

2. EXECUTIVE SUMMARY

2.1 INTRODUCTION

The Executive Summary chapter of the EIR provides an overview of the proposed project and the equal-weight Biological Resources Preservation Alternative (BRPA) (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 4.15. This chapter also summarizes the alternatives to the proposed project that are described in Chapter 7, 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 AND BRPA

The approximately 497.6-acre project site/BRPA site is located north of East Covell Boulevard, east of F Street, and west of Pole Line Road in a currently unincorporated portion of Yolo County, California. The project site/BRPA site consists of a 382.72-acre parcel identified by Assessor's Parcel Number (APN) 035-970-033, and a 114.88-acre portion of a larger 169.9-acre parcel (APN 042-110-029) located in the northwest corner of the site. With the exception of APN 042-110-029, the project site is within the City of Davis Sphere of Influence (SOI).

The Yolo County General Plan designates APN 035-970-033 as Specific Plan (SP), and the parcel is similarly zoned S-P by the County. APN 042-110-029 is designated Agricultural (AG) and zoned Agricultural Intensive (A-N) by the County.

The project site/BRPA site consists of generally flat, agricultural land. In addition, one agricultural structure is located in the southern portion of the site. The project/BRPA site is bisected by a north-to-south private access road ("L Street"), which also pivots to proceed in an east-to-west direction through a portion of the site. A City of Davis drainage course ("Channel A") also flows east to west through the site. Additionally, a Pacific Gas and Electric Co. (PG&E) easement occurs along the western and northern site boundaries.

The project/BRPA site is bounded by Pole Line Road to the east; East Covell Boulevard to the south; the Union Pacific Railroad (UPRR) mainline, F Street, and Cannery development to the west; and Davis Paintball, Blue Max Kart Club, and agricultural land to the north. Other surrounding uses include single- and multi-family residences, the Nugget Fields sports center, Wildhorse Golf Club, and commercial offices to the east, across Pole Line Road; and commercial uses, single- and multi-family residences, and commercial offices to the south, across East Covell Boulevard. It should be noted that the Davis Paintball business is located on the City's former wastewater treatment plant (WWTP) site and the Blue Max Kart Club is located at the site of a former landfill, the Old Davis Landfill.



Proposed Project

The Proposed Project would consist of a mixed-use development community, including a total of 1,800 dwelling units, comprised of both affordable and market-rate single- and multi-family residences across various residential neighborhoods. Various associated improvements would be included in the development of the proposed project, including, but not limited to parks, trails, landscaping, and utility installation. In addition, the Proposed Project would include neighborhood services; public, semi-public, and educational uses; associated on-site roadway improvements; utility improvements; parks, open space, and greenbelts; and off-site improvements. Public, semi-public, and educational uses would include a fire station, a Davis Joint Unified School District (DJUSD) Pre-kindergarten (Pre-K) Early Learning Center, an Educational Farm, and City stormwater conveyance.

Primary site access would be provided from Pole Line Road and East Covell Boulevard. The proposed internal streets would connect to form a semi-grid pattern within the project site. The Proposed Project would include a multimodal network of bikeways, sidewalks, and transit stops including include Class I, II, and III bikeways; new grade-separated pedestrian/bicycle crossings; six-foot-wide sidewalks; and installation of a new bus stop at the East Covell Boulevard/L Street intersection. The Proposed Project would include various off-site improvements, including, but not necessarily limited to, new intersection improvements along Pole Line Road and a new traffic signal at the intersection of East Covell Boulevard and L Street. Additionally, if feasible, one pedestrian/bicycle crossing would be provided through an undercrossing near the Pole Line Road/Moore Boulevard intersection. The Pole Line Road undercrossing would land in the vicinity of the Nugget Fields parking lot. The Proposed Project also provides an opportunity to explore a grade-separated crossing at F Street.

The Proposed Project would require City of Davis approval of the following entitlements:

- Certification and Adoption of the EIR and Mitigation Monitoring Plan
- SOI Amendment;
- Annexation
- General Plan Amendment;
- Pre-zoning; and
- Development Agreement.

The Proposed Project would also include a Baseline Project Features agreement into which the developer would enter and be bound by to ensure inclusion of the agreed-to project features and upon which a future ballot measure would be based.

In addition to the above City approvals, the Proposed Project would also require the following approval by the Yolo Local Agency Formation Commission (LAFCo), as a Responsible Agency:

- Combined Municipal Service Review (MSR) and SOI Amendment in order to bring the 114.88-acre portion of APN 042-110-029 within the City of Davis SOI (Government Code Section 56428).
- Annexation of the entire 497.6-acre project site into the City of Davis (Government Code Section 56737).

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



Biological Resources Preservation Alternative

The BRPA would be similar to the Proposed Project for the majority of project components, with the exception of a preserved Natural Habitat Area, comprised of 47.1 acres of Alkali Prairie Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) land cover that occurs around an alkali playa south of Channel A. The areas within the BRPA site outside of the preserved Natural Habitat Area would be similar to the Proposed Project, and would consist of a mixed-use development community that includes a total of 1,800 dwelling units, comprised of both affordable and market-rate single- and multi-family residences across various residential neighborhoods. In addition, the BRPA would include the development of neighborhood services; public, semi-public, and educational uses; associated on-site roadway improvements; utility improvements; parks, open space, and greenbelts; and off-site improvements. The BRPA would include a total of 254.0 acres designated for residential uses and a total of 288.1 acres designated for non-residential uses. Similar to the Proposed Project, the BRPA would require City approval of an SOI Amendment, Annexation, General Plan Amendment, Pre-zoning, and Development Agreement. Please refer to Chapter 3, Project Description, of this EIR for a detailed description of the BRPA.

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 potential adverse impacts to a less-than-significant level. Such mitigation measures are noted in this EIR and are found in the following technical chapters: Aesthetics; Agricultural Resources; Air Quality, Greenhouse Gas Emissions, and Energy; Biological Resources; Cultural and Tribal Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Transportation; Utilities and Service Systems; and Wildfire. The mitigation measures required for the Proposed Project, as presented in this EIR, will form the basis of the Mitigation Monitoring Plan. Any impact that remains significant after implementation of mitigation measures is considered a significant and unavoidable impact.

A summary of the Proposed Project impacts are identified for each technical chapter (Chapters 4.1 through 4.15) of the EIR 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 EIR for the Proposed Project, which include the following:

- No Project (No Build) Alternative;
- Lower Number of Units – Same Footprint Alternative;
- Agricultural Resource Preservation Alternative;
- Higher Number of Units – Same Footprint Alternative; and
- Off-Site Project Alternative.



The following summary provides brief descriptions of the three alternatives to the Proposed Project that are evaluated in this EIR. For a more thorough discussion of project alternatives, please refer to Chapter 7, Alternatives Analysis.

No Project (No Build) Alternative

The No Project (No Build) Alternative assumes that the project site would remain in its current condition and would not be developed. As described in this EIR, the project site generally consists of flat, agricultural land, with an alkali playa located south of Channel A. The No Project (No Build) Alternative would not meet any of the project objectives. Because changes would not occur to the project site/BRPA site under the No Project (No Build) Alternative, impacts would not occur related to any issue areas, and mitigation would not be required.

Lower Number of Units – Same Footprint Alternative

The Lower Number of Units – Same Footprint Alternative, would consist of the development of 1,395 dwelling units, including 210 affordable housing units, on the same development footprint as the Proposed Project and BRPA, consistent with the applicant's original application for the Proposed Project. This represents 405 fewer units than currently proposed. In response to early feedback from the Davis City Council, the number of units was increased to a total of 1,800, which now represents the Proposed Project evaluated throughout the Draft EIR. Similar to the Proposed Project, the Lower Number of Units – Same Footprint Alternative would include the development of neighborhood services; public, semi-public, and educational uses; associated on-site roadway improvements; utility improvements; parks, open space, and greenbelts; and off-site improvements. Because the Lower Number of Units – Same Footprint Alternative would include development of the project site/BRPA site with the same proposed uses, all of the project objectives would be met. However, because the Alternative would result in the development of fewer residential units, fewer affordable housing units would be provided, vehicle miles traveled (VMT) per capita would be increased, and a reduced amount of property tax revenue would be generated project Objectives 1, 2, and 7 would be met to a lesser degree than under the Proposed Project. The significant impacts that would be reduced under the Alternative are as follows:

- Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, or be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code, creating substantial risks to life or property;
- Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure) (remains significant and unavoidable);
- Cumulative unplanned population growth (remains significant and unavoidable);
- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including pedestrian and bicycle facilities;
- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit facilities and services (remains significant and unavoidable);
- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including pedestrian and bicycle facilities, associated with cumulative development of the Proposed Project or the BRPA in combination with future buildout of the City of Davis; and
- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit facilities and services, associated with cumulative development of the



Proposed Project or the BRPA in combination with future buildout of the City of Davis (remains significant and unavoidable).

Though the abovementioned significant and unavoidable impacts would be reduced under the Lower Number of Units – Same Footprint Alternative, the impacts would remain significant and unavoidable. Overall, all other impacts would be similar under the Lower Number of Units – Same Footprint Alternative as compared to the Proposed Project, including the other identified significant and unavoidable impacts. Because residential density would decrease under the Lower Number of Units – Same Footprint Alternative, the significant and unavoidable impacts related to VMT would increase in severity.

Agricultural Resource Preservation Alternative

Similar to the buildout of the Proposed Project, under the Agricultural Resource Preservation Alternative, the same land uses would occur, but on a reduced development footprint that would avoid, to the extent feasible, conversion of on-site high-quality agricultural land with non-agricultural uses. Unlike the Proposed Project, the Agricultural Resource Preservation Alternative would not include buildout of the approximately 20.3-acre Heritage Oak Park and Educational Farm and would not include the development of the 470 RMD units within the Central Village and Parkside Village East. As such, the Agricultural Resource Preservation Alternative would include the development of a total of 1,330 residential units, 470 fewer than the Proposed Project and the BRPA, for a residential density of 8.53 dwelling units per acre (du/ac) (net). Pursuant to the California Department of Conservation Important Farmland Finder, the project site/BRPA site contains approximately 319.7 acres of Prime Farmland, 9.2 acres of Farmland of Statewide Importance, and 117.7 acres of Unique Farmland. The Agricultural Resource Preservation Alternative would alter the site plan to avoid approximately 102 acres on-site agricultural land designated Prime Farmland. The Alternative would satisfy Objective 6 to a greater extent than the Proposed Project. However, because the Agricultural Resource Preservation Alternative would include the development of fewer residential uses than the Proposed Project, the Alternative would not satisfy Objectives 1, 3, and 7 to the same extent as the Proposed Project. The significant impacts that would be reduced under the Alternative are as follows:

- Have a substantial adverse effect on a scenic vista (remains significant and unavoidable);
- Have a substantial adverse effect on a scenic vista or conflict with applicable zoning and other regulations governing scenic quality associated with development of the Proposed Project or Biological Resources Preservation Alternative in combination with future buildout of the City of Davis (remains significant and unavoidable);
- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use or agricultural land as defined in the CKH Act (Government Code Section 56064) (remains significant and unavoidable);
- Involve changes in the existing environment which, due to their location or nature, could cumulatively result in loss of Farmland to non-agricultural use (remains significant and unavoidable);
- 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 during construction;
- Have a substantial adverse effect, either directly or through habitat modifications, on special-status plant species;



- Have a substantial adverse effect, either directly or through habitat modifications, on Crotch's bumble bee;
- Have a substantial adverse effect, either directly or through habitat modifications, on burrowing owl;
- Have a substantial adverse effect, either directly or through habitat modifications, on Swainson's hawk or white-tailed kite;
- Have a substantial adverse effect, either directly or through habitat modifications, on other nesting birds and raptors protected under the MBTA and CFGC;
- Have a substantial adverse effect, either directly or through habitat modifications, on special-status roosting bats;
- Have a substantial adverse effect, either directly or through habitat modifications, on American badger;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or have a substantial adverse effect on the environment by converting oak woodlands or impacting individual trees;
- Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5;
- Disturb any human remains, including those interred outside of dedicated cemeteries;
- Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074;
- Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, or be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code, creating substantial risks to life or property;
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment;
- Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during construction;
- Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during operations;
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows, or in flood hazard, tsunami, or seiche zone, risk release of pollutants due to project inundation;
- Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure) (remains significant and unavoidable);
- Cumulative unplanned population growth (remains significant and unavoidable);
- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including pedestrian and bicycle facilities;



- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit facilities and services (remains significant and unavoidable);
- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including pedestrian and bicycle facilities, associated with cumulative development of the Proposed Project or the BRPA in combination with future buildout of the City of Davis; and
- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit facilities and services, associated with cumulative development of the Proposed Project or the BRPA in combination with future buildout of the City of Davis (remains significant and unavoidable).

Though the abovementioned significant and unavoidable impacts would be reduced under the Agricultural Resource Preservation Alternative, the associated mitigation measures would still be required, and the impacts would remain significant and unavoidable. Overall, the majority of other impacts would remain similar to the Proposed Project under the Agricultural Resource Preservation Alternative, including the identified other significant and unavoidable impacts. The significant and unavoidable impacts related to VMT would increase in severity under the Agricultural Resource Preservation Alternative due to reduced residential density.

Higher Number of Units – Same Footprint Alternative

Under the Higher Number of Units - Same Footprint Alternative, the same non-residential uses as the Proposed Project would be included. However, the Alternative would also include the additional development of 900 residences, for a total of 2,700 residential units. The 2,700-unit count was selected for the Alternative in order to reduce per capita VMT below both City and regional average VMT thresholds. As such, the residential density under the Alternative would increase to 13.78 du/ac, correlating to decreased impacts to Air Quality, GHG Emissions, and Transportation.

Because the Higher Number of Units – Same Footprint Alternative would include development of the project site/BRPA site with the same uses included in the Proposed Project, all project objectives would be met. Furthermore, because the Alternative would be developed at a higher density than the Proposed Project, the Higher Number of Units – Same Footprint Alternative would result in a greater reduction in VMT and would generate more property tax revenue for the City; thus, satisfying Project Objectives 1, 2, and 7 to a greater extent than the Proposed Project. The significant impacts that would be reduced under this alternative are as follows:

- Conflict with or obstruct implementation of the applicable air quality plan during project operation (remains significant and unavoidable);
- 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 ozone precursors) (remains significant and unavoidable);
- 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 during construction;
- 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 during operation (remains significant and unavoidable);



- Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) (significant and unavoidable eliminated); and
- Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) associated with cumulative development of the Proposed Project or the BRPA in combination with future buildout of the City of Davis (significant and unavoidable eliminated).

Though the majority of abovementioned impacts would be reduced under the Higher Number of Units – Same Footprint Alternative, the associated mitigation measures would still be required, and the impacts would remain significant and unavoidable. However, significant and unavoidable impacts related to VMT would be reduced to less than significant under the Alternative. Overall, the majority of other impacts would remain similar to the Proposed Project under the Higher Number of Units – Same Footprint Alternative, including the other identified significant and unavoidable impacts. Significant and unavoidable impacts related to population growth would be greater under the Alternative due to an increased number of residential units.

Off-Site Project Alternative

Given the relatively large size of the project site (approximately 380 acres, excluding the Urban Agricultural Transition Area), there are very limited options for consideration of the Off-Site Project Alternative. The off-site location selected for evaluation is the property evaluated for the formerly proposed Aggie Research Campus project, which is located immediately to the east of Mace Boulevard and to the north of County Road (CR) 32A, northeast of the City limits, in a currently unincorporated area of the County. The approximately 194-acre Off-Site Project Alternative site was previously evaluated as part of the Aggie Research Campus Project, which was subsequently reduced in size to 102 acres and processed as the DiSC 2022 Project. Both the Aggie Research Campus project and the DiSC 2022 project were approved by City Council but rejected by the voters.

The Off-Site Project Alternative would consist of a similar buildout of the components of the Proposed Project within the smaller Aggie Research Campus project site. Similar to the Proposed Project, the Off-Site Project Alternative would consist of a mixed-use development community, including neighborhood services; public, semi-public, and educational uses; associated on-site roadway improvements; utility improvements; parks, open space, and greenbelts; and off-site improvements. Because the Off-Site Project Alternative site is approximately 186 acres smaller than the project site/BRPA site, the Off-Site Project Alternative would include a higher residential density than the Proposed Project and would incorporate a greater number of multi-family residences and other more dense housing product types, such as townhomes. Because the Off-Site Project Alternative would include development of the same uses as the Proposed Project, the project objectives would be met. However, because the Off-Site Project Alternative site is not located as close to the center of the City of Davis as the project site/BRPA site, the Alternative would not satisfy Objective 2 to the same extent as the Proposed Project. The significant impacts that would be reduced under the Alternative are as follows:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use or agricultural land as defined in the CKH Act (Government Code Section 56064) (remains significant and unavoidable);



- Involve changes in the existing environment which, due to their location or nature, could cumulatively result in loss of Farmland to non-agricultural use (remains significant and unavoidable);
- Conflict with or obstruct implementation of the applicable air quality plan during project operation (remains significant and unavoidable);
- 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 ozone precursors) (remains significant and unavoidable);
- 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 during construction;
- 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 during operation (remains significant and unavoidable);
- Have a substantial adverse effect, either directly or through habitat modifications, on special-status branchiopods;
- Have a substantial adverse effect on any riparian habitat or other Sensitive Natural Community identified in local or regional plans, policies, regulations or by the CDFW or USFWS;
- 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 (significant and unavoidable impact eliminated);
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or have a substantial adverse effect on the environment by converting oak woodlands or impacting individual trees;
- Cumulative loss of habitat for special-status species (significant and unavoidable impact eliminated);
- Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5;
- Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5;
- Disturb any human remains, including those interred outside of dedicated cemeteries;
- Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074;
- Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, or be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code, creating substantial risks to life or property;
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment;
- Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during construction;
- Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during operations;
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces,



in a manner which would: substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows, or in flood hazard, tsunami, or seiche zone, risk release of pollutants due to project inundation;
- 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;
- Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) (remains significant and unavoidable); and
- Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) associated with cumulative development of the Proposed Project or the BRPA in combination with future buildout of the City of Davis (remains significant and unavoidable).

Though the abovementioned significant and unavoidable impacts would be reduced under the Off-Site Project Alternative, the associated mitigation measures would still be required, and the impacts would remain significant and unavoidable. However, impacts related to wetlands, conflicts with a tree preservation policy, historic resources, unstable soil, hazardous materials, water quality, drainage patterns, and construction noise would be reduced under the Alternative, and associated mitigation measures would not be required. Overall, the majority of other impacts would remain similar to the Proposed Project under the Off-Site Project Alternative, including the other identified significant and unavoidable impacts.

Environmentally Superior Alternative

An EIR is required to identify the Environmentally Superior Alternative from among the range of reasonable alternatives that are evaluated. 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.” 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. However, The No Project (No Build) Alternative would not meet any of the project objectives.

As discussed in detail in the Alternatives Analysis chapter of this EIR and presented in Table 7-1 therein, the Higher Number of Units – Same Footprint Alternative would meet all project objectives, and would satisfy Project Objectives 1, 2, and 7 to a greater extent than the Proposed Project. In addition, the Higher Number of Units – Same Footprint Alternative would result in fewer impacts than the Proposed Project related to transportation; specifically, the significant and unavoidable project impact related to conflicting or being inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) would not occur under the Alternative. The Alternative would result in similar impacts as the Proposed Project related to Aesthetics, Agricultural Resources, Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Hydrology and Water Quality, whereas greater impacts could occur related to Population and Housing, and fewer impacts could occur related to Air Quality, GHG Emissions, and Energy. Overall, the Higher Number of Units – Same Footprint Alternative is the



only alternative that eliminates the Proposed Project's significant and unavoidable VMT impact. Thus, Higher Number of Units – Same Footprint Alternative is considered the environmentally superior alternative.

2.5 AREAS OF CONTROVERSY

The CEQA Guidelines, Section 15123(b), require that this EIR 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:

- Impacts to scenic quality;
- Increases in air quality and greenhouse gas emissions;
- Impacts to wildlife and plant habitats;
- Impacts to cultural resources;
- Impacts associated with soil erosion;
- Past or future use of hazardous materials on the project site;
- Impacts to water quality and drainage;
- Consistency with local and State policies;
- Impacts to adjacent land uses;
- Growth-inducing impacts;
- Availability of low-income housing;
- Traffic increases along surrounding roadways;
- Provision of emergency services;
- Increased utility service demand;
- Effects on evacuation patterns;
- Transport of students to schools;
- Increase in vehicle miles traveled (VMT);
- Vehicle safety hazards due to overpass or underpass construction; 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
4.1 Aesthetics			
4.1-1 Have a substantial adverse effect on a scenic vista.	S	<i>None feasible.</i>	SU
4.1-2 Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway.	LS	<i>None required.</i>	N/A
4.1-3 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 experienced from a publicly accessible vantage point) or, in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality.	LS	<i>None required.</i>	N/A
4.1-4 Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	S	<i>Proposed Project, Biological Resources Preservation Alternative</i> 4.1-4 <i>In conjunction with submittal of the first tentative subdivision map for the Proposed Project or Biological Resources Preservation Alternative (BRPA), the developer shall submit a lighting plan for the review and approval of the Chief Building Official and the Community Development and Sustainability</i>	LS

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
		<i>Director of the City of Davis. The lighting plan shall address limiting light trespass and glare on the project site/BRPA site through the use of shielding and directional lighting methods, which may include, but is not limited to, fixture location and height. The lighting plan shall comply with Chapter 6 of the Davis Municipal Code- Article VIII: Outdoor Lighting Control.</i>	
4.1-5 Have a substantial adverse effect on a scenic vista associated with development of the Proposed Project or Biological Resources Preservation Alternative in combination with future buildout of the City of Davis.	CC	<i>None feasible.</i>	SU
4.1-6 Conflict with applicable zoning and other regulations governing scenic quality associated with development of the Proposed Project or Biological Resources Preservation Alternative in combination with future buildout of the City of Davis.	LS	<i>None required.</i>	N/A
4.1-7 Creation of new sources of light or glare associated with development of the Proposed Project or Biological Resources Preservation	CC	<i>Proposed Project, Biological Resources Preservation Alternative 4.1-7 Implement Mitigation Measure 4.1-4.</i>	LCC

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
Alternative in combination with future buildout of the City of Davis.			
4.2 Agricultural Resources			
<p>4.2-1 Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use or agricultural land as defined in the CKH Act (Government Code Section 56064).</p>	S	<p><i>Proposed Project, Biological Resources Preservation Alternative</i></p> <p>4.2-1 <i>Prior to initiation of grading activities for each phase of development, the project applicant shall set aside in perpetuity, active agricultural acreage in an amount consistent with the applicable agricultural mitigation requirements of the appropriate jurisdiction.</i></p> <p><i>The agricultural land shall be located elsewhere in unincorporated Yolo County, through the purchase of development rights and execution of an irreversible conservation or agricultural easement, consistent with Section 40A.03.025 of the Davis Municipal Code. The location and amount of active agricultural acreage shall be subject to review and approval by the City of Davis Community Development Department. The amount of agricultural acreage set aside shall account for farmland lost due to the conversion of the project site. Pursuant to Davis Municipal Code Section 40A.03.040, the agricultural mitigation land shall be comparable in soil quality with the agricultural land being changed to nonagricultural use. The easement land must conform with the policies and requirements of Yolo Local Agency</i></p>	SU

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**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<i>Formation Commission (LAFCo), including a LESA score that is a maximum of 10 percent below that of the project site. The easement instrument used to satisfy this measure shall conform to the conservation easement template of the Yolo Habitat Conservancy or to another conservation easement template acceptable to the City of Davis.</i>	
4.2-2 Conflict with existing zoning for agriculture use, or a Williamson Act contract.	LS	<i>None required.</i>	N/A
4.2-3 Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.	LS	<i>None required.</i>	N/A
4.2-4 Involve changes in the existing environment which, due to their location or nature, could cumulatively result in loss of Farmland to non-agricultural use.	CC	<i>Proposed Project, Biological Resources Preservation Alternative 4.2-4 Implement Mitigation Measure 4.2-1.</i>	SU
4.3 Air Quality, Greenhouse Gas Emissions, and Energy			
4.3-1 Conflict with or obstruct implementation of the applicable air quality plan during project construction.	LS	<i>None required.</i>	N/A
4.3-2 Conflict with or obstruct implementation of the	S	<i>Proposed Project, Biological Resources Preservation Alternative</i>	SU

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 Summary of Impacts and Mitigation Measures**

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applicable air quality plan during project operation.		4.3-2 <i>The following requirement shall be included in the Covenants, Conditions, and Restrictions (CC&Rs) for the residential subdivisions and all commercial and residential leases: Only zero-VOC paints, finishes, adhesives, and cleaning supplies shall be used for all buildings on the project site. Prior to approval of improvement plans for each small lot tentative map, draft language shall be provided to the City of Davis Community Development Department for review and approval.</i>	
4.3-3 Expose sensitive receptors to substantial pollutant concentrations.	LS	<i>None required.</i>	N/A
4.3-4 Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	LS	<i>None required.</i>	N/A
4.3-5 Result in the inefficient or wasteful use of energy, or conflict with a State or local plan for renewable energy or energy efficiency.	LS	<i>None required.</i>	N/A
4.3-6 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	CC	<i>Proposed Project, Biological Resources Preservation Alternative</i> 4.3-6 <i>Implement Mitigation Measure 4.3-2.</i>	SU

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**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
exceed quantitative thresholds for ozone precursors).			
<p>4.3-7 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 during construction.</p>	<p>CC</p>	<p><i>Proposed Project, Biological Resources Preservation Alternative</i></p> <p>4.3-7(a) <i>Prior to approval of any Improvement Plans and/or Grading Plans, the project applicant shall provide proof of compliance with the following to the satisfaction of the City of Davis Community Development Department:</i></p> <p><i>The project applicant shall show on the plans via notation that the contractor shall ensure that all off-road vehicles 25 horsepower or more to be used in the construction of the Proposed Project, including owned, leased, and subcontractor vehicles, shall be fueled by renewable diesel.</i></p> <p><i>In addition, all off-road equipment operating at the construction site must be maintained in proper working condition according to manufacturer's specifications. Idling shall be limited to five minutes or less in accordance with the In-Use Off-Road Diesel Vehicle Regulation as required by CARB. Clear signage regarding idling restrictions shall be placed at the entrances to the construction site.</i></p> <p><i>Portable equipment over 50 horsepower must have either a valid YSAQMD Permit to Operate (PTO) or a valid statewide Portable Equipment Registration</i></p>	<p>LCC</p>

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>Program (PERP) placard and sticker issued by CARB.</i></p> <p><i>Proof of conformance with the foregoing requirements shall be submitted by the project contractor to the City of Davis Community Development and Public Works Departments for review and approval.</i></p> <p><i>Biological Resources Preservation Alternative</i> <i>4.3-7(b)</i> <i>Prior to the initiation of construction of Phase 1 the BRPA, the project applicant shall demonstrate that construction-related GHG emissions would be reduced to 1,100 MTCO₂e/yr and shall submit proof to the City of Davis Community Development Department.</i></p> <p><i>Construction-related GHG emissions can be reduced through several options, including, but not limited to, the following:</i></p> <ul style="list-style-type: none"> <i>• Modify the construction schedule to reduce the intensity of construction to lower emissions;</i> <i>• Ensure that phases of development do not overlap;</i> <i>• Improve fuel efficiency from construction equipment by:</i> <ul style="list-style-type: none"> <i>○ Minimizing idling time either by shutting equipment off when not in</i> 	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>use or reducing the time of idling to no more than three minutes (five-minute limit is required by the state airborne toxics control measure [Title 13, sections 2449(d)(3) and 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site; and</i></p> <ul style="list-style-type: none"> ○ <i>Using equipment with new technologies (repowered engines, electric drive trains).</i> • <i>Perform on-site emission reductions such as implementing on-site material hauling with trucks equipped with on-road engines (if determined to be less emissive than the off-road engines) or real, quantifiable, permanent, verifiable, and enforceable on-site emission reductions;</i> • <i>Use alternative fuels for generators at construction sites such as propane or solar, or use electrical power;</i> • <i>Use a CARB-approved low carbon fuel for construction equipment; (NOX emissions from the use of low carbon fuel must be reviewed and increases mitigated.)</i> • <i>Encourage and provide carpools, shuttle vans, transit passes and/or secure bicycle parking for construction worker commutes;</i> 	

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		<ul style="list-style-type: none"> • Reduce electricity use in the construction office by using LED bulbs, powering off computers every day, and replacing heating and cooling units with more efficient ones; • Recycle or salvage non-hazardous construction and demolition debris (goal of at least 75 percent by weight); • Use locally sourced or recycled materials for construction materials (goal of at least 20 percent based on costs for building materials, and based on volume for roadway, parking lot, sidewalk and curb materials). Wood products utilized should be certified through a sustainable forestry program; • Minimize the amount of concrete for paved surfaces or utilize a low carbon concrete option; • Produce concrete on-site if determined to be less emissive than transporting ready mix; • Use SmartWay certified trucks for deliveries and equipment transport; and • Develop a plan to efficiently use water for adequate dust control. <p><i>The project applicant may elect to implement any combination of the foregoing measures to reduce construction-related GHG emissions. All GHG emissions reductions must be quantified. Compliance with the aforementioned measures shall</i></p>	

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		<p><i>be ensured by the City of Davis Community Development and Public Works Department.</i></p> <p><i>If the quantified reduction measures do not reduce construction-related GHG emissions associated with Phase 1 of the BRPA to below 1,100 MTCO₂e/yr, offsite carbon credits may be purchased to make up the difference. The purchase of off-site mitigation credits shall be negotiated with the City and YSAQMD at the time that credits are sought. Off-site mitigation credits shall be real, quantifiable, permanent, verifiable, enforceable, and additional, consistent with the standards set forth in Health and Safety Code section 38562, subdivisions (d)(1) and (d)(2). The offsets shall be retired, and emissions must be offset through the year 2045. Such credits shall be based on CARB-approved protocols that are consistent with the criteria set forth in subdivision (a) of Section 95972 of Title 17 of the California Code of Regulations, and shall not allow the use of offset projects originating outside of California, except to the extent that the quality of the offsets, and their sufficiency under the standards set forth herein, can be verified by the City of Davis and/or the YSAQMD. Such credits must be purchased through one of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) any registry approved by CARB to act as a registry under</i></p>	

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		<i>the California Cap and Trade program; or (iii) any registry established by YSAQMD.</i>	
<p>4.3-8 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 during operation.</p>	CC	<p><i>Proposed Project, Biological Resources Preservation Alternative</i></p> <p>4.3-8 <i>The project proponent shall prepare and implement a GHG Reduction Plan, to the satisfaction of the City, to demonstrate a downward trajectory in GHG emissions, towards the goal of zero net GHG emissions by the year 2040. Prior to the approval of the entitlement for each phase of the Proposed Project or the BRPA, the project proponent shall indicate how to complete and implement the following steps:</i></p> <ol style="list-style-type: none"> 1. <i>Model net non-mobile operational GHG emissions using CalEEMod, or another method accepted for the purpose of modeling GHG emissions for the Proposed Project or the BRPA, taking into account applicable building standards and other regulatory requirements, as well as building design, use of renewable energy, etc. The updated modeling shall take into account any updated project design measures incorporated in compliance with this mitigation measure or as proposed in future project design details.</i> 2. <i>Based on the construction and operational schedules proposed at the time of building</i> 	SU

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		<p><i>permitting, the modeled emissions shall be compared to the maximum permitted emissions for the first year of occupancy, based on the applicable Table below:</i></p> <table border="1" data-bbox="1129 602 1690 1122"> <thead> <tr> <th colspan="3" data-bbox="1129 602 1690 638">Proposed Project</th> </tr> <tr> <th data-bbox="1129 638 1308 833">Year</th> <th data-bbox="1308 638 1497 833">Maximum Permitted Net Project Emissions (MTCO_{2e})</th> <th data-bbox="1497 638 1690 833">Emissions Reductions Achieved (MTCO_{2e})</th> </tr> </thead> <tbody> <tr> <td data-bbox="1129 833 1308 865">2033</td> <td data-bbox="1308 833 1497 865">18,160.00</td> <td data-bbox="1497 833 1690 865">0.00</td> </tr> <tr> <td data-bbox="1129 865 1308 898">2034</td> <td data-bbox="1308 865 1497 898">15,565.71</td> <td data-bbox="1497 865 1690 898">2,594.29</td> </tr> <tr> <td data-bbox="1129 898 1308 930">2035</td> <td data-bbox="1308 898 1497 930">12,971.43</td> <td data-bbox="1497 898 1690 930">5,188.57</td> </tr> <tr> <td data-bbox="1129 930 1308 963">2036</td> <td data-bbox="1308 930 1497 963">10,377.14</td> <td data-bbox="1497 930 1690 963">7,782.86</td> </tr> <tr> <td data-bbox="1129 963 1308 995">2037</td> <td data-bbox="1308 963 1497 995">7,782.86</td> <td data-bbox="1497 963 1690 995">10,377.14</td> </tr> <tr> <td data-bbox="1129 995 1308 1027">2038</td> <td data-bbox="1308 995 1497 1027">5,188.57</td> <td data-bbox="1497 995 1690 1027">12,971.43</td> </tr> <tr> <td data-bbox="1129 1027 1308 1060">2039</td> <td data-bbox="1308 1027 1497 1060">2,594.29</td> <td data-bbox="1497 1027 1690 1060">15,565.71</td> </tr> <tr> <td data-bbox="1129 1060 1308 1092">2040</td> <td data-bbox="1308 1060 1497 1092">0.00</td> <td data-bbox="1497 1060 1690 1092">18,160.00</td> </tr> <tr> <td colspan="2" data-bbox="1129 1092 1497 1122"><i>Total Emissions Reductions</i></td> <td data-bbox="1497 1092 1690 1122"><i>72,640.00</i></td> </tr> </tbody> </table> <table border="1" data-bbox="1129 1154 1690 1349"> <thead> <tr> <th colspan="3" data-bbox="1129 1154 1690 1190">BRPA</th> </tr> <tr> <th data-bbox="1129 1190 1234 1349">Year</th> <th data-bbox="1234 1190 1486 1349">Maximum Permitted Net Project Emissions (MTCO_{2e})</th> <th data-bbox="1486 1190 1690 1349">Emissions Reductions Achieved (MTCO_{2e})</th> </tr> </thead> <tbody> <tr> <td data-bbox="1129 1190 1234 1349"></td> <td data-bbox="1234 1190 1486 1349"></td> <td data-bbox="1486 1190 1690 1349"></td> </tr> </tbody> </table>	Proposed Project			Year	Maximum Permitted Net Project Emissions (MTCO _{2e})	Emissions Reductions Achieved (MTCO _{2e})	2033	18,160.00	0.00	2034	15,565.71	2,594.29	2035	12,971.43	5,188.57	2036	10,377.14	7,782.86	2037	7,782.86	10,377.14	2038	5,188.57	12,971.43	2039	2,594.29	15,565.71	2040	0.00	18,160.00	<i>Total Emissions Reductions</i>		<i>72,640.00</i>	BRPA			Year	Maximum Permitted Net Project Emissions (MTCO _{2e})	Emissions Reductions Achieved (MTCO _{2e})				
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Impact	Level of Significance Prior to Mitigation	Mitigation Measures			Level of Significance After Mitigation	
		2033	19,206.00	0.00		
		2034	16,462.29	2,743.71		
		2035	13,718.57	5,487.43		
		2036	10,974.86	8,231.14		
		2037	8,231.14	10,974.86		
		2038	5,487.43	13,718.57		
		2039	2,743.71	16,462.29		
		2040	0.00	19,206.00		
		<i>Total Emissions Reductions</i>		76,824.00		
		<p>3. <i>Should net operational emissions be shown to exceed the maximum emissions levels presented in the applicable table above, the project applicant shall identify feasible actions to achieve sufficient emissions reductions for the year or years being modeled. Reduction measures may include, but are not limited to:</i></p> <ul style="list-style-type: none"> • <i>Use of energy-star appliances in all or part of the project;</i> • <i>Installation of on-site photovoltaic systems in excess of the City's or State standards in place at the time of this environmental analysis;</i> • <i>Construct on-site or fund off-site carbon sequestration projects (such as tree plantings or reforestation projects);</i> 				

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		<ul style="list-style-type: none"> • Implement Transportation Demand Management strategies, such as CAPCOA Handbook Strategy T-16 and T-20-A, in accordance with Mitigation Measure 4.13-4 of this EIR; • Provide electric vehicle charging infrastructure in excess of existing Tier 1 CBSC requirements; and/or <ul style="list-style-type: none"> • Purchase carbon credits to offset project annual emissions. Carbon offset credits shall be verified and registered with The Climate Registry, the Climate Action Reserve, or another source approved by CARB, YSAQMD, or the City of Davis. Off-site mitigation credits shall be real, quantifiable, permanent, verifiable, enforceable, and additional, consistent with the standards set forth in Health and Safety Code Section 38562, subdivisions (d)(1) and (d)(2). The offsets shall be retired, and emissions must be offset through the year 2045. Such 	

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		<p><i>credits shall be based on CARB-approved protocols that are consistent with the criteria set forth in subdivision (a) of Section 95972 of Title 17 of the CCR, and shall not allow the use of offset projects originating outside of California, except to the extent that the quality of the offsets, and their sufficiency under the standards set forth herein, can be verified by the City of Davis and/or the YSAQMD. Such credits must be purchased through one of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) any registry approved by CARB to act as a registry under the California Cap and Trade program; or (iii) any registry established by YSAQMD.</i></p>	

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		<p>4. <i>The emissions reductions resulting from implementation of the above measures shall be calculated, using methods acceptable to the City.</i></p> <p>5. <i>Proof of compliance with the maximum annual net emissions targets and the steps above shall be verified through the submittal of a Technical Memorandum of Compliance (TMC) to the City of Davis Department of Community Development. The TMC shall document the following minimum items: modeling (step 1); comparison of modeled emissions to maximum emissions levels identified in Mitigation Measure 4.3-8(a) (step 2); chosen feasible actions to achieve required reductions (step 3); and measurable GHG reduction value of each action (step 4). TMCs prepared in compliance with the foregoing steps may cover individual operational years or multiple operational years. Should a TMC be prepared for multiple operational years, the TMC shall demonstrate compliance with the maximum emissions levels for each year included in the TMC.</i></p> <p>6. <i>Implement the authorized actions and provide evidence of this to the City of Davis Department of Community Development. The City upon review and acceptance of</i></p>	

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		<i>implementation, shall issue the certificate of occupancy.</i>	
4.3-9 Result in a cumulatively considerable inefficient or wasteful consumption of energy or conflict with a State or local plan for renewable energy or energy efficiency.	LS	None required.	N/A
4.4 Biological Resources			
4.4-1 Have a substantial adverse effect, either directly or through habitat modifications, on special-status plant species.	S	<i>Proposed Project, Biological Resources Preservation Alternative</i> 4.4-1(a) <i>If construction does not commence by the end of 2027 (i.e., within three years from the date of Madrone’s 2024 protocol-level plant surveys), protocol-level special-status plant surveys shall be conducted throughout the study area 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 Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. The protocols require conducting surveys at the appropriate time of year, when plants are identifiable and in bloom and/or in fruit (which may include multiple visits to capture blooming and/or fruiting</i>	LS

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		<p><i>periods for all target plants), and includes ensuring that habitats are not disturbed prior to the survey so that any plants that are present may be documented. 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 Department and Public Works Utilities and Operations Department.</i></p> <p><i>If, based on whichever is approved, the Proposed Project or Biological Resources Preservation Alternative (BRPA) avoids the special-status plants through an associated "Avoidance Zone," then further mitigation is not necessary. The size of the Avoidance Zone needed to prevent impacts may vary based on the plant species and its habitat requirements. If a special-status plant listed under the federal Endangered Species Act (FESA) or California Endangered Species Act (CESA) is found and is to be avoided, then an appropriate Avoidance Zone shall be developed in consultation with USFWS or CDFW, as applicable. If the species is not listed under FESA or CESA, an appropriate Avoidance Zone shall be developed by a qualified botanist in consultation with the City of Davis. Avoidance Zone areas may differ by species and site-specific conditions, and they shall be developed such that the avoided special-status plant population is likely to persist in perpetuity. Avoidance zones may be based on a fixed buffer distance from the special-status</i></p>	

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		<p><i>plant population, at the limit of a hydrologic break (such as Channel A), or as otherwise determined appropriate for the species in question. For plants associated with seasonal wetlands, the Avoidance Zone shall be 250 feet, but this zone may be as small as 50 feet for plant species that occur in uplands and do not appear to be associated with wetland hydrology.</i></p> <p>4.4-1(b) <i>If any impacts (direct or indirect) would occur to special-status plants, a Special-Status Plant Mitigation Plan shall be developed and submitted to the City of Davis Community Development Department and Public Works Utilities and Operations Department (or USFWS or CDFW, as appropriate for FESA- or CESA-listed species). The Special-Status Plant Mitigation Plan shall be subject to review and approval by the City, USFWS, or CDFW (as appropriate, based on listing status) prior to issuance of a grading permit that would impact the plants. The project proponent shall mitigate according to one or a combination of the options below. It should be noted that the options are minimum recommendations; the USFWS and/or CDFW may require additional mitigation if the plants are FESA- or CESA-listed.</i></p> <ul style="list-style-type: none"> <i>Indirect impacts: Indirect impacts would occur if the Proposed Project or BRPA avoids the mapped populations, but affects a</i> 	

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 Summary of Impacts and Mitigation Measures**

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		<p>portion of an Avoidance Zone. The project proponent shall mitigate for indirect impacts through a 0.5:1 mitigation ratio (mitigation-to-impact), based on the acreage or number of plants that have impacts within an Avoidance Zone. If there are dense populations, acreage may be a better metric for dense population, while mitigation based on number of plants may be better for relatively few, widely scattered plants.</p> <ul style="list-style-type: none"> • <u>Direct impacts:</u> Direct impacts would occur if grading or other direct disturbance occurs within mapped populations. The project proponent shall mitigate for direct impacts through a 1:1 ratio for preservation of an existing population, or a 2:1 ratio for relocation/translocation of impacted plants/seeds. The ratios may be based on the acreage of occupied habitat or number of plants. The metric shall be clearly defined in the Special-Status Plant Mitigation Plan. <ul style="list-style-type: none"> ○ <u>Preservation:</u> Identify one or more existing, unprotected populations of the special-status plant that would be impacted by the Proposed Project or BRPA in the project vicinity and protect the population in perpetuity by establishing a preserve on the land that supports those populations. Once the proposed 	

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**Table 2-1
 Summary of Impacts and Mitigation Measures**

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		<p><i>mitigation area is approved by the City of Davis and/or USFWS/CDFW (as appropriate, based on listing status, if any), the mitigation area shall be protected by a recorded conservation easement or deed restriction and managed in accordance with a long-term management plan that maintains the habitats the conservation easement was established to protect (including the special-status plants). Additionally, a preserve management endowment shall be established to fund the long-term management outlined in the long-term management plan, or sufficient annual management funding shall be a condition of a Homeowner's Association, Community Services District, or other alternative as approved by the City of Davis or regulating agency.</i></p> <p><i>As this option would preserve an existing, established population, temporal loss would not occur and the option would include low risk of failure. The 1:1 ratio may be based on the acreage of occupied habitat</i></p>	

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		<p>or number of plants; this metric shall be clearly defined in the Special-Status Plant Mitigation Plan. This option may be implemented at a mitigation/conservation bank if the target plant species is present at the bank. The Special-Status Plant Mitigation Plan shall describe how the purchase of bank credits translates into appropriate 1:1 preservation.</p> <ul style="list-style-type: none"> ○ <u>Relocation and translocation:</u> Mitigate impacts by establishment of a new special-status plant population or expansion of an existing special-status plant population. The proposed mitigation area may be on-site or off-site and shall be permanently protected by the recordation of a conservation easement or deed restriction, development of a long-term management plan that maintains the habitats that the conservation easement was established to protect, and establishment of a preserve management endowment or sufficient annual management funding as a condition of a Homeowner's Association, 	

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		<p><i>Community Services District, or other alternative, as approved by the City of Davis or regulating agency.</i></p> <p><i>The project proponent shall locate and protect the mitigation area(s), translocate seeds or relocate perennial plants to the mitigation area(s), monitor the translocated/relocated seeds/plants for a minimum of five years, and meet established success criteria as detailed in the Special-Status Plant Mitigation Plan. The minimum success criterion for this option shall be a 2:1 replacement of directly impacted plants and 1:1 replacement for indirectly impacted plants by year five of monitoring (or as otherwise required by the regulatory agencies). This ratio may be based on the acreage of occupied habitat or number of plants. This metric shall be clearly defined in the Special-Status Plant Mitigation Plan.</i></p> <p><i>If the success criteria are not met, then additional habitat shall be set aside as set forth by the</i></p>	

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		<p><i>Preservation requirements or as agreed upon by the City of Davis and/or USFWS/CDFW, as appropriate. Because population sizes for annual plants can vary widely from year to year, for relocation or translocation, population counts or acreage mapping shall be conducted in the last two years of monitoring, and the highest count or acreage shall be at least equivalent to the number of required replacement plants.</i></p> <p>4.4-1(c) <i>If construction does not commence by the end of 2027 (i.e., within three years from the date of Madrone’s 2024 protocol-level plant surveys), the following measure shall be required:</i></p> <p><i>Yolo HCP/NCCP AMM11: Palmate-bracted bird’s-beak is covered by the Yolo HCP/NCCP only for the removal of suitable habitat and not for the removal of palmate-bracted bird’s beak plants. This AMM ensures compliance with this provision. To determine if palmate-bracted bird’s-beak is present and could be affected, the project proponent will conduct a planning-level survey for this species for any covered activities to be conducted within 250 feet of suitable habitat (as defined in Appendix A, Covered Species Accounts). The survey will be conducted during the</i></p>	

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 Summary of Impacts and Mitigation Measures**

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		<p><i>period from May 31 to September 30 and will be consistent with Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (California Department of Fish and Game 2009).</i></p> <p><i>The project proponent will avoid occupied habitat where palmate-bracted bird's beak has been located within any of the last 15 years (seed viability could be as little as three years and as much as six years, as described in Appendix A, Section A.1.2, Species Description and Life History). The project proponent also will avoid any new occurrences of this species identified during planning-level surveys. Avoidance will require a 250-foot setback from the occupied habitat, or greater distance depending on site-specific topography to avoid hydrologic effects. A shorter buffer distance may apply if is determined to avoid effects and is approved by the Conservancy, USFWS, and CDFW. Mortality of palmate-bracted bird's beak individuals will be avoided, except as needed through management activities that provide an overall benefit to the species.</i></p>	
<p>4.4-2 Have a substantial adverse effect, either directly or through habitat modifications, on Crotch's bumble bee.</p>	<p>S</p>	<p><i>Proposed Project, Biological Resources Preservation Alternative</i></p> <p>4.4-2 <i>The provisions contained herein only apply if Crotch's bumble bee remains a candidate species or is listed under CESA at the commencement of construction. Following CDFW's status report on Crotch's bumble</i></p>	<p>LS</p>

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		<p><i>bee, if the California Fish and Game Commission finds that the petitioned action is not warranted, the provisions contained herein shall not be required.</i></p> <p><i>If feasible, initial ground-disturbing activities associated with the Proposed Project or BRPA (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, and familiar with Crotch's bumble bee life history, shall conduct a preconstruction survey for special-status bumble bees in the area(s) proposed for impact.</i></p> <p><i>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 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</i></p>	

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		<p><i>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. Suitable floral resources for western bumble bee include species in the following families: Asteraceae, Fabaceae, Rhamnaceae, and Rosaceae, as well as plants in the genera Eriogonum and Penstemon.</i></p> <p><i>At a minimum, preconstruction survey methods shall include the following:</i></p> <ul style="list-style-type: none"> <i>• Search areas with floral resources for foraging bumble bees. Observed foraging activity may indicate a nest is nearby, and therefore, the survey duration shall be increased when foraging bumble bees are present;</i> <i>• If special-status bumble bees are observed, watch any special-status bumble bees</i> 	

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		<p><i>present and observe their flight patterns. Attempt to track their movements between foraging areas and the nest;</i></p> <ul style="list-style-type: none"> • <i>Visually look for nest entrances. Observe burrows, any other underground cavities, logs, or other possible nesting habitat;</i> • <i>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;</i> • <i>Look for concentrated special-status bumble bee activity;</i> • <i>Listen for the humming of a nest colony; and</i> • <i>If bumble bees are observed, attempt to photograph the individual and identify it to species.</i> <p><i>The biologist conducting the survey shall record when the survey was conducted, a general 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 special-status bumble bee nest(s) may be present or if construction activities could result in take of special-status bumble bees. The report shall be submitted to the City of Davis</i></p>	

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		<p><i>Community Development Department and Public Works Utilities and Operations Department prior to the commencement of construction activities.</i></p> <p><i>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.</i></p> <p><i>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 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.</i></p> <p><i>If special-status bees are located, and after coordination with CDFW take of special-status 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</i></p>	

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		<p><i>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/BRPA site that will remain appropriate habitat, worker awareness training, and/or other measures specified by CDFW.</i></p>	
<p>4.4-3 Have a substantial adverse effect, either directly or through habitat modifications, on special-status branchiopods.</p>	<p>S</p>	<p><i>Proposed Project and Biological Resources Preservation Alternative</i></p> <p>4.4-3 <i>If occupied aquatic habitat is located in planned development areas associated with the Proposed Project or BRPA, the project proponent shall consult with the USFWS regarding impacts to federally listed vernal pool tadpole shrimp prior to the approval by the City of Davis of any permit authorizing construction.</i></p> <p><i>The project proponent shall obtain and comply with any conditions of the appropriate take authorization from the USFWS. The conditions in the take authorization may include, but shall not be limited to, fencing off avoided habitat; worker awareness training; preservation, restoration, or enhancement of habitat on- or off-site to compensate for indirect and/or direct effects; purchase of habitat credits (the mitigation ratio for habitat preservation is generally 2:1) from an agency-approved mitigation/conservation bank; working with a local</i></p>	<p>LS</p>

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		<i>land trust to preserve land; or any other method acceptable to USFWS.</i>	
<p>4.4-4 Have a substantial adverse effect, either directly or through habitat modifications, on monarch butterfly.</p>	<p>S</p>	<p><i>Proposed Project and Biological Resources Preservation Alternative</i></p> <p><i>4.4-4 The provisions contained herein only apply if monarch butterfly remains proposed for listing under FESA at the commencement of construction.</i></p> <p><i>If construction occurs during the time when milkweed plants may host monarch eggs or caterpillars (approximately mid-March through late September), a preconstruction survey shall be conducted by a qualified biologist within the proposed impact area and a 50-foot buffer in accessible areas for the presence of eggs, larvae (i.e., caterpillars), or pupae, at most, 14 days prior to plant removal. Additionally, other plants immediately adjacent to milkweed plants shall also be searched for chrysalises. If eggs, caterpillars, or pupae are not detected, additional protection measures are not necessary.</i></p> <p><i>A report summarizing the results of the survey shall be submitted for review and approval to the City of Davis Community Development Department and Public Works Utilities and Operations Department.</i></p> <p><i>If eggs, caterpillars, or pupae are found, the plants shall be avoided with a 50-foot buffer until metamorphosis is completed and adult butterflies</i></p>	<p>LS</p>

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		<p><i>emerge and leave the host plant. If the eggs, larvae, or chrysalises cannot be avoided, all eggs, larvae, and chrysalises, including the portion of the plant to which they are attached, shall be translocated to an alternative location. The location must be a minimum of 50 feet outside of the impact area and contain a similarly sized or larger population of larval host plants. The portions of the plants supporting eggs or chrysalises shall be tied to the live stem of the avoided larval host plant while caterpillars shall be placed directly on a stem or leaf of a larval host plant. Should the species be listed under FESA in the future, coordination with USFWS shall be conducted prior to translocation.</i></p>	
<p>4.4-5 Have a substantial adverse effect, either directly or through habitat modifications, on VELB.</p>	<p>S</p>	<p><i>Proposed Project and Biological Resources Preservation Alternative</i> 4.4-5 <u>Yolo HCP/NCCP AMM12</u>: 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 with stems greater than one inch in diameter at ground level. AMM1, Establish Buffers, describes circumstances in which a lesser buffer may be applied. For elderberry shrubs</p>	<p>LS</p>

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		<p><i>that cannot be avoided with a designated buffer distance as described above, the qualified biologist will quantify the number of stems one inch or greater in diameter to be affected, and the presence or absence of exit holes. The Conservancy will use this information to determine the number of plants or cuttings to plant on a riparian restoration site to help offset the loss, consistent with Section 6.4.2.4.1, Valley Elderberry Longhorn Beetle. Additionally, prior to construction, the project proponent will transplant elderberry shrubs identified within the project footprint that cannot be avoided.</i></p> <p><i>Transplantation will only occur if a shrub cannot be avoided and, if indirectly affected, the indirect effects would otherwise result in the death of stems or the entire shrub. If the project proponent chooses, in coordination with a qualified biologist, not to transplant the shrub because the activity would not likely result in death of stems of the shrub, then the qualified biologist will monitor the shrub annually for a five-year monitoring period. The monitoring period may be reduced with concurrence from the wildlife agencies if the latest research and best available information at the time indicates that a shorter monitoring period is warranted. If death of stems at least one inch in diameter occurs within the monitoring period, and the qualified biologist determines that the shrub is sufficiently healthy to transplant, the project proponent will transplant the</i></p>	

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		<p><i>shrub as described in the following paragraph, in coordination with the qualified biologist. If the shrub dies during the monitoring period, or the qualified biologist determines that the shrub is no longer healthy enough to survive transplanting, then the Conservancy will offset the shrub loss consistent with the preceding paragraph.</i></p> <p><i>The project proponent will transplant the shrubs into a location in the HCP/NCCP reserve system that has been approved by the Conservancy. Elderberry shrubs outside the project footprint but within the 100-foot buffer will not be transplanted.</i></p> <p><i>Transplanting will follow the following measures:</i></p> <ol style="list-style-type: none"> <i>1. Monitor: A qualified biologist will be on-site for the duration of the transplanting of the elderberry shrubs to ensure the effects on elderberry shrubs are minimized.</i> <i>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.</i> <i>3. Transplantation procedure:</i> 	

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		<p>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.</p> <p>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.</p>	
<p>4.4-6 Impacts to western spadefoot either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.</p>	<p>S</p>	<p><i>Proposed Project and Biological Resources Preservation Alternative</i></p> <p>4.4-6 Prior to the commencement of construction, one nocturnal acoustic survey of all areas within 300 feet of suitable aquatic habitat shall be conducted during the spring prior to construction of the Proposed Project or BRPA. Acoustic surveys shall consist of walking through the area and listening for the distinctive snore-like call of the species. Timing and methodology for the aquatic and acoustic surveys shall be based on those described in Distribution of the Western Spadefoot (<i>Spea hammondi</i>) in the Northern Sacramento Valley of California, with Comments on Status and Survey Methodology. If both the aquatic survey and the nocturnal acoustic survey are negative, further mitigation shall not be necessary. A report summarizing the results of the</p>	<p>LS</p>

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		<p><i>aquatic survey and nocturnal acoustic survey shall be submitted for review and approval to the City of Davis Community Development Department and Public Works Utilities and Operations Department.</i></p> <p><i>If western spadefoots are identified within the study area during the surveys and the species is not a federally listed species or candidate species and is still a California Species of Special Concern, the following shall be conducted:</i></p> <ul style="list-style-type: none"> <i>The tadpoles (as many as are reasonably possible to capture) shall be captured and relocated either to aquatic habitat to be avoided on-site (and implement the fencing requirement outlined below), or to an off-site open space preserve with suitable habitat in the vicinity of the project site/BRPA site. If western spadefoot are observed within aquatic habitat proposed for avoidance, then the project proponent may either relocate the tadpoles to an off-site open space preserve with suitable habitat in the vicinity of the project site/BRPA site, or install silt fence along the edge of the proposed impact area within 300 feet of the occupied aquatic habitat to prevent metamorphosed individuals from dispersing into the construction area.</i> 	

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		<p><i>If western spadefoots are identified within the study area during the surveys and the species is a federally listed species or a candidate for listing, the following shall be conducted:</i></p> <ul style="list-style-type: none"> <i>The project proponent shall consult with the USFWS regarding impacts to western spadefoot from the Proposed Project or BRPA. The project proponent shall obtain and comply with any conditions of the appropriate take authorization from the USFWS. The conditions in the take authorization may include, but not necessarily be limited to, fencing off avoided habitat; worker awareness training; preservation, restoration, or enhancement of habitat on- or off-site to compensate for indirect and/or direct effects; purchase of habitat credits from an agency-approved mitigation/conservation bank; working with a local land trust to preserve land; or any other method acceptable to USFWS.</i> 	
<p>4.4-7 Have a substantial adverse effect, either directly or through habitat modifications, on northwestern pond turtle.</p>	<p>S</p>	<p><i>Proposed Project and Biological Resources Preservation Alternative</i></p> <p>4.4-7 <u>Yolo HCP/NCCP AMM14</u>: <i>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</i></p>	<p>LS</p>

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		<p>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.</p>	
<p>4.4-8 Have a substantial adverse effect, either directly or through habitat modifications, on tricolored blackbird.</p>	<p>S</p>	<p>Proposed Project and Biological Resources Preservation Alternative 4.4-8 <u>Yolo HCP/NCCP AMM21</u>: 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 CNDDDB data, and data from the tricolored blackbird portal) to determine if tricolored</p>	<p>LS</p>

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		<p><i>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).</i></p> <p><i>Operations and maintenance activities or other temporary activities that do not remove nesting habitat and occur outside the nesting season (March 1 to July 30) do not need to conduct planning or construction surveys or implement any additional avoidance measures.</i></p> <p><i>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.</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>4.4-9 Have a substantial adverse effect, either directly or through habitat modifications, on burrowing owl.</p>	<p>S</p>	<p><i>Proposed Project and Biological Resources Preservation Alternative</i></p> <p>4.4-9 The project applicant shall comply with Yolo HCP/NCCP AMM18. However, should the Yolo HCP/NCCP be modified with respect to burrowing owl coverage in the future given the recent change in the species' status, the project applicant shall comply with the Yolo HCP/NCCP provisions pertaining to burrowing owl as they exist at the time of permit issuance.</p> <p><i>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).</i></p> <p><i>If burrowing owls are identified during the planning-level survey, the project proponent will minimize activities that will affect occupied habitat as follows. Occupied habitat is considered fully avoided if the project footprint does not impinge on a nondisturbance buffer around the suitable burrow. For occupied burrowing owl nest burrows, this nondisturbance buffer could range from 150 to 1,500</i></p>	<p>LS</p>

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**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>feet (Table 4-2, Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for Burrowing Owls [incorporated as Table 4.4-7 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.</p> <ul style="list-style-type: none"> • <u>Low</u>: 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. • <u>Moderate</u>: 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, 	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>large chainsaws, pneumatic drills and impact wrenches, and large gasoline-powered tools. Construction activities would normally fall under this category.</i></p> <ul style="list-style-type: none"> • <i><u>High</u>: Typically 91-100 dB, and is generally characterized by impacting devices, jackhammers, compression (“jake”) brakes on large trucks, and trains. This category includes both vibratory and impact pile drivers (smaller steel or wood piles) such as used to install piles and guard rails, and large pneumatic tools such as chipping machines. It may also include large diesel and gasoline engines, especially if in concert with other impacting devices. Felling of large trees (defined as dominant or subdominant trees in mature forests), truck horns, yarding tower whistles, and muffled or underground explosives are also included. Very few covered activities are expected to fall under this category, but some construction activities may result in this level of disturbance.</i> 	

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**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures			Level of Significance After Mitigation																			
		<p style="text-align: center;">Table 4.4-7 Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for Burrowing Owls</p> <table border="1" data-bbox="1083 643 1688 961"> <thead> <tr> <th data-bbox="1083 643 1276 773" rowspan="2">Time of Year</th> <th colspan="3" data-bbox="1276 643 1688 740">Level of Disturbance (feet) from Occupied Burrows</th> </tr> <tr> <th data-bbox="1276 740 1419 773">Low</th> <th data-bbox="1419 740 1562 773">Medium</th> <th data-bbox="1562 740 1688 773">High</th> </tr> </thead> <tbody> <tr> <td data-bbox="1083 773 1276 837">April 1- August 15</td> <td data-bbox="1276 773 1419 837">600</td> <td data-bbox="1419 773 1562 837">1,500</td> <td data-bbox="1562 773 1688 837">1,500</td> </tr> <tr> <td data-bbox="1083 837 1276 902">August 16- October 15</td> <td data-bbox="1276 837 1419 902">600</td> <td data-bbox="1419 837 1562 902">600</td> <td data-bbox="1562 837 1688 902">1,500</td> </tr> <tr> <td data-bbox="1083 902 1276 961">October 16- March 31</td> <td data-bbox="1276 902 1419 961">150</td> <td data-bbox="1419 902 1562 961">300</td> <td data-bbox="1562 902 1688 961">1,500</td> </tr> </tbody> </table> <p data-bbox="1083 961 1688 1045">Source: Yolo Habitat Conservancy. Yolo County Habitat Conservation Plan/Natural Community Conservation Plan [Table 4-2]. April 2018.</p> <p data-bbox="1083 1078 1688 1227"><i>The project proponent may qualify for a reduced buffer size, based on existing vegetation, human development, and land use, if agreed upon by CDFW and USFWS (California Department of Fish and Game 2012).</i></p> <p data-bbox="1083 1260 1688 1349"><i>If the project does not fully avoid direct and indirect effects on nesting sites (i.e., if the project cannot adhere to the buffers described above), the project</i></p>			Time of Year	Level of Disturbance (feet) from Occupied Burrows			Low	Medium	High	April 1- August 15	600	1,500	1,500	August 16- October 15	600	600	1,500	October 16- March 31	150	300	1,500	
Time of Year	Level of Disturbance (feet) from Occupied Burrows																							
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April 1- August 15	600	1,500	1,500																					
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**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>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.</i></p> <p><i>If the biologist finds the site to be occupied by western burrowing owls during the breeding season (February 1 to August 31), the project proponent will avoid all nest sites, based on the buffer distances described above, during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups that forage on or near the site following fledging). Occupancy of burrowing owl habitat during preconstruction surveys is confirmed at a site when at least one burrowing owl or sign (fresh whitewash, fresh pellets, feathers, or nest ornamentation) is observed at or near a burrow entrance. Construction may occur inside of the disturbance buffer during the</i></p>	

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**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>breeding season if the nest is not disturbed and the project proponent develops an AMM plan that is approved by the Conservancy, CDFW, and USFWS prior to project construction, based on the following criteria:</i></p> <ul style="list-style-type: none"> • <i>The Conservancy, CDFW, and USFWS approves the AMM plan provided by the project proponent.</i> • <i>A qualified biologist monitors the owls for at least three days prior to construction to determine baseline nesting and foraging behavior (i.e., behavior without construction).</i> • <i>The same qualified biologist monitors the owls during construction and finds no change in owl nesting and foraging behavior in response to construction activities.</i> • <i>If the qualified biologist identifies a change in owl nesting and foraging behavior as a result of construction activities, the qualified biologist will have the authority to stop all construction related activities within the non-disturbance buffers described above. The qualified biologist will report this information to the Conservancy, CDFW, and USFWS within 24 hours, and the Conservancy will require that these activities immediately cease within the non-disturbance buffer. Construction cannot resume within the buffer</i> 	

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**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>until the adults and juveniles from the occupied burrows have moved out of the project site, and the Conservancy, CDFW, and USFWS agree.</i></p> <ul style="list-style-type: none"> <i>If monitoring indicates that the nest is abandoned prior to the end of nesting season and the burrow is no longer in use by owls, the project proponent may remove the 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.</i> <p><i>If evidence of western burrowing owl is detected outside the breeding season (December 1 to January 31), the project proponent will establish a non-disturbance buffer around occupied burrows, consistent with Table 4-2 (incorporated as Table 4.4-7 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:</i></p> <ul style="list-style-type: none"> <i>A qualified biologist monitors the owls for at least three days prior to construction to</i> 	

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		<p>determine baseline foraging behavior (i.e., behavior without construction).</p> <ul style="list-style-type: none"> • 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 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. <p>Monitoring must continue as described above for the nonbreeding season as long as the burrow remains active.</p> <p>A qualified biologist will monitor the site, consistent with the requirements described above, to ensure that buffers are enforced and owls are not disturbed.</p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>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 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</i></p>	

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**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<i>created less than 300 feet from the existing burrows on lands that are protected as part of the reserve system.</i>	
<p>4.4-10 Have a substantial adverse effect, either directly or through habitat modifications, on Swainson’s hawk or white-tailed kite.</p>	S	<p><i>Proposed Project and Biological Resources Preservation Alternative</i></p> <p>4.4-10 <i>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 granted or if the parcels are visible from authorized areas.</i></p> <p><i>If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will retain a qualified biologist to conduct preconstruction surveys for active nests consistent, with guidelines provided by the Swainson’s Hawk Technical Advisory Committee (2000), between March 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along</i></p>	LS

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**Table 2-1
 Summary of Impacts and Mitigation Measures**

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

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**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>4.4-11 Have a substantial adverse effect, either directly or through habitat modifications, on northern harrier, other nesting birds, and other raptors protected under the MBTA and CFGC.</p>	<p>S</p>	<p><i>Proposed Project and Biological Resources Preservation Alternative</i></p> <p>4.4-11 <i>If construction activities take place during the typical bird breeding/nesting season (February 15 through August 31), a preconstruction nesting bird survey shall be conducted by a qualified biologist throughout the project site/BRPA site and all accessible areas within a 500-foot radius of proposed construction areas, at most, 14 days prior to the commencement of construction. If a break in construction activity of more than 14 days occurs, then subsequent surveys shall be conducted. A report summarizing the survey(s) shall be provided to the City of Davis Community Development Department and Public Works Utilities and Operations Department within 30 days of the completed survey and is valid for one construction season. If nests are not found, further mitigation is not required.</i></p> <p><i>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 history of the species of bird nesting, the proposed activity level adjacent to the nest, the nest occupants' habituation to existing or ongoing activity,</i></p>	<p>LS</p>

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>and nest concealment (i.e., whether visual or acoustic barriers occur between the proposed activity and the nest). A qualified biologist 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.</i></p> <p><i>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 biologist in consultation with the City.</i></p> <p><i>Construction activities may only resume within the non-disturbance buffer after a follow-up survey by the biologist has been conducted 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.</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>4.4-12 Have a substantial adverse effect, either directly or through habitat modifications, on special-status roosting bats.</p>	<p>S</p>	<p><i>Proposed Project and Biological Resources Preservation Alternative</i></p> <p>4.4-12 A preconstruction roosting bat survey shall be conducted by a qualified biologist within 14 days prior to any tree or structure removal 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 Department and Public Works Utilities and Operations Department. If preconstruction surveys indicate that roosts of special-status bats are not present, or that roosts are inactive or potential habitat is unoccupied, further mitigation shall not be required. If roosting bats are found, exclusion shall be conducted by the qualified biologist in coordination with CDFW. 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 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.</p>	<p>LS</p>

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>4.4-13 Have a substantial adverse effect, either directly or through habitat modifications, on American badger.</p>	<p>S</p>	<p><i>Proposed Project and Biological Resources Preservation Alternative</i> 4.4-13 Within 48 hours prior to the commencement of construction, a preconstruction survey for American badger shall be conducted by a qualified biologist. A report summarizing the results of the preconstruction survey shall be submitted for review and approval to the City of Davis Community Development Department and Public Works Utilities and Operations Department. If American badger or burrows with American badger are found on-site during the preconstruction survey, consultation with CDFW shall occur prior to the initiation of any construction activities, to determine an appropriate burrow excavation and/or relocation method. If American badger is not found, further mitigation shall not be required.</p>	<p>LS</p>
<p>4.4-14 Have a substantial adverse effect on any riparian habitat or other Sensitive Natural Community identified in local or regional plans, policies, regulations or by the CDFW or USFWS.</p>	<p>S</p>	<p><i>Proposed Project and Biological Resources Preservation Alternative</i> 4.4-14(a) <u>Yolo HCP/NCCP AMM9</u>: The buffers for each sensitive natural community are as follows:</p> <ul style="list-style-type: none"> Alkali prairie and vernal pools: The area necessary to provide the hydrologic conditions needed to support the wetlands within these natural communities (250 feet). Covered activities will avoid vernal pools or alkali seasonal wetlands by 250 feet, or other distance based on site specific topography to 	<p>LS</p>

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>avoid indirect hydrologic effects. A buffer of less than 250 feet around vernal pools or alkali seasonal wetlands will be subject to wildlife agency concurrence that effects will be avoided. Considerations that may warrant a buffer of less than 250 feet may include topography (i.e., if the surrounding microwatershed extends less than 250 feet from the pool or wetland), intervening hydrologic barriers such as roads or canals, or other factors indicating that the proposed disturbance area does not contribute to the pool's hydrology. Other considerations may include temporary disturbance during the dry season where measures are implemented to avoid disturbance of the underlying claypan or hardpan, and the area is returned to pre-project conditions prior to the following rainy season.</i></p> <ul style="list-style-type: none"> • <i>Valley foothill riparian: One hundred feet from canopy drip-line. If avoidance is infeasible, a lesser buffer or encroachment into the sensitive natural community may be allowed if approved by the Conservancy and the wildlife agencies, based on the criteria listed in AMM1. Transportation or utility crossings may encroach into this sensitive natural community provided effects are minimized and all other applicable AMMs are followed.</i> 	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> • <i>Lacustrine and riverine: Outside urban planning units, 100 feet from the top of banks. Within urban planning units, 25 feet from the top of the banks.</i> • <i>Fresh emergent wetland: Fifty feet from the edge of the natural community.</i> <p>4.4-14(b) <i>Prior to the commencement of ground-disturbing activities, the project proponent shall apply for a Section 1600 Lake or Streambed Alteration Agreement (LSAA) from CDFW. The information provided shall include a description of all the activities associated with the Proposed Project or BRPA, not just those closely associated with the drainages and/or riparian vegetation.</i></p> <p><i>Impacts shall be outlined in the application and shall be in substantial conformance with the impacts to biological resources outlined in the Biological Resources Assessment prepared for the Village Farms Davis Project by Madrone Ecological Consulting. Impacts for each activity shall be broken down by temporary and permanent impacts, and a description of the proposed mitigation for biological resource impacts shall be outlined per activity and then by temporary and permanent. Information regarding project-specific drainage and hydrology changes resulting from project implementation shall be provided, as well as a description of stormwater treatment methods.</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>Minimization and avoidance measures shall be proposed, as appropriate, and may include preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific stormwater best management practices (BMPs).</i></p> <p><i>Mitigation for impacts to riparian vegetation may include restoration or enhancement of resources on- or off-site, purchase of off-site habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to preserve land, or any other method acceptable to CDFW. Mitigation shall result in no net loss of riparian vegetation. Written verification of the Section 1600 LSAA shall be submitted to the City of Davis Community Development Department and Public Works Utilities and Operations Department.</i></p>	
<p>4.4-15 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.</p>	<p>S</p>	<p><i>Proposed Project and Biological Resources Preservation Alternative</i></p> <p>4.4-15(a) <i>Implement Mitigation Measure 4.4-14(a).</i></p> <p>4.4-15(b) <i>Yolo HCP/NCCP AMM10: Project proponents will comply with stormwater management plans that regulate development as part of compliance with</i></p>	<p>Proposed Project = SU BRPA = LS</p>

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>regulations under National Pollutant Discharge Elimination System (NPDES) permit requirements. Covered activities that result in any fill of waters or wetlands will also comply with requirements under Section 404 of the Clean Water Act, State Water Resources Control Board (State Board), Fish and Game Code Section 1602, and Regional Board regulations. Other than requirements for buffers, minimizing project footprint, and species-specific measures for wetland-dependent covered species, this HCP/NCCP does not include specific best management practices for protecting wetlands and waters because they may conflict with measures required by the USACE, State Board, Regional Board, and CDFW.</i></p> <p>4.4-15(c) <i>Prior to the commencement of construction, the project proponent shall apply for a Section 404 permit from the U.S. Army Corps of Engineers (USACE). Waters that will be impacted shall be replaced or rehabilitated on a “no-net-loss” basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE. Written verification of the Section 404 permit shall be submitted to the City of Davis Community Development Department and Public Works Utilities and Operations Department.</i></p> <p>4.4-15(d) <i>Prior to the commencement of construction, the project proponent shall apply for a Section 401 water</i></p>	

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**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>quality certification/waste discharge requirement from the Regional Water Quality Control Board (RWQCB), and adhere to the certification conditions. Written verification of the Section 401 permit shall be submitted to the City of Davis Community Development Department and Public Works Utilities and Operations Department.</i></p>	
<p>4.4-16 Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>
<p>4.4-17 Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or have a substantial adverse effect on the environment by converting oak woodlands or impacting individual trees.</p>	<p>S</p>	<p><i>Proposed Project and Biological Resources Preservation Alternative</i></p> <p>4.4-17 <i>Prior to the commencement of construction, the project proponent shall retain a certified arborist to conduct a tree inventory throughout the study area, the results of which shall be submitted for review and approval to the City of Davis Community Development Department and Public Works Utilities and Operations Department.</i></p> <p><i>If the project would result in impacts to city trees, street trees, and/or trees of significance, as defined by Davis Municipal Code Chapter 37, the potential impacts to such trees shall be mitigated in</i></p>	<p>LS</p>

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 Summary of Impacts and Mitigation Measures**

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		<p>accordance with the City's Tree Ordinance. Final mitigation requirements shall be determined by the City of Davis and may include the following options:</p> <ul style="list-style-type: none"> • Incorporation of existing healthy trees into the design of the project; • Replanting of trees on-site; • Replanting of trees off-site in City-owned open space or park; and/or • Payment to the City's Tree Preservation Fund in lieu of replacement. 	
<p>4.4-18 Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.</p>	<p>S</p>	<p><i>Proposed Project and Biological Resources Preservation Alternative</i></p> <p>4.4-18(a) <i>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 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 vehicles, other equipment, and personnel will avoid these designated areas.</i></p> <p>4.4-18(b) <i>Yolo HCP/NCCP AMM4: To prevent injury and mortality of giant garter snake, western pond turtle,</i></p>	<p>LS</p>

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		<p><i>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.</i></p> <p>4.4-18(c) <i>Yolo HCP/NCCP AMM5: Workers will minimize the spread of dust from work sites to natural communities or covered species habitats on adjacent lands.</i></p> <p>4.4-18(d) <i>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 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.</i></p> <p>4.4-18(e) <i>Yolo HCP/NCCP AMM7: Workers will direct all lights for nighttime lighting of project construction sites into the project construction area and minimize the</i></p>	

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		<p>lighting of natural habitat areas adjacent to the project construction area.</p> <p>4.4-18(f) <u>Yolo HCP/NCCP AMM8</u>: 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 project footprints will be sited in areas that avoid adverse effects on the following:</p> <ul style="list-style-type: none"> • Serpentine, valley oak woodland, alkali prairie, vernal pool complex, valley foothill riparian, and fresh emergent wetland land cover types. • Occupied western burrowing owl burrows. [Occupied for the purpose of AMM8 means at least one burrowing owl has been observed occupying the burrow within the last three years. Occupancy of a burrow may also be indicated by owl sign at the burrow entrance, including molted feathers, cast pellets, prey remains, eggshell fragments, or 	

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		<p>excrement at or near a burrow entrance or perch site]</p> <ul style="list-style-type: none"> Nest sites for covered bird species and all raptors, including noncovered raptors, during the breeding season. <p>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 will use clean, native seed mixes approved by the Conservancy that are free of noxious plant species seeds.</p> <p>4.4-18(g) Implement Mitigation Measures 4.4-1(c), 4.4-5, 4.4-7, 4.4-9, 4.4-10, 4.4-11, 4.4-14(a), and 4.4-15(b).</p>	
<p>4.4-19 Cumulative loss of habitat for special-status species.</p>	<p>Proposed Project = CC BRPA = LCC</p>	<p>Proposed Project and Biological Resources Preservation Alternative</p> <p>4.4-19 Implement Mitigation Measures 4.4-14(a), 4.4-14(b), 4.4-15(a), 4.4-15(b), 4.4-15(c), and 4.4-15(d).</p>	<p>Proposed Project = SU BRPA = N/A</p>

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4.5 Cultural and Tribal Cultural Resources			
<p>4.5-1 Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5.</p>	S	<p><i>Proposed Project, Biological Resources Preservation Alternative</i> 4.5-1 Prior to construction of any off-site improvements that could alter the railroad segment (P-57-000977), improvement plans shall be reviewed by an architectural historian to ensure that the improvements are designed consistent with the guidelines outlined in The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. Proof of compliance with the aforementioned standards shall be submitted to the City of Davis Department of Community Development for review and approval.</p>	LS
<p>4.5-2 Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5.</p>	S	<p><i>Proposed Project, Biological Resources Preservation Alternative</i> 4.5-2 If archaeological resources are encountered during subsurface excavation activities, the City and Yocha Dehe Wintun Nation (Tribe) shall be notified immediately and all construction activities within a 100-foot radius of the resource shall cease. In accordance with the Tribe's Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation, treatment of all cultural items, including ceremonial items and archeological items shall reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including ceremonial items and</p>	LS

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		<p><i>archeological items, which may be found at the project site shall be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction. The project proponent shall waive any and all claims to ownership of tribal ceremonial and cultural items, including archeological items, which may be found on the project site, in favor of the Tribe. If any intermediary is necessary (for example, an archaeologist retained by the project proponent), said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe.</i></p> <p><i>If additional significant sites or sites not identified as significant in the project environmental review process, but later determined to be significant, are located within the project impact area, such sites shall be subjected to further archeological and cultural significance evaluation by the project proponent, the City of Davis, and the Tribe to determine if additional mitigation measures are necessary to treat sites in a culturally appropriate manner, consistent with CEQA requirements for mitigation of impacts to cultural resources. If human remains are present that have been identified as Native American, all work shall cease for a period of up to 30 days in accordance with federal Law.</i></p>	

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		<p><i>The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of the foregoing requirements. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified cultural resources specialist and Native American Representative from the Tribe. If the resource is determined to be significant under CEQA, the City and Native American Representative from the Tribe shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the Native American Representative from the Tribe shall prepare and implement a research design and archaeological data recovery plan for the resource. The Native American Representative from the Tribe shall also conduct appropriate technical analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials.</i></p>	

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<p>4.5-3 Disturb any human remains, including those interred outside of dedicated cemeteries.</p>	<p>S</p>	<p><i>Proposed Project, Biological Resources Preservation Alternative</i></p> <p>4.5-3 <i>In accordance with the Tribe’s Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation, if Native American human remains are found during the course of the proposed Project, the determination of Most Likely Descendant (“MLD”) under California PRC Section 5097.98 shall be made by the Native American Heritage Commission (“NAHC”), upon notification to the NAHC of the discovery of said remains at the project site. If the location of the site and the history and prehistory of the area is culturally-affiliated with the Tribe, the NAHC shall contact the Tribe. A tribal member shall be designated by the Tribe to consult with the landowner and/or project proponents. Should the NAHC determine that a member of an Indian tribe other than Yocha Dehe Wintun Nation is the MLD, and the Tribe is in agreement with this determination, the terms of this protocol relating to the treatment of such Native American human remains shall not be applicable; however, that situation is very unlikely.</i></p> <p><i>In the event that Native American human remains are found during development of the proposed project and the Tribe or a member of the Tribe is determined to be MLD pursuant to the above requirements of the Protocol, the following provisions shall apply. The</i></p>	<p>LS</p>

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		<p><i>Medical Examiner shall immediately be notified, ground-disturbing activities in that location shall cease, and the Tribe shall be allowed, pursuant to California PRC Section 5097.98(a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods should be treated and disposed of with appropriate dignity.</i></p> <p><i>The Tribe shall complete its inspection and make its MLD recommendation within 48 hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave goods. Said determination may include avoidance of the human remains, reburial on-site, or reburial on tribal or other lands that will not be disturbed in the future.</i></p> <p><i>The Tribe may wish to rebury said human remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remains shall be accomplished in compliance with the California PRC Sections 5097.98(a) and (b).</i></p> <p><i>The term "human remains" encompasses more than human bones because the Tribe's traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary</i></p>	

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		<p><i>objects, grave goods, and animals. Ashes, soils and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American remains are to be treated in the same manner as bones or bone fragments that remain intact.</i></p>	
<p>4.5-4 Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074.</p>	<p>S</p>	<p><i>Proposed Project, Biological Resources Preservation Alternative</i> 4.5-4(a) <i>Prior to commencement of ground disturbing activities, the applicant shall arrange for a member of Yocha Dehe Wintun Nation to conduct Cultural Sensitivity Training to the construction crew. Generally, the training would consist of a presentation to the construction crew about types of resources and evidence thereof, role of the Tribe, what to do if resources are uncovered, etc. To schedule Cultural Sensitivity Training prior to commencement of construction, the applicant shall contact the Cultural Resources Department Administrative Staff, Yocha Dehe Wintun Nation, Office (530) 796-3400, Email: THPO@yochadehe-nsn.gov. Proof of compliance with this measure shall be provided to the Davis Community Development Department.</i></p> <p>4.5-4(b) <i>Prior to commencement of construction activities, the applicant shall retain an archaeologist to prepare a written monitoring plan that describes the role of the</i></p>	<p>LS</p>

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		<p><i>tribal monitors, archaeological monitors, and developer’s representatives, timelines for advanced notification to Yocha Dehe Wintun Nation prior to grading, and the procedures to follow in the event archaeological/tribal remains are uncovered. The procedures shall comply with Yocha Dehe Wintun Nation’s “Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation.” Proof of compliance shall be provided to the Davis Community Development Department.</i></p> <p>4.5-4(c) <i>During grading, excavating, and trenching of soils within the project site, a tribal monitor and archaeological monitor shall be present on-site, as determined in the monitoring plan.</i></p> <p><i>During deep excavation/trenching for sewer mains, storm drains, waterlines, etc. in all portions of the project site, a tribal monitor and archaeological monitor shall be present on-site, as determined in the monitoring plan.</i></p> <p><i>The foregoing measures shall be included in the project’s written monitoring plan, required in Mitigation Measure 4.5-4(b).</i></p>	
<p>4.5-5 Cause a cumulative loss of cultural and tribal cultural resources.</p>	<p>LS</p>	<p>None required.</p>	<p>N/A</p>

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4.6 Geology and Soils			
4.6-1 Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, and seismic-related ground failure.	LS	None required.	N/A
4.6-2 Result in substantial soil erosion or the loss of topsoil.	LS	None required.	N/A
4.6-3 Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, or be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code, creating substantial risks to life or property.	S	<p><i>Proposed Project, Biological Resources Preservation Alternative</i></p> <p>4.6-3 Prior to final design approval and issuance of building permits for the Proposed Project or BRPA, the project applicant shall submit a design-level geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer to the City of Davis Community Development Department and Public Works Department, for review and approval. The report shall include the results of a site-specific subsurface exploration, laboratory testing, and engineering analysis. The design-level report shall be performed after site configuration/layout has been established. The investigation shall include several exploratory borings and test pits throughout the project site/BRPA site to evaluate the potential presence of undocumented fill, tilled/disturbed soil thickness,</p>	LS

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		<p><i>liquefaction potential, and excavation characteristics. The design-level geotechnical engineering report shall evaluate soil expansion potential and include the results of a laboratory plasticity index and expansion index testing. The report shall include the geotechnical recommendations specified in the Preliminary Geotechnical Evaluation prepared for the Proposed Project and BRPA, unless it is determined in the design-level report that one or more recommendations need to be revised.</i></p> <p><i>The design-level geotechnical engineering report shall address, at a minimum, the following:</i></p> <ul style="list-style-type: none"> • <i>Compaction specifications and subgrade preparation for on-site soils;</i> • <i>Structural foundations;</i> • <i>Grading practices;</i> • <i>Liquefaction potential; and</i> • <i>Expansive/unstable soils, including fill.</i> <p><i>Prior to issuance of any improvement plans, the foundation and improvement plans shall incorporate design-level recommendations. All foundation and improvement plans shall be reviewed and approved by the City of Davis Public Works – Engineering and Transportation Department, and the City of Davis Community Development Department – Building Division prior to issuance of any building permits.</i></p>	

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<p>4.6-4 Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>S</p>	<p><i>Proposed Project, Biological Resources Preservation Alternative</i></p> <p>4.6-4 Should paleontological resources be discovered during ground-disturbing activities, work shall be halted in the area within 50 feet of the find. Construction may continue in areas outside of the buffer zone. The applicant shall notify the Public Works Department and the City of Davis Community Development Department and retain a qualified paleontologist to inspect the discovery. If deemed significant under criteria established by the Society for Vertebrate Paleontology with respect to authenticity, completeness, preservation, and identification, the resource(s) shall then be salvaged and deposited in an accredited and permanent scientific institution (e.g., University of California Museum of Paleontology [UCMP] or Sierra College), where the discovery would be properly curated and preserved for the benefit of current and future generations. The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement plans approved by the City of Davis Public Works – Engineering and Transportation Department and the City of Davis Public Works – Utilities and Operations Department for the Proposed Project or BRPA, where excavation work would be required.</p>	<p>LS</p>

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4.6-5 Cumulative increase in the potential for geological related impacts and hazards.	LS	<i>None required.</i>	N/A
4.7 Hazards and Hazardous Materials			
4.7-1 Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	LS	<i>None required.</i>	N/A
4.7-2 Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.	S	<p><i>Proposed Project and Biological Resources Preservation Alternative</i></p> <p>4.7-2(a) <i>Prior to issuance of a demolition permit by the City for the on-site two-story tank house, shallow soil impacted by toxaphene at the former barn, shed, and trailer locations within the project site/Biological Resources Preservation Alternative (BRPA) site shall be removed and disposed of off-site in accordance with federal, State, and local regulations at an appropriate Class I or Class II facility permitted by the Department of Toxic Substances Control (DTSC), or other options implemented as deemed satisfactory by Yolo County Environmental Health Division (YCEHD) and/or DTSC. The removal and off-site disposal of soil impacted by toxaphene shall concurrently address the limited area where lead was detected at concentrations exceeding the screening level for residential soil in the Urban Development Area Phase II Environmental Site Assessment (ESA) prepared for the Proposed Project by Geokon</i></p>	LS

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		<p>4.7-2(b) <i>Consultants, Inc. (Geocon). The soil removal shall be performed under the oversight of the YCEHD, unless the YCEHD defers oversight to a State agency. Verification soil sampling and laboratory analysis shall be required to demonstrate that the impacted soil was removed, and a completion report shall document the proper handling and disposal of the impacted soil. Results of soils sampling, analysis, and the completion report shall be submitted for review and approval to the City of Davis Department of Community Development and Public Works Utilities and Operations Department (PWUO).</i></p> <p><i>Prior to issuance of a demolition permit by the City for the on-site two-story tank house, the interior of the water tank house shall be surveyed for asbestos-containing materials (ACMs) in accordance with applicable Yolo-Solano Air Quality Management District (YSAQMD) regulations, including, but not necessarily limited to, Rule 9.9, Section 401. Written notification to YSAQMD shall be provided a minimum of 10 working days prior to commencement of any demolition activity, whether asbestos is present or not. The structure interior shall also be inspected for deteriorated (peeling/flaking) lead-based paint (LBP) prior to demolition activities. If LBP is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with California Air Resources Board recommendations and OSHA</i></p>	

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		<p><i>requirements. The demolition contractor shall be informed that all paint on the interior of the structure shall be considered as containing lead.</i></p> <p><i>The contractor shall follow all work practice standards set forth in the Asbestos National Emission Standards for Hazardous Air Pollutants (Asbestos NESHAP, 40 CFR, Part 61, Subpart M) regulations, as well as Section V, Chapter 3 of the OSHA Technical Manual. Work practice standards generally include appropriate precautions to protect construction workers and the surrounding community, and appropriate disposal methods for construction waste containing lead paint or asbestos in accordance with federal, State, and local regulations subject to approval by the City Engineer.</i></p> <p><i>4.7-2(c) Prior to commencement of construction activities, the locations of the geophysical anomalies identified at the former barn and residence locations identified in the Urban Development Phase II ESA prepared for the Proposed Project by Geocon shall be investigated through exploratory trenching. The results of the investigation and any soil sampling and analysis that occurs shall be submitted for review and approval to the City of Davis Department of Community Development and Public Works Utilities and Operations Department (PWUO). If evidence of underground storage tanks (USTs) is not found, further mitigation shall not be required.</i></p>	

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		<p><i>If USTs are identified, the project applicant shall submit an Authority to Remove Underground Storage Tanks Application to the YCEHD for review and approval, pursuant to the requirements set forth in Yolo County Code Section 6-11.12.8. As part of the Authority to Remove Underground Storage Tanks Application, the project applicant shall also pay associated fees. At minimum, the Authority to Remove Underground Storage Tanks Application shall detail the following:</i></p> <ul style="list-style-type: none"> • <i>The proposed schedule for collection and sampling of soils beneath the on-site USTs and along piping runs;</i> • <i>The DTSC and U.S. Environmental Protection Agency (USEPA) standards against which collected on-site soils shall be tested;</i> • <i>Applicable work practice standards, in accordance with the Occupational Safety and Health Administration (OSHA) Technical Manual, that shall be implemented to ensure appropriate precautions are incorporated to protect construction workers and the surrounding community during removal of the on-site USTs and associated piping runs;</i> • <i>The proposed disposal methods for on-site soils associated with the USTs and piping runs;</i> 	

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		<ul style="list-style-type: none"> • The proposed date of UST closure inspection; and • The methods with which soils shall be remediated on-site, if contaminants in tested soils exceed applicable standards. If on-site remediation is not possible, the methods and routes in which contaminated soils shall be hauled to an appropriate facility for disposal. <p><i>In accordance with California Code of Regulations (CCR) Title 22, Division 4.5, Chapter 32, the existing on-site USTs and primary piping shall be managed as hazardous waste upon removal, unless such facilities are cleaned on-site and certified by a YCEHD representative as non-hazardous in accordance with DTSC hazardous waste regulations. UST removal and sampling activities shall be witnessed by a YCEHD representative.</i></p> <p>4.7-2(d) <i>Prior to commencement of construction activities, the project applicant shall hire a licensed well contractor to obtain a well abandonment permit from YCEHD for all on-site water supply wells, and properly abandon the on-site water supply wells in accordance with Department of Water Resources Bulletin 74-81 (Water Well Standards, Part III). Verification of abandonment shall be submitted for review and approval of the City of Davis Department of Community Development and YCEHD.</i></p>	

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**Table 2-1
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>4.7-2(e) <i>Prior to commencement of construction activities, the project applicant shall consult with the Central Valley Regional Water Quality Control Board (RWQCB) and YCEHD to determine if on-site monitoring wells can be abandoned. Confirmation shall be obtained from the YCEHD documenting that the proposed development is not subject to landfill post-closure requirements associated with CCR Title 27 Section 21190(g). If additional soil vapor monitoring is not anticipated to be performed, soil vapor monitoring wells VP1 and VP2 shall be abandoned under permit from the YCEHD.</i></p> <p><i>If the Central Valley RWQCB and YCEHD confirm that all or a portion of on-site monitoring wells may be abandoned, the project applicant shall hire a licensed well contractor to obtain a well abandonment permit from YCEHD for the identified on-site monitoring wells to be abandoned, and properly abandon the wells in accordance with Department of Water Resources Bulletin 74-81 (Water Well Standards, Part III). Verification of abandonment shall be submitted for review and approval of the RWQCB, City of Davis Department of Community Development and Sustainability, and YCEHD.</i></p> <p><i>If the Central Valley RWQCB and YCEHD prohibit the abandonment of all or a portion of the on-site monitoring wells, the project applicant shall ensure that the improvement plans show that all project</i></p>	

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		<p><i>improvements comply with applicable minimum setback distances established by the YCEHD Water Well Program. Verification that the improvement plans properly document minimum setback distances shall be subject to review and approval of the Public Works Utilities and Operations Department (PWUO), RWQCB, and YCEHD.</i></p> <p>4.7-2(f) <i>Prior to commencement of grading and construction, the construction contractor, a representative from Pacific Gas & Electric Company (PG&E), and a representative from the City of Davis Public Works Department shall meet on the project site/BRPA site and the applicant shall prepare site-specific safety guidelines for construction in and around the buried natural gas pipeline to the satisfaction of the Public Works Department . The safety guidelines and field-verified location of the on-site buried natural gas pipeline shall be noted on the improvement plans and included in all construction contracts involving the project site/BRPA site.</i></p>	
<p>4.7-3 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>
<p>4.7-4 Impair implementation of or physically interfere with an adopted emergency response</p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
plan or emergency evacuation plan.			
4.7-5 Cumulative exposure to potential hazards, including wildfire, and increases in the transport, storage, and use of hazardous materials.	LS	<i>None required.</i>	N/A
4.8 Hydrology and Water Quality			
4.8-1 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during construction.	S	<p><i>Proposed Project and Biological Resources Preservation Alternative</i></p> <p>4.8-1 <i>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 SWPPP including BMP implementation provisions shall be submitted to the City of Davis Public Works – Utilities and Operations Department.</i></p>	LS

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<p>4.8-2 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during operations.</p>	<p>S</p>	<p><i>Proposed Project and Biological Resources Preservation Alternative</i></p> <p>4.8-2 <i>Prior to approval of final project improvement plans, a final Stormwater Control Plan shall be submitted to City of Davis Public Works – Utilities and Operations Department for review and approval. The final Stormwater Control Plan shall be in compliance with all applicable provisions of the National Pollutant Discharge Elimination System (NPDES) Phase II MS4 General Permit (NPDES General Permit No. CAS612008, Order No. R2-2022-0018) and shall meet the standards of the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment. Site design measures, source-control measures, hydromodification management, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the improvement plans. The final plans shall include calculations demonstrating that the water quality BMPs are appropriately sized, using methodology in the CASQA Stormwater BMP Handbook for New Development and Redevelopment. The final plans shall also incorporate the proposed components for maintaining the stormwater-treatment facilities.</i></p>	<p>LS</p>
<p>4.8-3 Substantially decrease groundwater supplies or interfere substantially with</p>	<p>LS</p>	<p>None required.</p>	<p>N/A</p>

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groundwater recharge such that the project may impede sustainable groundwater management of the basin or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.			
<p>4.8-4 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.</p>	S	<p><i>Proposed Project, Biological Resources Preservation Alternative</i></p> <p>4.8-4 In conjunction with submittal of the first tentative subdivision map for the Proposed Project or BRPA, a design-level drainage report shall be submitted to the City of Davis Public Works – Utilities and Operations Department for review and approval. The drainage report shall identify specific storm drainage design features to control the 200-year, 10-day increased runoff from the project site to ensure that the rate of runoff leaving the developed site does not exceed the pre-project condition. This may be achieved through: on-site conveyance and detention facilities, storage within the on-site UATA, or equally effective measures to control the rate and volume of runoff.</p> <p>The design-level drainage report shall perform an updated net impact evaluation of downstream East Davis Ponding, taking into consideration the final on-site storm water system design, when the</p>	LS

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		<p>downstream flow is blocked by high water levels in the Willow Slough Bypass. The final amount of runoff volume to be detained would be determined with the design-level drainage report. This could result in detaining run-off volume for an extended time period.</p> <p>Design-level recommendations provided in the drainage report shall be included in the improvements plans prior to their approval by the City of Davis Public Works – Utilities and Operations Department.</p>	
<p>4.8-5 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows, or in flood hazard, tsunami, or seiche zone, risk release of pollutants due to project inundation.</p>	<p>S</p>	<p><i>Proposed Project and Biological Resources Preservation Alternative</i></p> <p>4.8-5 Prior to improvement plan approval, and if required by the Federal Emergency Management Agency (FEMA), the Yolo County Flood Control and Water Conservation District, or the County Floodplain Administrator, the applicant shall obtain from FEMA a Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Revision based on Fill (CLOMR-F) for fill within a Special Flood Hazard Area. A copy of the letter shall be provided to the City of Davis Public Works Engineering and Transportation Department. A Letter of Map Revision (LOMR), or a Letter of Map Revision based on Fill (LOMR-F) from FEMA shall be provided to the City of Davis Public Works Engineering and Transportation Department prior to acceptance of project improvements as complete.</p>	<p>LS</p>

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4.8-6 Cumulative impacts related to the violation of water quality standards or waste discharge requirements, groundwater quality, management, and recharge, and impacts resulting from the alteration of existing drainage patterns.	LCC	<i>None required.</i>	N/A
4.9 Land Use and Planning			
4.9-1 Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	LS	<i>None required.</i>	N/A
4.9-2 Cause a significant cumulative environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	LS	<i>None required.</i>	N/A
4.10 Noise			
4.10-1 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	S	<i>Proposed Project, Biological Resources Preservation Alternative</i> 4.10-1 <i>Prior to the approval of grading and/or building permits, the following requirements shall be noted on Improvement Plans, subject to review and approval of</i>	SU

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<p>ordinance, or applicable standards of other agencies.</p>		<p>the City of Davis Community Development Department:</p> <ul style="list-style-type: none"> • The proposed project shall incorporate eight-foot-tall temporary sound barriers between the existing sensitive receptors and construction activities, as determined by a qualified acoustical consultant prior to commencement of construction (reference locations in Table 4.10-10 of the Village Farms Draft EIR). The sound barrier fencing shall consist of 0.5-inch plywood or minimum Sound Transmission Class (STC) 27 sound curtains placed to shield nearby sensitive receptors. The plywood barrier shall be free from gaps, openings, or penetrations to ensure maximum performance; • Construction activities shall only take place between the hours of 7:00 AM and 7:00 PM, Monday through Friday, and 8:00 AM and 8:00 PM, on Saturday; • All construction equipment powered by internal-combustion engines shall be properly muffled and maintained; • Quiet construction equipment, particularly air compressors, are to be selected whenever possible; • All stationary noise-generating construction equipment, such as generators or air compressors, are to be located as far as 	

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		<p><i>practical from existing residences. In addition, the project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest to the project site/BRPA site;</i></p> <ul style="list-style-type: none"> • <i>Unnecessary idling of internal-combustion engines is prohibited; and</i> • <i>The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest to the project site/BRPA site during all project construction.</i> 	
<p>4.10-2 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.</p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>
<p>4.10-3 Generation of excessive groundborne vibration or groundborne noise levels.</p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>
<p>4.10-4 Generation of a substantial permanent increase in ambient noise levels associated with cumulative development of the</p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>

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Proposed Project or the BRPA in combination with future buildout of the City of Davis.			
4.11 Population and Housing			
4.11-1 Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure).	S	<i>None feasible.</i>	SU
4.11-2 Cumulative unplanned population growth.	CC	<i>None feasible.</i>	SU
4.12 Public Services and Recreation			
4.12-1 Result in substantial adverse physical impacts associated with the provision of 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.	LS	<i>None required.</i>	N/A
4.12-2 Result in substantial adverse physical impacts associated	LS	<i>None required.</i>	N/A

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with the provision of 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 police protection services.			
4.12-3 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for schools and other public facilities.	LS	<i>None required.</i>	N/A
4.12-4 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant	LS	<i>None required.</i>	N/A

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<p>environmental impacts, in order to maintain acceptable performance objectives for parks; 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 recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.</p>			
<p>4.12-5 Cumulative impacts to public services.</p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>
<p>4.13 Transportation</p>			
<p>4.13-1 Conflict with a program, plan, ordinance, or policy addressing the circulation system during construction activities.</p>	<p>S</p>	<p><i>Proposed Project, Biological Resources Preservation Alternative</i> 4.13-1 <i>Prior to any construction activities for the project site/BRPA site, the project applicant shall prepare a detailed Construction Traffic Control Plan (CTCP) and submit it for review and approval by the City Department of Public Works. The applicant and the City shall consult with Yolo County, Caltrans, Unitrans, YoloBus, and local emergency service</i></p>	<p>LS</p>

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>providers for their input prior to approving the CTCP. The CTCP shall ensure that acceptable operating conditions on local roadways and freeway facilities are maintained during construction. A copy of the CTCP shall be submitted to local emergency response agencies and the agencies shall be notified at least 14 days prior to the commencement of construction that would partially or fully obstruct roadways. At a minimum, the CTCP shall include:</i></p> <ul style="list-style-type: none"> • <i>The number of truck trips, time, and day of street closures;</i> • <i>Time of day of arrival and departure of trucks;</i> • <i>Limitations on the size and type of trucks, provision of a staging area with a limitation on the number of trucks that can be waiting;</i> • <i>Provision of a truck circulation pattern that minimizes effects on existing vehicle traffic during peak travel periods and maintains safe bicycle circulation;</i> • <i>Prohibition on use of public roads by haul trucks transporting soil from the Uban Agricultural Transition Area (UATA) to the development portion of the project site;</i> • <i>Resurface and/or repair any damage to roadways that occurs as a result of construction traffic;</i> • <i>Provision of driveway access plan so that safe vehicular, pedestrian, and bicycle</i> 	

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		<p>movements are maintained (e.g., steel plates, minimum distances of open trenches, and private vehicle pick up and drop off areas);</p> <ul style="list-style-type: none"> • Maintain safe and efficient access routes for emergency vehicles; • Manual traffic control when necessary; • Proper advance warning and posted signage concerning street closures; and • Provisions for pedestrian safety. 	
<p>4.13-2 Conflict with a program, plan, ordinance, or policy addressing the circulation system, including pedestrian and bicycle facilities.</p>	<p>S</p>	<p><i>Proposed Project, Biological Resources Preservation Alternative</i></p> <p>4.13-2(a) <i>In conjunction with submittal of a tentative map, the Project applicant shall submit a focused traffic impact study to determine if any of the intersection and roadway mitigations are required based on the additional traffic generated by the subject development phase. The focused traffic study shall address the impact of adding the individual phase of development to existing plus other approved/pending development projects. The project applicant shall construct physical improvements as identified in the focused traffic study.</i></p> <p>4.13-2(b) <i>Prior to occupancy of the first residential unit during Phase 1 of the Proposed Project/BRPA, the project applicant shall implement modifications to improve the East Covell Boulevard/Pole Line Road</i></p>	<p>LS</p>

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		<p><i>intersection as follows, to the satisfaction of the City of Davis City Engineer:</i></p> <ul style="list-style-type: none"> • <i>Install marked crosswalks and accompanying pedestrian crossing signals on the north and west legs to provide temporal separation between pedestrians and conflicting vehicular movements.</i> • <i>Eliminate the eastbound and westbound channelized right-turn lanes and replace them with standard right-turn pockets. Alternatively, modify the eastbound and westbound channelized right-turn lanes to reduce the speed of turning vehicles and to reduce pedestrian/bicycles exposure to conflicting vehicular traffic.</i> • <i>Install high visibility bike lane conflict markings at the intersection approaches.</i> <p><i>Implementation of the foregoing improvements, or a set of improvements of equal effectiveness as determined by the City Engineer, would reduce the potential for conflicts involving bicyclists and pedestrians that would otherwise be caused by the project and promote bicycle and pedestrian travel to and from the project site. Improvements that would further enhance safety for people walking and biking would include the conversion of the intersection into a protected intersection (similar to East Covell Boulevard/L Street) or a roundabout.</i></p>	

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		<p>4.13-2(c) <i>The project applicant shall construct a roundabout with pedestrian and bicycle crossings on all legs at the Pole Line Road/Moore Boulevard intersection. Bicycle and pedestrian crossings shall be placed through the splitter islands for each roundabout approach to minimize the number of multi-lane crossings, and shall be designed to the satisfaction of the City Engineer. In addition, the project applicant shall install traffic signals and pedestrian crossings on all legs at the Pole Line Road/Donner Avenue and Pole Line Road/Picasso Avenue intersections.</i></p> <p><i>Implementation of the foregoing improvements, or a set of improvements of equal effectiveness as determined by the City Engineer, would reduce the potential for conflicts involving bicyclists or pedestrians that would otherwise be caused by the project and promote bicycle and pedestrian travel to and from the project site/BRPA site.</i></p> <p>4.13-2(d) <i>Prior to occupancy of the first residential unit during Phase 1 of the Proposed Project/BRPA, the project applicant shall install bicycle and pedestrian crossing improvements at the East Covell Boulevard/Birch Lane intersection, consistent with the planned improvements identified in the East Covell Corridor Plan (ECCP), to the satisfaction of the City Engineer. The improvements shall include: installation of high visibility bike lane conflict markings in the northbound</i></p>	

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		<p><i>and southbound direction across both East Covell Boulevard and Denison Drive; high visibility marked crosswalks across the east leg of the East Covell Boulevard/Birch Lane intersection and across the east and south legs of the Birch Lane/Denison Drive intersection; and installation of a bike lane with conflict markings at the northbound approach of the East Covell Boulevard/Birch Lane intersection.</i></p> <p><i>Implementation of the foregoing improvements, or a set of improvements of equal effectiveness as determined by the City Engineer, would reduce the potential for conflicts involving bicyclists or pedestrians that would otherwise be exacerbated by the project and promote bicycle and pedestrian travel to and from the project site/BRPA site.</i></p> <p>4.13-2(e) <i>Prior to occupancy of the first residential unit during Phase 1 of the Proposed Project/BRPA, the project applicant shall install bicycle and pedestrian crossing improvements at the Cannery Loop elbow adjacent to Cannery Dog Park, to the satisfaction of the City Engineer. Improvements shall include the installation of high visibility crosswalk markings and the installation of a rapid-rectangular flashing beacon (RRFB) at the existing diagonal crossing.</i></p> <p><i>Implementation of the foregoing improvements, or a set of improvements of equal effectiveness as determined by the City Engineer, would reduce the</i></p>	

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		<p><i>potential for conflicts involving bicyclists or pedestrians that would otherwise be caused by the project and promote bicycle and pedestrian travel to and from the project site/BRPA site.</i></p> <p>4.13-2(f) <i>Prior to occupancy of the first residential unit during Phase 1 of the Proposed Project/BRPA, the project applicant shall install high visibility bicycle and pedestrian crossing markings and accompanying signage at the three Oak Tree Plaza driveway intersections with the East Covell Boulevard shared-use path, consistent with the ECCP, to the satisfaction of the City Engineer.</i></p> <p><i>Implementation of the foregoing improvements, or a set of improvements of equal effectiveness as determined by the City Engineer, would reduce the potential for conflicts involving bicyclists or pedestrians that would otherwise be exacerbated by the project and promote bicycle and pedestrian travel to and from the project site/BRPA site.</i></p> <p>4.13-2(g) <i>Prior to occupancy of the first residential unit during Phase I of the Proposed Project/BRPA, to the satisfaction of the City Engineer, the project applicant shall install Class III bike route pavement markings (e.g., green-backed sharrows) and accompanying signage on Birch Lane between East Covell Boulevard and Pole Line Road.</i></p>	

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		<p><i>Implementation of the foregoing improvements, or a set of improvements of equal effectiveness as determined by the City Engineer, would reduce the potential for conflicts involving bicyclists or pedestrians that would otherwise be exacerbated by the project and promote bicycle and pedestrian travel to and from the project site.</i></p>	
<p>4.13-3 Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit facilities and services.</p>	<p>S</p>	<p><i>Proposed Project, Biological Resources Preservation Alternative</i> 4.13-3(a) <i>Implement Mitigation Measure 4.13-4.</i></p> <p>4.13-3(b) <i>Prior to occupancy of the first residential unit during Phase 1 of the Proposed Project/BRPA, the project applicant shall fund a Transit Service and Facilities Plan for the area encompassing the project site and other development along the north side of the Covell Boulevard and Mace Boulevard corridor between the westerly city limits and the I-80 interchange. The plan shall be led either by Unitrans and Yolobus, or by the City with Unitrans and Yolobus participating as active project partners. The plan shall be guided by the Unitrans and Yolobus service development processes, and shall be subject to approval by the City of Davis Transportation Department. The Transit Service and Facilities Plan shall identify transit service and facility improvements required in accordance with Unitrans and Yolobus policies related to unmet transit needs, timing for</i></p>	<p>SU</p>

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		<p><i>improvements, transit service warrants, and performance standards.</i></p> <p><i>The applicant shall fund the implementation of transit service and facilities improvements to the extent that they are identified in the aforementioned Transit Service and Facilities Plan with the explicitly focus of implementing improvements that would address Proposed Project/BRPA-related contributions to unmet transit needs and project-related deficiencies with respect to transit service warrants and performance standards. The Proposed Project/BRPA shall not be responsible for funding improvements that address existing deficiencies. Potential transit improvements include the following:</i></p> <ol style="list-style-type: none"> <i>1) Modifying existing transit routes or adding new routes to serve the project site, adding service capacity (through increased headways and/or larger vehicles) to prevent overcrowding and maintain productivity standards.</i> <i>2) Constructing transit priority treatments to improve on-time performance (i.e., transit signal priority and/or Intelligent Transportation Systems (ITS) upgrades at East Covell Boulevard traffic signals, transit queue jumps at East Covell Boulevard intersections, etc.).</i> 	

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		<p>3) <i>Improving terminal facilities (i.e., stops) to accommodate additional passengers and transit vehicles.</i></p> <p>4) <i>Implementing transit pass/fare subsidies for residents and employees.</i></p> <p><i>Improvements shall be selected based on relevant performance data and targeted to address those areas not meeting established Unitrans performance standards. Transit facility improvements shall be designed and constructed pursuant to applicable City of Davis, Unitrans, and YoloBus standards.</i></p> <p><i>To implement this mitigation measure, the Proposed Project/BRPA shall establish an appropriate funding mechanism (e.g., Community Facilities District or other mechanism determined acceptable by the City), to fund transit service and facilities improvements to adhere to Unitrans and YoloBus policies related to unmet transit needs, transit service warrants, and performance standards. The funding mechanism shall provide funding for capital costs and on-going operation of transit services. On-going annual fees would be identified and paid by the applicant to fund necessary transit service and facility improvements. Fees would be assessed on all future project land uses that generate an increased demand for transit services, including residential, commercial, civic, and recreation land uses. The project's funding contributions allocated through the funding</i></p>	

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		<p><i>mechanism shall be limited to improvements and/or portions of improvements that are attributable to the project's contributions to deficient transit service and/or operations. The project shall not contribute funding towards improvements needed to address existing deficiencies and/or improvements needed to address deficiencies attributable to other future land use projects.</i></p> <p><i>Prior to establishing the funding mechanism, the applicant shall submit to the City for review and approval a complete and adequate report supporting the level of assessments/fees necessary for the establishment and continuation of the funding mechanism. The report shall be prepared by a registered engineer, in consultation with a qualified financial consultant. The report shall identify the transit services intended to be funded by the mechanism, the cost to establish and operate these services, the portion of the overall costs to be funded by the applicant, and the assessment/fees to obtain the necessary funding, including a methodology for calculating fee increases over time. A transit service to be explicitly funded by the mechanism and included in the report would be the implementation of transit service and facilities improvements necessary to adhere to Unitrans and YoloBus policies related to unmet transit needs, transit service warrants, and performance standards. Project contributions towards on-going operating costs shall consider</i></p>	

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		<i>other regular established transit funding sources, such as the State of California Local Transportation Fund (LTF) and State Transit Assistance (STA) fund, as well as potential contributions from other future development that would benefit from these transit improvements.</i>	
4.13-4 Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	S	<i>Proposed Project, Biological Resources Preservation Alternative</i> 4.13-4 <i>Prior to occupancy of the first residential unit, the project applicant shall implement TDM strategies to reduce the number of vehicle trips that would be generated by the residential component of the Proposed Project/BRPA, subject to review and approval by the City Engineer. The TDM strategies may include, but not necessarily be limited to, CAPCOA Handbook Strategy T-16 and T-20-A.</i>	SU
4.13-5 Result in inadequate emergency access.	LS	<i>None required.</i>	N/A
4.13-6 Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	LS	<i>None required.</i>	N/A
4.13-7 Conflict with a program, plan, ordinance, or policy addressing the circulation system, including pedestrian and bicycle facilities,	S	<i>Proposed Project, Biological Resources Preservation Alternative</i> 4.13-7 <i>Implement Mitigation Measures 4.13-2(a) through (f).</i>	LS

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
associated with cumulative development of the Proposed Project or the BRPA in combination with future buildout of the City of Davis.			
4.13-8 Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit facilities and services, associated with cumulative development of the Proposed Project or the BRPA in combination with future buildout of the City of Davis.	CC	<i>Proposed Project, Biological Resources Preservation Alternative</i> 4.13-8 Implement Mitigation Measures 4.13-3(a) and (b).	SU
4.13-9 Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) associated with cumulative development of the Proposed Project or the BRPA in combination with future buildout of the City of Davis.	CC	<i>Proposed Project, Biological Resources Preservation Alternative</i> 4.13-9 Implement Mitigation Measure 4.13-4.	SU
4.13-10 Result in inadequate emergency access associated with cumulative development of the Proposed Project or the BRPA in combination with future buildout of the City of Davis.	LS	None required.	N/A

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>4.13-11 Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) associated with cumulative development of the Proposed Project or the BRPA in combination with future buildout of the City of Davis.</p>	<p>CC</p>	<p><i>Proposed Project, Biological Resources Preservation Alternative</i></p> <p>4.13-11 Prior to occupancy of the first residential unit during Phase 1 of the Proposed Project/BRPA, to the satisfaction of the City of Davis, the project applicant shall enter into an agreement to contribute fair share funding, as determined by the City of Davis Public Works Engineering and Transportation Department, to cover their proportionate cost of the following improvements at the West Covell Boulevard/SR 113 and Mace Boulevard/Chiles Road/I-80 interchanges:</p> <ul style="list-style-type: none"> • <u>Covell Boulevard between Shasta Drive/Risling Court and Birch Lane:</u> Coordinate traffic signals, optimize signal timings, and operate with a 140 second cycle length during the a.m. peak period and a 150 second cycle length during the p.m. peak period. Note that these improvements may require controller or communications upgrades. • <u>Mace Boulevard between Alhambra Drive and Cowell Boulevard:</u> Coordinate traffic signals, optimize signal timings, and operate with a 150 second cycle length during the a.m. and p.m. peak periods. Note that these improvements may require controller or communications upgrades. 	<p>SU</p>

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> • <u>West Covell Boulevard/SR 113 Southbound Ramps:</u> Construct a second westbound left-turn lane and a second receiving lane on the southbound on-ramp. • <u>West Covell Boulevard/SR 113 Northbound Ramps:</u> Modify the northbound off-ramp to consist of three lanes approaching West Covell Boulevard, including one left-turn lane, one shared left/through/right lane, and one right-turn lane. Construct a second eastbound left-turn lane. • <u>Mace Boulevard/Second Street/County Road 32A:</u> Modify the northbound approach to consist of five lanes, including two left-turn pockets, two through lanes, and a right-turn pocket. • <u>Mace Boulevard/I-80 Eastbound Slip On-Ramp:</u> Extend the on-ramp and relocate the ramp meter 500 feet east of its current location. Convert the HOV lane to a general purpose lane and control both lanes with the ramp meter. • <u>Mace Boulevard/Chiles Road:</u> Modify the southbound channelized right-turn lane to a standard right-turn lane. • <u>Chiles Road/I-80 Eastbound Off-Ramp:</u> Modify the westbound approach to consist of a single through lane. Modify the eastbound approach to consist of two through lanes and 	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>begin the second through lane at the Hanlees Davis Toyota driveway.</i></p> <ul style="list-style-type: none"> <i><u>Mace Boulevard between Second Street/County Road 32A and Chiles Road:</u> Construct bicycle and pedestrian facility improvements on this segment of Mace Boulevard. Potential improvement options include a Class I shared-use path, Class II bike lanes, or Class IV separated bikeways. Bicycle facility improvements should reduce the potential for conflicts involving bicyclists at intersections, crossings, and other mixing zones, including (but not limited to) appropriate pavement markings, signage, and physical separation. Pedestrian facility improvement options include modifications to pedestrian crossings of free/channelized vehicular movements to reduce the speed of turning vehicles and to reduce pedestrian exposure to conflicting vehicular traffic.</i> 	
4.14 Utilities and Service Systems			
<p>4.14-1 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 cause</p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>

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significant environmental effects.			
4.14-2 Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, single dry, and multiple dry years.	LS	<i>None required.</i>	N/A
4.14-3 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	<i>None required.</i>	N/A
4.14-4 Generate solid waste in excess of State or local standards, or in excess of the 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.	LS	<i>None required.</i>	N/A
4.14-5 Increase in demand for utilities and service systems	LS	<i>None required.</i>	N/A

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
associated with the Proposed Project, in combination with future buildout of the City of Davis General Plan.			
4.15 Wildfire			
4.15-1 Substantially impair an adopted emergency response plan or emergency evacuation plan.	LS	None required.	N/A
4.15-2 Due to factors such as on-site fuel sources, slope, and prevailing winds, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.	LS	None required.	N/A
4.15-3 Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.	LS	None required.	N/A
4.15-4 Increase in wildfire risk attributable to the Proposed Project or the BRPA, in	LS	None required.	N/A

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
combination with cumulative development.			

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