

**TABLE 2-1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>		<i>Level of Significance after Mitigation</i>
<b>4.1 Aesthetics</b>				
<b>4.1-1 Impacts related to altering the existing agricultural character of the project site.</b>				
Proposed Project	S	4.1-1	<i>None feasible.</i>	SU
High Density Alternative	S	4.1-1	<i>None feasible.</i>	SU
<b>4.1-2 Impacts related to light and glare.</b>				
Proposed Project	S	4.1-2	<i>Compliance with the standards of the Outdoor Lighting Control Ordinance shall be included within the Final Planned Development for all uses, including single family parcels, with specific criteria and standards to be reviewed and approved by the Planning Commission.</i>	N/A
High Density Alternative	S	4.1-2	<i>Implement Proposed Project MM 4.1-2 above.</i>	LS
<b>4.1-3 Long-term impacts to the visual character of the region from the proposed project in combination with existing and future developments in the Davis area.</b>				
Proposed Project	S	4.1-3	<i>None feasible.</i>	SU
High Density Alternative	S	4.1-3	<i>None feasible.</i>	SU
<b>4.2 Agricultural Resources</b>				
<b>4.2-1 Loss of prime agricultural land.</b>				
Proposed Project	S	4.2-1	<i>The project applicant shall set aside in perpetuity active agricultural acreage at a minimum ratio of 2:1 elsewhere in Yolo County, through the purchase of development rights and execution of an</i>	SU

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		<i>irreversible conservation or agricultural easement. The location and amount of active agricultural acreage for the proposed project would be subject to the review and approval of the City Council. The amount of agricultural acreage set aside shall account for the farmland lost due to the conversion of the project site as well as up to 50 acres of agricultural acreage for the construction of off-site drainage ponds.</i>	
High Density Alternative	S	4.2-1 <i>Implement Proposed Project MM 4.2-1 above.</i>	SU
<b>4.2-2 Incompatibilities between future residential uses and hospice facility on the project site and nearby active agricultural uses.</b>			
Proposed Project	S	4.2-2(a) <i>Prior to the submittal of any tentative map showing the proposed hospice facility, the applicant shall change the planned location of the hospice facility to the southeastern corner of the proposed habitat area, in order to incorporate a 500-foot buffer; or, the applicant shall dedicate a portion of the proposed Agricultural Preservation Area north of the project site for an agricultural buffer zone, consisting of 500-feet in width. The buffer zone shall comply with all applicable Yolo County and City of Davis requirements as outlined in their respective General Plans and Zoning Ordinances. Pursuant to Section 40A.03.030 (c) of the Davis Municipal Code,</i>	LS

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		<p><i>the agricultural buffer/transition area shall not qualify as farmland mitigation.</i></p> <p><i>4.2-2(b) Consistent with Action AG 1.1(g) of the General Plan and the Davis Right-to-Farm Ordinance, the applicant/developer shall inform and provide recorded notice to prospective buyers within 1,000 feet of agricultural land in writing and prior to purchase, as prescribed by the City's Right to Farm Ordinance, about existing and on-going agricultural activities in the immediate area in the form of a disclosure statement. The notifications shall disclose that Davis and Yolo County are agricultural areas and residents of the property may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, and from pursuit of agricultural operations, including, but not limited to cultivation, irrigation, plowing, spraying, aerial application, pruning, harvesting, crop protection, and agricultural burning which occasionally generate dust, smoke, noise, and odor. The language and format of such notification shall be reviewed and approved by the City Engineer prior to recording final maps. Each disclosure statement shall be acknowledged with the signature of each prospective property owner.</i></p>	

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High Density Alternative	S	4.2-2 <i>Implement Proposed Project MM 4.2-2(a-b) above.</i>	LS
<b>4.2-3 Long-term impacts to Prime Farmland from the proposed project in combination with existing and future developments in the Davis area.</b>			
Proposed Project	S	4.2-3 <i>Implement MM 4.2-1.</i>	SU
High Density Alternative	S	4.2-3 <i>Implement MM 4.2-1.</i>	SU
<b>4.3 Land Use</b>			
<b>4.3-1 Incompatibility of proposed hospice facility with adjacent habitat area.</b>			
Proposed Project	LS	4.3-1 <i>None required.</i>	N/A
High Density Alternative	LS	4.3-1 <i>None required.</i>	N/A
<b>4.3-2 Conflicts between potential future buildout of the ConAgra / Hunt Wesson property and uses proposed for the project.</b>			
Proposed Project	LS	4.3-2 <i>None required.</i>	N/A
High Density Alternative	LS	4.3-2 <i>None required.</i>	N/A
<b>4.3-3 Conflicts between uses proposed for the project.</b>			
Proposed Project	LS	4.3-3 <i>None required.</i>	N/A
High Density Alternative	LS	4.3-3 <i>None required.</i>	N/A
<b>4.3-4 Conflicts between the proposed project and California Integrated Waste Management Board regulations.</b>			
Proposed Project	S	4.3-4 <i>The applicant shall submit the project site plan to the Yolo County Local Enforcement Agency (LEA) for review. Any recommendations consistent with Section 21190 of CCR Title 27 made by the LEA regarding the project site plan, including but not limited to the installation of a geomembrane or equivalent system, shall be incorporated into the</i>	LS

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		<i>final site plan design for the review and approval of the Davis Community Development Director.</i>	
High Density Alternative	S	4.3-4 <i>Implement Proposed Project MM 4.3-4 above.</i>	LS
<b>4.3-5 Conflicts between the proposed project and the firing range and bomb training operations located north of the site.</b>			
Proposed Project	LS	4.3-5 <i>The Applicant(s) shall notify prospective buyers in writing, prior to purchase, about existing and on-going bomb and firing range operations in the immediate area in the form of a disclosure statement. The notifications shall disclose that the City of Davis Police Department intermittently carries out bomb operations north of the project site, which may create noise. The language and format of such notification shall be reviewed and approved by the Community Development Department prior to recording final maps. Each disclosure statement shall be acknowledged with the signature of each prospective property owner.</i>	LS
High Density Alternative	LS	4.3-5 <i>Implement Proposed Project MM 4.3-5 above.</i>	LS
<b>4.3-6 Inconsistency with the City of Davis General Plan.</b>			
Proposed Project	LS	4.3-6 <i>None required.</i>	N/A
High Density Alternative	LS	4.3-6 <i>None required.</i>	N/A
<b>4.3-7 Consistency with the Davis Planned Development district process.</b>			
Proposed Project	LS	4.3-7 <i>None required.</i>	N/A
High Density Alternative	LS	4.3-7 <i>None required.</i>	N/A

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<b>4.4 Transportation and Circulation</b>			
<b>4.4-1 Impacts to the surrounding roadway network under Existing Plus Project conditions.</b>			
Proposed Project	S	<p>4.4-1(a) <i>The applicant shall fully fund the installation of a traffic signal at Pole Line Road/Picasso Avenue. Prior to initial occupancy of a commercial building or residential unit, the signal at the Pole Line Road/Picasso Avenue intersection shall be installed and operational as determined by the City Engineer.</i></p> <p>4.4-1(b) <i>The applicant shall fully fund the installation of a traffic signal at Covell Boulevard/L Street. Prior to initial occupancy of a commercial building or residential unit, the signal at the Covell Boulevard/L Street intersection shall be installed and operational as determined by the City Engineer. The configuration of Covell Boulevard could remain as a couplet; however, the signals at the eastbound and westbound travelways would need to operate as one signal system.</i></p> <p>4.4-1(c) <i>Prior to the submittal of the first tentative map, the Public Works Department shall determine whether the applicant shall fully fund the conversion of the Pole Line Road/Picasso Avenue intersection to a roundabout rather than signaling the intersection (See MM 4.4-1(a)). Prior to initial occupancy of a</i></p>	LS

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		<i>commercial building or residential unit, the roundabout at the Pole Line Road/Picasso Avenue intersection shall be installed and operational as determined by the City Engineer.</i>	
High Density Alternative	S	<p>4.4-1(a) <i>The applicant shall fully fund the installation of a traffic signal at Pole Line Road/Picasso Avenue. Prior to initial occupancy of a commercial building or residential unit, the signal at the Pole Line Road/Picasso Avenue intersection shall be installed and operational as determined by the City Engineer.</i></p> <p>4.4-1(b) <i>The applicant shall fully fund the installation of a traffic signal at Covell Boulevard/L Street. Prior to initial occupancy of a commercial building or residential unit, the signal at the Covell Boulevard/L Street intersection shall be installed and operational as determined by the City Engineer. The configuration of Covell Boulevard could remain as a couplet; however, the signals at the eastbound and westbound travelways would need to operate as one signal system.</i></p> <p>4.4-1(d) <i>Prior to approval of improvement plans for the first phase of the project, the applicant shall submit to the City Engineer, for review and approval, plans for the modification of the Covell Boulevard/L Street intersection to include a separate left-turn lane for L</i></p>	LS

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		<i>Street traffic turning onto westbound Covell Boulevard, and stripe the southbound approach with a left-turn lane and a shared through/right-turn lane. The intersection modifications shall be complete prior to initial occupancy of a commercial building or residential unit.</i>	
<b>4.4-2. Impacts to segments of Pole Line Road and Covell Boulevard under Existing Plus Project conditions.</b>			
Proposed Project	S	4.4-2 <i>None feasible.</i>	SU
High Density Alternative	S	4.4-2 <i>None feasible.</i>	SU
<b>4.4-3. Mace Boulevard Overcrossing</b>			
Proposed Project	LS	4.4-3 <i>None required.</i>	N/A
High Density Alternative	LS	4.4-3 <i>None required.</i>	N/A
<b>4.4-4. Cumulative impacts to study intersections.</b>			
Proposed Project	S	4.4-4(a) <i>The applicant shall fund the installation of a traffic signal at Pole Line Road/Picasso Avenue. Prior to initial occupancy of a commercial building or residential unit, the signal at the Pole Line Road/Picasso Avenue intersection shall be installed and operational as determined by the City Engineer.</i> 4.4-4(b) <i>Implement MM 4.4-1(b).</i> 4.4-4(c) <i>Prior to the submittal of the first tentative map, the determination shall be made by the Public Works Department whether the applicant shall fund the installation of a traffic signal at Pole Line</i>	LS

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		<p><i>Road/Donner Avenue or the conversion of the Pole Line Road/Donner Avenue intersection to a roundabout. Prior to initial occupancy of a commercial building or residential unit, the signal/roundabout at the Pole Line Road/Donner Avenue intersection shall be installed and operational as determined by the City Engineer.</i></p> <p><i>4.4-4(d) Prior to the submittal of the first tentative map, the determination shall be made by the Public Works Department whether the applicant shall fund the installation of a traffic signal at Pole Line Road/Moore Avenue or the conversion of the Pole Line Road/Moore Avenue intersection to a roundabout. Prior to initial occupancy of a commercial building or residential unit, the signal/roundabout at the Pole Line Road/Moore Avenue intersection shall be installed and operational as determined by the City Engineer.</i></p> <p><i>4.4-4(e) Implement MM 4.4-1(c).</i></p>	
High Density Alternative	S	<p><i>4.4-4(a) The applicant shall fund the installation of a traffic signal at Pole Line Road/Picasso Avenue. Prior to initial occupancy of a commercial building or residential unit, the signal at the Pole Line Road/Picasso Avenue intersection shall be installed and operational as determined by the City Engineer.</i></p>	LS

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		<p>4.4-4(b) <i>Implement MM 4.4-1(b).</i></p> <p>4.4-4(c) <i>Prior to the submittal of the first tentative map, the determination shall be made by the Public Works Department whether the applicant shall fund the installation of a traffic signal at Pole Line Road/Donner Avenue or the conversion of the Pole Line Road/Donner Avenue intersection to a roundabout. Prior to initial occupancy of a commercial building or residential unit, the signal/roundabout at the Pole Line Road/Donner Avenue intersection shall be installed and operational as determined by the City Engineer.</i></p> <p>4.4-4(d) <i>Prior to the submittal of the first tentative map, the determination shall be made by the Public Works Department whether the applicant shall fund the installation of a traffic signal at Pole Line Road/Moore Avenue or the conversion of the Pole Line Road/Moore Avenue intersection to a roundabout. Prior to initial occupancy of a commercial building or residential unit, the signal/roundabout at the Pole Line Road/Moore Avenue intersection shall be installed and operational as determined by the City Engineer.</i></p> <p>4.4-4(f) <i>Implement MM 4.4-1(d).</i></p> <p>4.4-4(g) <i>Prior to approval of improvement plans, the</i></p>	

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		<i>applicant shall submit to the City Engineer, for review and approval, plans for the modification of the Pole Line Road/Covell Boulevard intersection to include add an additional eastbound left-turn pocket at Pole Line Road/Covell Boulevard. The intersection modifications shall be complete prior to initial occupancy of a commercial building or residential unit.</i>	
<b>4.4-5 Cumulative impacts to roadway segments of Covell Boulevard and Pole Line Road.</b>			
Proposed Project	S	4.4-5 <i>Implement mitigation measure 4.4-2.</i>	SU
High Density Alternative	S	4.4-5 <i>Implement mitigation measure 4.4-2.</i>	SU
<b>4.4-6 Mace Boulevard Overcrossing</b>			
Proposed Project	LS	4.4-6 <i>None required.</i>	N/A
High Density Alternative	LS	4.4-6 <i>None required.</i>	N/A
<b>4.4-7 Impacts to Alternative Modes of Transportation.</b>			
Proposed Project	LS	4.4-7 <i>None required.</i>	N/A
High Density Alternative	LS	4.4-7 <i>None required.</i>	N/A
<b>4.4-8 Impacts to on-site access.</b>			
Proposed Project	S	4.4-8(a) <i>Implement Mitigation Measure 4.4-1(a) and 4.4-1(b).</i>	LS
High Density Alternative	S	4.4-8(a) <i>Implement Mitigation Measure 4.4-1(a) and 4.4-1(b).</i> 4.4-8(b) <i>Implement Mitigation Measure 4.4-1(c).</i>	LS

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<b>4.4-9 Impacts to on-site circulation.</b>				
Proposed Project	LS	4.4-9	<i>None required.</i>	N/A
High Density Alternative	LS	4.4-9	<i>None required.</i>	N/A
<b>4.4-10 Impacts to parking supply and demand regarding the Village Center.</b>				
Proposed Project	S	4.4-10	<p><i>The site plan shall be revised to provide additional parking spaces within the Village Center, consistent with the City of Davis Zoning Ordinance. The site plan shall be revised prior to issuance of building permits for the review and approval of the Community Development Director.</i></p> <p><i>Or;</i></p> <p><i>The applicant shall prepare a shared parking analysis and parking management plan to support a parking supply that is lower than City code requirements, but consistent with the purpose of the Planned Development chapter of the Zoning Ordinance. The plan shall demonstrate that adequate parking would be supplied to meet the demand. The plan shall be reviewed and approved by the Planning Commission at a public hearing with the Final Planned Development.</i></p>	LS

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High Density Alternative	S	4.4-10	Implement MM 4.4-10 identified for the Proposed Project above.	LS
<b>4.4-11 Impacts to traffic flow from construction traffic associated with grading and development of the project site.</b>				
Proposed Project	S	4.4-11	Prior to any construction taking place on the site, the project applicant shall prepare a Construction Traffic Management Plan for review and approval by the City Engineer. The plan should include all plans for temporary traffic control, temporary signage and striping, location points for ingress and egress of construction vehicles, staging areas, and timing of construction activity which appropriately limits hours during which large construction equipment may be brought on or off the site.	LS
High Density Alternative	S	4.4-11	Implement MM 4.4-11 identified for the Proposed Project above.	LS
<b>4.5 Air Quality</b>				
<b>4.5-1 Exhaust emissions and fugitive particulate matter emissions from project-associated construction activities.</b>				
Proposed Project	S	4.5-1(a)	Prior to issuance of grading permits, the applicant shall submit a dust control plan to the City Engineer and the Yolo-Solano Air Pollution Control District. This plan shall ensure that adequate dust controls are implemented during all phases of project construction, including the following:	SU

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		<ul style="list-style-type: none"> <li>• <i>Apply nontoxic soil stabilizers according to manufacturer's specifications to all inactive construction areas (previously graded areas inactive for ten days or more).</i></li> <li>• <i>Reestablish ground cover in disturbed areas quickly.</i></li> <li>• <i>Water active construction sites at least three times daily to avoid visible dust plumes.</i></li> <li>• <i>Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.</i></li> <li>• <i>Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).</i></li> <li>• <i>Enforce a speed limit of 15 MPH for equipment and vehicles operated on unpaved areas.</i></li> <li>• <i>All vehicles hauling dirt, sand, soil, or other loose materials should be covered or should maintain at least two feet of freeboard.</i></li> <li>• <i>Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads.</i></li> </ul> <p><i>4.5-1(b) The contractor shall include in construction</i></p>	

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		<i>contracts that heavy-duty (&gt;50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-average 10 percent ROG reduction and 20 percent NOx reduction compared to the most recent CARB fleet average at time of construction.</i>	
High Density Alternative	S	4.5-1 <i>Implement Proposed Project MM 4.5-1 (a-b) above.</i>	SU
<b>4.5-2 Increased carbon monoxide concentrations at project-area intersections.</b>			
Proposed Project	LS	4.5-2 <i>None required.</i>	N/A
High Density Alternative	LS	4.5-2 <i>None required.</i>	N/A
<b>4.5-3 New air pollutant emissions within the air basin resulting from vehicle trips to and from the project site.</b>			
Proposed Project	S	4.5-3(a) <i>In conjunction with submittal of a Final Planned Development application for the commercial site, the applicant shall submit a transportation management plan and provide evidence, to the satisfaction of the Planning Commission, that indicates compliance with the following measures outlined in the transportation management plan:</i> <ul style="list-style-type: none"> <li>• <i>Provide transit information kiosks.</i></li> <li>• <i>Implement feasible travel demand management (TDM) measures for a project of this type. This would include a ride-matching program, guaranteed ride home programs, coordination</i></li> </ul>	SU

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		<p><i>with regional ridesharing organizations, and transit incentives program.</i></p> <ul style="list-style-type: none"> <li>• <i>Provide preferential parking for carpool/vanpool vehicles.</i></li> <li>• <i>Implement parking cash-out program for employees of large employers (non-driving employees receive transportation allowance equivalent to the value of subsidized parking).</i></li> <li>• <i>Provide showers and lockers for employees bicycling or walking to work. Provide secure and conveniently located bicycle parking and storage for workers and patrons.</i></li> <li>• <i>Provide a satellite telecommute center or offices of 100 to 300 square feet conducive to telecommuters and small businesses within the Village Center.</i></li> <li>• <i>Provide preferential parking for Low Emission Vehicles (LEVs).</i></li> </ul> <p><i>In addition, compliance with the following measures shall be included within the Final Planned Development with specific criteria and standards to be reviewed and approved by the Planning Commission:</i></p>	

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		<ul style="list-style-type: none"> <li>• <i>Specialty equipment (utility carts, forklifts, etc.) should be electrically, CNG or propane powered.</i></li> <li>• <i>Use electric lawn and garden equipment for landscaping.</i></li> <li>• <i>Utilize reflective (or high albedo) and emissive roofs and light colored construction materials to increase the reflectivity of roads, driveways, and other paved surfaces, and include shade trees near buildings to directly shield them from the sun's rays and reduce local air temperature and cooling energy demand.</i></li> <li>• <i>Provide electric vehicle charging facilities.</i></li> <li>• <i>Use energy-efficient lighting and process systems, such as low NOx water heaters, furnaces and boiler units.</i></li> <li>• <i>Orient building structures and install landscape that takes advantage of passive solar design principles.</i></li> </ul> <p><i>4.5-3(b) Residential development within the project shall utilize the following mitigation strategies. Compliance with the following measures shall be incorporated within the Final Planned Development with specific criteria and standards to be reviewed and approved by the Planning Commission:</i></p>	

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		<ul style="list-style-type: none"> <li>• Allow only natural gas fireplaces, pellet stoves or EPA-Certified wood-burning fireplaces or stoves in single-family houses. Conventional open-hearth fireplaces should not be permitted. EPA-Certified fireplaces and fireplace inserts are 75 percent effective in reducing emissions from this source.</li> <li>• Allow only natural gas fireplaces in the multifamily residential portion of the project.</li> <li>• Equip residential structures with electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.</li> <li>• Utilize reflective (or high albedo) and emissive roofs and light colored construction materials to increase the reflectivity of roads, driveways, and other paved surfaces, and include shade trees near buildings to directly shield them from the sun's rays and reduce local air temperature and cooling energy demand.</li> <li>• Orient building structures and install landscape that takes advantage of passive solar design principles.</li> <li>• Install solar or on-demand water heaters for at least 25 percent of the residential units in the</li> </ul>	

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		<i>development.</i>		
High Density Alternative	S	4.5-3	<i>Implement Proposed Project MM 4.5-3 above.</i>	SU
<b>4.5-4 Long-term air quality impacts from the Proposed Project in combination with existing and future developments in the Davis area.</b>				
Proposed Project	S	4.5-4	<i>Implement MM 4.5-3(a-b).</i>	SU
High Density Alternative	S	4.5-4	<i>Implement MM 4.5-3(a-b).</i>	SU
<b>4.6 Noise</b>				
<b>4.6-1 Impacts of off-site noise levels to on-site noise-sensitive uses.</b>				
Proposed Project	S	4.6-1	<i>In conjunction with the submittal of any tentative map application, the project applicant shall provide a detailed acoustical analysis identifying appropriate mitigation measures, including those identified in the October 2004 Environmental Noise Assessment to reduce the exterior noise levels, consistent with City of Davis standards. The analysis shall identify specific, appropriate mitigation measures to reduce the exterior noise levels at property lines, consistent with City of Davis Noise standards. These mitigation measures may include, but are not limited to: use of setbacks; use of barriers; site design guidelines; and building location and orientation guidelines. The mitigation measures shall be incorporated into the site design for the review and approval of the Community</i>	LS

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**TABLE 2-1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
		<i>Development Director prior to the approval of tentative maps.</i>	
High Density Alternative	S	4.6-1 <i>Implement Proposed Project MM 4.6-1 above.</i>	LS
<b>4.6-2 An increase in existing traffic noise levels on surrounding roadways.</b>			
Proposed Project	S	4.6-2 <i>In conjunction with the submittal of any tentative map application, the project applicant shall provide to the City of Davis a detailed acoustical analysis, performed by a qualified environmental noise analyst, to establish specific mitigation measures for noise impacts to the segment of L Street between Covell Boulevard and Eighth Street. These mitigation measures may include, but are not limited to, use of noise-reducing paving materials such as rubberized asphalt. The mitigation measures shall be incorporated into the site plan for the review and approval of the Community Development Director prior to the approval of tentative maps.</i>	LS
High Density Alternative	S	4.6-2 <i>Implement Proposed Project MM 4.6-2 above.</i>	LS
<b>4.6-3 California Northern Railroad noise levels on the project site.</b>			
Proposed Project	LS	4.6-3 <i>None required.</i>	N/A
High Density Alternative	LS	4.6-3 <i>None required.</i>	N/A
<b>4.6-4 Blue Max Kart Club noise levels on the project site.</b>			
Proposed Project	S	4.6-4 <i>In conjunction with the submittal of any tentative map application, the project applicant shall submit a detailed acoustical analysis, which shall include the</i>	LS

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		<p><i>recommendations in the October 2004 Environmental Noise Analysis, for residences on the project site which would be located inside of the 55 dB noise contours as stated in the City of Davis Noise Ordinance. The analysis shall specifically address worst-case scenario noise activities at the Blue Max Kart Club and identify specific, appropriate mitigation measures to reduce the exterior and interior noise levels at property lines in the vicinity of the Kart Club, to the maximum extent feasible as determined by the City Engineer. These mitigation measures may include, but are not limited to: use of setbacks; use of barriers; site design guidelines; building location and orientation guidelines; use of double-pane windows; and use of modern ventilation systems. The mitigation measures shall be incorporated into the site design for the review and approval of the Community Development Director.</i></p>	
High Density Alternative	S	4.6-4 <i>Implement Proposed Project MM 4.6-4 above.</i>	LS
<b>4.6-5 Short-term noise impacts from construction activities.</b>			
Proposed Project	S	4.6-5 <i>Compliance with the following measures shall be incorporated within the Final Planned Development with specific criteria and standards to be reviewed and approved by the Planning Commission:</i>	LS

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<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
		<ul style="list-style-type: none"> <li>• <i>Construction activities shall be scheduled to occur during normal daytime working hours, i.e. 7:00 AM to 9:00 PM. These criteria shall be included in the improvement plans prior to initiation of construction. Exceptions to allow expanded construction activity hours shall be reviewed on a case-by-case basis as determined by the Community Development Director.</i></li> <li>• <i>All heavy construction equipment and all stationary noise sources (such as diesel generators) shall be fitted with factory-specified mufflers.</i></li> <li>• <i>Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible.</i></li> </ul>	
High Density Alternative	S	4.6-5 <i>Implement Proposed Project MM 4.6-5 above.</i>	LS
<b>4.6-6 Cumulative impacts of off-site traffic on on-site noise-sensitive uses.</b>			
Proposed Project	S	4.6-6(a) <i>Implement MM 4.6-1.</i> 4.6-6(b) <i>In conjunction with the submittal of a tentative map application that identifies proposed residences on the project site which would have interior noise levels exceeding 45 dB Ldn., the project applicant</i>	LS

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<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
		<i>shall provide a detailed acoustical analysis identifying appropriate mitigation measures to reduce the interior noise levels, consistent with City of Davis standards. These mitigation measures may include, but are not limited to, providing acoustically rated windows and doors at the most highly noise-impacted building façades. The mitigation measures shall be incorporated into the site design for the review and approval of the Community Development Director prior to the approval of tentative maps.</i>	
High Density Alternative	S	4.6-6 <i>Implement Proposed Project MM 4.6-6 above.</i>	LS
<b>4.6-7 Long-term traffic noise impacts to surrounding roadways from the proposed project, in combination with existing and future developments in the Davis area.</b>			
Proposed Project	LS	4.6-7 <i>None required.</i>	N/A
High Density Alternative	S	4.6-7 <i>Implement MM 4.6-2.</i>	LS
<b>4.7 Cultural Resources</b>			
<b>4.7-1 Impacts to prehistoric resources on the project site.</b>			
Proposed Project	S	4.7-1(a) <i>Prior to the approval of tentative maps, the tentative maps shall state that during construction, if any earth-moving activities uncover artifacts, exotic rock, or unusual amounts of bone or shell, work shall be halted in the immediate area of the find and</i>	LS

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<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
		<p><i>shall not be resumed until after a qualified archaeologist has inspected and evaluated the deposit and determined the appropriate means of curation. The appropriate mitigation measures may include as little as recording the resource with the California Archaeological Inventory database or as much as excavation, recordation, and preservation of the sites that have outstanding cultural or historic significance.</i></p> <p><i>4.7-1(b) Prior to the approval of tentative maps, the tentative maps shall state that during construction, if bone is uncovered that may be human; the Native American Heritage Commission in Sacramento and the Yolo County Coroner shall be notified. Should human remains be found, the Coroner's office shall be immediately contacted and all work halted until final disposition by the Coroner. Should the remains be determined to be of Native American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of such remains.</i></p>	
High Density Alternative	S	4.7-1 <i>Implement Proposed Project MM 4.7-1(a-b) above.</i>	LS
<b>4.7-2 Impacts to historic resources on the project site.</b>			
Proposed Project	S	4.7-2 <i>Prior to construction, a subsurface investigation shall be conducted near the stone monument at Site</i>	LS

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<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
		<i>P-57-000199, under the supervision of a qualified archaeologist, in order to determine if an associated burial exists nearby. If significant cultural resources are encountered, Mitigation Measures 4.7-1(a) and 4.7-1(b) shall be implemented, and the findings of the investigation shall be submitted to the City of Davis for review and approval.</i>	
High Density Alternative	S	4.7-2 <i>Implement Proposed Project MM 4.7-2 above.</i>	LS
<b>4.7-3 Long-term impacts to cultural resources from the proposed project in combination with existing and future developments in the Davis area.</b>			
Proposed Project	S	4.7-3 <i>Implement MM 4.7-1(a-b) and MM 4.7-2.</i>	LS
High Density Alternative	S	4.7-3 <i>Implement MM 4.7-1(a-b) and MM 4.7-2.</i>	LS
<b>4.8 Biological Resources</b>			
<b>4.8-1 Elimination of the depression seasonal wetlands on-site, which serve as habitat for brittle scale, San Joaquin saltbush, heartscale, palmate-bracted bird's beak, and Heckard's pepper grass.</b>			
Proposed Project	S	4.8-1 <i>Prior to the issuance of grading permits, the project applicant shall retain a botanist that has experience in identifying rare plants and is CDFG approved to conduct a survey for brittle scale, San Joaquin saltbush, palmate-bracted bird's beak, Heckard's pepper-grass, and heartscale. To properly assess the</i>	LS

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		<p><i>size and location of the plant populations, the seasonal wetlands and areas of known occurrences shall remain undisturbed for at least one growing season. In addition, the survey shall be conducted at the appropriate time of year (see Table 4.8-2) when the species are most likely to be detected. All special-status plant populations will be described and mapped. The results of the survey shall be submitted to the Community Development Department. If feasible, special-status plant populations shall be avoided and protected using methods developed through consultation with the CNPS and CDFG. Feasibility of avoidance shall be determined by the City at the time of tentative map approval. If special-status plant populations observed during the focused plant survey cannot be avoided, land supporting known populations of the species impacted shall be purchased by the applicant. If no land supporting the species can be located, the populations within the project site must be preserved. At a minimum, offsite mitigation shall occur at a 1:1 ratio (one plant preserved for each plant impacted). CNPS and CDFG shall be consulted to evaluate the suitability for transplanting impacted species to suitable</i></p>	

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<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
		<i>habitats within the established offsite preserve. A detailed preservation management plan shall be prepared only for the special-status plant species found during the focused survey that includes the species found and the habitat type. Preservation management strategies shall be developed in consultation with the CNPS and CDFG.</i>	
High Density Alternative	S	4.8-1 <i>Implement Proposed Project MM 4.8-1 above.</i>	LS
<b>4.8-2 Removal of riparian vegetation and potential loss of local wildlife movement and migration corridors.</b>			
Proposed Project	LS	4.8-2 <i>None required.</i>	N/A
High Density Alternative	LS	4.8-2 <i>None required.</i>	N/A
<b>4.8-3 Elimination of depression seasonal wetlands that cover approximately 5.59 acres and provide marginally suitable habitat for midvalley fairy shrimp, vernal pool fairy shrimp, and vernal pool tadpole shrimp.</b>			
Proposed Project	S	4.8-3(a) <i>Project design shall avoid vernal pool habitat if feasible. Feasibility shall be determined by the City at the time of tentative map approval.</i>  <i>If habitat cannot be avoided then, prior to the issuance of grading permits, in order to document the presence or absence and distribution of vernal crustaceans within the project site, vernal pool crustacean surveys shall be conducted at the appropriate time of year and in accordance with the USFWS. If the project applicant assumes the</i>	LS

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		<p><i>presence of vernal pool crustaceans or if vernal pool crustaceans are found within the seasonal wetlands on-site, a USFWS approved buffer shall be established around the perimeter of the seasonal wetlands on-site. Suitable habitat and buffer areas shall be clearly identified in the field by staking or flagging, and no project activity shall occur within marked areas.</i></p> <p><i>Or,</i></p> <p><i>4.8-3(b) If complete avoidance of the above mentioned special-status vernal pool crustacean habitat is not feasible as defined in Chapter 1313 of the CEQA, the following shall apply. Feasibility shall be determined by the City at the time of tentative map approval. During Corps consultation (per Mitigation Measure 4.8-12), determination shall be made as to whether an incidental take permit shall be required and/or appropriate mitigation plan be developed and approved by USFWS. If determined necessary, the mitigation plan may include, but may not necessarily be limited to, one or more of the following take minimization measures: fencing seasonal wetlands by installation of hay bale erosion control barriers,</i></p>	

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		<i>and hydro-seeding of disturbed areas. Unavoidable impacts shall be mitigated through a combination of creation and preservation of vernal pool crustacean habitat. Offsite mitigation in a USFWS-approved mitigation banks such as Dolan Ranch Conservation Bank requires a ratio of 2:1 preservation acreage, plus a ratio of 1:1 creation acreage, for a total of 3 mitigation acres to 1 impacted acre. On-site mitigation ratios are slightly higher, requiring 3:1 for preservation and 2:1 for creation.</i>	
High Density Alternative	S	4.8-3 <i>Implement Proposed Project MM 4.8-3(a-b) above.</i>	LS
<b>4.8-4 Loss of habitat for, and removal of, valley elderberry longhorn beetle.</b>			
Proposed Project	S	4.8-4(a) <i>If feasible, elderberry shrubs on the project site shall be protected and incorporated into the landscape. Feasibility shall be determined by the City at the time of tentative map approval. Prior to the commencement of construction activities, the applicant shall place protective fencing around the elderberry shrub creating a 100-foot buffer protection zone. All construction activities and equipment shall remain outside of the 100-foot buffer protection zone throughout the construction period. Construction activities shall be monitored by a qualified biologist.</i>  4.8-4(b) <i>If avoidance of the buffer protection zone is not</i>	LS

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<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
		<i>feasible, the applicant shall consult with the USFWS for the appropriate action prior to encroaching upon the 100-foot buffer. If the elderberry shrub must be removed, an incidental take permit may be required by USFWS for take of valley elderberry longhorn beetle. During this consultation, an appropriate mitigation plan shall be developed and provided to the USFWS for approval.</i>	
High Density Alternative	S	4.8-4 <i>Implement Proposed Project MM 4.8-4(a-b) above.</i>	LS
<b>4.8-5 Impacts to giant garter snake.</b>			
Proposed Project	S	4.8-5(a) <i>Prior to the issuance of grading permits, focused surveys approved by the USFWS shall be conducted for GGS. These surveys shall be conducted by a qualified biologist during the appropriate time of year for optimal detection. Results of the surveys will be provided to the Corps and USFWS as part of the Corps Section 404 permit application and, if the Corps determines that the project may affect the GGS, formal consultation and appropriate mitigation measures approved in consultation with the USFWS will be required. Alternatively, if this species is not found to occur on the project site, or the Corps determines that the project is not likely to adversely affect the GGS, no further mitigation is required.</i>	LS

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		<p>4.8-5(b) <i>If the GGS is found to occur in the project site, a Mitigation Plan shall be prepared and approved by USFWS that includes measures to avoid take of giant garter snake during construction activities. At a minimum, the following mitigation measures shall be incorporated into the mitigation plan:</i></p> <ul style="list-style-type: none"> <li>• <i>Construction activities within 200 feet from the banks of giant garter snake aquatic habitat will be avoided where possible. Confine movement of heavy equipment to existing roadways to minimize habitat disturbance.</i></li> <li>• <i>Construction activity within habitat shall be conducted between May 1 and October 1 to minimize impacts to the GGS. For any activities needed between October 2 and April 30, contact the USFWS office to determine if additional measures are necessary to minimize and avoid take.</i></li> <li>• <i>Clearing shall be confined to the minimum area necessary to facilitate construction. Avoidance areas shall be flagged and marked as "Environmentally Sensitive Areas." These areas shall be avoided by construction personnel.</i></li> <li>• <i>Construction personnel shall receive USFWS-approved worker environmental awareness</i></li> </ul>	

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<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
		<p><i>training. This training shall instruct workers to recognize GGS and its habitat.</i></p> <ul style="list-style-type: none"> <li>• <i>24 hours prior to construction activities, the project site shall be surveyed for GGS. Survey of the project site shall be repeated if a lapse in construction activity of two weeks or greater has occurred. If GGS is encountered during construction, activities shall not begin until appropriate corrective measures have been completed or it has been determined that the snake will not be harmed. Any sightings and any incidental take will be reported immediately to the USFWS at (916) 414-6600.</i></li> <li>• <i>Any dewatered habitat shall remain dry for at least 15 consecutive days after April 15 and prior to excavating or filling of the dewatered habitat.</i></li> <li>• <i>All construction debris and stockpiled materials shall be removed following construction.</i></li> <li>• <i>The construction area shall be regraded to preexisting contours, or a contour that would improve restoration potential of the site.</i></li> </ul> <p><i>4.8-5(c) After construction is completed, disturbed areas within GGS habitat shall be revegetated. The goal of the revegetation is to attempt to restore conditions</i></p>	

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		<p><i>similar to that of adjacent or nearby habitats.</i></p> <p><i>Recommended plantings consist of the following: a) wetland emergents, b) low-growing cover on or adjacent to banks, and c) upland plantings/hydroseeding mix to encourage use by other wildlife. Riparian plantings are not appropriate because shading may result in lack of basking sites. Native plantings are encouraged except where non-natives will provide additional values to wildlife habitat and will not become invasive in native communities. Cuttings, plantings, plugs or seeds from local sources should be used whenever possible.</i></p> <p><i>Construction personnel completing site preparation and grading operations shall receive USFWS-approved environmental awareness training. This training instructs workers on how to identify the giant garter snake and what to do if a snake is encountered. This program shall be performed on-site by a qualified biological monitor.</i></p>	
High Density Alternative	S	4.8-5 <i>Implement Proposed Project MM 4.8-5(a-c) above.</i>	LS
<b>4.8-6 Impacts to northwestern pond turtle.</b>			
Proposed Project	S	4.8-6(a) <i>A pre-construction survey shall be conducted no more than 24 hours prior to initial construction</i>	LS

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		<p><i>activities (clearing, grading) in Channel “A” and Covell Drain by a qualified biologist. The biologist shall relocate any northwestern pond turtle outside of the impact area. The results of the survey shall be submitted for the review of the Community Development Department and CDFG.</i></p> <p>4.8-6(b) <i>A qualified biological monitor shall be present when vegetation is removed from Channel “A” and Covell Drain. The biologist shall relocate any northwestern pond turtle outside of the impact area.</i></p>	
High Density Alternative	S	4.8-6 <i>Implement Proposed Project MM 4.8-6 (a-b) above.</i>	LS
<b>4.8-7 Temporary loss of aquatic habitat on-site and the potentially permanent loss of western spadefoot toad aestivation habitat.</b>			
Proposed Project	S	<p>4.8-7 <i>Applicant shall re-locate off-street pedestrian path to avoid upland and wetland habitat. Feasibility of upland and wetland habitat avoidance shall be determined by the City at the time of tentative map approval.</i></p> <p><i>If avoidance is not feasible then, prior to the issuance of grading permits, a qualified biologist will conduct a nocturnal USFWS protocol-level survey during the winter months, preferably between January and March. If western spadefoot toad is detected on-site, mitigation measures outlined for</i></p>	LS

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		<i>vernal pool crustaceans (MM 4.8-3 a,b) and Sensitive Habitats (MM 4.8-12 a,c) will adequately minimize and avoid adverse affects to western spadefoot toad. The results of the survey shall be submitted for the review and approval of the City of Davis and CDFG/USFWS. If western spadefoot toad is not found on-site, no further mitigation is required.</i>	
High Density Alternative	S	4.8-7 <i>Implement Proposed Project MM 4.8-7 above.</i>	LS
<b>4.8-8 Loss of Swainson's hawk nesting habitat.</b>			
Proposed Project	S	4.8-8(a) <i>If avoidance of project activity during the breeding season is not feasible, CDFG-approved pre-construction surveys shall be conducted as a condition of grading permit issuance by a qualified biologist to identify active nests on-site and within 0.25 miles of the project site. Feasibility shall be determined by the City at the time of tentative map approval. The survey shall be conducted no less than 14 days and no more than 30 days before the beginning of construction between the months of April to early September. If no active nests are found during the focused survey, no further mitigation shall be required.</i>  4.8-8(b) <i>Because the on-site nest is known to be active and</i>	LS

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		<p><i>others are likely, potential adverse affects to this species shall be avoided by establishment of CDFG approved buffers. No construction activities shall take place within 0.25 mile of the nest until the young have fledged. Weekly monitoring reports summarizing nest activities shall be submitted to the City of Davis and CDFG until the young have fledged and the nest is determined to be inactive. Trees containing nests that must be removed as a result of project implementation shall be removed during the non-breeding season (late September to March) and in accordance with the CDFG “Staff Report Regarding Mitigation for Impacts to Swainson’s Hawks in the Central Valley of California”, November 8, 1994.</i></p>	
High Density Alternative	S	4.8-8 <i>Implement Proposed Project MM 4.8-8(a-b) above.</i>	LS
<b>4.8-9 Loss of 422 acres of suitable Swainson’s hawk foraging habitat.</b>			
Proposed Project	S	4.8-9 <i>An “Agreement Regarding Mitigation for Impacts to Swainson’s Hawk Foraging Habitat in Yolo County” was executed in August, 2002, between the Cities of Davis, West Sacramento, Winters, and Woodland, the County of Yolo, and the CDFG. The agreement currently requires 1.0 acre of habitat management lands as mitigation for each 1.0 acre of Swainson’s hawk foraging habitat lost. Prior to issuance of</i>	LS

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		<i>grading permits, the applicant shall pay the appropriate fee per the Agreement to Yolo County HCP/NCCP Joint Powers Agency for 422 acres of potential foraging habitat affected.</i>	
High Density Alternative	S	4.8-9 <i>Implement Proposed Project MM 4.8-9 above.</i>	LS
<b>4.8-10 Loss of western burrowing owl nesting and foraging habitat.</b>			
Proposed Project	S	4.8-10(a) <i>The Staff Report on Burrowing Owl Mitigation, published by CDFG (1995), recommends pre-construction surveys shall be conducted to locate active burrowing owl burrows. Prior to issuance of grading permits, this preconstruction survey shall be conducted by a qualified biologist or ornithologist during both the wintering and nesting season, unless the species is detected on the first survey. If possible, the winter survey shall be conducted between December 1 and January 31 (when wintering owls are most likely to be present) and the nesting season survey should be conducted between April 15 and July 15 (the peak of breeding season). Surveys conducted from two hours before sunset to one hour after, or from one hour before to two hours after sunrise, are preferable. The survey techniques shall be consistent with the Staff Report survey protocol and include a 250-foot-wide buffer zone surrounding the project area. Repeat surveys should also be</i>	LS

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		<p><i>conducted not more than 30 days prior to initial ground disturbance to inspect for re-occupation and the need for additional protection measures.</i></p> <p><i>4.8-10(b) If no burrowing owls are detected during preconstruction surveys, then no further mitigation is required. If active burrowing owl burrows are identified, project activities shall not disturb the burrow during the nesting season (February 1–August 31) or until a qualified biologist has determined that the young have fledged or the burrow has been abandoned. A no disturbance buffer zone of 160-feet is required to be established around each burrow with an active nest until the young have fledged the burrow as determined by a qualified biologist.</i></p> <p><i>4.8-10(c) If destruction of the occupied burrow is unavoidable during the non-breeding season, September 1–January 31, passive relocation of the burrowing owls may be conducted. Feasibility of avoiding destruction of burrows shall be determined by the City at the time of tentative map approval. Passive relocation involves installing a one-way door at the burrow entrance, encouraging owls to move from the occupied burrow. No permit is required to conduct passive relocation; however, this process shall be</i></p>	

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		<p><i>conducted by a qualified biologist and in accordance with CDFG mitigation measures. In addition, to offset the loss of foraging habitat on the project site, a minimum of 6.5 acres of foraging habitat (calculated on a 300 ft foraging radius around the burrow) per pair or unpaired resident bird, shall be acquired and permanently protected at a location acceptable to the CDFG.</i></p> <p><i>4.8-10(d) If burrowing owls are identified on the project site, the City of Davis must receive copies of the Mitigation Agreement by and between the applicant and CDFG, prior to the issuance of grading permits for the proposed project.</i></p>	
High Density Alternative	S	4.8-10 Implement Proposed Project MM 4.8-10(a-d) above.	LS
<b>4.8-11 Loss of nesting and foraging habitat for raptors and migratory birds.</b>			
Proposed Project	S	4.8-11(a) <i>Active raptor nests are protected by the California Fish and Game code Section 3503.5 as well as the MBTA. For this reason, if construction is expected to occur during the nesting season (February through August), a pre-construction raptor survey shall be conducted to determine if active raptor nests are present on the site. The survey shall be conducted by a qualified biologist no more than 30 days prior to the onset of construction and the results of the survey shall be submitted to the City of Davis Community</i>	LS

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		<p><i>Development Department for review. If active nests are found, construction activities shall not occur within 500 feet of the nests until the young have fledged or a qualified biologist has determined that a nest is no longer active. If construction activities are proposed to occur during non-breeding season (August-January), a survey is not required and no further studies are necessary.</i></p> <p>4.8-11(b) <i>Implementation of MM 4.8-3(a-b), MM 4.8-9, and MM 4.8-12(a-c) will adequately mitigate for the loss of foraging habitat.</i></p>	
High Density Alternative	S	4.8-11 <i>Implement Proposed Project MM 4.8-11(a-b) above.</i>	LS
<b>4.8-12 Removal of sensitive habitat associated with Channel “A” and Covell Drain, as well as cropland habitat and Jurisdictional Waters of the U.S.</b>			
Proposed Project	S	4.8-12(a) <i>Prior to the issuance of grading permits, authorization for fill of Jurisdictional Waters of the U.S., including wetlands, shall be secured from the Army Corps of Engineers through the Section 404 permitting process. It is anticipated that approximately 5.60 acres of depression seasonal wetland, 0.34 acres of perennial marsh, 3.05 acres of perennial drainage (Channel “A” and Covell Drain), and 1.17 acres of associated irrigation ditch and canals would be impacted. An individual permit</i>	LS

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		<p><i>under Section 404 of the Clean Water Act would be required for impacts to Waters of the U.S. including wetlands greater than 0.5 acres. As part of the individual permit, National Environmental Protection Act (NEPA) compliance and a Section 404(b) (1) Alternatives Analysis must be completed. In addition, Regional Water Quality Control Board certification is required pursuant to Section 401 of the Clean Water Act to obtain an individual permit.</i></p> <p><i>4.8-12(b) Prior to the issuance of grading permits, a CDFG Streambed Alteration agreement shall be obtained from CDFG for alteration of and removal of 4.70 acres riparian vegetation associated with Channel "A" and Covell Drain.</i></p> <p><i>4.8-12(c) The acreage of jurisdictional habitat removed shall be replaced on a "no-net-loss" basis in accordance with Corps and CDFG regulations. Creation of the wetland and riparian habitat included as part of the project description is anticipated to be adequate to satisfy agency requirements. A conceptual on-site wetlands mitigation plan, including an agreed-upon replacement ratio of wetlands with the Corps. The mitigation plan shall quantify the total jurisdictional acreage lost, describe creation/replacement ratio for acres filled, annual success criteria, potential</i></p>	

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		<i>mitigation-sites, and monitoring and maintenance requirements. The plan shall be prepared by a qualified biologist pursuant to, and through consultation with, the Corps. The plan may include funding mechanisms for future maintenance of the wetland and riparian habitat, which may include an endowment or other funding from the project applicant.</i>	
High Density Alternative	S	4.8-12 <i>Implement Proposed Project MM 4.8-12(a-c) above.</i>	LS
<b>4.8-13 Removal of protected trees.</b>			
Proposed Project	S	4.8-13(a) <i>Prior to the submittal of tentative maps, a sheet shall be included with the maps which indicates all of the trees identified, and marks which of those trees are to be removed. The tree report with corresponding descriptions of each tree by species, health, etc. should also be included. In addition, notes shall be included on the maps, which clearly state protection procedures for trees that are to be preserved. Any tree care practices, such as cutting of roots, pruning the top, etc., shall be adequately described and shall have the approval of a representative of the Parks and Community Services Department prior to execution. A penalty clause in event of damage to existing trees shall be replacement tree(s) of equal</i>	LS

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		<p><i>size in D.B.H. unless specified otherwise by the Parks and Community Services Department.</i></p> <p><i>4.8-13(b) In conjunction with submittal of tentative map applications, a tree preservation plan, in compliance with Ordinance 37.03.010 in the City of Davis Municipal Code, shall be submitted to the Community Development Department and City arborist for review and approval, which shall ensure the following measures:</i></p> <ul style="list-style-type: none"> <li><i>• Trees shall be fenced prior to construction as specified;</i></li> <li><i>• Soil compaction under trees is to be avoided;</i></li> <li><i>• The fence shall prevent equipment traffic and storage under the trees and should extend beyond the drip-line;</i></li> <li><i>• Excavation within this zone shall be accomplished by hand, and roots 1/2" and larger shall be preserved;</i></li> <li><i>• Proper fertilization and irrigation prior to and during the construction period shall be provided as specified;</i></li> <li><i>• New landscaping under existing trees shall be carefully planned to avoid any grade changes and any excess moisture in trunk area. Existing</i></li> </ul>	

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		<p><i>plants which have compatible irrigation requirements and which complement the trees' color, texture and form are to be saved;</i></p> <ul style="list-style-type: none"> <li>• <i>Trenching with drip-line shall be performed only with prior approval of the Parks and Community Services Department is preferred when feasible;</i></li> <li>• <i>All paving plans and specifications shall clearly prohibit the use of soil sterilants adjacent to preserved trees;</i></li> <li>• <i>Grade changes greater than one foot within the drip-line shall be avoided, and nothing other than a saw shall be used for root cutting;</i></li> <li>• <i>The property owner or designated representative has the responsibility of ensuring that all trades/subcontractors and utility companies abide by preservation conditions; and</i></li> <li>• <i>From the conception of plans, architects, developers, engineers and/or planners shall locate and identify all existing trees on the tentative map and shall make every effort to comply with the City policies for tree preservation.</i></li> </ul> <p>4.8-13 <i>A penalty clause in event of damage to existing trees shall be replacement tree(s) of equal size in D.B.H. unless specified otherwise by the Parks and</i></p>	

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		<i>Community Services Department.</i>		
High Density Alternative	S	4.8-13	<i>Implement Proposed Project MM 4.8-13(a-b) above.</i>	LS
<b>4.8-14 Cumulative loss of biological resources in the City of Davis and the effects of ongoing urbanization in the region.</b>				
Proposed Project	LS	4.8-14	<i>None required.</i>	N/A
High Density Alternative	LS	4.8-14	<i>None required.</i>	N/A
<b>4.9 Geology</b>				
<b>4.9-1 Impact of seismic activity on proposed development.</b>				
Proposed Project	LS	4.9-1	<i>None required.</i>	N/A
High Density Alternative	LS	4.9-1	<i>None required.</i>	N/A
<b>4.9-2 Increased soil erosion.</b>				
Proposed Project	S	4.9-2	<i>Prior to the City approving subdivision improvement plans and/or issuing building permits, the developer shall prepare individual storm water pollution prevention plans (SWPPP) applicable to the individual project being considered, consistent with the California DWR NPDES requirements.</i>	LS
High Density Alternative	S	4.9-2	<i>Implement Proposed Project MM 4.9-2 above.</i>	LS
<b>4.9-3 Damage to foundations, pavements, and other structures from expansive soils.</b>				
Proposed Project	S	4.9-3	<i>Prior to the iapproval of final maps, a final design-level geotechnical report will be prepared and submitted to the City for review and approval. The geotechnical consultant will consider the recommendations made in the Geotechnical Investigation prepared by Raney Geotechnical (May</i>	LS

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		<i>1989) and their appropriateness for the Covell Village site plan. The recommendations of the final geotechnical report will be incorporated into the project design prior to issuance of building permits for review and approval of the City Engineer and Chief Building Official.</i>	
High Density Alternative	S	4.9-3 <i>Implement Proposed Project MM 4.9-3 above.</i>	LS
<b>4.9-4 Long-term geologic and seismic impacts from the proposed project in combination with existing and future developments in the Davis area.</b>			
Proposed Project	LS	4.9-4 <i>None required.</i>	N/A
High Density Alternative	LS	4.9-4 <i>None required.</i>	N/A
<b>4.10 Hazards</b>			
<b>4.10-1 Presence of pesticide and herbicide residues on the project site.</b>			
Proposed Project	S	4.10-1 <i>In conjunction with a tentative map application or final planned development application creating parcels that would accommodate sensitive receptors, the project applicant shall provide to the City of Davis a detailed environmental assessment pertaining to the on-site soils. If no pollutants of concern are detected, further mitigation is not necessary. If the assessment finds concentrations of a pesticide or herbicide, prior to issuance of a grading permit the City of Davis shall require the</i>	LS

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		<i>applicant to remediate the pesticide or herbicide to the satisfaction of Yolo County Environmental Health Department and the DTSC.</i>	
High Density Alternative	S	4.10-1 <i>Implement Proposed Project MM 4.10-1 above.</i>	LS
<b>4.10-2 Impacts from polychlorinated biphenyl (PCB)-containing transformers.</b>			
Proposed Project	S	4.10-2 <i>In conjunction with the submittal of any tentative map application, the project applicant shall provide to the City of Davis an assessment conducted by PG&amp;E pertaining to the contents of the existing pole-mounted transformers located along the western and eastern edges of the property. If the transformers are found to be non-PCB-containing transformers, further mitigation shall not be required. If the transformers are found to be PCB-containing transformers, the maintenance and/or disposal of the transformers will be subject to the regulations of the Toxic Substances Control Act (TSCA) under the authority of the Yolo County Environmental Health Department.</i>	LS
High Density Alternative	S	4.10-2 <i>Implement Proposed Project MM 4.10-2 above.</i>	LS
<b>4.10-3 Exposure of construction workers to asbestos and lead-based paint.</b>			
Proposed Project	S	4.10-3(a) <i>In conjunction with the application for a demolition permit of an existing structure on the site, the project applicant shall provide to the Community Development Department a detailed assessment</i>	LS

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		<p><i>pertaining to the potential presence of asbestos-containing materials in project site structures scheduled for demolition. If asbestos-containing materials are not detected, further mitigation shall not be required. If asbestos-containing materials are detected, the application shall include an asbestos abatement plan consistent with local, State, and federal standards, subject to the approval of the Building Official.</i></p> <p><i>4.10-3(b) In conjunction with the application for a demolition permit for an existing structure on the site, the project applicant shall provide to the Community Development Department a detailed assessment pertaining to the potential presence of lead-based paint in project site structures scheduled for demolition. If lead-based paint is not detected in the assessment, further mitigation shall not be required. If such paint 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 local, State, and federal regulations. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead. The contractor shall take appropriate precautions to protect his/her</i></p>	

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		<i>workers, the surrounding community, and to dispose of construction waste containing lead paint in accordance with local, State, and federal regulations subject to approval of the Building Official.</i>	
High Density Alternative	S	4.10-3 <i>Implement Proposed Project MM 4.10-3(a-b) above.</i>	LS
<b>4.10-4 Presence of aboveground storage tanks, underground storage tanks, and substance containers.</b>			
Proposed Project	S	4.10-4(a) <i>Prior to the issuance of a grading permit for any portion of the site, including preliminary grading and trenching for infrastructure, the applicant shall submit a detailed assessment of the project site for the review and approval of the City Engineer. The assessment shall include a determination of whether the four pipes extending from the ground within the barn area are associated with underground storage tanks, and if so, the nature of any potential contaminants associated with the tanks. If contaminants are not detected in the environmental assessment, further mitigation shall not be required. If contamination is identified, a remediation plan shall be submitted, and all contaminants shall be removed to the satisfaction of the City of Davis and Yolo County Environmental Health Department.</i>  4.10-4(b) <i>Prior to the issuance of a grading permit for any portion of the site, including preliminary grading and trenching for infrastructure, the applicant shall</i>	LS

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		<i>obtain a permit to abandon the on-site septic system from the Yolo County Environmental Health Department. The applicant shall provide the following information for the Environmental Health Specialist to process the request: the assessor's parcel number(s); site soils information; and a detailed site plan including active or inactive wells, water or drainage courses, landscape contours, structures, property lines, and easements.</i>	
High Density Alternative	S	4.10-4 <i>Implement Proposed Project MM 4.10-4 above.</i>	LS
<b>4.10-5 Impacts due to the presence of onsite groundwater monitoring wells (3), agricultural wells (4), and gas wells (3).</b>			
Proposed Project	LS	4.10-5 <i>None required.</i>	N/A
High Density Alternative	LS	4.10-5 <i>None required.</i>	N/A
<b>4.10-6 Groundwater impacts resulting from the nearby City of Davis Landfill Facility.</b>			
Proposed Project	S	4.10-6 <i>In the event that the water consultant finds that the City's existing water system cannot provide sufficient flow and/or pressure to serve the development and requires the construction of a new deep aquifer well on the project site, the groundwater at the final well location shall be tested for the presence of petroleum-related contaminants, including volatile organic compounds (VOCs). The City Engineer shall be responsible for the oversight of the water quality testing and the review of results.</i>	LS

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High Density Alternative	S	4.10-6 Implement Proposed Project MM 4.10-6 above.	LS
<b>4.10-7 Potential hazards associated with future gas station on the project site.</b>			
Proposed Project	LS	4.10-7 None required.	N/A
High Density Alternative	LS	4.10-7 None required.	N/A
<b>4.10-8 Impact of the Proposed Project on the existing on-site gas pipeline.</b>			
Proposed Project	S	4.10-8. In conjunction with the submittal of any tentative map application, the applicant shall provide evidence to the Community Development Department that the site design either has accommodated or will relocate the existing gas pipelines in accordance with PG&E standards.	LS
High Density Alternative	S	4.10-8 Implement Proposed Project MM 4.10-8 above.	LS
<b>4.10-9 Long-term hazards-related impacts from the Proposed Project in combination with existing and future developments in the Davis area.</b>			
Proposed Project	LS	4.10-9 None required.	N/A
High Density Alternative	LS	4.10-9 None required.	N/A
<b>4.11 Hydrology, Water Quality, and Drainage</b>			
<b>4.11-1 Exposure of people and structures to flood hazards on the project site.</b>			
Proposed Project	S	4.11-1 City approvals of future development on the project site shall require that: a) the ground floor elevation of all inhabited structures shall be constructed at or above the base flood elevation (BFE) as indicated on the Flood Insurance Rate Map; and b) outdoor storage areas for hazardous materials and wastes	LS

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		<i>shall be elevated above the BFE or otherwise flood-proofed using containment or other acceptable methods.</i>	
High Density Alternative	S	<i>4.11-1 Implement Proposed Project MM 4.11-1 above.</i>	LS
<b>4.11-2 Increased stormwater runoff from the project site contributing to downstream flooding.</b>			
Proposed Project	LS	<i>4.11-2 None required.</i>	N/A
High Density Alternative	LS	<i>4.11-2 None required.</i>	N/A
<b>4.11-3 Construction-related impacts to surface water quality.</b>			
Proposed Project	LS	<i>4.11-3 None required.</i>	N/A
High Density Alternative	LS	<i>4.11-3 None required.</i>	N/A
<b>4.11-4 Long-term water quality degradation associated with urban runoff from the project site.</b>			
Proposed Project	LS	<i>4.11-4 None required.</i>	N/A
High Density Alternative	LS	<i>4.11-4 None required.</i>	N/A
<b>4.11-5 Groundwater quality impacts to Covell Village residents and workers.</b>			
Proposed Project	LS	<i>4.11-5 None required.</i>	N/A
High Density Alternative	LS	<i>4.11-5 None required.</i>	N/A
<b>4.11-6 Long-term increases in peak stormwater runoff flows from the proposed project in combination with existing and future developments in the Davis area.</b>			
Proposed Project	LS	<i>4.11-6 None required.</i>	LS
High Density Alternative	LS	<i>4.11-6 None required.</i>	LS
<b>4.12 Public Services and Facilities</b>			
<b>4.12-1 Adequate ratio of fire department personnel to residents.</b>			
Proposed Project	S	<i>4.12-1 Prior to recordation of the first final map for the</i>	LS

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		<i>Project, the City Council shall approve the fiscal plan for the Covell Village development establishing how the fire department personnel will be provided, in accordance with the phasing for the Project, consistent with acceptable City-wide service level standards. Allocation of standard funding sources such as new property tax and other revenues anticipated from the proposed development may be supplemented with other funds provided by the developer, or other funds as identified by the City Council.</i>	
High Density Alternative	S	4.12-1 <i>Implement Proposed Project MM 4.12-1 above.</i>	LS
<b>4.12-2 Adequate ratio of law enforcement personnel to residents.</b>			
Proposed Project	S	4.12-2 <i>Prior to recordation of the first final map for the Project, the City Council shall approve the fiscal plan for the Covell Village development establishing how the police department personnel will be provided, in accordance with the phasing for the Project, consistent with acceptable City-wide service level standards. Allocation of standard funding sources such as new property tax and other revenues anticipated from the proposed development may be supplemented with other funds provided by the developer, or other funds as identified by the City Council.</i>	LS

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High Density Alternative	S	4.12-2 <i>Implement Proposed Project MM 4.12-2 above.</i>	LS
<b>4.12-3 Residences outside five-minute response time.</b>			
Proposed Project	S	4.12-3 <i>Prior to issuance of building permits, or at such other time as established in the City's fee schedule, the project shall pay its fair share of the costs of constructing and equipping the fire station within the Proposed Project.</i>	SU
High Density Alternative	S	4.12-3 <i>Implement Proposed Project MM 4.12-3 above.</i>	SU
<b>4.12-4 Increased demand for wastewater disposal.</b>			
Proposed Project	LS	4.12-4 <i>None required.</i>	N/A
High Density Alternative	S	4.12-4 <i>Prior to the issuance of building permits, the applicant shall prepare a wastewater plan that indicates the sewer-conservation measures to be implemented in the proposed project in order to ensure that the sewer generation is reduced by 40,000 gpd.</i>	LS
<b>4.12-5 Increased demand for water supply.</b>			
Proposed Project	S	4.12-5(a) <i>Prior to the approval of final map(s), the applicant shall work with the City Engineer to construct well(s), which provide the flow rates for the total peak demand shown in Table 4.12-3 of the EIR.</i> 4.12-5(b) <i>Final well location(s) shall provide acceptable buffer from adjacent city well sites as determined by the City Engineer.</i>	LS
High Density Alternative	S	4.12-5 <i>Implement Proposed Project MM 4.12-5(a-b) above.</i>	LS

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**TABLE 2-1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
<b>4.12-6 Impacts to the groundwater aquifer.</b>			
Proposed Project	LS	4.12-6 <i>None required.</i>	N/A
High Density Alternative	LS	4.12-6 <i>None required.</i>	N/A
<b>4.12-7 Increased demand for school resources.</b>			
Proposed Project	LS	4.12-7 <i>None required.</i>	N/A
High Density Alternative	LS	4.12-7 <i>None required.</i>	N/A
<b>4.12-8 Increased demand for solid waste disposal/recycling services.</b>			
Proposed Project	S	4.12-8 <i>Prior to approval of final maps, a recycling and waste collection plan shall be submitted by the applicant which shall be subject to the review and satisfaction of the Public Works Director.</i>	LS
High Density Alternative	S	4.12-8 <i>Implement Proposed Project MM 4.12-8 above.</i>	LS
<b>4.12-9 Increased demand for park and recreation services and facilities.</b>			
Proposed Project	S	4.12-9(a) <i>Developer shall dedicate, and provide for the improvement of, the greenbelt acreage in accordance with city policies and regulations, at the time of approval of Final Map(s)</i> 4.12-9(b) <i>Developer shall dedicate parkland in accordance with the provisions of State law and city ordinances.</i> 4.12-9(c) <i>The applicant shall redesign the project so that all residential units are within 3/8 of a mile from a neighborhood park; or the City shall determine, at the time of approval of the first tentative map, that the proposed parks are substantially in conformance</i>	LS

MM = Mitigation Measure; NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; S = Significant; SU = Significant and Unavoidable

**TABLE 2-1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
		<i>with the General Plan standard.</i>	
High Density Alternative	S	4.12-9 <i>Implement Proposed Project MM 4.12-9(a-c) above.</i>	LS
<b>4.12-10 Impacts to gas and electric facilities.</b>			
Proposed Project	LS	4.12-10 <i>None required.</i>	N/A
High Density Alternative	LS	4.12-10 <i>None required.</i>	N/A
<b>4.12-11 Long-term impacts to public services and facilities from the proposed project in combination with existing and future developments in the Davis area.</b>			
Proposed Project	LS	4.12-11 <i>None required.</i>	N/A
High Density Alternative	LS	4.12-11 <i>None required.</i>	N/A
<b>4.13 Population, Housing, and Employment</b>			
<b>4.13-1 Inconsistency with City of Davis affordable housing policies and Affordable Housing Ordinance.</b>			
Proposed Project	S	4.13-1 <i>City Council shall determine the consistency of the applicant's Housing Support Proposal with the Davis Affordable Housing Ordinance and approve the Proposal with any necessary amendments required to ensure compliance with City standards.</i>	LS
High Density Alternative	S	4.13-1 <i>Implement Proposed Project MM 4.13-1 above.</i>	LS
<b>4.13-2 Inconsistency with Growth Management Action "e" of the Davis General Plan.</b>			
Proposed Project	S	4.13-2 <i>The City of Davis shall delete Action "e" of Growth Management Policy LU 1.1 or amend it to acknowledge the current and potential changes to the target growth rate and City population listed in Action "e."</i>	LS
High Density Alternative	S	4.13-2 <i>Implement Proposed Project MM 4.13-2 above.</i>	LS

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 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
<b>4.13-3 Impacts to employment.</b>			
Proposed Project	LS	4.13-3 None required.	N/A
High Density Alternative	LS	4.13-3 None required.	N/A
<b>4.13-4 Long-term impacts to population, housing, and employment from the proposed project in combination with existing and future developments in the Davis area.</b>			
Proposed Project	S	4.13-4 Implement MM 4.13-2.	LS
High Density Alternative	S	4.13-4 Implement MM 4.13-2.	LS

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