2. EXECUTIVE SUMMARY

2.1 INTRODUCTION

The Executive Summary chapter of the Subsequent Environmental Impact Report (SEIR) provides an overview of the proposed project (see Chapter 3, Project Description, for further details) and provides a table summary of the conclusions of the environmental analysis provided in Chapters 4.1 through 4.7. This chapter also summarizes the alternatives to the proposed project that are described in Chapter 6, Alternatives Analysis, and identifies the Environmentally Superior Alternative. Table 2-1 contains the environmental impacts associated with the proposed project, the significance of the impacts, the proposed mitigation measures for the impacts, and the significance of the impacts after implementation of the mitigation measures.

2.2 SUMMARY DESCRIPTION OF THE PROPOSED PROJECT

The approximately 25.8-acre project site is located north of the East Covell Boulevard/Monarch Lane intersection on an existing property known as the Wildhorse Ranch and/or Duffel Horse Ranch in the City of Davis, California, and is identified by Assessor's Parcel Number (APN) 071-140-011. The majority of the project site is undeveloped and consists of grazing land; although, agricultural activity does not currently occur on-site. Within the central portion of the project site, the site includes a ranch home, two duplexes, a horse barn, and an equestrian training facility that is not currently in use. A paved driveway extends into the site from East Covell Boulevard and bisects much of the site in a north-to-south direction. Trees are located adjacent to the driveway, on-site structures, and project site boundaries. In addition, it should be noted that at least nine existing bus stops are located less than 0.25-mile from the project site along East Covell Boulevard, Monarch Lane, Temple Drive, and Alhambra Drive. The transit stops are served by Unitrans and Yolobus. The City of Davis General Plan designates the site as Agriculture and the site is zoned Planned Development (PD) 3-89.

The proposed project would include a Vesting Tentative Subdivision Map to subdivide the project site and develop up to 175 new residential units, comprised of cottages, half-plex units, single-family residences (medium and large), and multi-family residential apartments. In addition, subdivision of the project site would include land anticipated to be developed with a new USA Pentathlon Training Facility and pool complex, new internal roadways, associated utility improvements, and open space, landscaping, and trails.

Primary site access would be provided from East Covell Boulevard. From the terminus of Monarch Lane at East Covell Boulevard, the project site's existing private driveway would be redeveloped as Palomino Way, the new northern leg of East Covell Boulevard/Monarch Lane intersection. From the newly constructed Palomino Way, internal access through the project site to the proposed residences and recreational facilities would be provided through a traditional grid street network. Water, sanitary sewer, and storm drainage services would be provided to the proposed project through new connections to the existing utility systems in the project vicinity. It should be noted that the project would require installation of 2,270 lineal feet of off-site, 12-inch sewer line to establish sewer service.

The proposed project would require discretionary approvals of the following entitlements:

- Vesting Tentative Subdivision Map;
- Site Plan and Architectural Review; and
- Affordable Housing Plan.

It should be noted that the original Wildhorse Ranch Project required a General Plan Amendment to redesignate the project site from Agriculture to Residential High Density, Residential Medium Density, Neighborhood Greenbelt, Natural Habitat Area, and Urban Agricultural Transition Area. In addition, the Wildhorse Ranch Project required a Rezone to change the site's zoning from PD 3-89 to a new PD. The currently proposed Palomino Place Project invokes the "Builder's Remedy," which is based on a provision of California's Housing Accountability Act that prevents jurisdictions without a substantially compliant housing element from denying an eligible housing project on the basis that the project does not comply with the jurisdiction's general plan or zoning ordinance. With respect to this Project, the City and Project Applicant entered into a settlement agreement which provides, among other things, that the City will process the Project application as a Builder's Remedy project and without requiring the Applicant to submit for legislative entitlements, including a General Plan Amendment and Rezone. Therefore, for purposes of this SEIR, the Palomino Place Project does not require a General Plan Amendment or Rezone. As voter approval of projects under Measure D is triggered by a General Plan Amendment, the Project would not require a public vote in order to be developed.

Please refer to Chapter 3, Project Description, of this SEIR for a detailed description of the proposed project and entitlements, as well as a full list of the project objectives.

2.3 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, mineral, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Mitigation measures must be implemented as part of the proposed project to reduce new or substantially more severe potential adverse impacts to a less-than-significant level. Such mitigation measures are noted in this SEIR and are found in the following technical chapters: Aesthetics; Biological Resources; Noise; Public Services and Utilities; Transportation; and Other Effects. The mitigation measures required for the proposed project, as presented in this SEIR, will form the basis of the Mitigation Monitoring and Reporting Program. Any impact that remains significant after implementation of mitigation measures is considered a significant and unavoidable impact.

A summary of the evaluated impacts from each technical chapter (Chapters 4.1 through 4.7) of the SEIR is presented in Table 2-1 at the end of this chapter. In addition, Table 2-1 includes the level of significance of each impact, any mitigation measures required for each impact, and the resulting level of significance after implementation of mitigation measures for each impact.

2.4 SUMMARY OF PROJECT ALTERNATIVES

The following section presents a summary of the alternatives evaluated in this SEIR for the proposed project, which include the following:

- No Project (No Build) Alternative;
- Increased Density Alternative;

- Reduced Density Alternative; and
- No Pentathlon Facility Alternative.

For a more thorough discussion of project alternatives that were evaluated in this SEIR, including alternatives considered but dismissed, please refer to Chapter 6, Alternatives Analysis.

No Project (No Build) Alternative

Under the No Project (No Build) Alternative, the current conditions of the project site would remain, and the site would not be developed. As described in this SEIR, the majority of the project site is undeveloped and consists of ruderal grasses that were previously used as pasture/grazing land. Within the central portion of the project site, the site includes a ranch home, two duplexes, a horse barn, and an equestrian training facility that is not currently in use. A paved driveway extends into the site from East Covell Boulevard and bisects the majority of the site in a north-to-south direction. Trees are located adjacent to the driveway, on-site structures, and project site boundaries. The No Project (No Build) Alternative would not meet any of the project objectives, which are listed in Chapter 3, Project Description, of this SEIR.

Increased Density Alternative

Under the Increased Density Alternative, a total of 260 residential units would be developed on the project site. The 260-unit count was selected for the Alternative in order to reduce per capita VMT below both City and regional average VMT thresholds. The 260 total residential units would be comprised of 50 single-family residences, 158 townhomes, and 52 affordable multi-family units, as compared to the currently proposed 175 units, which include 19 cottage units, 29 half-plex townhomes, 82 single-family residences, and up to 45 multi-family apartments. The 52 affordable multi-family units would be located in the southern portion of the project site to provide ease of access to East Covell Boulevard. The 158 medium-high-density townhomes would be located primarily in the western portion of the project site to allow for more efficient lotting patterns. The Alternative would also include a Multi-Modal Transit Center in the southwestern corner of the project site along East Covell Boulevard.

The proposed development area of the project site would not change under the Increased Density Alternative, and all other site improvements required under the proposed project would still be developed under the Increased Density Alternative, including an internal roadway network and on- and off-site utility improvements. The Increased Density Alternative would involve the same type and amount of recreational uses, as the USA Pentathlon Training Facility, pool complex, and obstacle course would still be developed under the Alternative. The Alternative would include similar open space area as compared to the currently proposed project, including a 1.09-acre open space area north of the USA Pentathlon Training Facility, and the 0.85-acre, 20-foot-wide tree easement along the western boundary of the project site. The tree easement open space area would be maintained by the Homeowners Association (HOA) associated with the proposed project.

Similar to the proposed project, the Increased Density Alternative would invoke Builder's Remedy, which is a provision of California's Housing Accountability Act that prevents jurisdictions without a substantially compliant housing element from denying eligible housing projects on the basis of inconsistency with the jurisdiction's general plan or zoning ordinance. Therefore, similar to the proposed project, the Increased Density Alternative would not include a General Plan Amendment or Rezone. The Alternative would still require the approval of a Vesting Tentative Subdivision Map, Site Plan and Architectural Review for the Pentathlon Facility, and Affordable Housing Plan.

Furthermore, because the Increased Density Alternative would generally result in similar development as the proposed project, nine of the ten project objectives would be met by the Alternative. The Alternative would not meet Objective #9, to create a neighborhood that respects its surroundings and is compatible with the scale of the adjacent community, because the Alterative would result in greater inconsistencies with the General Plan.

Reduced Density Alternative

The Reduced Density Alternative would include the development of 98 single-family detached residential units, ranging from 1,600 to 2,500 square feet (sf), in addition to the single existing ranch home, for a total residential area of 15.54 acres. A total of 98 residential units was selected for the Alternative in order to result in a density of four to five dwelling units per acre (du/ac), similar to the density of the adjacent Wildhorse neighborhood The Alternative would not include the development of any multi-family residential units. The proposed development area of the project site would not change under the Reduced Density Alternative, and the Alternative would still include the USA Pentathlon Training Facility, pool complex, and obstacle course. All other site improvements required under the proposed project would still be developed under the Alternative, including an internal roadway network and on-site and off-site utility improvements. The Reduced Density Alternative would also include the same type and amount of open space areas as the proposed project. Similar to the proposed project, the 20-foot tree buffer in the northwestern portion of the project site would remain as part of the Alternative.

Similar to the proposed project, the Reduced Density Alternative would invoke Builder's Remedy. Therefore, the Reduced Density Alternative would not submit an application for a General Plan Amendment or Rezone. Additionally, in order to comply with Builder's Remedy affordable housing requirements, the Alternative would still be required to include 20 percent of the single-family units as deed restricted, affordable units. Thus, the Alternative would still require approval of an Affordable Housing Plan. The Alternative would also still require the approval of a Vesting Tentative Subdivision Map and Site Plan and Architectural Review for the USA Pentathlon Facility.

Because the Alternative would include the development of only single-family residences, Objective #1, to construct a housing development project within the City of Davis that includes a broad mix of housing types and levels of affordability, would not be met. Objective #2 and Objective #6 would be partially met; however, developing the project site with low-density residential uses would not maximize the potential of the project site in helping to address the housing crisis or climate change. The remaining project objectives would be met by the Reduced Density Alternative. Arguably, the Alternative would better meet Objective #9 by creating a neighborhood that respects its surroundings and is compatible with the scale of the adjacent community, which is currently comprised primarily of single-family homes.

No Pentathlon Facility Alternative

The No Pentathlon Facility Alternative would eliminate the USA Pentathlon Training Facility, pool complex, and obstacle course, and would instead develop the space with a mix of townhomes and multi-family residential units. Similar to the proposed project, the Alternative would include development of 19 cottage units, up to 45 multi-family apartment units, and 31 medium-sized single-family residences. However, the Alternative would include 50 large-sized single-family residences, a reduction of one unit as compared to the proposed project. The Alternative would also include 39 townhome units, an increase of 10 units as compared to the proposed project.

Overall, the Alternative would develop a maximum of up to 184 units, while the proposed project would include a maximum of up to 175 units. All other site improvements required under the proposed project would still be developed under the No Pentathlon Facility Alternative, including an internal roadway network and on- and off-site utility improvements. The No Pentathlon Facility would also include the same type and amount of open space.

Similar to the proposed project, the No Pentathlon Facility Alternative would invoke Builder's Remedy. Therefore, the No Pentathlon Facility Alternative would not include a General Plan Amendment or Rezone. The Alternative would still require the approval of a Vesting Tentative Subdivision Map and Affordable Housing Plan.

Although the No Pentathlon Facility Alternative would generally result in similar residential development as the proposed project, because the Alternative would not include the development of the USA Pentathlon Training Facility, pool complex, or obstacle course, Objective #8, to provide a location for the construction of a new pentathlon training facility that includes a pool to also be used by local community swim organizations, would not be met. All other project objectives would be met by the Alternative.

Environmentally Superior Alternative

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. The environmentally superior alternative is generally the alternative that would be expected to generate the least number of significant impacts. However, the lead agency may consider certain issue areas as a higher priority than others. For the purposes of this SEIR, reduction of impacts related to VMT are considered a high priority due to the potential consequences of climate change for the City of Davis. Identification of the environmentally superior alternative is an informational procedure and the alternative selected may not be the alternative that best meets the goals or needs of the City. Section 15126(e)(2) of the CEQA Guidelines requires that an environmentally superior alternative be designated and states, "If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives." In this case, the No Project (No Build) Alternative would be considered the environmentally superior alternative, because the project site is assumed to remain in its current condition under the alternative. Consequently, none of the impacts resulting from the proposed project would occur under the Alternative. In addition, the No Project (No Build) Alternative would result in fewer impacts than the proposed project related to seven resources areas where new or more severe significant impacts were identified for the proposed project. In addition, the significant and unavoidable impacts identified for the proposed project would not occur under the No Project (No Build) Alternative. However, the No Project (No Build) Alternative would not meet any of the project objectives, and thus, an environmentally superior alternative among the other alternatives must be identified pursuant to CEQA.

Apart from the No Project (No Build) Alternative, the Increased Density Alternative would meet the majority of the project objectives. In addition, the Increased Density Alternative would result in fewer impacts than the proposed project related to transportation; specifically, the significant and unavoidable project impact associated with transportation would not occur under the Increased Density Alternative. The Alternative would result in similar impacts as the proposed project related to biological resources, noise, hazards and hazardous materials, public services and utilities, and agricultural resources, whereas greater impacts could occur in the areas of aesthetics and land use and planning. Overall, this alternative is the only alternative that

eliminates the proposed project's significant and unavoidable VMT impact. Thus, the Increased Density Alternative is considered the environmentally superior alternative.

2.5 AREAS OF CONTROVERSY

CEQA Guidelines Section 15123(b) requires that this SEIR consider areas of controversy known to the lead agency, including issues raised by agencies and the public. Areas of controversy that were identified in NOP comment letters on the proposed project should be considered, as well. The areas of known controversy for the proposed project relate to the following:

- Increases in light pollution;
- Impacts to scenic quality;
- Increases in air quality and greenhouse gas emissions;
- Impacts to wildlife and plant habitats;
- Impacts to tribal cultural resources;
- Impacts associated with soil erosion;
- Impacts to water quality and drainage;
- Consistency with local and State policies;
- Updates to public transit services;
- Traffic increases along surrounding roadways;
- Noise pollution;
- Increased utility service demand;
- Safety hazards created from increased traffic;
- Number of exits to facilitate evacuation;
- Traffic increase associated with University of California, Davis and motorists traveling to and from the Interstate 80/Mace Boulevard junction;
- Reducing vehicle miles traveled through transportation demand management program; and
- Sufficient water supply.

Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
	4.1 Aesthetics				
4.1-1	**Have a substantial adverse effect on a scenic vista or substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway.**	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No
4.1-2	**In a non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are**	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *SEIR 4.1-2 The project shall comply with Conditions of Approval on the Tentative Map with respect to aspects of project design, including, but not limited to, lotting layout, setbacks, height*	SU	Yes

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
	experienced from publicly accessible vantage point) or, in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality.		*limitations, structural design, landscaping, and appearance of the project intended to create visual consistency with adjacent uses to the north, south, and west of the project site. Such conditions shall be developed by the City with the intent of imposing development standards on the project similar to what is required for the adjacent Planned Development (PD) zoning districts to ensure aesthetic compatibility with the surrounding areas and scenic quality.*		
4.1-3	**Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.**	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *4.7-2(a)* *Prior to ~~issuance of the first building permit~~ approval of the subdivision improvement plans, the developer shall submit a street lighting plan for review and approval by the City Engineer. ~~Street lightning shall be limited to reduced height low-profile fixtures.~~ The Plan shall comply with Chapter 6 of the Davis Municipal Code- Article VIII: Outdoor Lighting Control, and the most recent edition of City standards and specifications.*	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		4.7-2(b) *Prior to the issuance of building permits for the multi-family apartments and USA Pentathlon Training Facility, the developer shall submit a lighting plan for the review and approval of the Chief Building Official and the Community Development Director of the City of Davis. The lighting plan ~~shall include shielding on all light fixtures and~~ shall address-limiting light trespass and glare on the multi-family apartment site and the USA Pentathlon Training Facility through the use of shielding and directional lighting methods, ~~including~~ which may include, but is not limited to, fixture location and height. The Plan shall comply with Chapter 6 of the Davis Municipal Code-Article VIII: Outdoor Lighting Control.* New Mitigation Measure(s) *None required.*		
4.1-4 **Long-term changes in visual character associated with development of the proposed project in combination with future buildout of the**	CC	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *SEIR 4.1-4* *Implement Mitigation Measure SEIR 4.1-2.*	CC, SU	Yes

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
	City of Davis and present and probable future projects.				
4.1-5	**Creation of new sources of light or glare associated with development of the proposed project in combination with future buildout of the City of Davis and present and probable future projects.**	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No
	4.2 Air Quality, GHG Emissions, and Energy				
4.2-1	**Conflict with or obstruct implementation of the applicable air quality plan during project construction.**	LS	Applicable Mitigation Measure(s) from the 2009 EIR *Mitigation Measure 4.4-1 from the 2009 EIR is not applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
4.2-2 Conflict with or obstruct implementation of the applicable air quality plan during project operation.	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No
4.2-3 Expose sensitive receptors to substantial pollutant concentrations.	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No
4.2-4 Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No
4.2-5 Result in the inefficient or	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.*	N/A	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
	wasteful use of energy, or conflict with a State or local plan for renewable energy or energy efficiency.		Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*		
4.2-6	**Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for**	LCC	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
ozone precursors).				
4.2-7 Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	LCC	Applicable Mitigation Measure(s) from the 2009 EIR *Mitigation Measure 4.10-1 from the 2009 EIR is not applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No
4.2-8 Result in a cumulatively considerable inefficient or wasteful use of energy or conflict with a State or local plan for	LCC	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
renewable energy or energy efficiency.				
4.3 Biological Resources				
4.3-1 Have a substantial adverse effect, either directly or through habitat modifications, on special-status plant species.	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *SEIR 4.3-1* *If construction has not commenced prior to the first day of spring 2025 (March 20, 2025), a new round of special-status plant surveys shall be conducted by a qualified biologist in areas proposed for disturbance, prior to the commencement of construction.* *The surveys shall be conducted in accordance with the U.S. Fish and Wildlife Service (USFWS) Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants, the California Native Plant Society (CNPS) Botanical Survey Guidelines of the California Native Plant Society, and the California Department of Fish and Wildlife (CDFW) Protocols for Surveying and*	LS	Yes

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. The surveys shall be conducted at the appropriate time of year when plants are in bloom. A report summarizing the results of the protocol-level special-status plant surveys shall be submitted for review and approval to the City of Davis Community Development and Sustainability Department. *If special-status plant species are not found, further mitigation shall not be required. If special-status plants are found within the proposed impact area and they are perennials, such as bristly sedge, then mitigation shall consist of digging up the plants and transplanting them into a suitable mitigation area prior to construction. If special-status plants will be impacted, a mitigation plan shall be developed and approved by the City of Davis Community Development and Sustainability Department. Mitigation for the transplantation/establishment of rare plants shall result in no net loss of individual plants after a five-year monitoring period.*		
4.3-2 Have a substantial adverse effect, either directly or	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.*	LS	Yes

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
through substantial habitat modifications, on monarch butterfly.		Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *SEIR 4.3-2* *If project-related vegetation removal occurs during the time when milkweed plants may host monarch eggs or caterpillars (March 15 through September 30, or otherwise identified in any future USFWS survey protocol), a preconstruction survey shall be conducted by a qualified biologist to survey for monarch eggs, larvae, and chrysalises, at most, 14 days prior to the commencement of construction. All milkweed plants within the study area shall be surveyed, as well as surrounding vegetation which may support chrysalises. A report summarizing the results of the preconstruction survey shall be submitted for review and approval to the City of Davis Community Development and Sustainability Department.* *If any monarch eggs, larvae, or chrysalises are found within the study area, they shall be avoided and work shall not occur within 50 feet of the monarchs until adults emerge and voluntarily leave the project site. If the eggs, larvae, or chrysalises are located in the work area and cannot be avoided, as determined by a qualified*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		biologist in coordination with the project engineer and the City, eggs shall be allowed to hatch, and all larvae and chrysalises shall be translocated to an alternative location (e.g., containing a suitable population of larval host plants) outside of the work area. Should the species be listed under the federal Endangered Species Act (FESA) in the future, additional coordination with USFWS shall be completed, as necessary, prior to translocation.		
4.3-3 Have a substantial adverse effect, either directly or through habitat modifications, on VELB.	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *SEIR 4.3-3* *Yolo HCP/NCCP AMM12: 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 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*	LS	Yes

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		with stems greater than one inch in diameter at ground level. AMM1, Establish Buffers, above [in the Yolo HCP/NCCP], describes circumstances in which a lesser buffer may be applied. 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 Yolo Habitat 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. *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 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.*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		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 Yolo Habitat Conservancy will offset the shrub loss consistent with the preceding paragraph. *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.* *Transplanting will follow the following measures:* *1. Monitor: A qualified biologist will be on-site for the duration of the transplanting*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		of the elderberry shrubs to ensure the effects on elderberry shrubs are minimized. 2. *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.* 3. *Transplantation procedure:* a. *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.* b. *Relocate plant to approved location in the reserve system, and replant as described in Section 6.4.2.4.1, Valley Elderberry Longhorn Beetle.*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
4.3-4 Have a substantial adverse effect, either directly or through habitat modifications, on Crotch's bumble bee.	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *SEIR 4.3-4 If feasible, initial ground-disturbing activities associated with the proposed project (e.g., grading, vegetation removal, staging) shall take place between September 1 and March 31 (i.e., outside the colony active period) to avoid potential impacts on special-status bumble bees. If completing all initial ground-disturbing activities between September 1 and March 31 is not feasible, then at a maximum of 14 days prior to the commencement of construction activities, a qualified biologist with 10 or more years of experience conducting biological resource surveys within California shall conduct a preconstruction survey for Crotch's bumble bees in the area(s) proposed for impact.* *The survey shall occur during the period from one hour after sunrise to two hours before sunset, with temperatures between 65 degrees Fahrenheit and 90 degrees Fahrenheit, with low*	LS	Yes

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		wind and zero rain. If the timing of the start of construction makes the survey infeasible due to the temperature requirements, the surveying biologist shall select the most appropriate days based on the National Weather Service seven-day forecast and shall survey at a time of day that is closest to the temperature range stated above. The survey duration shall be commensurate with the extent of suitable floral resources (which represent foraging habitat) present within the area proposed for impact, and the level of effort shall be based on the metric of a minimum of one person-hour of searching per three acres of suitable floral resources/foraging habitat. A meandering pedestrian survey shall be conducted throughout the area proposed for impact in order to identify patches of suitable floral resources. Suitable floral resources for Crotch's bumble bee include species in the following families: Apocynaceae, Asteraceae, Boraginaceae, Fabaceae, and Lamiaceae. *At a minimum, preconstruction survey methods shall include the following:* • *Search areas with floral resources for foraging Crotch's bumble bees. Observed foraging activity may indicate*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		a nest is nearby, and therefore, the survey duration shall be increased when foraging bumble bees are present; • *If Crotch's bumble bees are observed, watch any Crotch's bumble bees present and observe their flight patterns. Attempt to track their movements between foraging areas and the nest;* • *Visually look for nest entrances. Observe burrows, any other underground cavities, logs, or other possible nesting habitat;* • *If floral resources or other vegetation preclude observance of the nest, small areas of vegetation may be removed via hand removal, line trimming, or mowing to a height of a minimum of four inches to assist with locating the nest;* • *Look for concentrated Crotch's bumble bee activity;* • *Listen for the humming of a nest colony; and* • *If bumble bees are observed, attempt to photograph the individual and identify it to species.* *The biologist conducting the survey shall record when the survey was conducted, a general*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		description of any suitable foraging habitat/floral resources present, a description of observed bumble bee activity, a list of bumble bee species observed, a description of any vegetation removed to facilitate the survey, and their determination of if survey observations suggest a Crotch's bumble bee nest(s) may be present or if construction activities could result in take of Crotch's bumble bees. The report shall be submitted to the City of Davis Community Development and Sustainability Department prior to the commencement of construction activities. *If bumble bees are not located during the preconstruction survey or the bumble bees located are definitively identified as a common species (i.e., not special-status species), then further mitigation or coordination with the CDFW is not required.* *If any sign(s) of a bumble bee nest is observed, and if the species present cannot be established as a common bumble bee, then construction shall not commence until either (1) the bumble bees present are positively identified as common (i.e., not a special-status species), or (2) the completion of coordination with CDFW to identify*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		appropriate mitigation measures, which may include, but not be limited to, waiting until the colony active season ends, establishment of nest buffers, or obtaining an Incidental Take Permit (ITP) from CDFW. *If Crotch's bumble bees are located, and after coordination with CDFW take of Crotch's bumble bees cannot be avoided, the project proponent shall obtain an ITP from CDFW, and the project proponent shall implement all conditions identified in the ITP. Mitigation required by the ITP may include, but not be limited to, the project proponent translocating nesting substrate in accordance with the latest scientific research to another suitable location (i.e., a location that supports similar or better floral resources as the impact area), enhancing floral resources on areas of the project site that will remain appropriate habitat, worker awareness training, and/or other measures specified by CDFW.*		
4.3-5 Have a substantial adverse effect, either directly or through habitat modifications,	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.*	LS	Yes

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
on northwestern pond turtle.		New Mitigation Measure(s) *SEIR 4.3-5* *Yolo HCP/NCCP AMM14: There are no specific design requirements for western pond turtle habitat, however, project proponents must follow design requirements for the valley foothill riparian and lacustrine and riverine natural communities described in AMMs 9 and 10, which require a 100-foot (minimum) permanent buffer zone from the canopy drip-line (the farthest edge on the ground where water will drip from the tree canopy, based on the outer boundary of the tree canopy). If modeled upland habitat will be impacted, a qualified biologist must be present and will assess the likelihood of western pond turtle nests occurring in the disturbance area (based on sun exposure, soil conditions, and other species habitat requirements). If a qualified biologist determines that there is a moderate to high likelihood of western pond turtle nests within the disturbance area, the qualified biologist will monitor all initial ground disturbing activity for nests that may be unearthed during the disturbance, and will move out of harm's way any turtles or hatchlings found.*		
4.3-6 Have a substantial adverse effect, either directly or	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.*	LS	Yes

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
through habitat modifications, on giant garter snake.		Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *SEIR 4.3-6* *Yolo HCP/NCCP AMM15: 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. If the project proponent cannot avoid effects of construction activities, the project proponent will implement the measures below to minimize effects of construction projects (measures for maintenance activities are described after the following bulleted list).* • *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,*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		conduct another preconstruction clearance survey within 24 hours prior to resuming construction activity. • *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.* • *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 may be necessary to discourage use by snakes.* • *Provide environmental awareness training for construction personnel, as approved by the Conservancy. Training*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		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. • *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.* • *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*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		garter snake does not leave on its own, the qualified biologist will relocate the snake consistent with the relocation plan described above. • *Employ the following management practices to minimize disturbances to habitat:* ○ *Install temporary fencing to identify and protect adjacent marshes, wetlands, and ditches from encroachment from construction equipment and personnel.* ○ *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.* *Ongoing maintenance covered activities by local water and flood control agencies typically involve removal of vegetation, debris, and sediment from*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		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 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		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		maintained in the first year and the right bank in the second year). To avoid collapses when resloping canal and ditch banks composed of heavy clay soils, clearing will be limited to one side of the channel during each maintenance year. *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 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.* *Modifications to this AMM may be made with the approval of the Conservancy, USFWS, and CDFW.*		
4.3-7 Have a substantial adverse effect, either directly or	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.*	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
through habitat modifications, on tricolored blackbird		Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *SEIR 4.3-7* *Yolo HCP/NCCP AMM21: 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, 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 CNDDB 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, during the period from March 1 to July 30, consistent with protocol described by Kelsey (2008).* *Operations and maintenance activities or other temporary activities that do not remove nesting habitat and occur outside the nesting season*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		(March 1 to July 30) do not need to conduct planning or construction surveys or implement any additional avoidance measures. *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.*		
4.3-8 Have a substantial adverse effect, either directly or through habitat modifications, on burrowing owl.	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *4.6-2~~(a)~~* ~~*Prior to commencement of construction-related activities for the project including, but not limited to, grading, staging of materials, or earthmoving activities and within 15 days of initiation of any*~~	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		~~*grading or other construction activities, pre-construction surveys of all potential burrowing owl habitat shall be conducted by a qualified biologist within the project area and within 250 feet of the project boundary. Presence or sign of burrowing owl and all potentially occupied burrows shall be recorded and monitored according to the CDFG and California Burrowing Owl Consortium guidelines. If burrowing owls are not detected by sign or direct observation, construction may proceed.*~~ *Yolo HCP/NCCP AMM18: The project proponent will retain a qualified biologist to conduct planning-level surveys and identify western burrowing owl habitat (as defined in Appendix A, 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 (Appendix L).* *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*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		impinge on a nondisturbance buffer around the suitable burrow. For occupied burrowing owl nest burrows, this nondisturbance buffer could range from 150 to 1,500 feet (Table 4-2, Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for Burrowing Owls [incorporated as Table 4.3-5 of this chapter]), depending on the time of year and the level of disturbance, based on current guidelines (California Department of Fish and Game 2012). The Yolo HCP/NCCP generally defines low, medium, and high levels of disturbances of burrowing owls as follows. • *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.*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		• *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.* • *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*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

<table>
<tr><th>Impact</th><th>Level of Significance Prior to Mitigation</th><th>Mitigation Measures</th><th>Level of Significance After Mitigation</th><th>New Significant or Substantially More Severe Significant Impact</th></tr>
<tr><td></td><td></td><td>
<u>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.</u>

<u>Table 4.3-5
Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for Burrowing Owls</u>
<table>
<tr><th></th><th colspan="3">Level of Disturbance (feet) from Occupied Burrows</th></tr>
<tr><th>Time of Year</th><th>Low</th><th>Medium</th><th>High</th></tr>
<tr><td>April 1-August 15</td><td>600</td><td>1,500</td><td>1,500</td></tr>
<tr><td>August 16-October 15</td><td>600</td><td>600</td><td>1,500</td></tr>
<tr><td>October 16-March 31</td><td>150</td><td>300</td><td>1,500</td></tr>
<tr><td colspan="4">Source: Yolo Habitat Conservancy. Yolo County Habitat Conservation Plan/Natural Community Conservation Plan [Table 4-2]. April 2018.</td></tr>
</table>

<u>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).</u>
</td><td></td><td></td></tr>
</table>

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		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 (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. *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 the remainder of the breeding season or while the*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		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: • *The Conservancy, CDFW, and USFWS approves the AMM plan provided by the project proponent.* • *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).* • *The same qualified biologist monitors the owls during construction and finds no change in owl nesting and foraging behavior in response to construction activities.* • *If the qualified biologist identifies a change in owl nesting and foraging behavior as a result of construction activities, the qualified biologist will have*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		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 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. • *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 nondisturbance 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.*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		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 4-2 (incorporated as Table 4.3-5 of this chapter), 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: • *A qualified biologist monitors the owls for at least three days prior to construction to determine baseline foraging behavior (i.e., behavior without construction).* • *The same qualified biologist monitors the owls during construction and finds no change in owl foraging behavior in response to construction activities.* • *If there is any change in owl roosting and foraging behavior as a result of construction activities, these activities will cease within the buffer.* • *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*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		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. *Monitoring must continue as described above for the nonbreeding season as long as the burrow remains active.* *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 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*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		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 burrows on lands that are protected as part of the reserve system. ~~*4.6-2(b) If potentially nesting burrowing owl are present during pre-construction surveys conducted*~~		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		~~*between February 1 and August 31, grading or other construction related disturbance shall not be allowed within 250 feet of any active nest burrows during the nesting season (February 1 – August 31) unless approved by CDFG.*~~ ~~*4.6-2(c) If burrowing owl are detected during pre-construction surveys outside the nesting season (September 1 – January 31), passive relocation and monitoring may be undertaken by a qualified biologist following the CDFG and California Burrowing Owl Consortium guidelines, which involve the placement of one-way exclusion doors on occupied and potentially occupied burrowing owl burrows. Owls shall be excluded from all suitable burrows within the project area and within a 250-foot buffer zone of the impact area. A minimum of one week shall be allowed to accomplish this task and allow for owls to acclimate to alternate burrows. These mitigation actions shall be carried out prior to the burrowing owl breeding season (February 1 - August 31) and the site shall be monitored weekly by a qualified biologist until construction begins to ensure that burrowing owls do not re-inhabit the site.*~~		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		~~*4.6-2(d) If burrowing owl or sign of burrowing owl are detected at any time on the project site, a minimum of 6.5 acres of foraging habitat per pair or individual resident bird, shall be acquired and permanently protected to compensate for the loss of burrowing owl habitat. The acreage shall be based on the maximum number of owls observed inhabiting the property for any given observation period, pre-construction survey, or other field visit. The protected lands shall be occupied burrowing owl habitat and at a location acceptable to CDFG. A report shall be submitted to the City describing the agreed upon location. First priority for habitat preservation shall be accomplished on-site. If the required acreage cannot be preserved on-site, second priority shall be given to habitat preservation at an off-site location within the Davis city limits that shall be acquired and preserved in perpetuity. Third priority shall be given to another offsite location outside of the Davis city limits. Habitat in the amount specified above shall be acquired, permanently protected, and enhanced through management for the benefit of the species, to compensate for the loss of burrowing owl habitat on the project site. Alternatively, the applicant can provide the required mitigation either through an in-lieu fee program, purchase of the required*~~		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		~~*acreage in an approved mitigation bank, or an approved Habitat Conservation Plan (HCP).*~~ ~~*4.6-2(e) If burrowing owl are determined to be actively using the site, a qualified biologist shall conduct an education session for project contractors and construction crews responsible for site demolition and/or grading operations before any ground disturbance work within the project area. The education session, shall include includes photos of burrowing owl for identification purposes, habitat description, limits of construction activities in the project area, and guidance regarding general measures being implemented to conserve burrowing owl as they relate to the project. A qualified biologist shall provide materials and instructions to train new workers whose jobs involve initial ground disturbance, grading, or paving. Training for personnel finalizing exteriors and interiors would not be required.*~~ ~~*4.6-2(f) A monitoring report of all activities associated with pre-construction surveys, avoidance measures, and passive relocation of burrowing owls shall be submitted to the City and CDFG no later than three days before initiation of grading.*~~		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		New Mitigation Measure(s) *None required.*		
4.3-9 Have a substantial adverse effect, either directly or through habitat modifications, on Swainson's hawk and white-tailed kite.	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *4.6-5~~(a)~~ ~~In order to ensure that nesting Swainson's hawks will not be affected by construction on the project site, a qualified biologist shall conduct preconstruction surveys according to the CDFG and Swainson's hawk Technical Advisory Committee guidelines (2000). Survey Period I occurs from January 1 – March 20, Period II from March 20 – April 5, Period III from April 5 – April 20, Period IV from April 21 – June 10, and Period V from June 10 – July 30. Three surveys shall be completed in at least each of the two survey periods immediately prior to a project's initiation and shall encompass the area within one half mile of the project site.~~* *Yolo HCP/NCCP AMM16: 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*	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		granted or if the parcels are visible from authorized areas. *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 shall be submitted to the Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. Up to 20 Swainson's hawk nest trees (documented nesting within the last 5 years) may be removed during the permit term, but they must be removed when not occupied by Swainson's hawks. *For covered activities that involve pruning or removal of a potential Swainson's hawk or white-tailed kite nest tree, the project proponent will conduct preconstruction surveys that are consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000). If active nests are found during preconstruction surveys, no tree pruning or removal of the nest tree will occur during the period between March 1 and August 30 within 1,320 feet of an active nest, unless a qualified biologist determines that the young have fledged and the nest is no longer active.*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		~~*4.6-5(b) Because of the potential for Swainson's hawk to nest on-site, potential adverse affects to this species shall be avoided by establishment of CDFG approved buffers around any active nests. No construction activities shall take place within 0.25 mile of the nest until the young have fledged, or authorization has been obtained from CDFG. Weekly monitoring reports summarizing nest activities shall be submitted to the City and CDFG until the young have fledged and the nest is determined to be inactive. Trees containing nests that must be removed as a result of project implementation shall be removed during the non-breeding season (late September to March) and in accordance with the CDFG "Staff Report Regarding Mitigation for Impacts to Swainson's Hawks in the Central Valley of California," November 8, 1994.*~~ ~~*4.6-5(c) Replacement trees for any potential Swainson's hawk nest trees removed as part of project construction must be planted either on-site or at a nearby site, and/or an in-lieu fee must be paid to the City of Davis Tree Preservation Fund as detailed in Mitigation Measure 4.6-7.*~~ ~~*4.6-6(a) The applicant shall be responsible for mitigating the loss of any Swainson's hawk foraging habitat.*~~		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		~~*The extent of any necessary mitigation shall be determined by the City in consultation with CDFG; past recommended mitigation for loss of foraging habitat has been at a ratio of one acre of suitable foraging habitat for every one acre utilized by the proposed project. An "Agreement Regarding Mitigation for Impacts to Swainson's Hawk Foraging Habitat in Yolo County" was executed in August, 2002, between the Cities of Davis, West Sacramento, Winters, Woodland, the County of Yolo, and CDFG. The agreement currently requires 1.0 acre of habitat management lands as mitigation for each 1.0 acre of Swainson's hawk foraging habitat lost*~~ ~~*4.6-6(b)*~~ ~~*The project proponent will compensate for the loss of Swainson's hawk foraging habitat by providing Habitat Management lands (HM lands) to CDFG as defined in the Staff Report Regarding Mitigation for Impacts to Swainson's Hawks in the Central Valley of California (published by California Department of Fish and Game in 1994). If the proposed project is located within 1 mile of an active nest (to be determined with preconstruction surveys) the loss of habitat will be compensated at a ratio of 1:1 (HM lands:urban development). The project proponent will provide HM lands through an in-*~~		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		~~*lieu fee process prior to groundbreaking per the Agreement to Yolo County HCP/NCCP Joint Powers Agency. Credits will be purchased through the in-lieu fee program due to the lack of mitigation credits currently available at a bank. As of January 2007, the cost per acre for the in-lieu fee is $8,660 payable to the Joint Powers Agency. Should the in-lieu fee be increased prior to clearance to grade the project site, the project proponent shall pay the in-lieu fee in effect at that time. The project proponent will issue a check to the Joint Powers Agency if mitigation is required. It is estimated that a total of 15.5 acres of Swainson's hawk foraging habitat would be removed as a result of the project. The applicant shall pay the in-lieu fee for the 15.5 acres based on the removal of this Swainson's hawk foraging habitat.*~~ ~~*-Or-*~~ ~~*Prior to commencement of construction-related activities for the project including, but not limited to, grading, staging of materials, or earthmoving activities, the project proponent shall place and record one or more Conservation Easements that meet the acreage requirements of CDFG's Swainson's Hawk foraging habitat mitigation*~~		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		~~*guidelines. The conservation easement(s) shall be executed by the project proponent and a Conservation operator. The City may, at its discretion, also be a party to the conservation easement(s). The conservation easement(s) shall be reviewed and approved in writing by CDFG prior to recordation for the purpose of confirming consistency. The purpose of the conservation easement(s) shall be to preserve the value of the land as foraging habitat for the Swainson's hawk.*~~ New Mitigation Measure(s) *None required.*		
4.3-10 Have a substantial adverse effect, either directly or through habitat modifications, on other nesting birds and raptors protected under the MBTA and CFGC.	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *4.6-3~~(a)~~ The removal of any buildings, trees, or shrubs shall occur from September 1 through December 15, outside of the avian nesting season. If removal of buildings, trees, or shrubs occurs, or construction begins between February 1 and August 31 (nesting season for passerine or non-passerine land birds) or between December 15 and August 31 (nesting season for raptors), a nesting bird survey shall be performed by a*	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		qualified ornithologist throughout the project site and all accessible areas within a 500-foot radius of proposed construction areas, at most, 14 ~~within 15~~ days prior to the removal or disturbance of a potential nesting structure, tree, or shrub, or the initiation of other construction activities. During this survey, a qualified ~~biologist~~ ornithologist shall inspect all potential nesting habitat (trees, shrubs, structures, grasslands, etc.) for nests in and immediately adjacent to the impact areas. If a break in construction activity of more than 14 days occurs, then subsequent surveys shall be conducted. A report of the survey findings shall be provided to the City of Davis Community Development and Sustainability Department and CDFG within 30 days of the completed survey and is valid for one construction season. If nests are not found, further mitigation is not required. *If active raptor nests are found, construction activities shall not take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot non-disturbance buffer shall be established. The non-disturbance buffers may be reduced if a smaller, sufficiently protective buffer is approved by the City after taking into consideration the natural*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		history of the species of bird nesting, the proposed activity level adjacent to the nest, the nest occupants' habituation to existing or ongoing activity, and nest concealment (i.e., whether visual or acoustic barriers occur between the proposed activity and the nest). A qualified ornithologist may visit the nest, as needed, to determine when the young have fledged the nest and are independent of the site or the nest can be left undisturbed until the end of the nesting season. *If the nest buffer is reduced but construction activities cause a nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest in a way that would be considered a result of construction activities, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop the agitated behavior. The revised non-disturbance buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified ornithologist in consultation with the City.* *Construction activities may only resume within the non-disturbance buffer after a follow-up survey by the ornithologist has been conducted*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		and a report has been prepared indicating that the nest (or nests) are not active any longer, and that new nests have not been identified. ~~*4.6-3(b) All vegetation and structures with active nests shall be flagged and an appropriate non-disturbance buffer zone shall be established around the nest site. The size of the buffer zone shall be determined by the project biologist in consultation with CDFG and shall depend on the species involved, site conditions, and type of work to be conducted in the area.*~~ ~~*4.6-3(c) A qualified biologist shall monitor active nests to determine when the young have fledged and are feeding on their own. The project biologist and CDFG shall be consulted for clearance before construction activities resume in the vicinity.*~~ New Mitigation Measure(s) *None required.*		
4.3-11 Have a substantial adverse effect, either directly or through habitat	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *4.6-4~~(a)~~ A pre-construction survey for roosting bats shall be performed by a qualified biologist within ~~30~~ 14*	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
modifications, on roosting bats.		*days prior to any removal of trees or structures on the site that would occur during the breeding season (April through August). A report summarizing the results of the preconstruction roosting bat survey shall be submitted for review and approval to the City of Davis Community Development and Sustainability Department. Surveys shall be repeated if project-related disturbance is delayed more than 14 days past previous survey date. If no active roosts are found, then no further action would be warranted. ~~If either a maternity roost or hibernacula (structures used by bats for hibernation) is present, the following mitigation measures shall be implemented.~~* *If roosting bats are found, exclusion shall be conducted by the qualified biologist in coordination with CDFW. Exclusion and bat habitat removal shall not occur during the breeding season in order to minimize disturbance to, or abandonment of, young bats. Methods may include acoustic monitoring, evening emergence surveys, and the utilization of two-step tree removal supervised by the qualified biologist. Two-step tree removal involves removal of all branches that do not provide roosting habitat on the first day, and then the next day cutting down*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		the remaining portion of the tree. Building exclusion methods may include such techniques as installation of passive one-way doors, or the installation of netting when the bats are not present to prevent their reoccupation. Once the bats have been excluded, tree or building removal may occur. ~~*4.6-4(b) If active maternity roosts or hibernacula are found in trees or structures which will be removed as part of project construction, the project shall be redesigned to avoid the loss of the tree or structure occupied by the roost to the extent feasible as determined by the City. If an active maternity roost is located and the project cannot be redesigned to avoid removal of the occupied tree or structure, demolition shall commence before maternity colonies form (i.e., prior to March 1) or after young are volant (flying) (i.e., after July 31). Disturbance-free buffer zones, as determined by a qualified biologist in coordination with CDFG, shall be observed during the maternity roost season (March 1 - July 31).*~~ ~~*4.6-4(c) If a non-breeding bat hibernacula is found in a tree or structure scheduled for removal, the individuals shall be safely evicted, under the direction of a qualified biologist (as determined by*~~		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		~~*a Memorandum of Understanding with CDFG), by opening the roosting area to allow airflow through the cavity. Demolition shall then follow at least one night after initial disturbance for airflow. This action should allow bats to leave during darkness, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. Trees or structures with roosts that need to be removed shall first be disturbed at dusk, just prior to removal that same evening, to allow bats to escape during the darker hours.*~~ ~~*4.6-4(d) If special-status bats are found roosting within trees or structures on-site that require removal, appropriate replacement roosts shall be created at a suitable location on site or off site in coordination with a qualified biologist, CDFG, and the City.*~~ New Mitigation Measure(s) *None required.*		
4.3-12 Have a substantial adverse effect, either directly or through habitat modifications,	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *4.6-1(a)* ~~*A*~~ *Within 48 hours prior to the commencement of construction activities, a qualified biologist shall*	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
on American badger.		*conduct pre-construction surveys for American badger in all construction areas identified as potential habitat located within the project area two weeks prior to initiation of construction activities. If American badger is not found, further mitigation shall not be required. If an American badger or active burrow, indicated by the presence of badger sign (i.e. suitable shape and burrow-size, scat) is found within the construction area during pre-construction surveys, the CDFG shall be consulted to obtain permission for animal relocation. A report summarizing the results of the preconstruction survey shall be submitted for review and approval to the City of Davis Community Development and Sustainability Department.* ~~*4.6-1(b) If the qualified biologist determines that potential dens are inactive, the biologist shall excavate these dens by hand with a shovel to prevent badgers from re-using them during construction.*~~ *4.6-1(c**b**) If the qualified biologist determines that potential dens may be active, the entrances of the dens shall be blocked with soil, sticks, and debris for three to five days to discourage use of these dens prior to project disturbance. The den entrances shall be blocked to an incrementally greater*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		degree over the three to five day period. After the qualified biologist determines that badgers have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use during construction. *4.6-1(~~d~~c) If badger are determined to be actively using the site, a qualified biologist shall provide project contractors and construction crews responsible for site demolition and/or grading operations with a worker-awareness program before any ground disturbance work within the project area. This program shall be used to describe the species, its habits and habitats, its legal status and required protection, and all applicable mitigation measures.* New Mitigation Measure(s) *None required.*		
4.3-13 Have a substantial adverse effect on any riparian habitat or other Sensitive Natural Community identified in	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
	local or regional plans, policies, regulations or by the CDFW or USFWS.				
4.3-14	**Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.**	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No
4.3-15	**Interfere substantially with the movement of any native resident or**	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.*	N/A	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
	migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.		New Mitigation Measure(s) *None required.*		
4.3-16	**Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.**	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *4.6-7(a) Prior to commencement of construction-related activities for the project including, but not limited to, grading, staging of materials, or earthmoving activities, a tree preservation plan, in compliance with Ordinance 37.03.010 in the City of Davis Municipal Code, shall be submitted to the Community Development Department and ~~City Arborist~~ Public Works Department for review and approval, which shall ensure the following measures:*	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		• *Trees shall be cordoned off with chain link fence prior to construction as specified;* • *Soil compaction under trees is to be avoided;* • *The fence shall prevent equipment traffic and storage under the trees and should extend beyond the drip-line;* • *Excavation within this zone shall be accomplished by hand, and roots ½" and larger shall be preserved;* • *Proper fertilization and irrigation prior to and during the construction period shall be provided as specified;* • *New landscaping under existing trees shall be carefully planned to avoid any grade changes and any excess moisture in trunk area. Existing plants which have compatible irrigation requirements and which complement the trees' color, texture and form are to be saved;* • *Trenching within the drip-line shall be performed only with prior approval of the Park and General Services Department. Boring is preferred when feasible;*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		• *All paving plans and specifications shall clearly prohibit the use of soil sterilants adjacent to preserved trees; and* • *Grade changes greater than one foot within the drip-line shall be avoided, and nothing other than a saw shall be used for root cutting.* *4.6-7(b)* *Prior to commencement of construction-related activities for the project including, but not limited to, grading, staging of materials, or earthmoving activities, a ~~sheet~~ page shall be included with the project plans, which indicates all of the trees identified. The tree report with corresponding descriptions of each tree by species, health, etc. should also be included. In addition, notes shall be included on the plans which clearly state protection procedures for trees that are to be preserved. Any tree care practices, such as cutting of roots, pruning the top, etc., shall be adequately described and shall have the approval of a representative of the ~~Parks and General Services~~ Public Works Utilities and Operations Department prior to execution. In the event of damage to existing trees, a penalty clause shall be replacement tree(s) of equal size in D.B.H. unless specified otherwise by the Parks and General Services Department.*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		4.6-7(c) *Trees identified on the site as Trees of Significance, that are proposed for removal, shall be replaced either on site or at a nearby site deemed acceptable by the Public Works Director ~~of the City of Davis Parks and General Services Department~~. The Director may require an in-lieu fee to be paid to the City of Davis Tree Preservation Fund instead of or in addition to tree replacement. The recommendations for avoidance of trees contained in Chapter 37 of the City of Davis Municipal Code (Tree Planting, Preservation, and Protection) should be adopted if feasible. If infeasible, the applicant should identify trees slated for removal on the site plan, including those with encroachments within 30-feet of the drip line of trees and develop a tree replacement plan that shall be reviewed and approved by the City prior to issuance of the grading permit. Tree replacement shall be implemented according to options outlined in Section 37.03.070 of the City's Municipal Code as follows:* *(i) Replanting a tree(s) on site: Trees shall be planted in number and size so that there is no net loss in tree diameter at breast height (DBH). For example, if*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		one tree is removed with a 12-inch DBH size, mitigation may consist of a replacement of equal size, two trees each 6-inch DBH, or four trees each 3-inch DBH. The replanted tree(s) shall be minimum 5 gallon size and of a species that will eventually equal or exceed the removed tree in size. *(ii) Replanting a tree(s) off site: If there is insufficient space on the property for the replacement tree(s), required planting shall occur on other property in the applicant's ownership or in City-owned open space or park, subject to the approval of the City Arborist and authorized property owners.* *(iii) Payment to the Tree Preservation Fund in lieu of replacement: If in the City Arborist's determination no feasible alternative exists to plant the required mitigation, or there are other considerations for alternative mitigation, the applicant shall pay into the Tree Preservation Fund an amount determined by the Director based upon the ISA appraisal guidelines or other approved method. If the Director approves another method of appraisal*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		guideline, the Director shall publish notice of that approval and notify the permit applicant at the time the permit application is issued. New Mitigation Measure(s) *None required.*		
4.3-17 Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *SEIR 4.3-17(a) Yolo HCP/NCCP AMM3: Where natural communities and covered species habitat are present, workers will confine land clearing to the minimum area necessary to facilitate construction activities. Workers will restrict movement of heavy equipment to and from the project site to established roadways and driveways to minimize natural community and covered species habitat disturbance. The project proponent will clearly identify boundaries of work areas using temporary fencing or equivalent and will identify areas designated as environmentally sensitive. All construction*	LS	Yes

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		vehicles, other equipment, and personnel will avoid these designated areas. *SEIR 4.3-17(b)* *Yolo HCP/NCCP AMM4: To prevent injury and mortality of giant garter snake, western pond turtle, and California tiger salamander, workers will cover open trenches and holes associated with implementation of covered activities that affect habitat for these species or design the trenches and holes with escape ramps that can be used during non-working hours. The construction contractor will inspect open trenches and holes prior to filling and contact a qualified biologist to remove or release any trapped wildlife found in the trenches or holes.* *SEIR 4.3-17(c)* *Yolo HCP/NCCP AMM5: Workers will minimize the spread of dust from work sites to natural communities or covered species habitats on adjacent lands.* *SEIR 4.3-17(d)* *Yolo HCP/NCCP AMM6: All construction personnel will participate in a worker environmental training program approved/authorized by the Conservancy and administered by a qualified biologist. The training will provide education regarding sensitive natural communities and covered*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		species and their habitats, the need to avoid adverse effects, state and federal protection, and the legal implications of violating the FESA and NCCPA Permits. A pre-recorded video presentation by a qualified biologist shown to construction personnel may fulfill the training requirement. *SEIR 4.3-17(e)* *Yolo HCP/NCCP AMM7: Workers will direct all lights for nighttime lighting of project construction sites into the project construction area and minimize the lighting of natural habitat areas adjacent to the project construction area.* *SEIR 4.3-17(f)* *Yolo HCP/NCCP AMM8: Project proponents should locate construction staging and other temporary work areas for covered activities in areas that will ultimately be a part of the permanent project development footprint. If construction staging and other temporary work areas must be located outside of permanent project footprints, they will be located either in areas that do not support habitat for covered species or are easily restored to prior or improved ecological functions (e.g., grassland and agricultural land). Construction staging and other temporary work areas located outside of*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		project footprints will be sited in areas that avoid adverse effects on the following: • *Serpentine, valley oak woodland, alkali prairie, vernal pool complex, valley foothill riparian, and fresh emergent wetland land cover types.* • *Occupied western burrowing owl burrows.* • *Nest sites for covered bird species and all raptors, including noncovered raptors, during the breeding season.* *Project proponents will follow specific AMMs for sensitive natural communities (Section 4.3.3, Sensitive Natural Communities) and covered species (Section 4.3.4, Covered Species) in temporary staging and work areas. For establishment of temporary work areas outside of the project footprint, project proponents will conduct surveys to determine if any of the biological resources listed above are present. Within one year following removal of land cover, project proponents will restore temporary work and staging areas to a condition equal to or greater than the covered species habitat function of the affected habitat. Restoration of vegetation in temporary work and staging areas*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		will use clean, native seed mixes approved by the Conservancy that are free of noxious plant species seeds. *SEIR 4.3-17(g) To ensure avoidance and minimization of impacts to the species covered by the Yolo HCP/NCCP, which could be impacted by the project, the project applicant 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 Measures identified in Mitigation Measures SEIR 4.3-3, SEIR 4.3-5, SEIR 4.3-6, SEIR 4.3-7, 4.6-2, 4.6-5, and SEIR 4.3-17(a) through SEIR 4.3-17(f).*		
4.3-18 Cumulative loss of habitat for special-status species.	LCC	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
4.4 Noise				
4.4-1 Generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *4.5-3 Compliance with the following measures shall be incorporated within the ~~Final Planned Development~~ construction documents prior to issuance of building permits with specific criteria and standards to be reviewed and approved by the ~~Planning Commission~~ City of Davis Community Development and Sustainability Department and Public Works Department:* • *Construction activities shall be scheduled to occur during normal daytime working hours (i.e., 7:00 AM to 7:00 PM Monday through Friday and 8:00 AM to 8:00 PM Saturday and Sunday). These criteria shall be included in the Improvement Plans prior to initiation of construction. Exceptions to allow expanded construction activity hours shall be reviewed on a case-by-case basis as determined by the Community Development Director;*	SU	Yes

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		• *Nearby residences shall be notified of construction schedules as part of a Notification Program subject to review and approval by the City of Davis, so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels;* • *All mobile or fixed noise-producing equipment used on the project site shall comply with applicable federal, State, or local agency regulations while in the course of project activity;* • *Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible;* • *All heavy construction equipment and all stationary noise sources (such as diesel generators) shall be fitted with factory-specified mufflers and be maintained in good working condition; and* • *Equipment warm up areas, water tanks, material stockpiles, mobile equipment staging, parking, maintenance areas, and equipment storage areas shall be located in an area as far away from existing residences as feasible.*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		New Mitigation Measure(s) *None required.*		
4.4-2 Generation of a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	S	Applicable Mitigation Measure(s) from the 2009 EIR *Mitigation Measure 4.5-4 from the 2009 EIR is not applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *SEIR 4.4-2 In conjunction with submittal of a site plan for the USA Pentathlon Training Facility, pool complex, and obstacle course, the project applicant shall submit an acoustical noise study, which shall document the predicted average (L_{eq}) and maximum (L_{max}) noise levels associated with the facilities' public address (PA) system at the nearest sensitive receptors to the pool complex and obstacle course. The acoustical noise study shall include recommendations for reducing noise levels projected to exceed the City's applicable noise standards set forth in Davis Municipal Code Article 24.02 and the Davis General Plan's day/night average noise-level threshold of 60 dBA L_{dn} within outdoor activity areas of residential land uses. Such*	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		recommendations could include, but not necessarily be limited to, the following: • *Acoustic noise barriers;* • *Monitoring of PA noise levels during national, world cup, and other organized swimming events to ensure such activities do not exceed standards contained in the City of Davis Noise Ordinance;* • *Limitations on the hours during which the PA system may be used; and* • *Disclosure statements provided to neighboring residences of the potential for elevated noise levels during organized events held at the pool complex.* *The acoustic noise study shall be submitted for review and approval to the City of Davis Community Development and Sustainability Department prior to issuance of building permits.*		
4.4-3 Exposure of persons to or generation of excessive groundborne	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.*	N/A	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
	vibration or groundborne noise levels.		Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*		
4.4-4	**Generation of a substantial permanent increase in ambient noise levels associated with cumulative development of the proposed project in combination with future buildout of the City of Davis.**	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No
	4.5 Public Services and Utilities				
4.5-1	**Result in substantial adverse physical impacts associated with the provision of**	S	Applicable Mitigation Measure(s) from the 2009 EIR *4.9-4 Prior to the issuance of building permits, the applicant shall contribute funds to the Davis Fire Department for the provision of facilities needed to provide adequate fire protection service to the proposed project. These facilities may include*	SU	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
	new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services.		*but are not necessarily limited to a fourth City fire station and a ladder truck. The amount of funding shall be determined by the Community Development Director and the Davis Fire Chief.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*		
4.5-2	**Result in substantial adverse physical impacts associated with the provision of new or**	LS	Applicable Mitigation Measure(s) from the 2009 EIR *Mitigation Measure 4.9-5 from the 2009 EIR is not applicable.* Modified Mitigation Measure(s) *None required.*	N/A	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
	physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection services.		New Mitigation Measure(s) *None required.*		
4.5-3	**Result in substantial adverse physical impacts associated with the provision of new or physically**	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *4.9-6 Prior to the issuance of building permits, the applicant shall show proof to the Community Development Department of payment of current*	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for schools.		*Proposition 1A/SB50 ~~and AB 16~~ school impacts fees.* New Mitigation Measure(s) *None required.*		
4.5-4 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of	S	Applicable Mitigation Measure(s) from the 2009 EIR *4.9-8 Prior to the issuance of building permits, the applicant shall pay in-lieu Quimby fees for required park acreage.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for parks, or other public facilities; or result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, or include				

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
	recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.				
4.5-5	**Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could**	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *4.9-3* ~~*Prior to the approval of a tentative map*~~ *In conjunction with the submittal of improvement plans for the* ~~*Wildhorse Ranch*~~ *proposed project, the applicant shall submit a design-level wastewater report for the proposed project that demonstrates how the project's wastewater will be delivered to the Wastewater Treatment Plant. Included in the report shall be a determination of the capacity of downstream sewer lines and what improvements, if any, need to be constructed to accommodate and convey the*	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
cause significant environmental effects.		*project's additional wastewater, and the construction and operational costs of the options. The wastewater report shall be subject to approval by the City Engineer. The applicant shall be required to fully fund and construct the necessary wastewater improvements determined by the wastewater report.* New Mitigation Measure(s) *SEIR 4.5-5* *In conjunction with the submittal of improvement plans for the Palomino Place Project, the applicant shall submit a design-level water report for the proposed project that demonstrates how the project's water lines meet the City's applicable standards related to domestic water and fire flow demands, as well as how the proposed water lines will provide adequate water flows during each phase of development. The water report shall be subject to approval by the City Engineer. The applicant shall be required to fully fund and construct the necessary water improvements determined by the water report.*		
4.5-6 Have sufficient water supplies available to serve the project and reasonably	LS	Applicable Mitigation Measure(s) from the 2009 EIR *Mitigation Measure 4.9-2 from the 2009 EIR is not applicable.*	N/A	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
	foreseeable future development during normal, dry, and multiple dry years.		Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*		
4.5-7	**Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.**	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No
4.5-8	**Generate solid waste in excess of State or local standards, or in excess of the**	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.*	N/A	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
	capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, or conflict with federal, State, and local management and reduction statutes and regulations related to solid waste.		Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*		
4.5-9	**Cumulative impacts to public services.**	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No
4.5-10	**Increase in demand for utilities and service systems**	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.*	N/A	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
	associated with the proposed project, in combination with future buildout of the Davis General Plan.		Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*		
			4.6 Transportation		
4.6-1	**Conflict with a program, plan, ordinance, or policy addressing the circulation system during construction activities.**	S	Applicable Mitigation Measure(s) from the 2009 EIR *4.3-5 Prior to any on-site construction activities, the project applicant shall prepare a Construction Traffic Management Plan subject to the review and approval by the City Engineer. The Construction Traffic Management Plan shall include all measures for temporary traffic control, temporary signage and striping, location points for ingress and egress of construction vehicles, haul routes, staging areas, and shall provide for the timing of construction activity that appropriately limits hours during which large construction equipment may be brought onto or taken off of the site.* Modified Mitigation Measure(s) *None required.*	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		New Mitigation Measure(s) *None required.*		
4.6-2 Conflict with a program, plan, ordinance, or policy addressing the circulation system, including roadway, bicycle, and pedestrian facilities.	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *4.3-3 Prior to approval of ~~the Tentative Map~~ improvement plans, the project applicant shall ensure that the pathway and sidewalk network meets ADA accessibility requirements, subject to the review and approval by the City Engineer.* New Mitigation Measure(s) *SEIR 4.6-2(a) Prior to the commencement of operations at the aquatic complex or the commencement of operations at the USA Pentathlon Training Facility (whichever occurs first), the project applicant shall construct a contiguous bikeway facility with dedicated physical space for bicyclists between East Covell Boulevard and the project non-residential uses. Potential improvement options include the following:* *1) Install Class II bike lanes on the new north leg of the East Covell Boulevard/Monarch Lane intersection; or*	LS	N/A

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		2) *Construct a Class I shared-use path between East Covell Boulevard and the project non-residential uses within the Wildhorse Urban Agriculture Transition Area along the easterly project site frontage.* *Implementation of these improvements, or a set of improvements of equal effectiveness as determined by the City of Davis City Engineer, would reduce the potential for conflicts involving bicyclists that could otherwise be caused by the project and promote bicycle travel to and from the project site.* *SEIR 4.6-2(b)* *Prior to occupancy of the residential units at the project site, the commencement of operations at the aquatic complex, or the commencement of operations at the USA Pentathlon Training Facility (whichever occurs first), the project applicant shall install a traffic signal at the East Covell Boulevard/Monarch Lane intersection. The purpose of the traffic signal is to provide temporal separation between bicyclists, pedestrians, and conflicting vehicular movements (e.g., through the provision of pedestrian crossing phases). As part of this mitigation measure, the applicant shall also*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		construct an eastbound left-turn pocket with a queue storage length of 105 feet and install designated bicycle and pedestrian facilities and crossings. *The specific intersection geometrics, lane configurations, bicycle and pedestrian accommodations, and signal phasing are subject to review and approval by the City of Davis City Engineer.* *Note that this intersection would meet the four-hour vehicular volume signal warrant (CA MUTCD Warrant 2) and the peak hour signal warrant (CA MUTCD Warrant 3B) under Existing Plus Project conditions.*[5] *Implementation of these improvements, or a set of improvements of equal effectiveness as determined by the City of Davis City Engineer, would reduce the potential for conflicts involving bicyclists or pedestrians that could otherwise be caused by the project and promote bicycle and pedestrian travel to and from the project site.*		
4.6-3 Conflict with a program, plan, ordinance or policy	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.*	N/A	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
	addressing the circulation system, including transit.		Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*		
4.6-4	**Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).**	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *SEIR 4.6-4* *The project applicant shall implement the following TDM strategies to reduce the number of vehicle trips that would be generated by the project residential component, subject to review and approval by the City Engineer. The timing for each strategy is set forth below:* *1)* ***Implement subsidized or discounted transit program (CAPCOA Handbook Strategy T-9)*** *– This measure would provide subsidized or discounted, or free transit passes for residents of the project's 45 affordable housing dwelling units. Reducing the out-of-pocket cost for choosing transit improves the*	SU	Yes

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		competitiveness of transit against driving, increasing the total number of transit trips and decreasing vehicle trips. This decrease in vehicle trips results in reduced VMT. *Prior to occupancy of the multi-family residential units, the project applicant shall provide free transit passes to residents of the project's 45 affordable housing dwelling units. According to CAPCOA, this strategy would reduce project-generated residential VMT per capita by 0.16 percent.* *2)* ***Implement carshare program (CAPCOA Handbook Strategy T-21-A)*** *– This measure would increase carshare access in the project site by deploying conventional carshare vehicles. Examples include programs like Zipcar and GIG Car Share. Carsharing offers people convenient access to a vehicle for personal or commuting purposes, which helps encourage transportation alternatives and reduces vehicle ownership, thereby avoiding VMT.* *Prior to occupancy of the first phase of the project residential component, the project applicant shall partner with a carshare*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		service provider and ensure that carshare vehicles are available to project residents. Proof of completion of this measure shall be provided to the City of Davis. *According to CAPCOA, this strategy would have a maximum reduction potential of 0.15 percent of project VMT.* *3)* ***Implement electric bikeshare program (CAPCOA Handbook Strategy T-22-B)*** *– This measure would establish an electric bikeshare program. Electric bikeshare programs provide users with on-demand access to electric-pedal-assist bikes for short-term rentals. This encourages mode shift from vehicles to electric bicycles, displacing VMT and reducing GHG emissions.* *Prior to issuance of a building permit for the multi-family housing or USA Pentathlon Training Facility project components, whichever occurs first, the project applicant shall provide the City of Davis with evidence of an agreement with a bikeshare and scootershare system operator for the project. Currently, Spin provides bikeshare*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		and scootershare service to the entirety of the City of Davis and the UC Davis campus. Accordingly, the project site is presumed to be incorporated into the Spin service area. *Prior to issuance of an occupancy permit for the multi-family housing or USA Pentathlon Training Facility project components, whichever occurs first, the applicant shall construct a hub for use by the bikeshare and scootershare system operator within the multi-family housing or USA Pentathlon Training Facility.* *According to CAPCOA, this strategy would reduce project-generated residential VMT per capita by 0.05 percent.* *4)* ***Implement scootershare program (CAPCOA Handbook Strategy T-22-C)*** *– This measure would establish a scootershare program. Scootershare programs provide users with on-demand access to electric scooters for short-term rentals. This encourages a mode shift from vehicles to scooters, displacing VMT and thus reducing GHG emissions.*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		Prior to issuance of a building permit for the multi-family housing or USA Pentathlon Training Facility project components, whichever occurs first, the project applicant shall provide the City of Davis with evidence of an agreement with a bikeshare and scootershare system operator for the project. Currently, Spin provides bikeshare and scootershare service to the entirety of the City of Davis and the UC Davis campus. Accordingly, the project site is presumed to be incorporated into the Spin service area. *Prior to issuance of an occupancy permit for the multi-family housing or USA Pentathlon Training Facility project components, whichever occurs first, the applicant shall construct a hub for use by the bikeshare and scootershare system operator within the multi-family housing or USA Pentathlon Training Facility.* *According to CAPCOA, this strategy would reduce project-generated residential VMT per capita by 0.06 percent.* *5)* ***Community-based travel planning (CAPCOA Handbook Strategy T-23) –***		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		This measure would target residences in the project area with community-based travel planning (CBTP). CBTP is a residential-based approach to outreach that provides households with customized information, incentives, and support to encourage the use of transportation alternatives in place of single occupancy vehicles, thereby reducing household VMT. *Prior to occupancy of the first phase of the project residential component, the project applicant shall partner with a CBTP service provider such as Yolo Commute and ensure that CBTP services are available to project residents, and renewed on an annual basis. As of early 2024, Yolo Commute annual membership dues for a housing development of 175 units are $2,250 per year.* *According to CAPCOA, this strategy would have a maximum reduction potential of 2.3 percent of project VMT.*		
4.6-5 Result in inadequate emergency access.	LS	Applicable Mitigation Measure(s) from the 2009 EIR *Mitigation Measure 4.3-2 from the 2009 EIR is not applicable.*	N/A	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*		
4.6-6 Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No
4.7 Other Effects				
4.7.2 Agriculture and Forestry Resources	S	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *4.1-3 The project applicant shall comply with City of Davis Municipal Code Chapter 40A.03 (Farmland Preservation Ordinance) and shall set aside in perpetuity active agricultural acreage ~~at a minimum ratio of 2:1 based on the total project~~*	SU	Yes

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		~~footprint of 25.79 acres~~ consistent with the ordinance, through granting a farmland conservation easement, a farmland deed restriction, or other farmland conservation mechanism to or for the benefit of the City and/or a qualifying entity approved by the City. The mitigation acreage shall be set aside prior to recordation of the final map(s). The location and amount of active agricultural acreage for the proposed project would be subject to the review and approval of the City Council.		
		4.1-4(a) Consistent with Action AG 1.1(g) of the General Plan and the Davis Right-to-Farm Ordinance, the applicant/developer shall inform and provide recorded notice to prospective buyers within 1,000 feet of agricultural land in writing and prior to purchase, as prescribed by the City's Right to Farm Ordinance, about existing and on-going agricultural activities in the immediate area in the form of a ~~disclosure statement~~ deed restriction to be recorded on the parcels. The notifications shall disclose that Davis and Yolo County are agricultural areas and residents of the property may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, and from pursuit of agricultural operations, including, but not limited to cultivation, irrigation,		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		plowing, spraying, aerial application, pruning, harvesting, crop protection, and agricultural burning which occasionally generate dust, smoke, noise, and odor. The language and format of ~~such notification~~ the deed restriction shall be reviewed and approved by the Community Development Director prior to recording final maps. Each ~~disclosure statement~~ deed restriction shall be acknowledged with the signature of each prospective property owner. New Mitigation Measure(s) *None feasible.*		
4.7.3 Cultural Resources	S	Applicable Mitigation Measure(s) from the 2009 EIR *V-1 Prior to commencement of construction-related activities for the project including, but not limited to, grading, staging of materials, or earthmoving activities, an archaeological monitor shall be retained by the applicant and approved by the City to train the construction grading crew prior to commencement of earth-grading activity in regard to the types of artifacts, rock, bone, or shell that they are likely to find, and when work shall be stopped for further evaluation. One trained crew member shall be on-site during all earth moving activities, with the assigned responsibility of "monitor." If any earth-moving*	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		activities uncover artifacts, exotic rock, or unusual amounts of bone or shell, work shall be halted in the immediate area of the find and shall not be resumed until after the archaeologist monitor has inspected and evaluated the deposit and determined the appropriate means of curation. The appropriate mitigation measures may include as little as recording the resource with the California Archaeological Inventory database or as much as excavation, recordation, and preservation of the sites that have outstanding cultural or historic significance. *V-2* *Prior to the approval of tentative map(s), the tentative map(s) shall state that during construction, if bone is uncovered that may be human; the Native American Heritage Commission in Sacramento and the Yolo County Coroner shall be notified. Should human remains be found, the Coroner's office shall be immediately contacted and all work halted until final disposition by the Coroner. Should the remains be determined to be of Native American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of such remains.*		

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*		
4.7.4 Geology and Soils	S	Applicable Mitigation Measure(s) from the 2009 EIR *VI-1 Prior to commencement of construction-related activities for the project including, but not limited to, grading, staging of materials, or earthmoving activities, the developer shall prepare a storm water pollution prevention plan (SWPPP), consistent with the State Water Resources Control Board NPDES requirements. A of the SWPPP shall be submitted to the City Engineer subject to review and comment.* Modified Mitigation Measure(s) *VI-2 Prior to the approval of final map(s), a final design-level geotechnical report, with consideration of recommendations from the ~~Wildhorse~~ Geotechnical Update ~~Investigation~~, shall be prepared and submitted to the Chief Building Official for review and comment. The recommendations of the final geotechnical report shall be incorporated into the project design prior to issuance of building permits for*	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		review and approval of the City Engineer and/or Chief Building Official. New Mitigation Measure(s) *None required.*		
4.7.5 Hazards and Hazardous Materials	S	Applicable Mitigation Measure(s) from the 2009 EIR *VII-1* *Prior to commencement of construction-related activities for the project including, but not limited to, grading, staging of materials, or earthmoving activities, the on-site septic systems and agricultural well(s) shall be located and properly destroyed by a licensed contractor in compliance with Yolo County Environmental Health Department standards. Confirmation of the destruction of such facilities shall be submitted to the City Engineer.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *SEIR 4.7-1* *Prior to initiation of ground-disturbing activities, all on-site treated wood waste shall be removed and disposed of in compliance with Health and Safety Code Section 25230. Compliance with the forgoing standard includes, but is not limited to, clearly labeling all treated wood waste,*	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		accumulating treated wood waste in a manner that is protected from run-on and runoff and is placed on a surface sufficiently impervious to prevent contact with soil and water, and transferring treated wood waste to only a treated wood waste facility or a treated wood waste approved landfill. Proof of compliance shall be submitted for review and approval by the City Engineer.		
4.7.6 Hydrology and Water Quality	S	Applicable Mitigation Measure(s) from the 2009 EIR *4.8-3* *Prior to commencement of construction, the applicant shall obtain a NPDES General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit), which pertains to pollution from grading and project construction. Compliance with the Permit requires the project applicant to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Storm Water Pollution Prevention Plan (SWPPP) prior to ground disturbance. The SWPPP would incorporate Best Management Practices (BMPs) in order to prevent, or reduce to the greatest extent feasible, adverse impacts to water quality from erosion and sedimentation. A copy of the SWPP including BMP implementation provisions shall be submitted to the Chief Building Official.*	LS	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		Modified Mitigation Measure(s) *4.8-2 In conjunction with the submittal of ~~a tentative map~~ improvement plans, the project applicant shall submit a design-level engineering report on the stormwater detention and conveyance system to the City Engineer demonstrating that the proposed project peak flows into the existing 36-inch storm drain would not exceed 6.2 cfs. The report shall also demonstrate that peak flows from the site do not coincide with peak flows within Channel "A" and demonstrate how the system would function to adequately treat stormwater runoff prior to being discharged into Channel "A." Stormwater detention and conveyance plans shall be reviewed and approved by the City Engineer.* New Mitigation Measure(s) *None required.*		
4.7.7 Land Use and Planning	SU	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.*	SU	Yes

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		New Mitigation Measure(s) *None feasible.*		
4.7.8 Mineral Resources	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No
4.7.9 Noise	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No
4.7.10 Population and Housing	LS	Applicable Mitigation Measure(s) from the 2009 EIR *None applicable.* Modified Mitigation Measure(s) *None required.* New Mitigation Measure(s) *None required.*	N/A	No

N/A = *Not Applicable*; LS = *Less Than Significant*; LCC = *Less Than Cumulatively Considerable*; S = *Significant*; CC = *Cumulatively Considerable*; SU = *Significant and Unavoidable*