infrastructure, school enrollment, and other needs evaluated in the General Plan. Therefore, for the City to exceed 64,000 may result in environmental impacts (See Chapter 4.1 through 4.12 of this Draft EIR for an evaluation of potential environmental impacts resulting from the Proposed Project). Therefore, because the Proposed Project would contribute towards further exceeding the General Plan population goal, the project would have a *significant* impact on Growth Management Action "e" of the Davis General Plan.

High Density Alternative

Table 4.13-12 details the estimated population that would be generated by the High Density Alternative. As can be seen in the table, the Alternative is expected to increase the population of the City of Davis by approximately 5,463 people as a result of the construction of 1,990 housing units. Similar to the Proposed Project, because the High Density Alternative would contribute towards further exceeding the General Plan population goal, thereby, resulting

in environmental impacts, the project would have a *significant* impact regarding Growth Management Action “e” of the Davis General Plan.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

4.13-2 *The City of Davis shall delete Action “e” of Growth Management Policy LU 1.1 or amend it to acknowledge the current and potential changes to the target growth rate and City population listed in Action “e.”*

Table 4.13-11 Projected Population Growth Generated by the Covell Village Project			
	<i>Population Density</i>	<i>Total Number of Units</i>	<i>Estimated Population</i>
Single Family For Sale			
Single Family	2.64 per unit	893	2,357.5
Senior Homes For Sale			
Single Family	1.75 per unit	185	323.8
Multi-Family For Sale			
Six Plex Cluster Homes	1.8 per unit	24	43.2
Co-Housing	1.8 per unit	30	54
Multi-Family Rental			
Apartments	4.0 per unit	60(VC) + 289 (outside VC)	1,396
Live / Work Units			
Mixed-Use (Live/Work Units)	4.0 per unit	20 (VC) + 14 (outside VC)	136
Senior Care Facility			
Senior Care Core Facility	1 per bed	130 ¹	130
TOTAL		1,515	4,441
¹ Not included in total unit count. Source: Bay Area Economic, 2004; RP&M 2004.			

Table 4.13-12 Projected Population Growth Generated by the High Density Alternative			
	<i>Population Density</i>	<i>Total Number of Units</i>	<i>Estimated Population</i>
Single Family For Sale			
Single Family	2.64 per unit	1,236	3,263
Multi-Family For Sale			
Six Plex Cluster Homes	1.8 per unit	24	43.2
Townhomes/Co-Housing	1.8 per unit	347	624.6
Multi-Family Rental			
Apartments	4.0 per unit	60(VC) + 289 (outside VC)	1,396
Live / Work Units			
Mixed-Use (Live/Work Units)	4.0 per unit	20 (VC) + 14 (outside VC)	136
TOTAL		1,990	5,463
¹ Not included in total unit count. Source: Bay Area Economic, 2004; RP&M, 2004.			

4.13-3 Impacts to employment.

Proposed Project

The current jobs/housing balance in the City of Davis is approximately 1.05:1 (26,402/25,072 = 1.05). The Proposed Project would create approximately 612 jobs and construct 1,515 residential units (See Table 4.13-13). Therefore, with the addition of project jobs and residential units to the City, the total jobs in Davis would be 27,014 and the total housing unit number would be 26,587. The resulting jobs/housing balance with the Proposed Project would be approximately 1.02:1 (27,014/26,587 = 1.02).

The General Plan Update EIR (Page 5B-15) states that a jobs/housing ratio of between 0.8:1 to 1.2:1 is determined to be acceptable. As mentioned above, with the addition of the Proposed Project, the jobs/housing balance would be approximately 1.02 jobs per household. According to the General Plan Update EIR standard, this is an acceptable ratio. Therefore, the Proposed Project would have a *less-than-significant* impact to the jobs/housing balance within the City of Davis.

High Density Alternative

The current jobs/housing balance in the City of Davis is approximately 1.05 (26,402/25,072 = 1.05). The High Density Alternative would create approximately 479 jobs and construct 1,990 residential units (See Table 4.13-14). Therefore, with the addition of jobs and residential units associated with the High Density Alternative, the total jobs in Davis would be 26,881 and the total

unit number would be 27,062. The resulting jobs/housing balance with the High Density Alternative would be approximately 1:1 (26,881/27,062 = 1).

The General Plan Update EIR (Page 5B-15) states that a jobs/housing ratio of between 0.8:1 to 1.2:1 is determined to be acceptable. As mentioned above, with the addition of the High Density Alternative, the jobs/housing balance would be approximately 1 job per household. According to the General Plan Update EIR standard, this is an acceptable ratio. Therefore, the High Density Alternative would have a *less-than-significant* impact to the jobs/housing balance within the City of Davis.

Mitigation Measure(s)

None Required.

Table 4.13-13 Project-Related Permanent Employment Generation			
Land Use Category	Proposed Square Feet	Square Feet per Employee	Number of Potential Employees
Retail	67,800 (includes gas station and restaurant)	500	135.6
Daycare	2,800	750	3.7
Senior Core Care Facility	100,000	750	133.3
Office	43,300	300	144.3
Church ¹	9,700	1,000	9.7
Meeting Space ²	11,300	N/A	N/A
Athletic Club	30,000	750	40
Hotel/Other	38,655	750	51.5
Hospice – facility	20,000	750	26.7
Hospice - offices	10,000	300	33.3
Live / Work	N/A		34 ³
Total Project Employment Generation			612.1
¹ Consultation with Bay Area Economics indicated that church employment should be low due to volunteers and limited staff and should have a factor lower than 750 (~1,000). ² Employment numbers were not assumed for the meeting space category because the meeting space would not generate employment. ³ Based upon the assumption of 1 job per live/work unit as determined in consultation with City Planning Department staff.			
Source: Bay Area Economics, 2004			

Table 4.13-14 Alternative-Related Permanent Employment Generation			
<i>Land Use Category</i>	<i>Proposed Square Feet</i>	<i>Square Feet per Employee</i>	<i>Number of Potential Employees</i>
Retail	67,800 (includes gas station and restaurant)	500	135.6
Daycare	2,800	750	3.7
Office	43,300	300	144.3
Church ¹	9,700	1,000	9.7
Meeting Space ²	11,300	N/A	N/A
Athletic Club	30,000	750	40
Hotel/Other	38,655	750	51.5
Hospice – facility	20,000	750	26.7
Hospice - offices	10,000	300	33.3
Live / Work	N/A		34 ³
Total Alternative Employment Generation			478.8
¹ Consultation with Bay Area Economics indicated that church employment should be low due to volunteers and limited staff and should have a factor lower than 750 (~1,000). ² Employment numbers were not assumed for the meeting space category because the meeting space would not generate employment. ³ Based upon the assumption of 1 job per live/work unit as determined in consultation with City Planning Department staff.			
Source: Bay Area Economics, 2004			

Cumulative Impacts and Mitigation Measures

4.13-4 Long-term impacts to population, housing, and employment from the proposed project in combination with existing and future developments in the Davis area.

Proposed Project

The Davis General Plan established a not-to-exceed target population of 64,000 for the year 2010. Table 4.13-1 shows that the City has already exceeded its goal of 64,000 residents because the 2004 Davis population is estimated at 64,500 residents. The approval of any additional residential development projects within Davis would result in the target population being further exceeded. Therefore, additional strain on the City’s physical resources such as infrastructure, the traffic system, schools, etc. would result, which was not previously anticipated during the process of determining the City’s target population of 64,000. As a result, the Proposed Project would have a *significant* impact by causing Growth Management Action “e” of the Davis General Plan to be further exceeded.

High Density Alternative

The approval of any additional residential development projects within Davis would result in the target population being further exceeded. Therefore, buildout of the High Density Alternative in addition to future residential developments would contribute towards further exceeding the General Plan population goal, resulting in a *significant* impact relating to Growth Management Action “e” of the Davis General Plan.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

4.13-4 *Implement mitigation measure 4.13-2.*

Endnotes

¹ *City of Davis General Plan*, May 2001.

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

³ <http://www.sacog.org>; August 11, 2004.

⁴ <http://www.city.davis.ca.us>; August 11, 2004.

⁵ California Department of Finance, E-1: City/County Population Estimates with Annual Percent Change January 1, 2003 and 2004; www.dof.ca.gov; August 2004.

⁶ University of California, Davis, *UC Davis Long Range Development Plan, 2003-2015*, October 2003.