

INTRODUCTION

The City of Davis (City) has determined that a project-level environmental impact report (EIR) is required for the proposed Theta Xi Fraternity Redevelopment Project (proposed project) pursuant to the requirements of the California Environmental Quality Act (CEQA).

This EIR is a Project EIR as defined in Section 15161 of the State CEQA Guidelines. A Project EIR is an EIR which examines the environmental impacts of a specific development project. This type of EIR should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project including planning, construction and operation. The Project EIR approach is appropriate for the Theta Xi Fraternity Redevelopment Project because it allows comprehensive consideration of the reasonably anticipated scope of the project, as described in greater detail in Section 2.0.

PROJECT DESCRIPTION

The following provides a brief summary and overview of the proposed project. Section 2.0 of this EIR includes a detailed description of the proposed project, including maps and graphics. The reader is referred to Section 2.0 for a more complete and thorough description of the components of the proposed project.

The project site consists of approximately 0.45 acres located in the central portion of the City of Davis, north of the Interstate 80 (I-80) Freeway, at 503, 509, and 515 First Street. The project site is currently developed with three two-story adjacent Theta Xi fraternity houses, totaling 19,800 square feet (sf). The three lots are owned by the Beta Epsilon Association of Theta Xi, a non-profit California corporation, and occupied by the fraternity. The site has provided student housing dating from 1950 when Theta Xi (TX) acquired the first of the three lots. From east to west, the fraternity houses include the “TX Main House” located at 515 First Street (3,964 total sf, excluding the basement), the “Bryson House” located at 509 First Street (2,009 total sf, excluding the basement), and the “Jackson House” located at 503 First Street (2,065 total sf, excluding the basement). There is a detached garage in the northwest corner of the project site, and the side yard of the Jackson House is used for off-street parking for approximately seven vehicles. Additionally, a paved recreation/patio area is situated behind the Jackson House and Bryson House. The site currently contains approximately 28 trees, including those located along the frontages of First Street and D Street.

The proposed project includes merging the three lots located at 503, 509, and 515 First Street and re-subdividing the property into two lots for the redevelopment of one parcel with a consolidated 35-bed, three-story building. The project would include demolition of the buildings at 503 and 509 First Street (Bryson House, Jackson House, and a garage structure), the retention of the building at 515 First Street (TX Main House) on a reconfigured lot of approximately 9,450 sf, and the construction of a new three-story fraternity on the new 10,350 sf lot.

The proposed three-story fraternity building would provide 35 total beds, nine total bathrooms and a kitchen. This would result in three fewer beds and four additional bathrooms compared to the existing houses. The project would also consolidate all living and study areas into the proposed three-story building with partial basement, a detached laundry, storage building, and trash enclosure, and associated site landscaping with exterior meeting and gathering spaces. Due to the increase in building height and square footage, the densification of the overall project site would be increased from an existing floor-area-ratio of approximately 0.41 to a proposed floor-area-ratio of approximately 0.97. This floor area ratio is consistent with the subject's zoning, Central Commercial district, which states that the "total floor area of a building shall not exceed three times the lot area."

There would also be a dedicated "Bike Barn" with bike maintenance space and a one-to-one ratio of covered and secured bike storage to beds. Additional guest bike parking would be provided along the landscape strip on First Street. The project would include a new parking lot accessed from D Street through a secured vehicle gate. The new concealed off-street parking and recreation area in the rear would significantly increase the number of conforming off-street parking spaces available to the fraternity.

During construction, the TX Main House would continue to serve the fraternity's housing and study needs. Once the proposed three-story fraternity building is completed, the fraternity would consolidate all of its activities onto the new western parcel. Once the fraternity is consolidated into the western parcel and associated three-story building, the TX Main House, along with its expanded lot, would be vacated and placed for sale or lease to a third party on the open market. As such, the TX Main House would not be retained for TX Fraternity uses.

The project site is in the Core Area Specific Plan, which also includes the City of Davis General Plan and its Land Use Map and Zoning. The project site is currently zoned Central Commercial.

Tier III Design Review approval is required because the project site is within 300-feet of a designated historical resource, Dresbach-Hunt-Boyer Home, and the site is within the Conservation Overlay District. According to the Davis Municipal Code, the Conservation Overlay District supports planning policy stipulating that new development and renovation of existing buildings should respect the traditional scale and character found within a defined area. Conservation Overlay Districts are designated under Chapter 40 of the Code. However, some individual buildings within the Conservation Overlay District are designated Landmarks or Merit Resources in the Davis Register of Historic Resources.

The fraternity use is a legal nonconforming use, based on a Settlement Agreement and Release of all Claims (the "Settlement Agreement") entered into by and between the City and Theta Xi in 1995. As proposed, the demolition of two of the buildings and their replacement with a new fraternity house on the western lot to be created will not retain the legal nonconforming status under the City's Zoning Code. The proposed new construction will still constitute a "living group" use, which is a conditional use within the Central Commercial District. Therefore, a Conditional Use Permit ("CUP") approval would be required to allow the proposed new fraternity building.

Refer to Section 2.0, Project Description, for a more complete description of the details of the proposed project.

AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

This Draft EIR addresses environmental impacts associated with the proposed Theta Xi Redevelopment Project that are known to the City of Davis, were raised during the Notice of Preparation (NOP) process, or raised during preparation of the Draft EIR. This Draft EIR discusses potentially significant impacts associated with cultural and tribal resources and land use. The remaining environmental topics were analyzed in the Initial Study prepared for the project (see Appendix A).

The City received nine written comment letters on the NOP for the proposed Theta Xi Fraternity Redevelopment Project Draft EIR. A copy of each letter is provided in Appendix A of this Draft EIR. A public scoping meeting was held on March 18, 2019 to present the project description to the public and interested agencies, and to receive comments from the public and interested agencies regarding the scope of the environmental analysis to be included in the Draft EIR. Oral comments received at the NOP scoping meeting are also included in Appendix A.

Aspects of the proposed project that could be of public concern include the following:

- The noise, trash, and general disturbances in the front yard areas.
- The structural stability and efficiency of the existing structures.
- The proposed mitigation measures related to biological resources (specifically related to special-status birds and bats).
- The proposed mitigation measure related to tribal cultural resources.
- The demolition of the existing structures as related to hazardous materials.

ALTERNATIVES TO THE PROPOSED PROJECT

Section 15126.6 of the CEQA Guidelines requires an EIR to describe a reasonable range of alternatives to the project or to the location of the project which would reduce or avoid significant impacts, and which could feasibly accomplish the basic objectives of the proposed project. The alternatives analyzed in this EIR include the following three alternatives in addition to the proposed Theta Xi Fraternity Redevelopment Project:

- No Project (No Build) Alternative;
- Renovation and Preservation Alternative;
- Preservation, Renovation, and New Build Alternative.

Alternatives are described in detail in Section 5.0, Alternatives to the Proposed Project. A comparative analysis of the proposed project and each of the project alternatives is provided in Table ES-1. The table includes a numerical scoring system, which assigns a score of “2,” “3,” or “4” to the proposed project and each of the alternatives with respect to how each alternative compares to the proposed project in terms of the severity of the environmental topics addressed in this EIR. A score of “2” indicates that the alternative would have a better (or lessened) impact

when compared to the proposed project. A score of “3” indicates that the alternative would have the same (or equal) level of impact when compared to the proposed project. A score of “4” indicates that the alternative would have a worse (or greater) impact when compared to the proposed project. The project alternative with the lowest total score is considered the environmentally superior alternative.

TABLE ES-1: COMPARISON OF ALTERNATIVE PROJECT IMPACTS TO THE PROPOSED PROJECT

<i>ENVIRONMENTAL ISSUE</i>	<i>PROPOSED PROJECT</i>	<i>NO PROJECT (NO BUILD) ALTERNATIVE</i>	<i>RENOVATION AND PRESERVATION ALTERNATIVE</i>	<i>PRESERVATION, RENOVATION, AND NEW BUILD ALTERNATIVE</i>
Cultural and Tribal Resources	3 – Same	3 – Same	3 – Same	3 – Same
Land Use	3 – Same	2 – Lesser	2 – Lesser	3 – Same
Summary	6	5	5	6

As shown in Table ES-1, the No Project (No Build) Alternative and the Renovation and Preservation Alternative are the environmentally superior alternatives when looked at in terms of all potentially significant environmental impacts. However, the No Project (No Build) Alternative would not achieve the project objectives. The Renovation and Preservation Alternative would result in five points and would reduce impacts similar to the No Project (No Build) Alternative, while the Preservation, Renovation, and New Build Alternative would result in six points. The Renovation and Preservation Alternative would reduce potential impacts to cultural and tribal cultural resources compared to the project. The Preservation, Renovation, and New Build Alternative would not reduce any impacts compared to the project. Therefore, the Renovation and Preservation Alternative is the next environmentally superior alternative to the proposed project. It is noted that the superior alternative would depend on the City’s local priorities (i.e., preservation of historical resources, etc.), as well as the ability to meet the proposed project’s objectives.

SUMMARY OF IMPACTS AND MITIGATION MEASURES

The environmental impacts of the proposed project, the impact level of significance prior to mitigation, the proposed mitigation measures and/or adopted policies and standard measures that are already in place to mitigate an impact, and the impact level of significance after mitigation are summarized in Table ES-2.

TABLE ES-2: PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
BIOLOGICAL RESOURCES (ANALYZED IN THE INITIAL STUDY)			
<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<p>Potentially Significant</p>	<p>Mitigation Measure Bio-1: <i>The project proponent shall implement Swainson’s hawk and white-tailed kite Avoidance and Mitigation Measure 16 (AMM16) of the Yolo Habitat Conservation Plan/ Natural Communities Conservation Plan, as follows:</i></p> <ul style="list-style-type: none"> • <i>The project proponent will retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.</i> • <i>If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will retain a qualified biologist to conduct preconstruction surveys for active nests consistent, with guidelines provided by the Swainson’s Hawk Technical Advisory Committee (2000), between March 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson’s hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. Up to 20 Swainson’s hawk nest trees (documented nesting within the last 5 years) may be removed during the permit term, but they must be removed when not</i> 	<p>Less than Significant</p>

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
		<p><i>occupied by Swainson's hawks.</i></p> <ul style="list-style-type: none"> • <i>For covered activities that involve pruning or removal of a potential Swainson's hawk or white-tailed kite nest tree, the project proponent will conduct preconstruction surveys that are consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000). If active nests are found during preconstruction surveys, no tree pruning or removal of the nest tree will occur during the period between March 1 and August 30 within 1,320 feet of an active nest, unless a qualified biologist determines that the young have fledged and the nest is no longer active.</i> <p>Mitigation Measure Bio-2: <i>If any project construction activities are to occur during the nesting season for birds protected under the California Fish and Game Code and/or Migratory Bird Treaty Act (approximately February 15-August 31), the project applicant shall retain a qualified avian biologist to perform preconstruction surveys for protected birds, including nesting raptors, not address in MM Bio-1, on the project site and in the immediate vicinity. At least two surveys shall be conducted no more than 14 days prior to the initiation of construction activities, including vegetation clearing. In the event that protected birds, including nesting raptors, are found on the project site, offsite improvement corridors, or the immediate vicinity, the project applicant shall:</i></p> <ul style="list-style-type: none"> • <i>Locate and map the location of the nest site. Within 2 working days of the surveys prepare a report and submit to the City;</i> • <i>Active nests shall be avoided. A qualified avian biologist shall establish suitable disturbance buffers prior to tree removal and/or ground-breaking activities for each nest. To prevent encroachment, the established buffer(s) shall be clearly marked by high visibility material. The established disturbance buffer(s) shall remain in effect until the young have fledged and are independent or the nest has been abandoned as confirmed by the qualified avian biologist. If birds are showing signs of agitation within the established buffer(s), the buffer(s) shall be expanded to prevent birds from abandoning their nest.</i> • <i>The qualified avian biologist shall be onsite daily for the first week of construction activities to monitor the birds. The qualified avian biologist shall</i> 	

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
		<p><i>expand the buffers if the birds are showing signs of agitation. On-going weekly surveys shall be conducted to ensure that the no disturbance buffer is maintained. Construction cannot encroach within the buffers until a qualified avian biologist has confirmed that the birds have fledged and are independent or the nest has been abandoned;</i></p> <ul style="list-style-type: none"> <i>In the event of destruction of a nest with eggs, or if a juvenile or adult raptor should become stranded from the nest, injured or killed, the qualified biologist shall immediately notify the CDFW and the City. The qualified biologist shall coordinate with the CDFW to have the injured raptor transferred immediately to a CDFW-approved raptor recovery center.</i> <p>Mitigation Measure Bio-3: <i>Within six months of project disturbance activities, the project proponent shall hire a qualified bat biologist to conduct a habitat assessment for potentially suitable bat habitat on the project site. If the habitat assessment reveals suitable bat habitat on-site, then tree trimming, tree removal, and/or building demolition shall only be conducted during seasonal periods of bat activity (from August 31-October 15, a period prior to hibernation when young are self-sufficiently volant, and from March 1-April 15, to avoid hibernating bats and prior to formation of maternity colonies) under supervision of a qualified bat biologist. Trees shall be trimmed and/or removed in a two-phased removal system conducted over two consecutive days. The first day (in the afternoon), limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with cavities, crevices or deep bark fissures shall be avoided, and only branches or limbs without those features shall be removed. On the second day, the entire tree shall be removed.</i></p> <p><i>To exclude bats from structures, CDFW recommends exclusion devices be installed on structures during the periods stated above to prevent bats from accessing the structures. Actively used openings should have a one-way valve installed to allow the bats to leave the roost, but not re-enter. After 7 to 10 days, the one-way valves would be removed and the opening blocked or sealed. Because of the large variability in the way bats use structures, CDFW recommends that a plan on how to monitor and exclude bats be developed by a qualified biologist and submitted to CDFW for review and approval. The above requirements shall be noted on the project improvement plans, which shall be reviewed by the City's Community Development and Sustainability Department.</i></p>	

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
CULTURAL RESOURCES (ANALYZED IN THE DRAFT EIR)			
Impact 3.1-1: Project implementation has the potential to cause a substantial adverse change to a significant historical resource, as defined in CEQA Guidelines §15064.5	Potentially Significant	<p>Mitigation Measure 3.1-1: <i>The project applicant shall fund and implement the following measures:</i></p> <ol style="list-style-type: none"> 1. <i>A qualified architectural historian, as approved by the City of Davis Planning, Department, shall be retained to prepare a "Historic Documentation Report." The report shall include current photographs of each building displaying each elevation, architectural details or features, and overview of the buildings, together with a textual description of the building along with additional history of the building, its principal architect or architects, and its original occupants to the extent that information about those occupants can be obtained. The photo-documentation shall be done in according to Historic American Building Survey/Historic Engineering Record (HABS/HAER) guidelines, which shall include archival quality negatives and prints. The final Report shall be deposited with the City of Davis Community Development and Sustainability Department, the Hattie Weber Museum, the State Office of Historic Preservation, and other appropriate organizations and agencies as identified by the Planning Department.</i> 2. <i>A publicly accessible space for a memorial or interpretive plaque/display shall be placed and maintained on or near the former location of the subject properties, identifying the former location of the building, its original owner, and its historic significance.</i> <p><i>These requirements shall be included as a note on the project's Improvement Plans, subject to review and approval by the City of Davis Planning Department.</i></p>	Less than Significant
Impact 3.1-2: Project implementation has the potential to cause a substantial adverse change to a significant tribal cultural resource, as defined in Public Resources Code §21074	Potentially Significant	<p>Mitigation Measure 3.1-2: <i>All construction workers shall receive a sensitivity training session before they begin site work. The sensitivity training shall inform the workers of their responsibility to identify and protect any cultural resources, including prehistoric or historic artifacts, or other indications of archaeological resources, within the project site. The sensitivity training shall cover laws pertaining to cultural resources, examples of cultural resources that may be discovered in the project site, and what to do if a cultural resource, or anything that may be a cultural resource, is discovered.</i></p>	Less Than Significant

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
		<p><i>If any subsurface historic remains, prehistoric or historic artifacts, paleontological resources, other indications of archaeological resources, or cultural and/or tribal resources are found during grading and construction activities, all work within 100 feet of the find shall cease, the City of Davis Department of Community Development and Sustainability shall be notified, and the applicant shall retain an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, to evaluate the find(s). If tribal resources are found during grading and construction activities, the applicant shall notify the Yocha Dehe Wintun Nation. If paleontological resources are found during grading and construction activities, a qualified paleontologist shall be retained to determine the significance of the discovery.</i></p> <p><i>The archaeologist and/or paleontologist shall define the physical extent and the nature of any built features or artifact-bearing deposits. The investigation shall proceed immediately into a formal evaluation to determine the eligibility of the feature(s) for inclusion in the California Register of Historical Resources. The formal evaluation shall include, at a minimum, additional exposure of the feature(s), photo-documentation and recordation, and analysis of the artifact assemblage(s). If the evaluation determines that the feature(s) and artifact(s) do not have sufficient data potential to be eligible for the California Register, additional work shall not be required. However, if data potential exists (e.g., an intact feature is identified with a large and varied artifact assemblage), further mitigation would be necessary, which might include avoidance of further disturbance to the resource(s) through project redesign. If avoidance is determined to be infeasible, additional data recovery excavations shall be conducted for the resource(s), to collect enough information to exhaust the data potential of those resources.</i></p> <p><i>Pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Data recovery efforts can range from rapid photographic documentation to extensive excavation depending upon the physical nature of the resource. The degree of effort shall be determined at the discretion of a qualified archaeologist and should be sufficient to recover data considered important to the area's history and/or prehistory. Significance determinations for tribal cultural resources shall be measured in terms of criteria for inclusion on the California Register</i></p>	

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
		<p><i>of Historical Resources (Title 14 CCR, §4852[a]), and the definition of tribal cultural resources set forth in Public Resources Code Section 21074 and 5020.1 (k). The evaluation of the tribal cultural resource(s) shall include culturally appropriate temporary and permanent treatment, which may include avoidance of tribal cultural resources, in-place preservation, and/or re-burial on project property so the resource(s) are not subject to further disturbance in perpetuity. Any re-burial shall occur at a location predetermined between the landowner and the Yocha Dehe Wintun Nation. The landowner shall relinquish ownership of all sacred items, burial goods, and all archaeological artifacts that are found on the project area to the Yocha Dehe Wintun Nation for proper treatment and disposition. If an artifact must be removed during project excavation or testing, curation may be an appropriate mitigation.</i></p> <p><i>The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement drawings approved by the City for the development of the project.</i></p>	
<p>Impact 3.1-3: Project implementation has the potential to cause a substantial adverse change to a significant archaeological resource, as defined in CEQA Guidelines §15064.5</p>	<p>Potentially Significant</p>	<p>Implement Mitigation Measure 3.1-2.</p>	<p>Less Than Significant</p>
<p>Impact 3.1-4: Project implementation has the potential to directly or indirectly destroy a unique paleontological resource</p>	<p>Potentially Significant</p>	<p>Implement Mitigation Measure 3.1-2.</p>	<p>Less Than Significant</p>
<p>Impact 3.1-5: Project implementation has the potential to disturb human remains, including those interred outside of formal cemeteries</p>	<p>Potentially Significant</p>	<p>Mitigation Measure 3.1-3: <i>If human remains are discovered during the course of construction during any phase of the project, work shall be halted at the site and at any nearby area reasonably suspected to overlie adjacent human remains until the Yolo County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, either of the following steps will be taken:</i></p> <ul style="list-style-type: none"> <i>The coroner shall contact the Native American Heritage Commission in order to ascertain the proper descendants from the deceased individual. The coroner shall make a recommendation to the landowner or the person responsible for</i> 	<p>Less Than Significant</p>

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
		<p><i>the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, which may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains.</i></p> <ul style="list-style-type: none"> • <i>The landowner shall retain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance when any of the following conditions occurs:</i> <ul style="list-style-type: none"> ○ <i>The Native American Heritage Commission is unable to identify a descendent.</i> ○ <i>The descendant identified fails to make a recommendation.</i> ○ <i>The City of Davis or its authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</i> 	
GEOLOGY AND SOILS (ANALYZED IN THE INITIAL STUDY)			
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: (iii) Seismic-related ground failure, including liquefaction?</p> <p>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?</p> <p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect</p>	Potentially Significant	<p>Mitigation Measure Geo-1: <i>Prior to the development of the project site, further subsurface plan-level geotechnical investigation shall be performed to identify onsite soil conditions and identify any site-specific engineering measures to be implemented during the construction of building foundations, surface improvements, and subsurface improvements. The results of the subsurface geotechnical investigation shall be reflected on the Improvements Plans, subject to review and approval by the City's Building Division. During site grading, the project applicant shall remove and re-compact the existing on-site fill, in accordance with the recommendations provided in the subsurface plan-level geotechnical investigation.</i></p>	Less than Significant

ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE WITHOUT MITIGATION	MITIGATION MEASURE	RESULTING LEVEL OF SIGNIFICANCE
risks to life or property?			
b) Result in substantial soil erosion or the loss of topsoil?	Potentially Significant	<p>Mitigation Measure Geo-2: The project applicant shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB in accordance with the NPDES General Construction Permit requirements. The SWPPP shall be designed to control pollutant discharges utilizing Best Management Practices (BMPs) and technology to reduce erosion and sediments. BMPs may consist of a wide variety of measures taken to reduce pollutants in stormwater runoff from the project site. Measures shall include temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) that will be employed to control erosion from disturbed areas. Final selection of BMPs will be subject to approval by the City of Davis and the RWQCB. The SWPPP will be kept on site during construction activity and will be made available upon request to representatives of the RWQCB.</p>	Less than Significant
HYDROLOGY AND WATER QUALITY (ANALYZED IN THE INITIAL STUDY)			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: (i) Result in substantial erosion or siltation on- or off-site; (ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) 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; or (iv) Impede or redirect flood flows?	Potentially Significant	<p>Mitigation Measure Hydro-1: Prior to issuance of building or grading permits, the applicant shall submit a plan identifying permanent stormwater control measures to be implemented by the project to the City. The plan shall be subject to review and approval by the Public Works Department.</p> <p>Mitigation Measure Hydro-2: Prior to any site disturbance, the project proponent shall document to the satisfaction of the City of Davis that stormwater runoff from the project site is treated per the standards in the California Stormwater Best Management Practice New Development and Redevelopment Handbook and Section E.12 of the Phase II Small MS4 General Permit. Drainage from all paved surfaces, including parking lots, driveways, and roofs, shall be routed either through swales, buffer strips, or sand filters or treated with a filtering system prior to discharge to the storm drain system. Landscaping shall be designed to provide water quality treatment, along with the use of a Stormwater Management filter to permanently sequester hydrocarbons, if necessary. Roofs shall be designed with down spouting into landscaped areas. Driveways should be curbed into landscaping so runoff drains first into the landscaping. The aforementioned requirements shall be noted on the Preliminary and Final Planned Developments for the</p>	Less than Significant

<i>ENVIRONMENTAL IMPACT</i>	<i>LEVEL OF SIGNIFICANCE WITHOUT MITIGATION</i>	<i>MITIGATION MEASURE</i>	<i>RESULTING LEVEL OF SIGNIFICANCE</i>
		<i>project.</i>	
LAND USE			
Impact 3.2-1: Project implementation would not conflict with an 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 to avoid or mitigate an environmental effect	Potentially Significant	Mitigation Measure 3.2-1: <i>In conjunction with submittal of improvement plans for the project, the project applicant shall submit a final landscape plan to the City of Davis which shows that the project site (including all three residential lots) would maintain or increase the amount of greenery, especially trees, that currently (as of April 2019) exists on-site. The site currently (as of April 2019) contains 28 trees, including those located along the frontages of First Street and D Street. In addition, the landscape plan shall include a palette of shrubs, perennial ground cover, grasses, etc. that balances the need to maintain or increase greenery while being conscientious of drought tolerance and water conservation within the landscaping, consistent with the City's Model Water Efficient Landscape Ordinance.</i>	Less Than Significant
OTHER CEQA-REQUIRED TOPICS			
Impact 4.1: Project implementation would not contribute to cumulative impacts on known and undiscovered cultural and tribal cultural resources	Less Than Cumulatively Considerable	None required.	--
Impact 4.2: Project implementation would not to cumulative impacts on local land uses	Less Than Cumulatively Considerable	None required.	--

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