



DiSC 2022
MITIGATION MONITORING AND REPORTING PROGRAM

A. INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “mitigated negative declaration” or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the DiSC 2022 project (proposed project). The intent of the MMRP is to ensure implementation of the mitigation measures identified within the Addendum for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the applicant.

B. COMPLIANCE CHECKLIST

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the Addendum for the proposed project prepared by the City of Davis. This MMRP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were included in the Addendum that was prepared for the proposed project.

The DiSC 2022 Addendum presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the proposed project. Mitigation is defined by CEQA Guidelines, Section 15370, as a measure that:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMRP is to ensure the implementation of adopted mitigation measures. The MMRP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Davis. The table attached to this report identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. The City will be responsible for monitoring compliance.

C. MITIGATION MONITORING AND REPORTING PROGRAM

The DiSC 2022 project will be built-out over an extended period of time, a factor which is relevant to successful monitoring and reporting of the mitigation measure requirements set forth in this Addendum. As a result, the list of mitigation measures in the MMRP for this Addendum will be arranged in chronological order with respect to the order of approvals needed to enable physical development of the property. For each impact, the MMRP identifies whether the Mitigation Measures are applicable to the DiSC 2022 project only, Mace Triangle only, or both the DiSC 2022 project and Mace Triangle.

The following table includes the mitigation measures from the certified Subsequent Environmental Impact Report (SEIR) prepared for the DiSC project that apply to the currently proposed DiSC 2022 project. Where applicable the mitigation measures from the SEIR have been modified for application to the project. The modification of previous mitigation measures ensures the incorporation of relevant DiSC 2022 site-specific information to maintain potential project-related impacts at a level equal to those identified in the previous CEQA documents. Deleted mitigation measure text that does not apply to the currently proposed project is shown as ~~struck through~~. New mitigation measure text that has been added to more specifically address the currently proposed project components is shown in double underline.

Each row includes the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.

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| I. Aesthetics. | | | | | |
| 3-3 | Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area (reference Impact 4.1-3 of SEIR and Section I, Question 'd' of Addendum). | <p><i>ARC DiSC 2022 Project and Mace Triangle</i></p> <p>3-3 <i>In conjunction with submittal of improvement plans for the Mace Triangle and each phase of development for the ARC DiSC 2022 Site, the applicant shall submit a lighting plan to the Department of Community Development and Sustainability for review and approval. The lighting plan shall be designed to limit light trespass and glare onto off-site properties to a reasonable level through the use of shielding, directional lighting methods (including, but not limited to, fixture location and height), and application of a low-emissivity coating on exterior glass surfaces of proposed structures. If low-emissivity coating is used, the low-emissivity coating shall reduce the reflection of visible light that strikes the exterior glass and prevent interior light from being emitted brightly through the glass. The Plan shall comply with Chapter 6 of the Davis Municipal Code - Article 8: Outdoor Lighting Control.</i></p> | City of Davis Department of Community Development and Sustainability | In conjunction with submittal of improvement plans for the Mace Triangle and each phase of development for the DiSC 2022 Site | |
| II. Agricultural and Forestry Resources. | | | | | |
| 3-5 | Impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Important Farmlands) to non-agricultural use, as shown on the maps prepared pursuant to | <p><i>ARC DiSC 2022 Project</i></p> <p>3-5(a) <i>Prior to initiation of grading activities for each phase of development at the ARC DiSC 2022 Site, the project applicant for the ARC DiSC 2022 Site shall set aside in perpetuity, at a minimum ratio of 2:1 of active agricultural acreage, an amount equal to the current phase. The applicant may choose to set aside</i></p> | City of Davis City Council | Prior to initiation of grading activities, for each phase of development at the DiSC 2022 Site | |

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| | the Farmland Mapping and Monitoring Program of the California Resources Agency (reference Impact 4.2-1 of SEIR and Section II, Question 'a' of Addendum). | <p><i>in perpetuity an amount equal to the remainder of the <u>ARC DiSC 2022</u> Site instead of at each phase. The agricultural land shall be located elsewhere in unincorporated Yolo County, through the purchase of development rights and execution of an irreversible conservation or agricultural easement, consistent with Section 40A.03.025 of the Davis Municipal Code. The location and amount of active agricultural acreage for the proposed project is subject to the review and approval by the City Council. The amount of agricultural acreage set aside shall account for farmland lost due to the conversion of the <u>ARC DiSC 2022</u> Site, as well as any off-site improvements, including but not necessarily limited to the off-site sewer pipe. The amount of agricultural acreage that needs to be set aside for off-site improvements shall be verified for each phase of the <u>ARC DiSC 2022</u> Project during improvement plan review. Pursuant to Davis Code Section 40A.03.040, the agricultural mitigation land shall be comparable in soil quality with the agricultural land whose use is being changed to nonagricultural use. The easement land must conform with the policies and requirements of LAFCo including a LESA score no more than 10 percent below that of the project site. The easement instrument used to satisfy this measure shall comply with Section 40A.03.060 of the City's Municipal Code.</i></p> | | | |
| | | 3-5(b) <i>The <u>ARC DiSC 2022</u> Master Owners' Association (MOA) shall encourage, and</i> | DiSC 2022 Master Owners' | During interim operations of the | |

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| | | <i>exercise control over, interim agricultural operations on-site through specific terms of agricultural leases. Terms shall specify duration of leases and require each new leasee to coordinate with the Yolo County Agricultural Commissioner to determine appropriate types of agricultural crops and uses for urban/ag interface areas. The MOA shall work cooperatively with the farmer(s) to minimize incompatibilities between ongoing agricultural operations on-site and <u>ARC DiSC 2022</u> businesses, such that the <u>ARC DiSC 2022</u> Site can continue to be farmed successfully until the <u>ARC DiSC 2022</u> Project is fully built out. Minimization measures should include the appropriate timing of on-site agricultural operations (i.e., use of equipment) to avoid early morning or nighttime noise generation; prohibiting disking operations during periods of high winds; minimization of pesticide applications; etc.</i> | Association (MOA) Yolo County Agricultural Commissioner City of Davis Department of Community Development and Sustainability | DiSC 2022 Site until the DiSC 2022 Site can be fully built out | |
| 3-7 | Result in the loss of forest or agricultural land or conversion of forest or agricultural land to non-forest or non-agricultural use (reference Impact 4.2-3 of SEIR and Section II, Question 'd' of Addendum). | <u>ARC DiSC 2022</u> Project 3-7(a) <i>Implement Mitigation Measures 3-5(a) and (b). Mace Triangle</i> 3-7(b) <i>Prior to initiation of grading activities for APN 033-630-012 or APN 033-630-011 within the Mace Triangle Site, the future project applicant(s) shall set aside in perpetuity, at a minimum ratio of 2:1 of active agricultural acreage, the following approximate acreages of protected farmland for agricultural purposes:</i> | See Mitigation Measures 3-5(a) and (b). City of Davis City Council | See Mitigation Measures 3-5(a) and (b). Prior to initiation of grading activities for APN 033-630-012 or APN 033-630-011 within the Mace Triangle Site | |

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| | | <ul style="list-style-type: none"> • APN 033-630-011 (Ikeda's): Mitigate conversion of approximately 2.5 acres at a 2:1 ratio = 5 acres • APN 033-630-012 (Easternmost Parcel): Mitigate conversion of approximately 8.4 acres at a 2:1 ratio = 16.8 acres <p>The agricultural land shall be located elsewhere in unincorporated Yolo County, through the purchase of development rights and execution of an irreversible conservation or agricultural easement, consistent with Section 40A.03.025 of the Davis Municipal Code. The location and amount of active agricultural acreage for the proposed project is subject to the review and approval by the City Council. The amount of agricultural acreage set aside shall account for farmland lost due to the conversion of the Mace Triangle Site as well as any off-site improvements. Pursuant to Davis Code Section 40A.03.040, the agricultural mitigation land shall be comparable in soil quality with the agricultural land whose use is being changed to nonagricultural use. The easement land must conform with the policies and requirements of LAFCo including a LESA score no more than 10 percent below that of the Mace Triangle Site. The easement instrument used to satisfy this measure shall comply with Section 40A.03.060 of the City's Municipal Code.</p> | | | |
| 3-8 | Involve other changes in the existing environment | ARC <u>DiSC 2022</u> Project | | | |

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| | which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use (reference Impact 4.2-4 of SEIR and Section II, Question 'e' of Addendum). | <p>3-8(a) <i>Prior to the construction of residential uses within 300 feet of neighboring orchards, the ARG <u>DiSC 2022</u> Project applicant shall mitigate for potential pesticide drift through the implementation of barrier plantings. The applicant shall utilize the Natural Resources Conservation Services¹ best practices for establishing an appropriate windscreen between residential structures and adjacent agricultural operations to the satisfaction of the Yolo County Agricultural Commissioner. Written confirmation of compliance shall be provided to the Community Development and Sustainability Director prior to issuance of residential building permit within 300 feet of neighboring agriculture.</i></p> <p>3-8(b) <i>Prior to the public use of the recreational bicycle and pedestrian trails located within the agricultural transition area, the ARG <u>DiSC 2022</u> Project applicant shall mitigate for potential pesticide drift. Mitigation shall be achieved pursuant to utilization of a windscreen in a manner consistent with MM 3-8(a). Alternatively, applicant shall enter into an agreement with the neighboring property owner pursuant to which the agricultural operator provides notice to the ARG <u>DiSC 2022</u> Project applicant or the MOA of the days on which pesticide application will occur and the applicant shall close the recreational trails</i></p> | <p>Yolo County Agricultural Commissioner</p> <p>Community Development and Sustainability Director</p> <p>DiSC 2022 Master Owners' Association (MOA)</p> | <p>The landscaping plans showing the barrier plantings shall be reviewed and approved with the Tentative Subdivision map creating the residential lots. Installation shall occur prior to the construction of residential uses within 300 feet of neighboring agriculture at the DiSC 2022 Site</p> <p>Prior to the public use of the recreational bicycle and pedestrian trails located within the agricultural transition area</p> | |

¹ See Natural Resources Conservation Service, *Windbreak/Shelterbelt Establishment, Conservation Practice Job Sheet 380*. April 2013. As noted, when used as a living screen, windbreaks control views, reduce noise, and intercept airborne particulate matter, chemicals and odors.

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| | | <i>during the period in which pesticides are applied within 300 feet of the trail. Notice of closure shall be provided by the MOA to disseminate to employees and residences, and closure notice shall be posted at all points of access onto the impacted portion of trail during the period of pesticide application.</i> | | | |
| III. Air Quality. | | | | | |
| 3-10 | Violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction (reference Impact 4.3-1). | <p><i>ARC Project and Mace Triangle</i></p> <p>3-10 Prior to approval of any grading or demolition plans, the project applicant shall show on the plans via notation that the contractor shall ensure that the heavy off-road vehicles (50 horsepower or more) to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project wide fleet average 30 percent NOx reduction compared to the year 2023 California Air Resources Board (CARB) fleet average. A fleet average reduction of less than 20 percent may only be acceptable when the project applicant has demonstrated, to the satisfaction of the City's Department of Community Development and Sustainability, that the achieved reductions would be sufficient to ensure that project-related emissions would remain below YSAQMD's thresholds.</p> <p>In addition, all off-road equipment operating at the construction site must be maintained in proper working condition according to manufacturer's specifications. Idling shall be</p> | City of Davis Department of Community Development and Sustainability and Department of Public Works | Prior to approval of any grading or demolition plans | |

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| | | <p>limited to 5 minutes or less in accordance with the Off-Road Diesel Fueled Fleet Regulation as required by CARB. Clear Signage regarding idling restrictions should be placed at the entrances to the construction site.</p> <p>Portable equipment over 50 horsepower must have either a valid District Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.</p> | | | |
| 3-11 | Violate any air quality standard or contribute substantially to an existing or projected air quality violation during operations, and a conflict with or obstruction of implementation of applicable air quality plans (reference Impact 4.3-2 of SEIR and Section III, Question 'a' of Addendum). | <p><u>ARG DiSC 2022 Project and Mace Triangle</u></p> <p>3-11 Prior to approval of any subsequent entitlement or permit, the project applicant shall work with the City of Davis, the YSAQMD, and/or other air districts within the region (as appropriate) to develop and implement a strategy to mitigate ROG and NOx, and PM₁₀. The strategy must reduce emissions from project operation to levels at or below the applicable YSAQMD thresholds of significance to the maximum extent feasible. Feasible on-site actions to reduce emissions shall receive highest priority for implementation. Emissions that cannot be reduced through on-site actions shall be mitigated through off-site action. The strategy and all actions shall be subject to review and approval by the City in consultation with the YSAQMD, and, if applicable, the air quality management district or air pollution control district within which the off-site mitigation project is located. On-site actions may</p> | <p>City of Davis</p> <p>Yolo-Solano Air Quality Management District</p> | Prior to approval of any subsequent entitlement or permit | |

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| | | <p><i>include, but shall not be limited to the following:</i></p> <ul style="list-style-type: none"> • <i>Reducing the total amount of paved area within the <u>ARC DiSC 2022</u> Site in order to reduce off-gassing, emissions from restriping and painting, and the urban heat island effect;</i> • <i>Using concrete or other non-emitting materials for parking lots instead of asphalt;</i> • <i>Reducing vehicle trips through implementation of a Traffic Demand Management program, such as that required in Mitigation Measure 3-72(a);</i> • <i>Using passive heating and cooling systems for buildings;</i> • <i>Using natural lighting in buildings to the extent practical;</i> • <i>Installing mechanical air conditioners and refrigeration units that use non-ozone depleting chemicals;</i> • <i>Providing electric outlets outside of buildings, sufficient to allow for use of electric landscaping equipment;</i> • <i>Hiring landscaping companies that use primarily electric landscaping equipment;</i> • <i>Using zero-VOC paints, finishes, adhesives, and cleaning supplies on all buildings on the project site;</i> • <i>Employing vehicle fleets that use only cleaner-burning fuels;</i> • <i>Prohibiting the installation of natural gas fueled space and water heating</i> | | | |

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| | | <p><i>equipment, and/or other large appliances such as ranges and stoves, within portions of the project; and</i></p> <ul style="list-style-type: none"> • <i>Providing electrical vehicle charging stations in excess of local and/or State standards in each phase of the project.</i> <p><i>Off-site actions may include, but shall not be limited to, the following:</i></p> <ul style="list-style-type: none"> • <i>Retrofitting stationary sources such as back-up generators or boilers with new technologies that reduce emissions;</i> • <i>Replacing diesel agriculture water pumps with alternative fuels;</i> • <i>Funding projects within an adopted bicycle/pedestrian plan;</i> • <i>Replacing non-USEPA wood-burning devices with natural gas or USEPA-approved fireplaces;</i> • <i>Providing energy efficiency upgrades at government buildings;</i> • <i>Installing alternative energy supply on buildings;</i> • <i>Replacing older landscape maintenance equipment with newer, lower-emission equipment;</i> • <i>Payment of mitigation fees into an established air district emissions offset program.</i> <p><i>The Reduction Strategy shall include requirements to ensure that the Reduction Strategy document is enforceable and</i></p> | | | |

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| | | <p><i>measurable. A mechanism for oversight, monitoring and reporting through the project Master Owners Association (MOA) to the City shall be included as a part of the strategy. Because ROG, NO_x, and PM₁₀ are pollutants of regional concern, the emissions reductions for these pollutants may occur anywhere within the lower Sacramento Valley Air Basin (e.g., within YSAQMD, the Sacramento Metropolitan Air Quality Management District, or the Placer County Air Pollution Control District).</i></p> <p><i>In General, emissions reduction measures implemented for development within the <u>ARG DiSC 2022</u> Site shall use the following prioritization:</i></p> <ul style="list-style-type: none"> • <i>First Priority – building specific actions;</i> • <i>Second priority – onsite (within <u>ARG DiSC 2022</u> Site) actions;</i> • <i>Third priority – community based (within Davis) actions;</i> • <i>Fourth priority – within YSAQMD jurisdiction;</i> • <i>Fifth priority – within the Sacramento Federal Nonattainment Area; and</i> • <i>Sixth priority – within California.</i> | | | |
| 3-88 | A cumulatively considerable net increase of any criteria pollutant (reference Impact 5-4 of SEIR and | 3-88 Implement Mitigation Measure 3-11. | See Mitigation Measure 3-11. | See Mitigation Measure 3-11. | |

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| | Section III, Question 'b' of Addendum). | | | | |
| IV. Biological Resources. | | | | | |
| 3-15 | Impacts related to special-status plant species (reference Impact 4.4-1 of SEIR and Section IV, Question 'a' of Addendum). | <p><i>ARG DiSC 2022 Project and Mace Triangle</i></p> <p>3-15 <i>To ensure avoidance and minimization of potential impacts to special-status plant species, the following measures shall be implemented:</i></p> <ul style="list-style-type: none"> • <i>Prior to initiation of any ground disturbance activities occurring after August 7, 2022, for the Mace Triangle and for each phase of the ARG DiSC 2022 Project, the applicant shall retain a qualified botanist to conduct a botanical survey during spring (April to May) and fall (July to September), during the evident and identifiable periods for special-status plants with potential to occur on the site. The botanical survey must also cover all potential utility line alignments and any other off-site work required for any phase of development. The survey shall be submitted to the City of Davis Department of Community Development and Sustainability for review. If special-status plants are not identified within the areas proposed for disturbance, further mitigation is not required for that phase.</i> • <i>Any special-status plants that are within the limits of grading for on- or off-site</i> | <p>City of Davis Department of Community Development and Sustainability</p> <p>California Department of Fish and Wildlife</p> | Prior to initiation of any ground disturbance activities occurring after August 7, 2022 for the Mace Triangle and for each phase of the DiSC 2022 Project | |

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| | | <i>improvements shall be propagated to suitable habitat in designated open space areas, or for the Mace Triangle, another pre-approved location. The propagation shall be overseen by a qualified botanist, approved by the City of Davis Department of Community Development and Sustainability and CDFW. The botanist shall identify the location to receive the plants, identify the methods of propagation, and oversee the work.</i> | | | |
| 3-16 | Impacts to valley elderberry longhorn beetle (reference Impact 4.4-2 of SEIR and Section IV, Question 'a' of Addendum). | <p><u>ARC DiSC 2022 Project</u></p> <p>3-16 <i>To ensure avoidance and minimization of impacts to VELB, the project applicant for the <u>ARC DiSC 2022 Site</u> shall obtain coverage under the Yolo HCP/NCCP for on-site, and as may be determined necessary by Yolo Habitat Conservancy, for off-site infrastructure work, for each phase of development. In addition to payment of any applicable HCP/NCCP fees, the applicant shall implement Yolo HCP/NCCP Avoidance and Minimization Measure AMM-12 (Minimize Take and Adverse Effects on Habitat of Valley Elderberry Longhorn Beetle) to the satisfaction of the City and the YHC. AMM-12 provides:</i></p> <ul style="list-style-type: none"> • <i>The project proponent will retain a qualified biologist who is familiar with valley elderberry longhorn beetle and evidence of its presence (i.e., exit holes in elderberry shrubs) to map all elderberry shrubs in and within 100 feet</i> | <p>City of Davis</p> <p>Yolo Habitat Conservancy (YHC)</p> | <p>Prior to on-site and off-site infrastructure work, for each phase of development at the DiSC 2022 Project</p> | |

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| | | <p><i>of the project footprint with stems that are greater than one inch in diameter at ground level. To avoid take of valley elderberry longhorn beetle fully, the project proponent will maintain a buffer of at least 100 feet from any elderberry shrubs with stems greater than one inch in diameter at ground level. A lesser buffer may be applied in some circumstances, as described in AMM-1 (Establish Buffers) of the Yolo HCP/NCCP.</i></p> <ul style="list-style-type: none"> • <i>For elderberry shrubs that cannot be avoided with a designated buffer distance as described above, the qualified biologist will quantify the number of stems one inch or greater in diameter to be affected, and the presence or absence of exit holes. The Conservancy will use this information to determine the number of plants or cuttings to plant on a riparian restoration site to help offset the loss, consistent with Section 6.4.2.4.1, Valley Elderberry Longhorn Beetle. Additionally, prior to construction, the project proponent will transplant elderberry shrubs identified within the project footprint that cannot be avoided.</i> • <i>Transplantation will only occur if a shrub cannot be avoided and, if indirectly affected, the indirect effects would otherwise result in the death of stems or the entire shrub. If the project proponent chooses, in coordination with a qualified</i> | | | |

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| | | <p><i>biologist, not to transplant the shrub because the activity would not likely result in death of stems of the shrub, then the qualified biologist will monitor the shrub annually for a five-year monitoring period. The monitoring period may be reduced with concurrence from the wildlife agencies if the latest research and best available information at the time indicates that a shorter monitoring period is warranted. If death of stems at least one inch in diameter occurs within the monitoring period, and the qualified biologist determines that the shrub is sufficiently healthy to transplant, the project proponent will transplant the shrub as described in the following paragraph, in coordination with the qualified biologist. If the shrub dies during the monitoring period, or the qualified biologist determines that the shrub is no longer healthy enough to survive transplanting, then the Conservancy will offset the shrub loss consistent with the preceding paragraph.</i></p> <ul style="list-style-type: none"> • <i>The project proponent will transplant the shrubs into a location in the HCP/NCCP reserve system that has been approved by the Conservancy. Elderberry shrubs outside the project footprint but within the 100-foot buffer will not be transplanted.</i> • <i>Transplanting will follow the following measures:</i> | | | |

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| | | <ol style="list-style-type: none"> 1. <i>Monitor: A qualified biologist will be on-site for the duration of the transplanting of the elderberry shrubs to ensure the effects on elderberry shrubs are minimized.</i> 2. <i>Timing: The project proponent will transplant elderberry plants when the plants are dormant, approximately November through the first two weeks of February, after they have lost their leaves. Transplanting during the non-growing season will reduce shock to the plant and increase transplantation success.</i> 3. <i>Transplantation procedure:</i> <ol style="list-style-type: none"> a. <i>Cut the plant back three to six feet from the ground or to 50 percent of its height (whichever is taller) by removing branches and stems above this height. Replant the trunk and stems measuring one inch or greater in diameter. Remove leaves that remain on the plants.</i> b. <i>Relocate plant to approved location in the reserve system, and replant as</i> | | | |

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| | | <i>described in Section 6.4.2.4.1, Valley Elderberry Longhorn Beetle.</i> | | | |
| 3-17 | Impacts to giant garter snake (CGS) (reference Impact 4.4-3 of SEIR and Section IV, Question 'a' of Addendum). | <p><u>ARC DiSC 2022 Project</u></p> <p>3-17 <i>To ensure avoidance and minimization of impacts to GGS, the project applicant for the <u>ARC DiSC 2022 Project</u> shall obtain coverage under the Yolo HCP/NCCP for on-site, and as may be determined necessary by Yolo Habitat Conservancy, for off-site infrastructure work, for each phase of development. In addition to payment of any applicable HCP/NCCP fees, the applicant shall implement Yolo HCP/NCCP Avoidance and Minimization Measure AMM-15 (Minimize Take and Adverse Effects on Habitat of Giant Garter Snake) to the satisfaction of the City and the YHC. AMM-15 provides:</i></p> <p><i>The project proponent will avoid effects on areas where planning-level surveys indicate the presence of suitable habitat for giant garter snake. To avoid effects on giant garter snake aquatic habitat, the project proponent will conduct no in-water/in-channel activity and maintain a permanent 200-foot non-disturbance buffer from the outer edge of potentially occupied aquatic habitat (see Figure 3-12 [of the SEIR]).</i></p> <p><i>If the project proponent cannot avoid effects of construction activities, the project proponent will implement the measures below to</i></p> | <p>Yolo Habitat Conservancy</p> <p>City of Davis</p> <p>California Department of Fish and Wildlife</p> <p>U.S. Fish and Wildlife Service</p> | <p>Prior to and during any on-site and off-site grading or infrastructure work, for each phase of development of the DiSC 2022 Site</p> | |

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| | | <p><i>minimize effects of construction projects (measures for maintenance activities are described after the following bulleted list).</i></p> <ul style="list-style-type: none"> • <i>Conduct preconstruction clearance surveys using USFWS-approved methods within 24 hours prior to construction activities within identified giant garter snake aquatic and adjacent upland habitat. If construction activities stop for a period of two weeks or more, conduct another preconstruction clearance survey within 24 hours prior to resuming construction activity.</i> • <i>Restrict all construction activity involving disturbance of giant garter snake habitat to the snake's active season, May 1 through October 1. During this period, the potential for direct mortality is reduced because snakes are expected to move and avoid danger.</i> • <i>In areas where construction is to take place, encourage giant garter snakes to leave the site on their own by dewatering all irrigation ditches, canals, or other aquatic habitat (i.e., removing giant garter snake aquatic habitat) between April 15 and September 30. Dewatered habitat must remain dry, with no water puddles remaining, for at least 15 consecutive days prior to excavating or filling of the habitat. If a site cannot be completely dewatered, netting and salvage of giant garter snake prey items</i> | | | |

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| | | <p><i>may be necessary to discourage use by snakes.</i></p> <ul style="list-style-type: none"> • <i>Provide environmental awareness training for construction personnel, as approved by the Conservancy. Training may consist of showing a video prepared by a qualified biologist, or an in-person presentation by a qualified biologist. In addition to the video or in-person presentation, training may be supplemented with the distribution of approved brochures and other materials that describe resources protected under the Yolo HCP/NCCP and methods for avoiding effects.</i> • <i>A qualified biologist will prepare a giant garter snake relocation plan which must be approved by the Conservancy prior to work in giant garter snake habitat. The qualified biologist will base the relocation plan on criteria provided by CDFW or USFWS, through the Conservancy.</i> • <i>If a live giant garter snake is encountered during construction activities, immediately notify the project's biological monitor and USFWS and CDFW. The monitor will stop construction in the vicinity of the snake, monitor the snake, and allow the snake to leave on its own. The monitor will remain in the area for the remainder of the work day to ensure the snake is not harmed or, if it leaves the site, does not return. If the giant garter snake does not</i> | | | |

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| | | <p><i>leave on its own, the qualified biologist will relocate the snake consistent with the relocation plan described above.</i></p> <ul style="list-style-type: none"> • <i>Employ the following management practices to minimize disturbances to habitat:</i> <ul style="list-style-type: none"> ○ <i>Install temporary fencing to identify and protect adjacent marshes, wetlands, and ditches from encroachment from construction equipment and personnel.</i> ○ <i>Maintain water quality and limit construction runoff into wetland areas through the use of hay bales, filter fences, vegetative buffer strips, or other accepted practices. No plastic, monofilament, jute, or similar erosion-control matting that could entangle snakes or other wildlife will be permitted.</i> <p><i>Ongoing maintenance covered activities by local water and flood control agencies typically involve removal of vegetation, debris, and sediment from water conveyance canals as well as resloping, rocking, and stabilizing the canals that serve agricultural water users. Maintenance of these conveyance facilities can typically occur only from mid-January through April when conveyance canals and ditches are not in service by the agency, although some drainages are used for storm conveyance during the winter and are wet all</i></p> | | | |

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| | | <p><i>year. This timing is during the giant garter snake's inactive period. This is when snakes may be using underground burrows and are most vulnerable to take because they are unable to move out of harm's way. Maintenance activities, therefore, will be limited to the giant garter snake's active season (May 1 to October 1) when possible. All personnel involved in maintenance activities within giant garter snake habitat will first participate in environmental awareness training for giant garter snake, as described above for construction related activities. To minimize the take of giant garter snake, the local water or flood control agency will limit maintenance of conveyance structures located within modeled giant garter snake habitat (Appendix A, Covered Species Accounts) to clearing one side along at least 80 percent of the linear distance of canals and ditches during each maintenance year (e.g., the left bank of a canal is maintained in the first year and the right bank in the second year). To avoid collapses when re-sloping canal and ditch banks composed of heavy clay soils, clearing will be limited to one side of the channel during each maintenance year.</i></p> <p><i>For channel maintenance activities conducted within modeled habitat for giant garter snake, the project proponent will place removed material in existing dredged sites along channels where prior maintenance dredge disposal has occurred. For portions of channels that do not have previously used</i></p> | | | |

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| | | <p><i>spoil disposal sites and where surveys have been conducted to confirm that giant garter snakes are not present, removed materials may be placed along channels in areas that are not occupied by giant garter snake and where materials will not re-enter the canal because of stormwater runoff.</i></p> <p><i>Modifications to this AMM may be made with the approval of the Conservancy, USFWS, and CDFW. This includes any modifications needed to ensure compliance with the City's existing agreement with CDFW regarding maintenance of the Mace Drainage Channel.</i></p> | | | |
| 3-18 | Impacts to burrowing owl (reference Impact 4.4-4 of SEIR and Section IV, Question 'a' of Addendum). | <p><u>ARC DiSC 2022 Project and Mace Triangle</u></p> <p>3-18 <i>To ensure avoidance and minimization of impacts to Western Burrowing Owl, the project applicant for the <u>ARC DiSC 2022</u> shall obtain coverage under the Yolo HCP/NCCP for on-site, and as may be determined necessary by Yolo Habitat Conservancy, for off-site infrastructure work, for each phase of development. In addition to payment of any applicable HCP/NCCP fees, the applicant shall implement Yolo HCP/NCCP Avoidance and Minimization Measure AMM-18 (Minimize Take and Adverse Effects on Western Burrowing Owl) to the satisfaction of the City and the YHC. AMM-18² provides:</i></p> | <p>Yolo Habitat Conservancy</p> <p>City of Davis</p> <p>California Department of Fish and Wildlife</p> <p>U.S. Fish and Wildlife Service</p> | Prior to and during any on-site and off-site grading or infrastructure work for each phase of development | |

² Per Table 5-2(b) of the HCP/NCCP, no injury or mortality of individuals would occur with application of avoidance and minimization measures (Final HCP/NCCP, pp. 5-21 to 5-25).

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| | | <p><i>The project proponent will retain a qualified biologist to conduct planning-level surveys and identify western burrowing owl habitat (as defined in Appendix A of the Yolo HCP/NCCP, Covered Species Accounts) within or adjacent to (i.e., within 500 feet of) a covered activity. If habitat for this species is present, additional surveys for the species by a qualified biologist are required, consistent with CDFW guidelines (Yolo HCP/NCCP, Appendix L).</i></p> <p><i>If burrowing owls are identified during the planning-level survey, the project proponent will minimize activities that will affect occupied habitat as follows. Occupied habitat is considered fully avoided if the project footprint does not impinge on a non-disturbance buffer around the suitable burrow. For occupied burrowing owl nest burrows, this non-disturbance buffer could range from 150 to 1,500 feet (Table 3-17 [in the SEIR], Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for Burrowing Owls), depending on the time of year and the level of disturbance, based on current guidelines (California Department of Fish and Game 2012).</i></p> | | | |

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| | | <p style="text-align: center;">Table 3-17 (in the SEIR) Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for Burrowing Owls Time of Year Level of Disturbance (feet) from Occupied Burrows</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr style="background-color: #c6e0b4;"> <th colspan="4" style="text-align: center;">Level of Disturbance (feet) from Occupied Burrows</th> </tr> <tr style="background-color: #c6e0b4;"> <th style="text-align: center;">Time of Year</th> <th style="text-align: center;">Low</th> <th style="text-align: center;">Medium</th> <th style="text-align: center;">High</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">April 1 – August 15</td> <td style="text-align: center;">600</td> <td style="text-align: center;">1,500</td> <td style="text-align: center;">1,500</td> </tr> <tr> <td style="text-align: center;">August 16 – October 15</td> <td style="text-align: center;">600</td> <td style="text-align: center;">600</td> <td style="text-align: center;">1,500</td> </tr> <tr> <td style="text-align: center;">October 16-March 31</td> <td style="text-align: center;">150</td> <td style="text-align: center;">300</td> <td style="text-align: center;">1,500</td> </tr> </tbody> </table> <p><i>The Yolo HCP/NCCP generally defines low, medium, and high levels of disturbances of burrowing owls as follows.</i></p> <ul style="list-style-type: none"> • <i>Low: Typically 71-80 dB, generally characterized by the presence of passenger vehicles, small gas-powered engines (e.g., lawn mowers, small chain saws, portable generators), and high tension power lines. Includes electric hand tools (except circular saws, impact wrenches and similar). Management and enhancement activities would typically fall under this category. Human activity in the immediate vicinity of burrowing owls would also constitute a low level of disturbance, regardless of the noise levels.</i> | Level of Disturbance (feet) from Occupied Burrows | | | | Time of Year | Low | Medium | High | April 1 – August 15 | 600 | 1,500 | 1,500 | August 16 – October 15 | 600 | 600 | 1,500 | October 16-March 31 | 150 | 300 | 1,500 | | | |
| Level of Disturbance (feet) from Occupied Burrows | | | | | | | | | | | | | | | | | | | | | | | | | |
| Time of Year | Low | Medium | High | | | | | | | | | | | | | | | | | | | | | | |
| April 1 – August 15 | 600 | 1,500 | 1,500 | | | | | | | | | | | | | | | | | | | | | | |
| August 16 – October 15 | 600 | 600 | 1,500 | | | | | | | | | | | | | | | | | | | | | | |
| October 16-March 31 | 150 | 300 | 1,500 | | | | | | | | | | | | | | | | | | | | | | |

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| | | <ul style="list-style-type: none"> • <i>Moderate: Typically 81-90 dB, and would include medium- and large-sized construction equipment, such as backhoes, front end loaders, large pumps and generators, road graders, dozers, dump trucks, drill rigs, and other moderate to large diesel engines. Also includes power saws, large chainsaws, pneumatic drills and impact wrenches, and large gasoline-powered tools. Construction activities would normally fall under this category.</i> • <i>High: Typically 91-100 dB, and is generally characterized by impacting devices, jackhammers, compression (“jake”) brakes on large trucks, and trains. This category includes both vibratory and impact pile drivers (smaller steel or wood piles) such as used to install piles and guard rails, and large pneumatic tools such as chipping machines. It may also include large diesel and gasoline engines, especially if in concert with other impacting devices. Felling of large trees (defined as dominant or subdominant trees in mature forests), truck horns, yarding tower whistles, and muffled or underground explosives are also included. Very few covered activities are expected to fall under this category, but some construction activities may result in this level of disturbance.</i> | | | |

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| | | <p><i>The project proponent may qualify for a reduced buffer size, based on existing vegetation, human development, and land use, if agreed upon by CDFW and USFWS (California Department of Fish and Game 2012).</i></p> <p><i>If the project does not fully avoid direct and indirect effects on nesting sites (i.e., if the project cannot adhere to the buffers described above), the project proponent will retain a qualified biologist to conduct preconstruction surveys and document the presence or absence of western burrowing owls that could be affected by the covered activity. Prior to any ground disturbance related to covered activities, the qualified biologist will conduct the preconstruction surveys within three days prior to ground disturbance in areas identified in the planning-level surveys as having suitable burrowing owl burrows, consistent with CDFW preconstruction survey guidelines (Yolo HCP/NCCP, Appendix L, Take Avoidance Surveys). The qualified biologist will conduct the preconstruction surveys three days prior to ground disturbance. Time lapses between ground disturbing activities will trigger subsequent surveys prior to ground disturbance.</i></p> <p><i>If the biologist finds the site to be occupied by western burrowing owls during the breeding season (February 1 to August 31), the project proponent will avoid all nest sites, based on the buffer distances described above, during</i></p> | | | |

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| | | <p><i>the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups that forage on or near the site following fledging). Construction may occur inside of the disturbance buffer during the breeding season if the nest is not disturbed and the project proponent develops an AMM plan that is approved by the Conservancy, CDFW, and USFWS prior to project construction, based on the following criteria:</i></p> <ul style="list-style-type: none"> • <i>The Conservancy, CDFW, and USFWS approves the AMM plan provided by the project proponent.</i> • <i>A qualified biologist monitors the owls for at least three days prior to construction to determine baseline nesting and foraging behavior (i.e., behavior without construction).</i> • <i>The same qualified biologist monitors the owls during construction and finds no change in owl nesting and foraging behavior in response to construction activities.</i> • <i>If the qualified biologist identifies a change in owl nesting and foraging behavior as a result of construction activities, the qualified biologist will have the authority to stop all construction related activities within the non-disturbance buffers described above. The qualified biologist will report this information to the Conservancy, CDFW, and USFWS within 24 hours, and the</i> | | | |

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| | | <p><i>Conservancy will require that these activities immediately cease within the non-disturbance buffer. Construction cannot resume within the buffer until the adults and juveniles from the occupied burrows have moved out of the project site, and the Conservancy, CDFW, and USFWS agree.</i></p> <ul style="list-style-type: none"> • <i>If monitoring indicates that the nest is abandoned prior to the end of nesting season and the burrow is no longer in use by owls, the project proponent may remove the non-disturbance buffer, only with concurrence from CDFW and USFWS. If the burrow cannot be avoided by construction activity, the biologist will excavate and collapse the burrow in accordance with CDFW's 2012 guidelines to prevent reoccupation after receiving approval from the wildlife agencies.</i> <p><i>If evidence of western burrowing owl is detected outside the breeding season (December 1 to January 31), the project proponent will establish a non-disturbance buffer around occupied burrows, consistent with Table 3-17, as determined by a qualified biologist. Construction activities within the disturbance buffer are allowed if the following criteria are met to prevent owls from abandoning important overwintering sites:</i></p> <ul style="list-style-type: none"> • <i>A qualified biologist monitors the owls for at least three days prior to</i> | | | |

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| | | <p><i>construction to determine baseline foraging behavior (i.e., behavior without construction).</i></p> <ul style="list-style-type: none"> • <i>The same qualified biologist monitors the owls during construction and finds no change in owl foraging behavior in response to construction activities.</i> • <i>If there is any change in owl roosting and foraging behavior as a result of construction activities, these activities will cease within the buffer.</i> • <i>If the owls are gone for at least one week, the project proponent may request approval from the Conservancy, CDFW, and USFWS for a qualified biologist to excavate and collapse usable burrows to prevent owls from reoccupying the site if the burrow cannot be avoided by construction activities. The qualified biologist will install one-way doors for a 48-hour period prior to collapsing any potentially occupied burrows. After all usable burrows are excavated, the buffer will be removed and construction may continue.</i> <p><i>Monitoring must continue as described above for the nonbreeding season as long as the burrow remains active.</i></p> <p><i>A qualified biologist will monitor the site, consistent with the requirements described above, to ensure that buffers are enforced and owls are not disturbed. Passive relocation (i.e., exclusion) of owls has been used in the past in</i></p> | | | |

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| | | <p><i>the Plan Area to remove and exclude owls from active burrows during the nonbreeding season (Trulio 1995). Exclusion and burrow closure will not be conducted during the breeding season for any occupied burrow. If the Conservancy determines that passive relocation is necessary, the project proponent will develop a burrowing owl exclusion plan in consultation with CDFW biologists. The methods will be designed as described in the species monitoring guidelines (California Department of Fish and Game 2012) and consistent with the most up-to-date checklist of passive relocation techniques. This may include the installation of one-way doors in burrow entrances by a qualified biologist during the nonbreeding season. These doors will be in place for 48 hours and monitored twice daily to ensure that the owls have left the burrow, after which time the biologist will collapse the burrow to prevent reoccupation. Burrows will be excavated using hand tools. During excavation, an escape route will be maintained at all times. This may include inserting an artificial structure, such as piping, into the burrow to prevent collapsing until the entire burrow can be excavated and it can be determined that no owls are trapped inside the burrow. The Conservancy may allow other methods of passive or active relocation, based on best available science, if approved by the wildlife agencies. Artificial burrows will be constructed prior to exclusion and will be created less than 300 feet from the existing</i></p> | | | |

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| | | <i>burrows on lands that are protected as part of the reserve system.</i> | | | |
| 3-19 | Impacts to Swainson's hawk (reference Impact 4.4-5 of SEIR and Section IV, Question 'a' of Addendum). | <p><i>ARG DiSC 2022 Project and Mace Triangle</i></p> <p>3-19 <i>To ensure avoidance and minimization of impacts to Swainson's hawk and their habitat, the project applicant for the ARG DiSC 2022, or the Mace Triangle as applicable, shall obtain coverage under the Yolo HCP/NCCP for on-site, and as may be determined necessary by Yolo Habitat Conservancy, for off-site infrastructure work, for each phase of development. In addition to payment of any applicable HCP/NCCP fees, the applicant shall implement Yolo HCP/NCCP Avoidance and Minimization Measure AMM-16 (Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite) to the satisfaction of the City and the YHC. AMM-16³ provides:</i></p> <p style="padding-left: 40px;"><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></p> <p style="padding-left: 40px;"><i>If a construction project cannot avoid potential nest trees (as determined by the</i></p> | <p>Yolo Habitat Conservancy</p> <p>City of Davis</p> <p>California Department of Fish and Wildlife</p> <p>U.S. Fish and Wildlife Service</p> | Prior to and during any on-site and off-site grading or infrastructure work for each phase of development | |

³ Per Table 5-2(b) of the HCP/NCCP, no injury or mortality of individuals would occur with application of avoidance and minimization measures (Final HCP/NCCP, pp. 5-21 to 5-25).]

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| | | <p><i>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 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</i></p> | | | |

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| | | <p><i>years) may be removed during the permit term, but they must be removed when not occupied by Swainson’s hawks.</i></p> <p><i>For covered activities that involve pruning or removal of a potential Swainson’s hawk 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> | | | |
| 3-20 | Impacts to raptors, nesting birds, or other birds protected under the MBTA (reference Impact 4.4-6 of SEIR and Section IV, Question ‘a’ of Addendum). | <p><i>ARG <u>DiSC 2022</u> Project</i></p> <p><i>3-20(a) <u>White-tailed kite</u>. To ensure avoidance and minimization of impacts to White-Tailed Kite, the project applicant for the ARG <u>DiSC 2022</u> Project shall obtain coverage under the Yolo HCP/NCCP for on-site, and as may be determined necessary by Yolo Habitat Conservancy, for off-site infrastructure work, for each phase of development. In addition to payment of any applicable HCP/NCCP fees, the applicant shall implement Yolo HCP/NCCP Avoidance and Minimization Measure AMM-16 (Minimize Take and Adverse Effects on Habitat of Swainson’s Hawk and White-Tailed Kite) to the</i></p> | <p>Yolo Habitat Conservancy</p> <p>City of Davis</p> <p>California Department of Fish and Wildlife</p> <p>U.S. Fish and Wildlife Service</p> | Prior to and during any on-site and off-site grading or infrastructure work for each phase of development of the DiSC 2022 Site | |

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| | | <p><i>satisfaction of the City and the YHC. AMM-16⁴ provides:</i></p> <p><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></p> <p><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,</i></p> | | | |

⁴ Per Table 5-2(b) of the HCP/NCCP, no injury or mortality of individuals would occur with application of avoidance and minimization measures (Final HCP/NCCP, pp. 5-21 to 5-25).]

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| | | <p><i>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 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.</i></p> <p><i>For covered activities that involve pruning or removal of a potential 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> <p>3-20(b) <u>Tricolored blackbird</u>. To ensure avoidance and minimization of impacts to Tricolored Blackbird, the project applicant for the ARG</p> | Yolo Habitat Conservancy | Prior to and during any on-site and off-site grading or | |

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| | | <p><i>DiSC 2022 Project shall obtain coverage under the Yolo HCP/NCCP for on-site, and as may be determined necessary by Yolo Habitat Conservancy, for off-site infrastructure work, for each phase of development. In addition to payment of any applicable HCP/NCCP fees, the applicant shall implement Yolo HCP/NCCP Avoidance and Minimization Measure AMM-21 (Minimize Take and Adverse Effects on Habitat of Tricolored Blackbird) to the satisfaction of the City and the YHC. AMM-21⁵ provides:</i></p> <p><i>The project proponent will retain a qualified biologist to identify and quantify (in acres) tricolored blackbird nesting and foraging habitat (as defined in Appendix A of the Yolo HCP/NCCP, Covered Species Accounts) within 1,300 feet of the footprint of the covered activity. If a 1,300-foot buffer from nesting habitat cannot be maintained, the qualified biologist will check records maintained by the Conservancy (which will include CNDDDB data, and data from the tricolored blackbird portal) to determine if tricolored blackbird nesting colonies have been active in or within 1,300 feet of the project footprint during the previous five years. If there are no records of nesting tricolored blackbirds on the site, the qualified biologist will conduct visual surveys to determine if an active colony is present,</i></p> | <p>California Department of Fish and Wildlife U.S. Fish and Wildlife Service City of Davis</p> | <p>infrastructure work for each phase of development of the DiSC 2022 Site, if occurring outside of the nesting season (March 1 to July 30)</p> | |

⁵ Per Table 5-2(b) of the HCP/NCCP, no injury or mortality of individuals would occur with application of avoidance and minimization measures (Final HCP/NCCP, pp. 5-21 to 5-25).]

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| | | <p>during the period from March 1 to July 30, consistent with protocol described by Kelsey (2008).</p> <p>Operations and maintenance activities or other temporary activities that do not remove nesting habitat and occur outside the nesting season (March 1 to July 30) do not need to conduct planning or construction surveys or implement any additional avoidance measures.</p> <p>If an active tricolored blackbird colony is present or has been present within the last five years within the planning-level survey area, the project proponent will design the project to avoid adverse effects within 1,300 feet of the colony site(s), unless a shorter distance is approved by the Conservancy, USFWS, and CDFW. If a shorter distance is approved, the project proponent will still maintain a 1,300-foot buffer around active nesting colonies during the nesting season but may apply the approved lesser distance outside the nesting season. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.</p> <p>ARC <u>DiSC 2022</u> Project and Mace Triangle</p> <p>3-20(c) <u>Northern harrier, mountain plover, Modesto song sparrow and other migratory birds.</u> The project applicant shall implement the following</p> | | | |
| | | | City of Davis Department of Community | Prior to site disturbance or construction activity | |

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| | | <p><i>measures to avoid or minimize impacts to migratory birds and other protected bird species during on- and off-site construction:</i></p> <ul style="list-style-type: none"> • <i>If any site disturbance or construction activity for any phase of development begins outside the February 1 to August 31 breeding season, a preconstruction survey for active nests shall not be needed.</i> • <i>If any site disturbance or construction activity for any phase of development is scheduled to begin between February 1 and August 31, a qualified biologist shall conduct a preconstruction survey for active nests from publicly accessible areas within 14 days prior site disturbance or construction activity for any phase of development. The survey area shall cover the construction site and the area surrounding the construction site, including a 100-foot radius for MBTA birds, and a 250-foot radius for birds of prey. If an active nest of a bird of prey, MBTA bird, or other CDFW-protected bird is not found, then no further mitigation measures are necessary. The preconstruction survey shall be submitted to the City of Davis Department of Community Development and Sustainability for review.</i> • <i>If an active nest of a bird of prey, MBTA bird, or other CDFW-protected bird is discovered that may be adversely</i> | <p>Development and Sustainability Department of Public Works</p> | <p>that occurs within the breeding season (February 1 to August 31)</p> | |

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| | | <p><i>affected by any site disturbance or construction or an injured or killed bird is found, the project applicant shall immediately:</i></p> <ul style="list-style-type: none"> <i>o Stop all work within a 100-foot radius of the discovery.</i> <i>o Notify the City of Davis Department of Community Development and Sustainability and Public Works.</i> <i>o Do not resume work within the 100-foot radius until authorized by the biologist.</i> <i>o The biologist shall establish a minimum 250-foot Environmentally Sensitive Area (ESA) around the nest if the nest is of a bird of prey, and a minimum 100-foot ESA around the nest if the nest is of an MBTA bird other than a bird of prey. The ESA may be reduced if the biologist determines that a smaller ESA would still adequately protect the active nest. No work may occur within the ESA until the biologist determines that the nest is no longer active.</i> | | | |

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| 3-21 | Impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS (reference Impact 4.4-7 of SEIR and Section IV, Question 'b' of Addendum). | <p><i>ARC DiSC 2022 Project</i></p> <p>3-21 <i>The project applicant for the ARC DiSC 2022 Site shall implement the following measure to avoid or minimize impacts to the Mace Drainage Channel:</i></p> <ul style="list-style-type: none"> • <i>Prior to conducting non-maintenance work within the bed and banks in the Mace Drainage Channel for any phase of development, as applicable, the project applicant for the ARC DiSC 2022 Site shall notify CDFW pursuant to Section 1602 of the Fish and Wildlife Code. If CDFW determines that a Streambed Alteration Agreement (SAA) is necessary, the applicant shall obtain a SAA and comply with all conditions of that Agreement, including the payment of any applicable Yolo HCP/NCCP fees. Compliance with the SAA shall be ensured by the City of Davis Department of Community Development and Sustainability. This does not apply to City maintenance work within the Mace Drainage Channel, for which the City already has an agreement with CDFW.</i> | <p>California Department of Fish and Wildlife</p> <p>City of Davis Department of Community Development and Sustainability</p> | Prior to conducting non-maintenance work within the bed and banks in the Mace Drainage Channel for any phase of development | |
| V. Cultural Resources. | | | | | |
| 3-27 | Cause a substantial adverse change in the significance of a historical resource (reference Impact 4.5-1 of SEIR and Section V, | <p><i>ARC DiSC 2022 Project</i></p> <p>3-27 <i>If the northerly off-site sewer alignment is selected for the ARC DiSC 2022 Project, then prior to approval of design-level improvement plans for the off-site sewer pipe, the applicant</i></p> | City of Davis Department of Community Development | If the northerly off-site sewer alignment is selected for the DiSC 2022 Project, | |

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| | Question 'a' of Addendum). | <i>shall retain a qualified archaeologist to design and implement a cultural study, the intent of which shall be to identify and investigate any subsurface historic remains within the northerly portion of the sewer pipe construction limits. Because of the potential for fragile prehistoric remains within this area, the evaluation shall include only metal detection and hand excavation. Metal detection should include a complete sweep of the APE adjacent to the farm structures, to test for subsurface features. Hand excavation should include testing of the metal detection finds. If no subsurface features are uncovered, no additional cultural investigations will necessary. If, on the other hand, structural remains are found, the investigation shall continue as formal evaluation to determine their eligibility for the California Register of Historical Resources. This shall include, at a minimum, additional exposure of the feature(s), and photo-documentation and recordation. If the evaluation determines that the features do not have sufficient data potential to be eligible for the California Register, no additional work should be required. However, if data potential exists – e.g., there is an intact feature – it will be necessary to mitigate any project impacts. The evaluation shall be submitted to the Davis Department of Community Development and Sustainability for review.</i> | and Sustainability Department of Community Development and Sustainability | then prior to approval of design-level improvements plans for the off-site sewer pipe | |
| | | <i>If it is determined that standing structures associated with the William Seward Wright</i> | | If the northernly off-site sewer alignment | |

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| | | <p><i>house and farm are within, or immediately adjacent to, the off-site sewer APE, a qualified architectural historian shall conduct an evaluation of those structures for their potential eligibility for the California Register of Historical Resources. The evaluation should include a full assessment of the structures, archival research to confirm the age, occupants, and historic uses of the structures, and the dates and extent of any renovations that might impact the structures' historic integrity. Should the structures be determined to be eligible for the California Register, pursuant to Public Resources Code Section 5024.1, Title 14 CCR, Section 4852, any mitigation measures provided in the architectural historian's report shall be followed. Should the structures be determined ineligible for the California Register, no further consideration shall be required. The evaluation shall be submitted to the Davis Department of Community Development and Sustainability for review.</i></p> <p><i>Mitigation of impacts might include avoidance of further disturbance to the resources through project redesign. If avoidance is determined to be infeasible, additional data recovery excavations shall be conducted for the resources, to collect enough information to exhaust the data potential of those resources. Impacts to the standing structures shall be mitigated through recordation to the standards of the National Park Service's Historic American Buildings Survey (HABS), as</i></p> | | <p>is selected for the DiSC 2022 Project, then prior to approval of design-level improvements plans for the off-site sewer pipe</p> | |

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| | | <i>determined by the qualified architectural historian.</i> | | | |
| 3-28 | Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 (reference Impact 4.5-2 of SEIR and Section V, Question 'b' of Addendum). | <p><i>ARC Project</i></p> <p>3-28(a) Prior to approval of any on- and/or off-site improvement plans for development within the areas designated as having "high" sensitivity for buried sites per Figure 7 of the "Archaeological Survey Report for the Proposed Davis Innovation Center: Mace Ranch Location", prepared by Far Western Anthropological Research Group, the applicant shall retain a qualified archaeologist to design and implement an archeological study, the intent of which shall be to identify and investigate any subsurface archaeological remains within the northwestern portion of the ARC Site. The subsurface sampling methodology outlined in the study shall be sufficient to enable the qualified archaeologist to define the physical extent and nature of any artifact-bearing deposits should they be discovered. Because of the potential for fragile prehistoric remains, the evaluation should include only hand excavation. Hand excavation should include placement of a series of small shovel probes across the site to look for prehistoric artifacts and features. If artifact-bearing deposits are not uncovered, additional cultural investigations are not required. If artifact bearing features are found, the investigation shall continue as formal evaluation to determine their eligibility for the California Register of Historical Resources. This formal evaluation shall be conducted by</p> | City of Davis Department of Community Development and Sustainability | Prior to approval of any on- and/or off-site improvement plans for development within the areas designated as having "high" sensitivity" for buried sites per Figure 7 of the "Archaeological Survey Report for the Proposed Davis Innovation Center: Mace Ranch Location" prepared by Far Western Anthropological Research Group | |

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| | | <p>the qualified archaeologist in coordination with the City and Yocha Dehe Wintun Nation ("Tribe"). If the evaluation determines that the artifacts 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., there is an intact feature with a large and varied artifact assemblage — necessary mitigation measures shall be implemented to alleviate any project impacts. The evaluation shall be submitted to the Davis Department of Community Development and Sustainability and the Tribe for review.</p> <p>Mitigation of impacts might include avoidance of further disturbance to the resources through project redesign. If redesign is not feasible, additional data recovery excavations shall be conducted for the archaeological resources, to collect enough information to exhaust the data potential of those resources. All cultural items, including ceremonial items and archeological items, which may be found at the project site should be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction.</p> <p><u>ARG DiSC 2022 Project</u></p> <p>3-28(b) <i>If the northerly off-site sewer alignment is selected for the ARG <u>DiSC 2022</u> Project, then prior to approval of design-level improvement plans for the off-site sewer pipe, the applicant</i></p> | <p>City of Davis Department of Community Development</p> | <p>If the northerly off-site sewer alignment is selected for the DiSC 2022 Project,</p> | |

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| | | <p><i>shall retain a qualified archaeologist to design and implement an archeological study, the intent of which shall be to identify and investigate any subsurface archaeological remains within the northerly portion of the sewer pipe construction limits. The subsurface sampling methodology outlined in the study shall be sufficient to enable the qualified archaeologist to define the physical extent and nature of any artifact-bearing deposits should they be discovered. Because of the potential for fragile prehistoric remains, the evaluation should include only hand excavation. Hand excavation should include placement of a series of small shovel probes across the site to look for prehistoric artifacts and features. If artifact-bearing deposits are not uncovered, additional archaeological investigations are not required. If artifact-bearing features are found, the investigation shall continue as formal evaluation to determine their eligibility for the California Register of Historical Resources. This formal evaluation shall be conducted by the qualified archaeologist in coordination with the City and Yocha Dehe Wintun Nation (“Tribe”). If the evaluation determines that the artifacts 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., there is an intact feature with a large and varied artifact assemblage – necessary mitigation measures shall be implemented to alleviate any project impacts. The evaluation shall be submitted to the Davis Department of</i></p> | and Sustainability | then prior to approval of design-level improvement plans for the off-site sewer pipe | |

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| | | <p><i>Community Development and Sustainability and the Tribe for review.</i></p> <p><i>Mitigation of impacts might include avoidance of further disturbance to the resources through project redesign. If redesign is not feasible, additional data recovery excavations shall be conducted for the archaeological resources, to collect enough information to exhaust the data potential of those resources. All cultural items, including ceremonial items and archeological items, which may be found at the project site should be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction.</i></p> <p><i>ARG <u>DiSC 2022</u> Project and Mace Triangle</i></p> <p><i>3-28(c) If any prehistoric or historic artifacts, or other indications of archaeological resources are found during grading and construction activities, all work within the vicinity of the find shall cease 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 finds, in coordination with the City and Yocha Dehe Wintun Nation ("Tribe"). If the resource is determined to be eligible for inclusion in the California Register of Historical Resources and project impacts cannot be avoided, data recovery shall be undertaken. Data recovery efforts can range from rapid photographic</i></p> | <p>City of Davis Department of Community Development and Sustainability</p> | <p>During grading or construction activities and included in the language of any future grading plans, utility plans, subdivision improvement drawings approved by the City for the DiSC 2022 Site and/or 16.49-acre Mace Triangle Site</p> | |

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| | | <i>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 the Tribe and should be sufficient to recover data considered important to the area's history and/or prehistory. All cultural items, including ceremonial items and archeological items, which may be found at the project site should be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction. This language of this mitigation measure shall be included on any future grading plans, utility plans, and subdivision improvement drawings approved by the City for the <u>ARC DiSC 2022</u> Site and/or 16.49-acre Mace Triangle Site.</i> | | | |
| 3-30 | Disturb any human remains, including those interred outside of formal cemeteries (reference Impact 4.5-4 of SEIR and Section V, Question 'c' of Addendum). | <u>ARC DiSC 2022</u> Project and Mace Triangle 3-30 <i>During construction, if bone is uncovered that may be human, further disturbance shall not occur within 100 feet of the vicinity of the find(s), and the Yolo County Coroner shall be notified. Should the remains be determined to be of Native American descent, the NAHC shall be consulted to determine the Most Likely Descendant ("MLD") under California Public Resources Code Section 5097.98. If the location of the site and the history and prehistory of the area is culturally-affiliated with the Yocha Dehe Wintun Nation ("Tribe"), the NAHC will contact the Tribe and a Tribal member will be designated by the Tribe to consult with the landowner and/or project</i> | California Native American Heritage Commission Yolo County Coroner City of Davis | During grading and construction activities | |

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| | | <p><i>proponents. Should the NAHC determine that a member of Yocha Dehe Wintun Nation is the MLD, then subsequent actions shall be conducted consistent with Yocha Dehe Wintun Nation's Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation ("Protocol"). Should the NAHC determine that a member of an Indian tribe other than Yocha Dehe Wintun Nation is the MLD, and the Tribe is in agreement with this determination, the terms of the Protocol relating to the treatment of such Native American human remains shall not be applicable, and the MLD shall make recommendations concerning the treatment of the remains within 48 hours, as provided in PRC 5097.98.</i></p> | | | |
| VI. Energy. | | | | | |
| 3-40 | Impacts related to energy associated with operations (reference Impact 4.7-4 of SEIR and Section VI, Questions 'a' and 'b' of Addendum). | <p><i>ARC DiSC 2022 Project and Mace Triangle</i></p> <p>3-40 <i>Prior to issuance of building permits for non-residential buildings that include data centers, the applicant shall submit an Energy Management Plan to the City of Davis Department of Community Development and Sustainability demonstrating compliance with principles for energy management for data centers, which could include, but not be limited to the following:</i></p> <ul style="list-style-type: none"> • <i>IT Systems;</i> • <i>Air Management;</i> • <i>Centralized Air Handling;</i> • <i>Cooling Plant Optimization;</i> | City of Davis Department of Community Development and Sustainability | Prior to issuance of building permits for non-residential buildings that include data centers | |

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| | | <ul style="list-style-type: none"> • On-Site Generation; • Uninterruptible Power Supply Systems. <p><i>Other energy efficient technologies and best practices that are available at the time construction drawings are submitted could be included in the Energy Management Plan as well, such as any measures described by US Department of Energy Center of Expertise for Energy Efficiency in Data Centers.</i></p> | | | |
| VII. Geology and Soils. | | | | | |
| 3-29 | Directly or indirectly destroy a unique paleontological resource or unique geologic feature on the project site (reference Impact 4.5-3 of SEIR and Section VII, Question 'f of Addendum). | <p><i>ARG DiSC 2022 Project and Mace Triangle</i></p> <p>3-29 <i>If any vertebrate bones or teeth are found by the construction crew, the contractor shall cease all work in the immediate vicinity of the discovery until an on-site archaeological monitor, if present, inspects the discovery; if none is present, or if recommended by the monitor, a professional paleontologist shall evaluate the find. If deemed significant with respect to authenticity, completeness, preservation, and identification, the resource(s) shall then be salvaged and deposited in an accredited and permanent scientific institution (e.g., UCMP), where it will be properly curated and preserved for the benefit of current and future generations. The language of this mitigation measure shall be included on any future grading plans, utility plans, and subdivision improvement drawings approved by the City for the ARG DiSC 2022</i></p> | City of Davis | During grading or construction activities and included in the language of any future grading plans, utility plans, subdivision improvement drawings approved by the City for the DiSC 2022 Site and/or 16.49-acre Mace Triangle Site | |

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| | | <i>Site and/or 16.49-acre Mace Triangle Site, where excavation work will be required.</i> | | | |
| 3-33 | Result in substantial soil erosion or loss of topsoil (reference Impact 4.6-2 of SEIR and Section VII, Question 'b' of Addendum). | <p><i>ARC DiSC 2022 Project and Mace Triangle</i></p> <p>3-33 <i>Prior to initiation of any grading activities for each phase of development at the <u>ARC DiSC 2022</u> Site, or Mace Triangle Site, the project proponent 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 groundcover) 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.</i></p> | <p>Regional Water Quality Control Board</p> <p>City of Davis</p> | Prior to initiation of any grading activities for each phase of development at the DiSC 2022 Site or Mace Triangle Site | |

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| 3-34 | 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 lateral spreading, subsidence, liquefaction, or collapse (reference Impact 4.6-3 of SEIR and Section VII, Question 'c' of Addendum). | <p><i>ARC DiSC 2022 Project</i></p> <p>3-34(a) <i>Prior to final design approval and issuance of building permits for each phase of the project, the project applicant for the ARC DiSC 2022 Site shall submit to the City of Davis Building Inspection Division, for review and approval, a design-level geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall include the recommendations in the report entitled Preliminary Geotechnical Engineering Report, Mace Ranch Innovation Center, dated January 20, 2015 unless it is determined in the design-level report that one or more recommendations need to be revised. The design-level report shall address, at a minimum, the following:</i></p> <ul style="list-style-type: none"> • <i>Compaction specifications and subgrade preparation for on-site soils;</i> • <i>Structural foundations, including retaining wall design (if applicable);</i> • <i>Grading practices; and</i> • <i>Expansive/unstable soils, including fill.</i> <p><i>Design-level recommendations shall be included in the foundation and improvement plans and approved by the Davis Public Works Department prior to issuance of any building permits.</i></p> | <p>City of Davis Building Inspection Division</p> <p>City of Davis Public Works Department</p> | Prior to final design approval and issuance of building permits for each phase of the DiSC 2022 Project | |

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| | | <p><i>Mace Triangle</i></p> <p>3-34(b) <i>Prior to final design approval and issuance of building permits for future on-site development, the future project applicant for the Mace Triangle Site shall submit a site-specific, design-level geotechnical report produced by a California Registered Geotechnical Engineer to the City of Davis Building Inspection Division for review and approval. The geotechnical report shall include, but would not be limited to, an analysis of the on-site geologic and seismic conditions, including soil sampling and testing. Recommendations shall be included regarding project design measures to avoid risks to people and structures, including compliance with the latest CBC regulations, structural foundations, and grading practices.</i></p> | City of Davis Building Inspection Division | Prior to final design approval and issuance of building permits for future on-site development for the Mace Triangle Site | |
| 3-35 | Be located on expansive soil, as defined in Table 118-1-B of the Uniform Building Code (1994), creating substantial risks to life or property (reference Impact 4.6-4 of SEIR and Section VII, Question 'd' of Addendum). | <p><i>ARC <u>DiSC 2022</u> Project</i></p> <p>3-35(a) <i>Implement Mitigation Measure 3-34(a).</i></p> <p><i>Mace Triangle</i></p> <p>3-35(b) <i>Implement Mitigation Measure 3-34(b).</i></p> | <p>See Mitigation Measure 3-34(a).</p> <p>See Mitigation Measure 3-34(b).</p> | <p>See Mitigation Measure 3-34(a).</p> <p>See Mitigation Measure 3-34(b).</p> | |

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| VIII. Greenhouse Gas Emissions. | | | | | |
| 3-37 | Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment (reference Impact 4.7-1 of SEIR and Section VIII, Question 'a' of Addendum). | <p><i>ARC <u>DiSC 2022</u> Project</i></p> <p>3-37(a) <i>Implement Mitigation Measures 3-11, 3-72(a), and 3-72(b).</i></p> <p><i>Mace Triangle</i></p> <p>3-37(b) <i>Implement Mitigation Measure 3-11.</i></p> | <p>See Mitigation Measures 3-11, 3-72(a), and 3-72(b).</p> <p>See Mitigation Measure 3-11.</p> | <p>See Mitigation Measures 3-11, 3-72(a), and 3-72(b).</p> <p>See Mitigation Measure 3-11.</p> | |
| 3-38 | Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs (reference Impact 4.7-2 of SEIR and Section VIII, Question 'b' of Addendum). | <p><i>ARC <u>DiSC 2022</u> Project</i></p> <p>3-38(a) <i>Prior to issuance of building permits, each individual development of the <u>ARC DiSC 2022</u> Project shall demonstrate consistency with the City's Climate Action and Adaptation Plan by demonstrating a fair-share reduction of GHG emissions towards an ARC a DiSC 2022 <u>Project-wide reduction goal of 20,118.77 37,724.34</u> MTCO₂e/yr, which would achieve carbon neutrality. Individual projects may choose one of the following methods for complying with this goal:</i></p> <p>1. <i>Individual future developments undergoing Design Review, may prepare a Carbon Neutrality Plan for review and approval by the City's Department of Community Development and Sustainability. The Carbon Neutrality Plan must demonstrate the individual</i></p> | <p>City of Davis Department of Community Development and Sustainability</p> | <p>Prior to issuance of building permits for each individual development on the DiSC 2022 Site</p> | |

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| | | <p><i>development's compliance with the City's net carbon neutrality goal for the year 2040. Compliance with the City's net carbon neutrality goal shall be demonstrated through the use of CalEEMod, or another method or model accepted for this purpose by the City, to demonstrate that emissions from the individual development, to the extent feasible, would reach a level of carbon neutrality by the year 2040.</i></p> <p><i>2. If a project applicant chooses not to prepare a Carbon Neutrality Plan, the applicant must demonstrate that the individual development provides a fair-share contribution towards the <u>ARC DiSC 2022</u> Project-wide emissions reductions need of <u>20,118.77</u> 37,724.31 MTCO₂e/yr, to the extent feasible. A fair-share contribution is to be made based on the total acreage proposed for development in any given project subject to Design Review, as compared to the entire area of development proposed within the <u>ARC DiSC 2022</u> Site as a whole. For the purposes of this mitigation measure, areas not anticipated for development, such as parks, open spaces, and agricultural buffer areas, are not included in the total development acreage. Therefore, the total development area, is considered to be <u>78.8</u> 156.4 acres. Considering the total development area, a hypothetical ten-acre project would represent <u>12.7</u></i></p> | | | |

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| | | <p>6.4 percent of the total development area and would be required to show a GHG emissions reduction, savings, or off-set, of 2,553.14 2,414.36 MTCO₂e/yr from the emissions modeled herein, which would represent 12.7 6.4 percent of the total 20,118.77 37,724.31 MTCO₂e/yr reduction required for the project area as a whole. Proof of the fair-share GHG emissions reductions shall be submitted to the City's Department of Community Development and Sustainability.</p> <p><i>Examples of measures that may be used by future development projects in either of the above options include, but are not limited to, the following:</i></p> <ul style="list-style-type: none"> • <i>Trip and/or VMT reductions due participation in a Transportation Demand Management program or similar program;</i> • <i>Electrifying loading docks to reduce emissions from engine idling of Transport Refrigeration Units;</i> • <i>Inclusion of on-site renewable energy beyond the level anticipated in this analysis;</i> • <i>Institution of a composting and recycling program in excess of local standards;</i> • <i>Implementation of an Urban Forestry Management Plan or tree planting programs;</i> | | | |

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| | | <ul style="list-style-type: none"> • Use of energy efficient street lighting fixtures; • Limit the installation of natural gas infrastructure and appliances; • Provide electric-vehicle charging stations in excess of minimum requirements; • Construct separated on-site paths for alternative vehicles such as electric scooters, electric skateboards, and electric bicycles; • Construct dedicated parking spaces for carsharing services; • Require commercial tenants at the project site to provide transit subsidies to employees; • Implement relevant measures from Mitigation Measure 3-11; and • Purchase of off-site mitigation credits.⁶ <p><i>In general, GHG reduction measures implemented for development within the <u>ARG DiSC 2022 Site</u> shall use the following prioritization:</i></p> <ul style="list-style-type: none"> • First priority – building specific actions; • Second priority – onsite (within <u>ARG DiSC 2022 Site</u>) actions; • Third priority – community based (within Davis) actions; | | | |

⁶ Purchase of off-site mitigation credits shall be negotiated with the City and YSAQMD at the time that credits are sought by future construction within the project areas.

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| | | <ul style="list-style-type: none"> • <i>Fourth priority – pay GHG reduction fees (carbon offsets) into a qualified existing local program, if one is in place; and</i> • <i>Fifth priority – other demonstrated method of reducing emissions.</i> <p><i>Thus, as development progresses within the project area, each individual development would be required to show GHG emissions reductions in keeping with the project-wide reduction requirement. Emissions reductions shall be demonstrated prior to issuance of building permits for each development within the <u>ARC DiSC 2022</u> Site.</i></p> <p><i>Mace Triangle</i></p> <p><i>3-38(b) Prior to issuance of building permits, each individual development at the Mace Triangle Site shall demonstrate consistency with the City’s Climate Action and Adaptation Plan by demonstrating a fair-share reduction of total GHG emissions generated at buildout of the Mace Triangle Site. This SEIR preliminarily estimates that full buildout of the Mace Triangle Site, not including construction emissions, would generate 1,370.67 4,145.89 MTCO₂e/yr. Full operational and construction emissions shall be calculated for each individual development, at such time project level details are available, as required below:</i></p> <ul style="list-style-type: none"> • <i>Individual future developments undergoing Design Review, may prepare a Carbon Neutrality Plan for</i> | <p>Department of Community Development and Sustainability</p> | <p>Prior to issuance of building permits for each individual development on the Mace Triangle Site</p> | |

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| | | <p><i>review and approval by the City's Department of Community Development and Sustainability. The Carbon Neutrality Plan must demonstrate the individual development's compliance with the City's net carbon neutrality goal for the year 2040. Compliance with the City's net carbon neutrality goal shall be demonstrated through the use of CalEEMod, or another method or model accepted for this purpose by the City, to demonstrate that emissions from the individual development, to the extent feasible, would reach a level of carbon neutrality by the year 2040.</i></p> <p><i>Examples of measures that may be used by future development projects include, but are not limited to, the following:</i></p> <ul style="list-style-type: none"> <i>• Trip and/or VMT reductions due participation in a Transportation Demand Management program or similar program;</i> <i>• Electrifying loading docks to reduce emissions from engine idling of Transport Refrigeration Units;</i> <i>• Inclusion of on-site renewable energy beyond the level anticipated in this analysis;</i> <i>• Institution of a composting and recycling program in excess of local standards;</i> | | | |

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| | | <ul style="list-style-type: none"> • <i>Implementation of an Urban Forestry Management Plan or tree planting programs;</i> • <i>Use of energy efficient street lighting fixtures;</i> • <i>Limit the installation of natural gas infrastructure and appliances;</i> • <i>Implement relevant measures from Mitigation Measure 3-11; and</i> • <i>Purchase of off-site mitigation credits.²⁵</i> <p><i>In general, GHG reduction measures implemented for development within the ARG <u>DiSC 2022</u> Site shall use the following prioritization:</i></p> <ul style="list-style-type: none"> • <i>First priority – building specific actions;</i> • <i>Second priority – onsite (within ARG <u>DiSC 2022</u> Site) actions;</i> • <i>Third priority – community based (within Davis) actions;</i> • <i>Fourth priority – pay GHG reduction fees (carbon offsets) into a qualified existing local program, if one is in place; and</i> • <i>Fifth priority – other demonstrated method of reducing emissions.</i> <p><i>Thus, as development progresses within the Mace Triangle Site, each individual development would be required to show GHG emissions reductions in keeping with the project wide reduction requirement. Emissions</i></p> | | | |

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| | | <i>reductions shall be demonstrated at the time of submittal for building permits for each development within the Mace Triangle Site.</i> | | | |
| IX. Hazards and Hazardous Materials. | | | | | |
| 3-43 | 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 associated with potential on-site tanks, well, or soil contamination (reference Impact 4.8-2 of SEIR and Section IX, Question 'b' of Addendum). | <p><i>ARG <u>DiSC 2022</u> Project</i></p> <p><i>3-43(a) Prior to any ground disturbance activities within 50 feet of a well on the <u>ARG DiSC 2022</u> Site, the applicant shall hire a licensed well contractor to obtain a well abandonment permit for any wells not anticipated to be used from the Yolo County Environmental Health Services Department, and properly abandon the on-site wells, pursuant to review and approval by the City Engineer and the Yolo County Environmental Health Services Department.</i></p> <p><i>3-43(b) If any debris is encountered within the former canal on APN 033-630-009 during construction activities, as shown on the construction plans for the <u>ARG DiSC 2022</u> Site, the contractor shall contact the project applicant, who shall retain the services of a qualified environmental hazard firm, to evaluate the debris to determine whether it poses any environmental contamination risks. A written evaluation shall be submitted to the City of Davis Department of Community Development and Sustainability. If the debris is trash or other non-hazardous material, then the contractor shall dispose of the debris and no further mitigation shall be required. If the debris is associated with signs of soil staining</i></p> | <p>Yolo County Environmental Health Services Department</p> <p>City of Davis Engineer</p> <p>City of Davis Department of Community Development and Sustainability</p> | <p>Prior to any ground disturbance activities within 50 feet of a well on the DiSC 2022 Site</p> <p>During construction activities within the former canal on APN 033-630-009</p> | |

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| | | <p><i>or odors indicative of hazardous materials, the environmental hazard firm shall conduct additional evaluation, including but not necessarily limited to soil sampling. If soil samples detect concentrations of hazardous materials above applicable Regional Screening Levels (RSL), then the soils shall be remediated and disposed of at a landfill licensed to accept hazardous waste. If constituent concentrations are below RSLs, then no further mitigation shall be necessary.</i></p> <p><i>Mace Triangle</i></p> <p><i>3-43(c) In conjunction with submittal of a final planned development and/or tentative map for any parcel in the Mace Triangle property, the applicant shall submit a Phase I Environmental Site Assessment for that parcel, which shall evaluate on-site conditions, including but not limited to the presence of any wells, evidence of soil staining, or odors indicative of hazardous substances.</i></p> <p><i>In addition, due to the past agricultural operations on the easternmost parcel, a soil sampling program shall be implemented to assess potential agrichemical impacts to surface soil within the easternmost parcel, as follows:</i></p> <p><i>A soil sampling and analysis workplan shall be submitted for approval to Yolo County Environmental Health Department. The sampling and analysis plan will meet the</i></p> | Yolo County Environmental Health Department | In conjunction with submittal of a final planned development and/or tentative map for any parcel in the Mace Triangle property | |

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| | | <p><i>requirements of the Department of Toxic Substances Control Interim Guidance for Sampling Agricultural Properties (2008).</i></p> <p><i>If the sampling results indicate the presence of agrichemicals that exceed commercial screening levels, a removal action workplan shall be prepared in coordination with Yolo County Environmental Health Department. The removal action workplan shall include a detailed engineering plan for conducting the removal action, a description of the onsite contamination, the goals to be achieved by the removal action, and any alternative removal options that were considered and rejected and the basis for that rejection. A no further action letter will be issued by County Health for the proposed commercial development upon completion of the removal action. The removal action shall be deemed complete when the confirmation samples exhibit concentrations below the commercial screening levels, which will be established by the agencies.</i></p> <p><i>If any stained soil or odor-impacted areas are encountered during the Phase I ESA, then soil sampling of these areas shall be included in the above soil sampling workplan, and depending upon the sampling results, included in the removal action workplan as well.</i></p> | | | |
| X. Hydrology and Water Quality. | | | | | |
| 3-47 | Substantially alter the existing drainage pattern of the site or | <u>ARC DiSC 2022 Project</u> | | | |

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| | area, or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site (reference Impact 4.9-1 of SEIR and Section X, Questions 'cii' and 'ciii' of Addendum). | <p>3-47(a) <i>In conjunction with submittal of the first final planned development for the ARG DiSC 2022 Site, a design-level drainage report shall be submitted to the City of Davis Public Works Department for review and approval. The drainage report shall identify specific storm drainage design features to control the 100-year, 24-day increased runoff from the project site to ensure that the rate of runoff leaving the developed ARG DiSC 2022 Site does not exceed the original Mace Drainage Channel (MDC) design capacity of 260 cfs. This may be achieved through: on-site conveyance and detention facilities, off-site detention or retention facilities, channel modification, or equally effective measures to control the rate and volume of runoff.</i></p> <p><i>The design-level drainage report shall include off-site drainage facilities sufficient to detain <u>and or</u> control the increased runoff volume when the flow from the MDC into the Yolo Bypass is blocked by high water levels in the Bypass. Preliminary estimates of increased runoff volumes are 78 acre-feet. The final amount of runoff volume to be detained <u>or controlled (e.g., pumped into the Yolo Bypass)</u> would be determined with the design-level drainage report. This could result in detaining runoff volume for an extended time period. During this time period, additional large storms could occur; thus, the proposed</i></p> | City of Davis Public Works Department | In conjunction with submittal of the first final planned development for the DiSC 2022 Site | |

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| | | <p>detention storage facilities shall also be able to manage (detain with a controlled release) the 100-year, 24-hour storm event.</p> <p>The design-level drainage report shall also include design for detaining and <u>or</u> controlling the increased run-off volume from the Mace Triangle Site. Preliminary estimates of increased runoff volumes are as much as 7 acre-feet. The final amount of runoff volume to be detained <u>or</u> <u>controlled (e.g., pumped into the Yolo Bypass)</u> would be determined with the design-level drainage report prepare for the ARG <u>DiSC 2022</u> Site.</p> <p>Design-level recommendations provided in the drainage report shall be included in the improvements plans prior to their approval by the Davis Public Works Department.</p> | | | |
| | | <p>3-47(b) Prior to approval of the Phase 1 improvement plans for the ARG <u>DiSC 2022</u> Site, the Public Works Department shall ensure that the plans include the development of the Phase 2 MDC improvements. The Phase 2 improvements shall consist of removal of the two 24-inch corrugated metal pipes in order to provide a continuous channel between the Phase 1 and Phase 2 improvements.</p> | City of Davis Public Works Department | Prior to approval of the Phase 1 improvement plans for the DiSC 2022 Site | |

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| | | <p><i>Mace Triangle</i></p> <p>3-47(c) <i>In conjunction with submittal of each final planned development for the Mace Triangle Site, a design-level drainage report for the development shall be completed and submitted to the City of Davis Public Works Department for review and approval. The drainage report shall identify specific storm drainage design features to control the 100-year, 24-hour increased runoff from the project site. This may be achieved through: onsite conveyance and detention facilities, offsite detention or retention facilities, channel modification, or equally effective measures to control the rate and volume of runoff.</i></p> <p><i>The design-level drainage report shall include off-site drainage facilities sufficient to detain and control the increased run-off volume when the flow from the Mace Drainage Channel into the Yolo Bypass is blocked by high water levels in the Bypass. Preliminary estimates of increased runoff volumes for the Mace Triangle Site are as much as 7 acre-feet. The final amount of runoff volume to be detained for each proposed development would be determined with the design-level drainage report. This could result in detaining run-off volume for an extended time period. During this time period, additional large storms could occur; thus, the proposed detention storage facilities shall also be able to manage (detain with a controlled release) the 100-year, 24-hour storm event.</i></p> | City of Davis Public Works Department | In conjunction with submittal of each final planned development for the Mace Triangle Site | |

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| | | <i>Design-level recommendations provided in the drainage report shall be included in the improvement plans prior to their approval by the Davis Public Works Department.</i> | | | |
| 3-48 | Violate any water quality standards or waste discharge requirements, provide substantial additional sources of polluted runoff, or otherwise substantially degrade water quality through erosion during construction (reference Impact 4.9-2 of SEIR and Section X, Question 'a' of Addendum). | <p><i>ARG DiSC 2022 Project and Mace Triangle</i></p> <p>3-48 <i>Prior to initiation of any ground disturbing activities, the project applicant(s) for each discretionary development application shall prepare a Stormwater Pollution Prevention Plan (SWPPP), and implement Best Management Practices (BMPs) that comply with the General Construction Stormwater Permit from the Central Valley RWQCB, to reduce water quality effects during construction. Such BMPs may 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. The SWPPP shall be kept on-site and implemented during construction activities and shall be made available upon request to representatives of the City of Davis and/or RWQCB.</i></p> | <p>City of Davis</p> <p>Regional Water Quality Control Board</p> | Prior to initiation of any ground disturbing activities and included in each discretionary development application | |
| XI. Land Use and Planning. | | | | | |
| 3-4 | Conflict, or create inconsistency, with any applicable plan, policy, or regulation adopted for the purpose of avoiding or mitigating | <p><i>ARG DiSC 2022 Project and Mace Triangle</i></p> <p>3-4 <i>At or prior to final planned development, or tentative map submittal, whichever occurs first, the applicant shall submit landscape and architectural details to the Department of</i></p> | <p>City of Davis Department of Community Development</p> | At or prior to final planned development or tentative map | |

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| | environmental effects related to aesthetics and visual resources (reference Impact 4.1-4 of SEIR and Section XI, Question 'b' of Addendum). | <p><i>Community Development and Sustainability showing the following:</i></p> <p><i>Landscaping</i></p> <ul style="list-style-type: none"> • <i>Research/office/R&D and manufacturing areas shall have access connections at regular intervals along the perimeter of the project area to adjacent bike and pedestrian pathways and easily-accessible, landscaped pedestrian and bicycle access between various areas.</i> • <i>Arterial and collector streets shall have planted medians, but with widths sized to accommodate tree and shrub plantings. Medians on collector streets shall be limited to locations where the median contributes to a specific purpose or solves a specific problem, such as enhancing an entry, calming traffic, or providing a needed pedestrian refuge at intersections. Removal of street trees to accommodate an increase in vehicular traffic shall occur only as a last resort, after review by appropriate boards and commissions.</i> • <i>Trees that are planted in the future shall have wide canopies, sufficient to eventually provide, at maturity, at least 50 percent shade coverage of the pavement area of local streets and 30 percent shade coverage of the pavement area of collector and arterial streets.</i> | and Sustainability | submittal, whichever occurs first | |

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| | | <p style="text-align: center;"><i>Architecture</i></p> <ul style="list-style-type: none"> • <i>A scale transition between intensified land uses and adjoining lower intensity land uses shall be provided, as applicable.</i> • <i>Taller buildings shall be stepped back at upper levels in areas with a relatively smaller-scale character.</i> • <i>Buildings shall be varied in size, density and design.</i> • <i>Stored materials, goods, parts or equipment shall be screened from adjacent public streets or highways.</i> • <i>Loading facilities shall be designed as an integral part of the building(s) which they serve and shall be located in an inconspicuous manner.</i> • <i>Roof mounted equipment shall be screened from view of any ground level area accessible to the general public.</i> • <i>Trash enclosures, noise generating equipment, and other nuisances shall be adequately screened or located away from any adjacent residential use.</i> | | | |
| 3-26 | Conflict, or create an inconsistency, with any applicable biological resources plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect | <p><i>ARC <u>DiSC 2022</u> Project</i></p> <p>3-26 <i>At or prior to final planned development, or tentative map submittal, whichever occurs first, the applicant shall submit a design plan for the proposed on-site buffer/drainage features to the Department of Community Development and Sustainability and the</i></p> | City of Davis Department of Community Development and Sustainability | At or prior to final planned development or tentative map submittal, whichever occurs first | |

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| | (reference Impact 4.4-12 of SEIR and Section XI, Question 'b' of Addendum). | <i>Department of Public Works for review and approval. The design plan shall demonstrate how the buffer/drainage features will be wildlife friendly natural spaces, with respect to details such as plant types, detention slopes, etc. In addition, should staff determine that in order to meet the City's stated objectives for urban agricultural transition areas (UATA), as well as drainage and safety, the proposed buffer design shall be modified to concentrate the proposed buffer and drainage areas to the northern and eastern boundaries of the project site, in order to establish wider UATA segments.</i> | Department of Public Works | | |
| 3-54 | Economic and social change and/or effect that result in urban decay (reference Impact 4.10-2 of SEIR and Section XI, Question 'a' of Addendum). | <u>ARC DiSC 2022 Project</u> 3-54(a) <i>In conjunction with submittal of any final planned development for the <u>ARC DiSC 2022 Project</u> that includes ancillary retail uses, an analysis shall be submitted to the City of Davis Department of Community Development and Sustainability, which shall demonstrate that the proposed ancillary retail development will not exceed the anticipated demand increase from new employees <u>and/or residents</u>. The demonstration to the City may be premised upon the number of employees (and/or residents) on-site, the commercial (and/or residential) square footage developed, or other factors relevant to the generation of on-site demand. If the analysis cannot demonstrate that the proposed amount of ancillary retail space will not outpace project-generated demand, then the ancillary retail uses shall be removed from the final planned</i> | City of Davis Department of Community Development and Sustainability | In conjunction with submittal of any planned development for the DiSC 2022 Project that includes ancillary retail uses | |

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| | | <p><i>development, or scaled back to be commensurate with the projected project-generated demand.</i></p> <p>3-54(b) <i>Prior to approval of the final planned development for the proposed hotel, the applicant shall demonstrate to the City's satisfaction that there is sufficient unmet demand from a combination of hotel demand from ARC <u>DiSC 2022</u> Project employees and businesses and/or hotel demand from elsewhere within the Davis marketplace to support the hotel space for which the building permit is requested. The objective of this requirement is to ensure that the hotel developed within the ARC <u>DiSC 2022</u> Project will not re-allocate demand from existing Davis hotels, but will instead help the City to provide new hotel offerings that will satisfy unmet demand.</i></p> | <p>City of Davis Department of Community Development and Sustainability</p> | <p>Prior to approval of the final planned development for the proposed hotel</p> | |
| XVII. Transportation. | | | | | |
| 3-70 | <p>Conflict with a program, plan ordinance, or policy addressing the circulation system under Existing Plus Project conditions (reference Impacts 4.14-1 and 4.14-2 of SEIR and Section XVII, Question 'a' of Addendum).</p> | <p><u>ARC DiSC 2022</u> Project and Mace Triangle</p> <p>3-70(a) <i>In conjunction with submittal of a final planned development, or tentative map, whichever occurs first, for each phase of development, the Master Owners' Association (MOA) for the Project, or applicant (i.e., Mace Triangle project), shall submit a focused traffic impact study to determine if any of the below-listed intersection and roadway improvements are required based on the additional traffic generated by the development phase. The focused traffic study shall address the impact</i></p> | <p>Caltrans Yolo County City of Davis Department of Community Development and Sustainability</p> | <p>In conjunction with submittal of a final planned development or tentative map, whichever occurs first, for each phase of development</p> | |

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| | | <p><i>of adding the individual phase of development to existing plus other approved/pending development projects. Existing conditions should represent conditions present at the time of each study. The traffic study shall use the current version of the City travel demand forecasting model available at the time of the study, and the traffic operations analysis methods utilized in this SEIR. If operations are found to have declined to unacceptable levels based on the relevant criteria under Standards of Significance, the project applicant shall construct physical improvements or pay its fair share as described prior to the issuance of the first certificate of occupancy for the first building in that phase.</i></p> <p><u>Intersection improvements</u></p> <p><i>If any of the identified improvements require Caltrans or Yolo County approval, the applicant shall make a good faith effort to work with Caltrans and/or Yolo County and the City for the purpose of identifying and implementing physical improvements to the network which have a nexus to the project's impact.</i></p> <ol style="list-style-type: none"> <u>Southbound Mace Boulevard:</u> <i>Extend the second eastbound/southbound lane from Harper Junior High School to Alhambra Drive. Add a third southbound lane from 2nd Street to connect with the</i> | | | |

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| | | <p><i>dedicated right-turn lane onto the I-80 WB on-ramps.</i></p> <p>2. <i><u>Northbound Mace Boulevard</u>: Extend the third northbound lane from the I80 WB off-ramps to connect with a new northbound "trap" right-turn lane at the Mace Boulevard/2nd Street/CR 32A intersection. Add a second northbound/westbound lane from 2nd Street to the Harper Junior High School signalized intersection.</i></p> <p>3. <i><u>Mace Boulevard/Chiles Road and Chiles Road/I-80 EB Off-Ramp Intersections</u>: This pair of tightly spaced intersections (situated 450 feet apart) requires signal coordination/timing adjustments and a lane reassignment on the eastbound Chiles Road approach to Mace Boulevard due to the heavy project-related off-ramp volume during the AM peak hour. Modifying the eastbound through lane to a shared left/through lane would require the <u>The east and west approaches would be modified</u> to operate with split phasing. Signal coordination (particularly critical during the AM peak hour) would synchronize the green interval for the I-80 off-ramp movement with the eastbound approach on Chiles Road at Mace Boulevard to facilitate the flow of motorists off of I-80. The signal would be</i></p> | | | |

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| | | <p><i>modified to operate the southbound left-turn and westbound right-turn during a shared overlap phase. This modification would also require the prohibition of southbound U-turns.</i></p> <p>4. I-80 Eastbound Loop On-Ramp: This on-ramp consists of a single entry lane from southbound Mace Boulevard, which widens to a metered general purpose lane and an unmetered HOV bypass lane. During the PM peak hour, the addition of project trips would cause queue spillback from the ramp meter onto the overpass, thereby causing queue spillback to extend further upstream. The recommended modification from an unmetered HOV bypass lane to a metered general purpose lane was found to provide more ramp metering storage, and reduced effects on the surface street. Similar modifications have been considered by Caltrans elsewhere in the Sacramento region.</p> <p><u>54. Mace Boulevard/2nd Street/CR 32A Intersection:</u> Modify the northbound approach to add a “trap” right-turn lane. Modify the westbound approach to two left-turn lanes and a shared through-right lane. Modify westbound CR 32A between this intersection and the adjacent CR 32A/Mace Park-and</p> | | | |

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| | | <p><i>Ride/West ARC Driveway intersection to two through lanes.</i></p> <p>6. Mace Boulevard/Alhambra Drive/South ARC Driveway Intersection: Modify the westbound approach to two left-turn lanes and a shared through-right lane. Provide a southbound left-turn lane, two through lanes, and a right-turn lane.</p> <p>7. Mace Boulevard/CR 30B/North ARC Driveway Intersection: Install a traffic signal. Provide a southbound left-turn lane and two through lanes. Provide a northbound through lane and shared through-right lane.</p> <p><u>85. CR 32A/Mace Park-and-Ride/West ARC Driveway Intersection: Install a traffic signal. Provide a southbound left-turn lane and a shared through right lane. Provide an eastbound left-turn lane.</u></p> <p><u>96. UPRR at-grade rail crossing improvements: The UPRR track/CR 32A crossing could be converted from an at-grade crossing to a grade-separated crossing. A near-term improvement prior to provision of the grade separation could consist of relocating the CR 32A/CR 105 intersection about 200 feet to the north and installing double gates on the south approach to the grade crossing in order</u></p> | | | |

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| | | <p style="text-align: center;"><i>to improve safety and traffic functionality at the grade crossing.</i></p> <p>407. I-80/CR 32A interchange improvements: Construct capacity improvements at the CR 32 interchange and along CR 32A to allow this interchange to serve more project traffic.</p> <p>3-70(b) At the time of the issuance of the first certificate of occupancy and as a component of the ARC TDM program (refer to Mitigation Measure 3-72(a)), the Master Owners' Association (MOA) for the Project shall establish the baseline peak hour I-80 mainline vehicle trips by which to determine the project's change to peak hour I-80 vehicle trips. Baseline AM and PM peak hour vehicle trips on I-80 shall be calculated on the following segments:</p> <ol style="list-style-type: none"> 1. Between Pedrick Road and Kidwell Road 2. Between Richards Boulevard and Mace Boulevard 3. Between Mace Boulevard and Chiles Road 4. East of Chiles Road (i.e., the Yolo Causeway) <p>During the annual TDM reporting, the MOA shall determine the number of AM and PM peak hour project vehicle trips that utilize I-80 on the segments listed above. In instances where these figures exceed baseline levels by five percent or more, the MOA shall institute</p> | <p>The Master Owner's Association (MOA)</p> | <p>At the time of the issuance of the first certificate of occupancy and as a component of the ARC TDM program (refer to Mitigation Measure 3-72(a)).</p> | |

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| | | <p>TDM strategies to reduce project-related peak hour vehicle trips on I-80. The implementation of TDM strategies shall reduce peak hour project vehicle trips on I-80 to an amount less than five percent of baseline levels, to the extent feasible.</p> <p>TDM strategies that would reduce peak hour vehicle trips on I-80 include strategies to reduce commute and business vehicle trips to and from ARC using I-80. If these TDM strategies are not sufficient to reduce peak hour trips to baseline levels, additional TDM measures or adjustments to existing measures shall be implemented, as needed to reduce peak hour trips to an amount less than five percent of baseline levels.</p> <p>3-70(c) The applicant shall contribute a proportional share to the local contribution portion of freeway improvement projects to construct carpool lanes on I-80 between Richards Boulevard and West Sacramento. Responsibility for implementation of this mitigation measure shall be assigned to the ARC and Mace Triangle on a fair share basis.</p> | City of Davis Department of Community Development and Sustainability | Prior to issuance of certificates of occupancy | |
| 3-71 | Impacts to Local Neighborhood Street Traffic (reference Impact 4.14-5). | <p>ARC Project</p> <p>3-71 Prior to final map approval, the project applicant shall fund the development of a neighborhood traffic calming plan, the City shall consider adoption of the plan, and the applicant shall fund implementation of the plan. The traffic calming plan will address the potential for the ARC Project to increase peak</p> | The City of Davis | Prior to final map approval | |

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| | | hour traffic volumes on local streets, including Monarch Lane, Temple Drive, Tulip Lane, Baywood Lane, Whittier Drive, Manzanita Lane, Alegre Way, and Arroyo Avenue. The traffic calming plan will also address the potential for the ARC Project to increase vehicle speeds on collector and minor arterial streets, including Alhambra Drive, Loyola Drive, 2nd Street, 5th Street, East 8th Street, Chiles Road, and Cowell Boulevard. The purpose of the plan will be to minimize, to the extent feasible, the potential for the ARC Project to increase peak hour traffic volumes on local streets and 85th percentile speeds on collector and minor arterial streets, through the use of measures proven in other neighborhoods and jurisdictions to achieve these goals, such as narrow points, neighborhood traffic circles, speed humps, stop signs (where warranted), narrow lane striping, and others. Implementation of a comprehensive traffic calming plan will incentivize traffic to use major routes such as I-80, East Covell Boulevard, Mace Boulevard, and 2nd Street, and avoiding using residential streets as cut-through routes. | | | |
| 3-72 | Increase in Vehicle Miles Traveled (reference Impact 4.14-6 of SEIR and Section XVII, Question 'b' of Addendum). | <u>ARC DiSC 2022 Project</u> 3-72(a) <i>Prior to issuance of the first building permit in the first phase of development, the applicant shall develop a TDM program for the entire <u>ARC DiSC 2022 Project</u>, including any anticipated phasing, and shall submit the TDM program to the City Department of Public Works for review and approval. The TDM</i> | City of Davis Department of Public Works and Community Development and Sustainability | Prior to issuance of the first building permit in the first phase of development | |

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| | | <p><i>program must be designed to achieve the following.</i></p> <ol style="list-style-type: none"> <i>1. Reduce trips to achieve one and five-tenths (1.5) Average Vehicle Ridership (AVR) in accordance with Davis Municipal Code Section 22.15.060; and</i> <i>2. Reduce project-generated VMT such that the project achieves all three VMT significance criteria.</i> <p><i>The Master Owner's Association (MOA) shall be responsible for implementing the TDM Program.</i></p> <p><i>(a) The MOA shall be responsible for funding and overseeing the delivery of trip reduction/TDM proposed programs and strategies to achieve the project-generated VMT and AVR objectives, which may include, but are not limited to, the following:</i></p> <ol style="list-style-type: none"> <i>(1) Establishment of carpool, buspool, or vanpool programs;</i> <i>(2) Vanpool purchase incentives;</i> <i>(3) Cash allowances, passes or other public transit subsidies and purchase incentives;</i> <i>(4) Low emission vehicle purchase incentives/subsidies;</i> <i>(5) Parking management strategies including limiting parking supply, as may be determined appropriate through subsequent traffic studies for</i> | | | |

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| | | <p><i>each phase; charging parking fees; unbundling parking costs; and providing parking cash-out programs;</i></p> <p><i>(6) Full or partial parking subsidies for ridesharing vehicles;</i></p> <p><i>(7) Preferential parking locations for ridesharing vehicles;</i></p> <p><i>(8) Computerized commuter rideshare matching service;</i></p> <p><i>(9) Guaranteed ride-home program for ridesharing;</i></p> <p><i>(10) Alternative workweek and flex-time schedules;</i></p> <p><i>(11) Telecommuting or work-at-home programs;</i></p> <p><i>(12) On-site lunch rooms/cafeterias;</i></p> <p><i>(13) On-site commercial services such as banks, restaurants, groceries, and small retail;</i></p> <p><i>(14) On-site day care facilities;</i></p> <p><i>(15) Bicycle programs including bike purchase incentives, storage, maintenance programs, and on-site education program;</i></p> <p><i>(16) Car share and bike share services;</i></p> <p><i>(17) Enhancements to Unitrans, Yolobus, or other regional bus service;</i></p> <p><i>(18) Enhancements to Capitol Corridor or other regional rail service;</i></p> <p><i>(19) Enhancements to the citywide bicycle network;</i></p> | | | |

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| | | <p>(20) Dedicated employee housing located either on-site or elsewhere in the City of Davis;</p> <p>(21) Designation of an on-site transportation coordinator for the project;</p> <p>(22) Implement a fair value commuting program where fees charged to single-occupancy vehicle (SOV) commuters (e.g., through parking pricing) are tied to project vehicle trip reduction targets and fee revenue is rebated to non-SOV commuters, or other pricing of vehicle travel and parking;</p> <p>(23) Support management strategies (e.g., pricing, vehicle occupancy requirements) on roadways or roadway lanes, particularly I-80 over the causeway;</p> <p>(24) Contribute to a VMT mitigation bank or exchange to support VMT reductions elsewhere in the City or region; and</p> <p>(25) Change the project to increase project trip internalization (e.g., decrease employment uses and/or increase residential uses).</p> <p>(b) Single-phase development projects shall achieve project-generated VMT and AVR targets within five (5) years of</p> | | | |

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| | | <p><i>issuance of any certificate of occupancy. Multi-phased projects shall achieve the project-generated VMT and AVR targets for each phase within three (3) years of the issuance of any certificate of occupancy.</i></p> <p>(c) <i>In conjunction with final map approval, recorded codes, covenants and restrictions (CC&Rs) shall include provisions to guarantee adherence to the TDM objectives and perpetual operation of the TDM program regardless of property ownership, inform all subsequent property owners of the requirements imposed herein, and identify potential consequences of nonperformance.</i></p> <p><i>Each space use agreement (i.e., lease document) shall also include TDM provisions for the site as a means to inform and commit tenants to, and participate in, helping specific applicable developments meet TDM performance requirements.</i></p> <p>(d) <i>Ongoing reporting:</i></p> <p>(1) <u>Annual TDM Report.</u> <i>The MOA for the Project shall submit an annual status report on the TDM program to the City Department of Public Works beginning a year after the issuance of any</i></p> | <p>City of Davis Department of Public Works and Community Development and Sustainability</p> <p>City of Davis Department of Public Works</p> <p>City of Davis City Council</p> | <p>In conjunction with final map approval</p> <p>Beginning a year after the issuance of any certificate of occupancy and continuing until full project buildout</p> | |

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| | | <p><i>certificate of occupancy and continuing until full project buildout. Data shall be collected in October of each year and the Annual Report submitted by December 31st of each year. The report shall be prepared in the form and format designated by the City, which must either approve or disapprove the program.</i></p> <p><i>i. The TDM performance reports shall focus on the trip reduction incentives offered by the project, their effectiveness, the estimated greenhouse gas (GHG) emissions generated by the project, and the methods by which a continued trajectory towards carbon neutrality in 2040 can be achieved consistent with Mitigation Measure 3-38(a). The report shall:</i></p> <ul style="list-style-type: none"> <i>• Report the project-generated VMT levels attained;</i> <i>• Report the AVR levels attained;</i> <i>• Verify the TDM plan incentives that have been offered;</i> | | | |

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| | | <ul style="list-style-type: none"> • Describe the use of those incentives offered by employers; • Evaluate why the plan did or did not work to achieve the AVR targets and explain why the revised plan is more likely to achieve the AVR target levels; • List additional incentives which can be reasonably expected to correct deficiencies; • Evaluate the feasibility and effectiveness of trip reduction/TDM program and strategies, as implemented; • Estimate the GHG emissions generated by project transportation operations; and • Identify off-setting GHG credits to be secured by the | | | |

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| | | <p style="text-align: center;"><i>project to achieve carbon neutrality.</i></p> <p><i>ii. The MOA shall develop and implement an annual monitoring program to determine if project-generated VMT and AVR targets are being met. The monitoring program could include employee travel surveys, traffic counts at project site ingress/egress points, and other relevant information.</i></p> <p><i>iii. If the project-generated VMT and/or AVR targets are not met for any two consecutive years, the applicant or current owner(s) of the site will contribute funding to be determined in a separate study toward the provision of additional or more intensive travel demand management programs, such as enhanced regional transit service to the site, employee shuttles, and other potential measures.</i></p> <p><i>iv. In the event that other TDM objectives are not met as documented in the</i></p> | | | |

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| | | <p><i>Annual Monitoring Report submitted by December 31st of each year, the MOA shall:</i></p> <ul style="list-style-type: none"> • <i>Submit to the City within thirty (30) days of submittal of the annual report, a list of TDM measures that will be implemented to meet the TDM objectives within one hundred eighty (180) days of submittal of annual report. At the end of the one-hundred-eighty-day period, the MOA shall submit a revised performance report to determine compliance with TDM objectives. No further measures will be necessary if the TDM objectives are met.</i> <p><i>Should the TDM objectives not be satisfied by the end of the one-hundred-eighty-day period, the MOA shall pay</i></p> | | | |

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| | | <p style="text-align: center;"><i>a TDM penalty fee to the City in an amount determined by resolution of the City Council. Said penalty fee may be used to provide new transit service and/or subsidize existing transit service, construct bicycle facilities, and/or improve street capacity through construction of physical improvements to be selected by the City of Davis from the list of area-wide improvements identified in the City's CIP.</i></p> <p><i>Mace Triangle</i></p> <p><i>3-72(b) Prior to issuance of a building permit for development within the Mace Triangle Site, each applicant shall develop a TDM program coordinated with, and compliant with, the requirements of the <u>ARC DiSC 2022</u> TDM program and any pre-existing TDM programs on the Mace Triangle Site. The program shall be submitted to the City Department of Public Works for review and approval. This includes achievement of the same trip reduction requirements, GHG-reducing transportation strategies, and monitoring and reporting requirements as the <u>ARC DiSC 2022</u>, as set forth in Mitigation Measure 3-72(a). This may</i></p> | <p>City of Davis Public Works Department and Community Development and Sustainability</p> | <p>Prior to the issuance of a building permit for development within the Mace Triangle Site</p> | |

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| | | <i>be satisfied by joining the ARG <u>DiSC 2022</u> TDM program as a participating member.</i> | | | |
| 3-74 | Impacts associated with Construction Vehicle Traffic (reference Impact 4.14-8 of SEIR and Section XVII, Question 'c' of Addendum). | <p><i>ARG <u>DiSC 2022</u> Project and Mace Triangle</i></p> <p>3-74 <i>Prior to any construction activities for the ARG <u>DiSC 2022</u> and Mace Triangle Sites, the project applicant shall prepare a detailed Construction Traffic Control Plan and submit it for review and approval by the City Department of Public Works. The applicant and the City shall consult with Yolo County, Caltrans, Unitrans, Yolobus, and local emergency service providers for their input prior to approving the Plan. The Plan shall ensure that acceptable operating conditions on local roadways and freeway facilities are maintained during construction. At a minimum, the Plan shall include:</i></p> <ul style="list-style-type: none"> <i>• The number of truck trips, time, and day of street closures;</i> <i>• Time of day of arrival and departure of trucks;</i> <i>• Limitations on the size and type of trucks, provision of a staging area with a limitation on the number of trucks that can be waiting;</i> <i>• Provision of a truck circulation pattern that minimizes impacts to existing vehicle traffic during peak traffic flows and maintains safe bicycle circulation;</i> <i>• Provision of a truck arrival and departure plan that maintains acceptable peak hour roadway operations, in accordance</i> | <p>City of Davis Department of Public Works</p> <p>Yolo County</p> <p>Caltrans</p> <p>Unitrans</p> <p>Yolobus</p> <p>Local emergency service providers</p> | Prior to any construction activities for the DiSC 2022 and Mace Triangle Sites | |

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| | | <p><i>with the relevant significance thresholds established in this Final SEIR. This could include extending hauling activities across a 45-day period in order to lessen the daily or hourly effects associated with haul truck traffic;</i></p> <ul style="list-style-type: none"> • <i>Minimize use of CR 32A by construction truck traffic;</i> • <i>Prior to certificate of occupancy or acceptance of any public improvement by the city, the developer shall resurface and/or repair any damage to roadways that occurs as a result of construction traffic;</i> • <i>Provision of driveway access plan so that safe vehicular, pedestrian, and bicycle movements are maintained (e.g., steel plates, minimum distances of open trenches, and private vehicle pick up and drop off areas);</i> • <i>Maintain safe and efficient access routes for emergency vehicles;</i> • <i>Manual traffic control when necessary;</i> • <i>Proper advance warning and posted signage concerning street closures; and</i> • <i>Provisions for bicycle, pedestrian, and transit access and safety.</i> <p><i>A copy of the Construction Traffic Control Plan shall be submitted to local emergency response agencies and these agencies shall be notified at least 14 days before the commencement of construction that would partially or fully obstruct roadways.</i></p> | | | |

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| 3-75 | Impacts to Pedestrian and Bicycle Facilities (reference Impact 4.14-9 of SEIR and Section XVII, Question 'a' of Addendum). | <p><u>ARC DiSC 2022 Project and Mace Triangle</u></p> <p>3-75(a) Prior to issuance of the first certificate of occupancy of the <u>ARC DiSC 2022 Project</u>, the applicant shall construct the following proposed off-site bicycle and pedestrian facilities to the satisfaction of the Public Works Department, as described in the <u>ARC DiSC 2022 Project description</u> and shown on the <u>ARC DiSC 2022 Site plan</u>:</p> <ol style="list-style-type: none"> 1) Grade-separated bicycle and pedestrian crossing of Mace Boulevard north of Alhambra Drive 2) Class I shared-use path on the west side of Mace Boulevard between proposed grade-separated crossing <u>Mace Drainage Channel</u> and Harper Junior High School 3) Pedestrian and landscaping improvements on the access road between the Mace Park-and-Ride and CR 32A <p>Responsibility for implementation of this mitigation measure shall be assigned to the <u>ARC DiSC 2022 Project and Mace Triangle</u> on a fair share basis.</p> | City of Davis Public Works Department | Prior to issuance of the first certificate of occupancy for the DiSC 2022 Project | |
| | | <p>3-75(b) Prior to issuance of the first certificate of occupancy of the <u>ARC DiSC 2022 Project</u>, the applicant shall contribute fair share funding to cover their proportionate cost of the following improvements:</p> | City of Davis | Prior to issuance of the first certificate of occupancy for the DiSC 2022 Project | |

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| | | <p>1) Widen CR 32A between CR 105 and the Causeway Bicycle Path Access causeway shared-use path access point to meet Yolo County standards for a two-lane arterial (14-foot travel lanes and 6-foot shoulder/on-street bike lanes).</p> <p>2) Westbound bicycle crossing improvements at the existing at-grade railroad crossing at CR 32A and CR 105. Potential improvements include a marked bicycle crossing for westbound bicyclists with advanced warning devices for vehicle traffic. These improvements would facilitate westbound bicyclists continuing west onto the shared-use path located between the UPRR mainline and I-80 (e.g., to the west of CR 105). As noted earlier, Yolo County, together with Union Pacific and the City of Davis, are currently evaluating potential modifications to this at-grade crossing to reduce the potential for conflicts with rail operations. Therefore, the ultimate improvements constructed at this crossing should be consistent with the preferred modifications identified in this County-led study.</p> <p>3) Eastbound bicycle crossing improvements for bicyclists turning left from CR 32A onto the causeway shared-use path. Potential improvements include the installation of a marked crossing on the east leg of the</p> | | | |

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| | | <p><i>CR 32A/I-80 WB off-ramp intersection and construction of a two-way path on the north side of CR 32A between the CR 32A/I-80 WB off-ramp intersection and the entrance to the causeway path.</i></p> <p><i>Implementation of these improvements, or a set of improvements of equal effectiveness, would improve bicycle facilities on CR 32A by reducing the potential for bicycle-vehicle conflicts.</i></p> <p>3-75(c) <i>The project applicant shall identify and construct complete streets improvements on the Mace Boulevard corridor, including the following actions:</i></p> <p>1) <i>Prior to approval of the first tentative subdivision map for the ARG <u>DiSC 2022</u> Project, the applicant shall fund and complete (in conjunction with City staff) a corridor plan for the Mace Boulevard corridor between Harper Junior High School and Cowell Boulevard.⁷ At a minimum, the corridor plan shall identify complete streets improvements that achieve the following goals:</i></p> | <p>City of Davis Public Works Department</p> <p>City of Davis City Council</p> <p>City of Davis Planning Commission</p> | <p>Prior to approval of the first tentative subdivision map for the DiSC 2022 Project</p> | |

⁷ Policy TRANS 2.8 of the *City of Davis General Plan* calls for the preparation of corridor plans for selected corridors throughout the City. The segment of Mace Boulevard referenced in this mitigation measure includes all of corridor #15 (Mace Boulevard – Harper Junior High School to Interstate 80) and portions of corridors #2 (Chiles Road – Drummond Avenue to East City Limit) and #16 (Mace Boulevard – Interstate 80 to South City Limit) as shown in Map 5 of the *General Plan* Circulation Element. Corridors #2 and #15 do not currently have corridor plans. Corridor #16 south of Cowell Boulevard was recently modified based on prior corridor planning efforts. The segment of Corridor #16 between Cowell Boulevard and Interstate 80 was excluded from those efforts and does not currently have a corridor plan.

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| | | <p>a. <i>Provide safe and comfortable access for pedestrian and bicyclists</i></p> <p>b. <i>Minimize the potential for bicycle-vehicle and pedestrian-vehicle conflicts</i></p> <p>c. <i>Provide fast and efficient transit operations</i></p> <p>d. <i>Minimize cut-through traffic on residential roadways</i></p> <p>e. <i>Avoid operating conditions that degrade roadway safety (e.g., off-ramp queue spillback to freeway mainline)</i></p> <p><i>The corridor plan shall be prepared to the satisfaction of the City of Davis Public Works Department and be approved by the City of Davis City Council. The corridor plan should include a thorough public engagement process to understand the transportation priorities of the surrounding community. This should include an initial hearing before the Planning Commission and the Bicycling, Transportation, and Street Safety Commission (BTSSC) to solicit initial input and a second hearing for review of the draft plan.</i></p> <p>2) <i>In conjunction with submittal of a final planned development or tentative map, whichever occurs first, for each <u>ARC DiSC 2022</u> Project phase, the MOA for</i></p> | City of Davis Bicycling, Transportation, and Street Safety Commission | | |

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| | | <p><i>the ARG DiSC 2022 Project shall submit a focused transportation impact study for the phase under review. This could be the same study as required under Mitigation Measure 3-70(a), but must also include the information set forth in this measure. The study shall document current conditions at the time and identify the anticipated transportation system effects associated with the development proposed for the phase under review and the necessary transportation system improvements to ameliorate these effects in accordance with the methods and significance thresholds used in this transportation impact analysis. Improvements should be consistent with the complete streets goals and improvements identified in the Mace Boulevard Corridor Plan to be funded and completed by the applicant as described above. The study shall also address the degree to which improvements would address any significant impacts caused by the ARG <u>DiSC 2022</u> Project at buildout as identified in the Transportation Impact Analysis prepared for the ARG <u>DiSC 2022</u> Project by Fehr & Peers (2020). Potential improvements include, but are not limited to, the following:</i></p> <ul style="list-style-type: none"> <i>a. Improvements to on- and off-street bicycle facilities on Mace Boulevard and connecting roadways, including Covell</i> | | | |

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| | | <p><i>Boulevard, Alhambra Drive, 2nd Street, CR 32A, and Chiles Road.</i></p> <p><i>b. Improvements to bicycle and pedestrian crossings at the following intersections:</i></p> <ul style="list-style-type: none"> <i>i. Mace Boulevard/Alhambra Drive;</i> <i>ii. Mace Boulevard/2nd Street/CR 32A;</i> <i>iii. Mace Boulevard/I-80 WB Ramps;</i> <i>iv. Mace Boulevard/I-80 EB Ramps; and</i> <i>v. Mace Boulevard/Chiles Road.</i> <p><i>Crossing improvements shall reduce the potential for bicycle-vehicle and pedestrian-vehicle conflicts and provide for safe and comfortable access for pedestrians and bicyclists. Potential crossing improvements include, but are not limited to bike lane conflict markings, intersection crossing markings, reductions to crossing distances, and physically separating bicyclists from vehicles (e.g., conversion to a protected intersection). Additionally, crossing improvements shall include the modification of</i></p> | | | |

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| | | <p><i>existing channelized right-turn lanes to either a) remove and replace the lanes with standard right-turn lanes, or b) retrofit the lanes to reduce vehicles speeds and increase yield compliance rates.</i></p> <p><i>c. <u>Construction of a grade-separated bicycle and pedestrian crossing of Mace Boulevard within the project site vicinity.</u></i></p> <p><i>Improvements identified in the focused transportation impact study should achieve the following performance measures:</i></p> <p><i>a. Reduce the number and/or severity of bicycle-vehicle and pedestrian-vehicle conflict points at intersections, at intersection approaches, and on roadway segments.</i></p> <p><i>b. Eliminate otherwise anticipated increases in transit travel times and/or adverse changes to transit on-time performance that would be caused by the <u>ARC DiSC 2022 Project</u> in accordance with standards established by Unitrans, Yolobus, and other potential future transit operators.</i></p> <p><i>c. Eliminate otherwise anticipated adverse effects to emergency vehicle response times that would</i></p> | | | |

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| | | <p><i>be caused by the ARG <u>DiSC 2022</u> Project in accordance with standards established by the City of Davis Fire and Police Departments.</i></p> <p><i>d. Eliminate otherwise anticipated increases in cut-through traffic on residential roadways that would be caused by the ARG <u>DiSC 2022</u> Project.</i></p> <p><i>e. Eliminate otherwise anticipated vehicle queuing that would be caused by the ARG <u>DiSC 2022</u> Project that would adversely affect roadway safety, including off-ramp queue spillbacks to the freeway mainline, queue spillbacks that block bicycle and/or pedestrian facilities, and queue spillbacks that exceed available turn pocket storage and block adjacent through travel lanes.</i></p> <p><i>The focused transportation impact study should also identify the funding and implementing responsibilities for each improvement, including whether the improvement should be constructed by the applicant or if the applicant should contribute fair share funding to cover their proportionate cost for the improvements. The applicant shall construct the improvement and/or contribute fair share funding prior to the</i></p> | | | |

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| Impact Number | Impact | Mitigation Measure | Monitoring Agency | Implementation Schedule | Sign-off |
| | | <i>issuance of the first certificate of occupancy for each project phase under review.</i> | | | |
| 3-76 | Impacts to Transit Services (reference Impact 4.14-10 of SEIR and Section XVII, Question 'a' of Addendum). | <p><i>ARG <u>DiSC 2022</u> Project and Mace Triangle</i></p> <p>3-76(a) <i>Prior to the approval of improvement plans of the first ARG <u>DiSC 2022</u> Project phase, the project applicant shall fund and construct new bus stops with turnouts on both sides of Mace Boulevard at the new primary project access point at Alhambra Drive. The project applicant shall prepare design plans, to be reviewed and approved by the City Public Works Department, and construct bus stops with shelters, paved pedestrian waiting areas, lighting, real time transit information signage, and pedestrian connections between the new bus stops and all buildings on the ARG <u>DiSC 2022</u> Site. Responsibility for implementation of this mitigation measure shall be assigned to the ARG <u>DiSC 2022</u> Project and Mace Triangle on a fair share basis. Upon</i></p> | City of Davis Public Works Department | Prior to the approval of improvement plans for the first DiSC 2022 Project phase | |

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| | | <p>3-80(b) <i>The applicant shall provide for annual wet-weather monitoring of the existing off-site 42-inch or 21-inch sanitary sewer line, depending upon which off-site sewer alignment is chosen for the project, over the course of project buildout to confirm that there is capacity within the line to serve the ARG <u>DiSC 2022</u> Project, in combination with existing and future projected General Plan buildout. If the wet weather monitoring fails to confirm capacity within the chosen existing sanitary sewer line, the applicant shall either upsize the existing sewer line, subject to reimbursement, or install a parallel line, subject to review and approval by the City Engineer.</i></p> <p>3-80(c) <i>If the applicant pursues a connection to the existing 8-inch sewer line in Mace Boulevard to serve Phase 1 of the ARG <u>DiSC 2022</u> Project, then prior to approval of Improvement Plans for Phase 1, the applicant shall prepare and submit to the Davis Public Works Department, a sewer study, which shall determine the available capacity in the 8-inch sewer pipe in Mace Boulevard. If the 8-inch line has adequate capacity for Phase 1 of the ARG <u>DiSC 2022</u> Project, then no further mitigation is needed. If the sewer study determines that the 8-inch line does not have adequate capacity to serve Phase 1, then the applicant shall upsize the sewer pipe within Mace Boulevard, or pursue construction of the northerly or easterly off-site sewer pipe connection alternative. The design of the sewer pipe improvements shall be reviewed</i></p> | <p>City of Davis Public Works Department City Engineer</p> | <p>Over the course of project buildout</p> <p>Prior to approval of Improvement Plans for Phase 1, if the applicant pursues a connection to the existing 8-inch sewer line in Mace Boulevard</p> | |

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| | | <i>and approved by the City Engineer prior to approval of Phase 1 Improvement Plans.</i> | | | |
| XXI. Mandatory Findings of Significance and Cumulative Impacts identified in Chapter 5 of the SEIR | | | | | |
| 3-86 | Cumulative impacts related to the creation of new sources of light or glare associated with development of the proposed project in combination with future buildout in the City of Davis (reference Impact 5-2). | <i>ARC DiSC 2022 Project and Mace Triangle</i> 3-86 <i>Implement Mitigation Measure 3-3.</i> | See Mitigation Measure 3-3. | See Mitigation Measure 3-3. | |
| 3-87 | Impacts related to cumulative loss of agricultural land (reference Impact 5-3). | <i>ARC DiSC 2022 Project and Mace Triangle</i> 3-87 <i>Implement Mitigation Measures 3-5(a) and (b), and 3-7(b).</i> | See Mitigation Measures 3-5(a), (b), and 3-7(b). | See Mitigation Measures 3-5(a), (b), and 3-7(b). | |
| 3-88 | A cumulatively considerable net increase of any criteria pollutant (reference Impact 5-4). | <i>ARC DiSC 2022 Project and Mace Triangle</i> 3-88 <i>Implement Mitigation Measure 3-11.</i> | See Mitigation Measure 3-11. | See Mitigation Measure 3-11. | |
| 3-89 | Cumulative loss of habitat in the City of Davis area for special-status species (reference Impact 5-5). | <i>ARC DiSC 2022 Project and Mace Triangle</i> 3-89 <i>Implement Mitigation Measures 3-16, 3-17, 3-18, 3-19, 3-20(a-c), and 3-21.</i> | See Mitigation Measures 3-16, 3-17, 3-18, 3-19, 3-20 (a-c), and 3-21. | See Mitigation Measures 3-16, 3-17, 3-18, 3-19, 3-20 (a-c), and 3-21. | |

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| Impact Number | Impact | Mitigation Measure | Monitoring Agency | Implementation Schedule | Sign-off |
| 3-91 | Cumulative loss of cultural resources (reference Impact 5-7). | <i>ARG DiSC 2022 Project</i> 3-91(a) <i>Implement Mitigation Measure Measures 3-28(a) and 3-28(b).</i> <i>ARG DiSC 2022 Project and Mace Triangle</i> 3-91(b) <i>Implement Mitigation Measure 3-28(c).</i> | See Mitigation Measures 3-28-(a) and (b). See Mitigation Measure 3-28(c). | See Mitigation Measures 3-28-(a) and (b). See Mitigation Measure 3-28(c). | |
| 3-93 | Cumulative impacts related to greenhouse gas (GHG) emissions and global climate change (reference Impact 5-9). | <i>ARG DiSC 2022 Project</i> 3-93(a) <i>Implement Mitigation Measure 3-11, 3-38(a), and 3-72(a) and (b).</i> <i>Mace Triangle</i> 3-93(b) <i>Implement Mitigation Measure 3-38(b).</i> | See Mitigation Measure 3-11, 3-38(a), and 3-72(a) and (b). See Mitigation Measure 3-38(b). | See Mitigation Measure 3-11, 3-38(a), and 3-72(a) and (b). See Mitigation Measure 3-38(b). | |
| 3-96 | Cumulative impacts associated with increases in volume runoff and effects to on- and off-site flooding within the City of Davis planning area (reference Impact 5-12). | <i>ARG DiSC 2022 Project and Mace Triangle</i> 3-96 <i>Implement Mitigation Measures 3-47(a) through 3-47(c).</i> | See Mitigation Measure 3-47(a-c). | See Mitigation Measure 3-47(a-c). | |
| 3-99 | Cumulative urban decay (reference Impact 5-15). | <i>ARG DiSC 2022 Project</i> 3-99 <i>Implement Mitigation Measures 3-54(a) and 3-54(b).</i> | See Mitigation Measures 3-54(a) and (b). | See Mitigation Measures 3-54(a) and (b). | |
| 3-102 | Cumulative impacts to fire protection services from the proposed project in combination | <i>ARG DiSC 2022 Project and Mace Triangle</i> 3-102 <i>Prior to issuance of building permits for each phase of development, the project applicant</i> | City of Davis Department of | Prior to issuance of building permits for | |

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| Impact Number | Impact | Mitigation Measure | Monitoring Agency | Implementation Schedule | Sign-off |
| | with future developments in the City of Davis (reference Impact 5-19). | <p><i>shall contribute the project's fair share funding towards one of the following mitigation options, as determined by the City of Davis Department of Community Development and Sustainability and Davis Fire Department:</i></p> <ol style="list-style-type: none"> 1. <i>Construct a fourth fire station within the City of Davis.</i> 2. <i>Modify existing Davis fire facilities, which may include renovation of existing fire stations.</i> <p><i>Once the mitigation option is selected, the identified improvement project(s) shall be included in the City's Capital Improvement Program and the City's Fire Impact Fee updated accordingly. In addition, each improvement project shall be subject to its own environmental review process, unless the improvement can be determined by the City to be exempt from CEQA.</i></p> | <p>Community Development and Sustainability</p> <p>City of Davis Fire Department</p> | each phase of development | |
| 3-105 | Cumulative Increase in Vehicle Miles Traveled (reference Impact 4.14-6). | <p><i>ARC DiSC 2022 Project</i></p> <p>3-105(a) <i>Implement Mitigation Measure 3-72(a). Mace Triangle</i></p> <p>3-105(b) <i>Implement Mitigation Measure 3-72(b).</i></p> | <p>See Mitigation Measure 3-72(a).</p> <p>See Mitigation Measure 3-72(b).</p> | <p>See Mitigation Measure 3-72(a).</p> <p>See Mitigation Measure 3-72(b).</p> | |
| 3-106 | Cumulative impacts to pedestrian, bicycle, and transit facilities. | <p><i>ARC DiSC 2022 Project and Mace Triangle</i></p> <p>3-106 <i>Implement Mitigation Measures 3-75(a) thru (c) and 3-76(a) and (b).</i></p> | See Mitigation Measures 3-75(a-c) and 3-76(a-b). | See Mitigation Measures 3-75(a-c) and 3-76(a-b). | |

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| Impact Number | Impact | Mitigation Measure | Monitoring Agency | Implementation Schedule | Sign-off |
| 3-108 | Cumulative wastewater treatment and collection system impact (reference Impact 5-28). | <i>ARC DiSC 2022 Project</i> 3-108 <i>Implement Mitigation Measures 3-80(a) through (c).</i> | See Mitigation Measures 3-80(a-c). | See Mitigation Measures 3-80(a-c). | |