

5

MITIGATION MONITORING PLAN

INTRODUCTION

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

The following is the Mitigation Monitoring Plan for the Second Street Crossing project. The Plan includes a description of the requirements of the California Environmental Quality Act and a compliance checklist. The project as approved includes mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Environmental Impact Report for this project. Unless otherwise noted, the applicant shall fund the cost of implementing the mitigation measures as prescribed by this Plan.

COMPLIANCE CHECKLIST

The Mitigation Monitoring Plan (MMP) contained herein is intended to satisfy the requirements of CEQA as they relate to the Environmental Impact Report for the Second Street Crossing project prepared by the City of Davis. This MMP is to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMP were developed in the Environmental Impact Report prepared for the proposed project.

The Second Street Crossing project Environmental Impact Report presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA as a measure that

- avoids the impact altogether by not taking a certain action or parts of an action.
- minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- rectifies the impact by repairing, rehabilitating, or restoring the impacted environment.
- reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project.
- compensates for the impact by replacing or providing substitute resources or environments.

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

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

During construction of the project, the City will assign an inspector who will be responsible for field monitoring of mitigation measure compliance. The inspector will report to the City's Planning and Building Department and will be thoroughly familiar with permit conditions and the MMP. In addition, the inspector will be familiar with construction contract requirements, construction schedules, standard construction practices, and mitigation techniques. In order to track the status of mitigation measure implementation, field-monitoring activities will be documented on compliance monitoring report worksheets. The time commitment of the inspector will vary depending on the intensity and location of construction. Aided by the attached table, the inspector will be responsible for the following activities:

- On-site, day-to-day monitoring of construction activities.
- Reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures.
- Ensuring contractor knowledge of and compliance with the MMP.
- Verifying the accuracy and adequacy of contract wording.
- Having the authority to require correction of activities that violate mitigation measures. The inspector shall have the ability and authority to secure compliance with the MMP.
- Acting in the role of contact for property owners or any other affected persons who wish to register observations of violations of project permit conditions or mitigation. Upon receiving any complaints, the inspector shall immediately contact the construction representative. The inspector shall be responsible for verifying any such observations and for developing any necessary corrective actions in consultation with the construction representative and the City of Davis.
- Obtaining assistance as necessary from technical experts in order to develop site- specific procedures for implementing the mitigation measures.
- Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

MITIGATION MONITORING PLAN

The following table indicates the mitigation measure number, impact the measure is designed to address, measure text, monitoring agency, implementation schedule, and an area for sign-off indicating compliance.

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
4.1 Aesthetics					
4.1-3	Impacts related to light and glare.	4.1-3 <i>Prior to the issuance of building permits, the developer shall submit a lighting plan for the review and approval of the City of Davis Community Development Department. The lighting plan shall include shielding on all light fixtures and shall address limiting light trespass and glare through the use of shielding and directional lighting methods, including but not limited to, fixture location and height. The Plan shall comply with Chapter 6 of the Davis Municipal Code- Article VIII: Outdoor Lighting Control.</i>	City of Davis Community Development Department	Prior to the issuance of building permits and field check by inspector to confirm compliance.	
4.3 Transportation					
4.3-1	Impacts related to increases in traffic as a result of the proposed project on Second Street/Faraday Avenue.	4.3-1 <i>The applicant shall fully fund the design and installation of a traffic signal at Second Street/Faraday Avenue. Prior to occupancy of the first commercial building, the signal at the Second Street/Faraday Avenue intersection shall be installed and operational as determined by the City Engineer. The intersection should have the following lane configuration:</i> <i>1. Eastbound Second Street: One 200-foot left-turn pocket; two 300-foot</i>	City Engineer	Prior to occupancy of the first commercial building.	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<p style="text-align: center;"><i>through lanes.</i></p> <p>2. <i>Westbound Second Street: One left-turn pocket, existing length; one through lane; and one right-turn lane, 200 feet long (designate existing outside through lane as right turn lane 200 feet east of the intersection).</i></p> <p>3. <i>Project Driveway: One left-turn lane, and one shared through-right lane, striped back to the internal 3-way stop intersection on site.</i></p> <p>4. <i>Additional design features of this intersection should include crosswalks across the West leg of Second Street, the Project driveway, and the driveway opposite the Project driveway. Transit stops, if transit routes providing direct service on Second Street are provided in the future, should be located west of the intersection in the eastbound direction, to avoid queueing that would back up into the intersection. In the westbound</i></p>			

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<i>direction, the proposed turnout that is part of the Project site plan can be used for the stop. Queuing is not a concern with the turnout.</i>			
4.3-3	Impacts regarding the provision of efficient site access and circulation.	<p>4.3-3 <i>The site plan shall be revised prior to issuance of building permits for the review and approval of the City Engineer. The following elements shall be incorporated into the project site plan:</i></p> <ol style="list-style-type: none"> 1. <i>Add center stripe and outbound STOP and "Right-Turn Only" signs to the northernmost driveway.</i> 2. <i>Add center stripe and outbound STOP and "Right-Turn Only" signs to the driveway just south of the northernmost driveway. In addition, extend on-site curb/sidewalk to the west and eliminate the first two parking spaces nearest this driveway.</i> 3. <i>At the primary project driveway, which shall be signalized per Mitigation Measure 4.3-1, stripe the outbound portion of the driveway to provide separate left-turn and</i> 	City Engineer	Prior to issuance of building permits.	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<p><i>shared through-right lanes. The inbound portion should be striped for separate shared through-left and right-turn lanes, striped about half-way back to the signal. The median on this driveway should extend further west to align with the east curb of the primary north-south aisle. At the internal intersection of the primary driveway and the primary north-south aisle, provide STOP signs on the northbound, southbound and eastbound approaches, along with signs noting “Traffic From Right Does Not Stop,” “Traffic From Left Does Not Stop,” and “Oncoming Traffic Does Not Stop” signs, on the three approaches, respectively.</i></p> <p>4. <i>At the southernmost driveway on Second Street (south of the primary driveway), provide a center stripe and outbound STOP and “Right-Turn Only” signs. The median opening will be closed at this location.</i></p>			

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<p>5. Large Target delivery truck access routes should be defined in accordance with the primary (not 'alternate') entry and exit routes shown on Figure 4.3-17.</p> <p>6. Provide bicycle parking spaces (number to be based on City Bikeway Plan Guidelines), near the Target store and near each of the other four buildings on-site.</p>			
4.3-5	Impacts to traffic flow from construction traffic associated with grading and development of the project site.	<p>4.3-5 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.</p>	City Engineer	Prior to any on-site construction.	
4.3-6	Impacts to on-site parking.	<p>4.3-6 The site plan shall be revised prior to issuance of building permits to change one of the standard parking spaces nearest pad building D to an accessible space.</p>	City of Davis Community Development Department	Prior to issuance of building permits.	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<i>The modification shall be reviewed and approved by the Community Development Department.</i>			
4.3-7	Cumulative impacts regarding the deterioration of LOS of the Second Street/Mace Boulevard intersection.	4.3-7 <i>Prior to initial occupancy of the first commercial building, the applicant shall either (a) pay for a traffic operations analysis to support the development of a new optimized signal timing plan for Second Street/Mace Boulevard to restore LOS E conditions, working with the City Engineer, or (b) pay for the design and construction of a second northbound left turn lane to better accommodate the northbound left turn volume, and re-time the signal, to provide LOS D conditions in the Cumulative With Project case. The final determination shall be made by the City Engineer.</i>	City Engineer	Prior to initial occupancy of the first commercial building.	
4.3-8	Cumulative impacts regarding the LOS at the intersections of Second Street/Cantrill Drive, Second Street/Peña Drive, and Second Street/Cousteau Place.	4.3-8 <i>The City of Davis shall monitor the intersections of Second Street/Cantrill, Second Street/Peña, and Second Street/Cousteau to determine when and if signals should be installed based on a full warrant analysis. The City shall require a fair share payment of the cost of the new signals from the applicant through commitments in the Development Agreement. These commitments may be</i>	City Engineer	Fair share payment made prior to recording final map.	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<i>subject to repayment if the signals are not found to be warranted within an agreed time period as determined by the City. The mitigation reduces the impact to a less-than-significant level because the signals will be installed with a project contribution if they are found to be warranted; and if they are found not to be warranted, the cumulative significant impact is negated.</i>			
4.4 Air Quality					
4.4-1	Exhaust emissions and fugitive particulate matter emissions from project-associated construction activities.	<p>4.4-1 <i>Prior to initiation of grading operations, the applicant shall submit a dust control plan to the City Engineer and the Yolo-Solano Air Quality Management District. This plan shall ensure that adequate dust controls are implemented during all phases of project construction, including the following:</i></p> <ul style="list-style-type: none"> • <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> • <i>Reestablish ground cover in disturbed areas quickly.</i> • <i>Water active construction sites at</i> 	<p>City Engineer</p> <p>Yolo-Solano Air Quality Management District</p>	<p>Prior to initiation of grading operations.</p>	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<p><i>least three times daily to avoid visible dust plumes.</i></p> <ul style="list-style-type: none"> • <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> • <i>Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).</i> • <i>Enforce a speed limit of 15 MPH for equipment and vehicles operated on unpaved areas.</i> • <i>All vehicles hauling dirt, sand, soil, or other loose materials should be covered or should maintain at least two feet of freeboard.</i> • <i>Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads.</i> 			
4.4-5	Long-term air quality impacts from the proposed project in combination with existing and future developments in the Davis area.	4.4-5 <i>Prior to issuance of building permits, the applicant shall submit a transportation management plan and provide evidence, to the satisfaction of the Community Development Department, that indicates compliance with the following measures outlined in the transportation management plan:</i>	City of Davis Community Development Department	Prior to issuance of building permits.	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<ul style="list-style-type: none"> • <i>Provide preferential parking for carpool/vanpool vehicles.</i> • <i>Provide secure and conveniently located bicycle parking and storage for workers and patrons.</i> • <i>Provide electric vehicle charging facilities.</i> • <i>Provide preferential parking for hybrid and alternative fuel vehicles.</i> <p><i>In addition, the following measures shall be included within the transportation management plan with specific criteria and standards to be reviewed and approved by the Community Development Department:</i></p> <ul style="list-style-type: none"> • <i>Specialty equipment (utility carts, forklifts, etc.) should be electrically, CNG or propane powered.</i> • <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</i> 			

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<p><i>rays and reduce local air temperature and cooling energy demand.</i></p> <ul style="list-style-type: none"> <i>Use energy-efficient lighting and process systems, such as low NO_x water heaters, furnaces and boiler units.</i> 			
4.5 Noise					
4.5-3	Short-term noise impacts from construction activities.	<p>4.5-3 <i>The project applicant shall place a note on the improvement plans and within construction contracts which requires:</i></p> <ul style="list-style-type: none"> <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 Department.</i> <i>All heavy construction equipment and all stationary noise sources (such as diesel generators) shall be fitted with factory-specified mufflers.</i> <i>Equipment warm up areas, water</i> 	City of Davis Community Development Department	Prior to the issuance of building permits.	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<p>tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible.</p> <ul style="list-style-type: none"> The note shall be reviewed and approved by the Building Official prior to the issuance of permits. 			
4.6 Cultural Resources					
4.6-1	Impacts to archaeological resources on the project site.	<p>4.6-1(a) Prior to the issuance of building permits and prior to commencement of grading, an archeological monitor shall be hired by the applicant and approved by the City to train the construction grading crew prior to commencement of earth-grading activity in regard to the types of artifacts, rock, bone, or shell that they are likely to find, and when work shall be stopped for further evaluation. One trained crew member shall be on-site during all earth moving activities, with the assigned responsibility of "monitor". If any earth-moving activities uncover artifacts, exotic rock, or unusual amounts of bone or shell, work shall be halted in the immediate area of the find and shall not be resumed until after the archeological monitor has inspected and evaluated the deposit and determined the appropriate means of</p>	City of Davis Community Development Department	Prior to the issuance of building permits and prior to commencement of grading activity.	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<p><i>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>4.6-1(b) <i>Prior to the issuance of building permits, the plans 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>	City of Davis Community Development Department	Prior to issuance of building permits.	
4.6-2	Long-term impacts to cultural resources from the proposed project in combination with	4.6-2 <i>Implement Mitigation Measures 4.6-1(a) and 4.6-1(b).</i>	Community Development Department	Prior to issuance of building permits.	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
	existing and future developments in the Davis area.				
4.7 Biological Resources					
4.7-1	Impacts to Swainson's hawk nesting habitat.	<p>4.7-1 <i>If construction occurs during the breeding season (March-September 15), the project proponent shall conduct CDFG-recommended protocol-level surveys prior to construction per the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (CDFG 2000b). The area to be surveyed shall include a 0.5-mile radius area including and surrounding the project site and a qualified biologist shall conduct the surveys. If no active nests are found during the protocol-level surveys, no further mitigation shall be required. If active nests are found, mitigation measures consistent with the Staff Report Regarding Mitigation for Impacts to Swainson's Hawks in the Central Valley of California (CDFG 1994) shall be incorporated in the following manner:</i></p> <ul style="list-style-type: none"> • <i>No construction activities or other project-related activities that may cause nest abandonment or forced</i> 	<p>Community Development Department</p> <p>California Department of Fish and Game</p>	<p>Survey prior to and as a condition of building permit issuance prior to commencement of construction or grading between March to mid September.</p> <p>Weekly monitoring reports until</p>	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<p><i>fledging, shall take place within 0.25 miles (buffer zone) of an active 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.</i></p> <ul style="list-style-type: none"> • <i>Nest trees shall not be removed unless there is no feasible way of avoiding it. If a nest tree must be removed, a Management Authorization (including conditions to offset the loss of the nest tree) must be obtained from CDFG with the tree removal period specified in the management Authorization, generally between October 1 and February 1.</i> 		<p>young have fledged.</p> <p>Prior to removal of any nest tree.</p>	
4.7-2	Loss of suitable Swainson's hawk foraging habitat.	4.7-2 <i>The applicant shall be responsible for mitigating the loss of any Swainson's hawk foraging habitat. The extent of any necessary mitigation shall be determined by the City in consultation with CDFG; past recommended mitigation for loss of foraging habitat has been at a ratio of one acre of suitable foraging habitat for every one acre utilized by the proposed project.</i>	<p>Community Development Department</p> <p>California Department of Fish and Game</p>	Prior to initiation of grading activities.	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<p><i>The project proponent will compensate for the loss of Swainson's hawk foraging habitat by providing Habitat Management lands (HM lands) to DFG as defined in the Staff Report Regarding Mitigation for Impacts to Swainson's Hawks in the Central Valley of California (published by California Department of Fish and Game in 1994). If the proposed project is located within 1 mile of an active nest (to be determined with preconstruction surveys) the loss of habitat will be compensated at a ratio of 1:1 (HM lands:urban development). The project proponent will provide HM lands through an in-lieu fee process prior to groundbreaking. Credits will be purchased through the in-lieu fee program due to the lack of mitigation credits currently available at a bank. As of February 2006, the cost per acre for the in-lieu fee is \$ 8,500 payable to the Joint Power Agency. Should the in-lieu fee be increased prior to clearance to grade the project site, the project proponent shall pay the in-lieu fee in effect at that time. The project proponent will issue a check to the Joint Power Agency if mitigation is</i></p>			

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<p><i>required. It is estimated that a total of 19 acres of Swainson's hawk foraging habitat would be removed as a result of the project. The applicant shall pay the in-lieu fee for the 19 acres based on the removal of this Swainson's hawk foraging habitat.</i></p> <p style="text-align: center;"><i>-Or-</i></p> <p><i>Prior to obtaining clearance to grade the site or conducting any earthmoving activity for the proposed project, the project proponent shall place and record one or more Conservation Easements that meet the acreage requirements of CDFG's Swainson's Hawk foraging habitat mitigation guidelines. The conservation easement(s) shall be executed by the project proponent and a Conservation operator. The City may, at its discretion, also be a party to the conservation easement(s). The conservation easement(s) shall be reviewed and approved in writing by CDFG prior to the recordation for the purpose of confirming consistency. The purpose of the conservation easement(s) shall be to</i></p>			

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<i>preserve the value of the land as foraging habitat for the Swainson's hawk.</i>			
4.7-3	Loss of western burrowing owl nesting and foraging habitat.	<p>4.7-3(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 building permits and prior to grading activity, 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 260-foot-wide buffer zone surrounding the project area. Repeat surveys should also be conducted not more than 30 days prior to initial</i></p>	<p>City of Davis Community Development Department</p> <p>California Department of Fish and Game</p>	Prior to issuance of building permits and prior to grading activity.	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<p><i>ground disturbance to inspect for re-occupation and the need for additional protection measures. The survey(s) shall be paid by the applicant and approved by the City.</i></p> <p>4.7-3(b) <i>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>4.7-3(c) <i>If destruction of the occupied burrow is unavoidable during the non-breeding season, September 1– January 31, passive relocation of the burrowing owls shall be conducted. Passive relocation involves installing a one-way door at the burrow entrance, encouraging owls to move from</i></p>	<p>City of Davis Community Development Department</p> <p>City of Davis Community Development Department</p> <p>California Department of</p>	<p>Until the young have fledged the burrow.</p> <p>To be conducted during construction in non-breeding season only if destruction of burrow is</p>	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<p><i>1 to Aug. 15), the following shall be implemented:</i></p> <p><i>A preconstruction survey shall be conducted by a qualified wildlife biologist within 15 days of the start of project-related activities. If nests of migratory birds or raptors are detected on-site, or within 75 feet (for migratory passerine birds) or 250 feet (for birds of prey) of the site, the developer shall consult with USFWS and CDFG to determine the size of a suitable buffer in which no new site disturbance is permitted until August 15, or the qualified biologist determines that the young are foraging independently, or the nest has been abandoned.</i></p>	<p>United States Fish and Wildlife Service</p> <p>California Department of Fish and Game</p>	<p>qualified wildlife biologist within 15 days of the start of project-related activities.</p> <p>No new site disturbances prior to August 15th or until the young have fledged the burrow.</p>	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
4.7-6	Impacts to onsite trees.	<p>4.7-6(a) <i>Prior to obtaining clearance to grade the site or conducting any earthwork activity, 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"> • <i>Trees shall be fenced prior to construction as specified;</i> • <i>Soil compaction under trees is to be avoided;</i> • <i>The fence shall prevent equipment traffic and storage under the trees and should extend beyond the drip-line;</i> • <i>Excavation within this zone shall be accomplished by hand, and roots 1/2" and larger shall be preserved;</i> • <i>Proper fertilization and irrigation prior to and during the construction period shall be provided as specified;</i> • <i>New landscaping under existing trees shall be carefully planned to avoid any grade changes and any</i> 	<p>City of Davis Community Development Department City Arborist</p>	Prior to obtaining clearance to grade the site.	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<p><i>excess moisture in trunk area. Existing plants which have compatible irrigation requirements and which complement the trees' color, texture and form are to be saved;</i></p> <ul style="list-style-type: none"> • <i>Trenching with drip-line shall be performed only with prior approval of the Park and Community Services Department. Boring is preferred when feasible;</i> • <i>All paving plans and specifications shall clearly prohibit the use of soil sterilants adjacent to preserved trees;</i> • <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> <p>4.7-6(b) <i>Prior to issuance of building permits and prior to grading activities, a sheet shall be included with the project plans, which indicate all of the trees identified. The tree report with corresponding descriptions of each tree by species, health, etc. should also be included. In addition, notes shall be included on the</i></p>	City of Davis Parks and Community Services Department	Prior to issuance of building permits and prior to grading activities.	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<p><i>plans, which clearly state protection procedures for trees that are to be preserved. Any tree care practices, such as cutting of roots, pruning the top, etc., shall be adequately described and shall have the approval of a representative of the Parks and Community Services Department prior to execution. 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 Community Services Department.</i></p>			
4.9 Hazards					
4.9-1	Presence of contaminated groundwater underlying the project site.	<p><i>4.9-1(a) Any improvements associated with the Second Street Crossing project that would encroach onto well locations would require close coordination with USEPA and DTSC; and, prior to obtaining clearance to grade the site or conduct earthwork activities, project workplans shall be developed and pre-approved by USEPA and DTSC for all construction activities occurring adjacent to these wells.</i></p> <p><i>Prior to obtaining clearance to grade the site or conduct any earthwork activities,</i></p>	<p>City Engineer</p> <p>United States Environmental Protection Agency</p> <p>Department of Toxic Substances Control</p>	Prior to obtaining clearance to grade the site or conduct earthwork activities.	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<p><i>the applicant shall consult with the United States Environmental Protection Agency and Department of Toxic Substances Control regarding the relocation/reconstruction of on-site wells and piezometers. The relocation/reconstruction sites for peizometers PC-1B and PC-1C, as well as monitoring well cluster OW-8a, 8b, and 8c shall be determined by the United States Environmental Protection Agency and Department of Toxic Substances Control. During work that would involve any modification to, or potential impact upon these wells, such activity shall be directly supervised by the EPA and/or DTSC.</i></p> <p>4.9-1(b) <i>In accordance with the provisions set forth in the “Stipulated Agreement for Mace Ranch Park Development” (MRP), DTSC shall have unencumbered access to the site for the purpose of continuing site investigation and cleanup activity as may be deemed necessary.</i></p> <p><i>Furthermore, the agreement states that fill shall not be placed closer than 50 feet adjacent to the Frontier Fertilizer</i></p>	<p>City Engineer Department of Toxic Substances Control</p>	<p>Continuously through site investigation and clean-up activities.</p> <p>Prior to initiation of construction activities</p>	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<i>property border. As a result, the project applicant shall prepare and submit to DTSC as-built drawings, showing placement of fill material or excavation of existing soil.</i>		involving earthmoving.	
4.9-2	Other on-site debris.	4.9-2 <i>If during construction activity, areas of debris or odors are observed that may be associated with a hazardous substance or petroleum product, the project applicant shall contact Kleinfelder (or other similarly qualified firm), the property owner, the City, and the Yolo County Environmental Health Department for further assessment. If these parties determine that the items are not hazardous, they shall be removed and discarded in accordance with City standards at the expense of the applicant. If these parties determine that subsurface hazardous substances are located onsite, these substances shall be removed and the soil remediated to the satisfaction of the Yolo County Environmental Health Department and DTSC at the expense of the applicant.</i>	City of Davis Fire Department Yolo County Environmental Health Department Department of Toxic Substances Control	During construction activities.	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
4.9-3	Presence of pesticide and/or herbicide residues in project site soils.	4.9-3 <i>Prior to obtaining clearance to grade the site or conduct earthwork activities, 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, the applicant shall submit a remediation plan to the Yolo County Environmental Health Department and DTSC for approval, and shall remediate the pesticide or herbicide to the satisfaction of Yolo County Environmental Health Department and the DTSC.</i>	Community Development Department Yolo County Environmental Health Department Department of Toxic Substances Control	Prior to obtaining clearance to grade the site.	
4.10 Hydrology					
4.10-2	Construction-related impacts to surface water quality.	4.10-2 <i>Prior to commencement of site grading, the applicant shall obtain the 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</i>	City Engineer	Prior to commencement of site grading.	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
		<i>construction. 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: the SWPPP shall be provided for the review and approval of the City Engineer.</i>			
4.10-3	Long-term water quality degradation associated with urban runoff from the project site.	<p>4.10-3 <i>Prior to issuance of building permits, the applicant shall submit a water quality plan to the City Engineer aimed at reducing long-term urban runoff impacts associated with the project.</i></p> <p><i>The plan shall include Best Management Practices (BMPs) consistent with the recommendations in the City's Stormwater Management Plan. The BMPs shown on the improvement plans shall be reviewed and approved by the City Engineer.</i></p>	City Engineer	Prior to issuance of building permits.	
4.10-6	Cumulative impacts related to degradation of water quality.	4.10-6 <i>Implement Mitigation Measures 4.10-2 and 4.10-3.</i>	City Engineer	Prior to issuance of building permits.	

MITIGATION MONITORING PLAN SECOND STREET CROSSING PROJECT					
Mitigation Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign Off
Mitigation Measures Identified in the Initial Study					
VI. Geology and Soils					
VI (b)	Impacts related to substantial soil erosion or loss of topsoil.	VI-1 <i>Prior to the issuance of building permits and prior to grading activities, the developer shall prepare a storm water pollution prevention plan (SWPPP), consistent with the California DWR NPDES requirements. The SWPPP shall be submitted to the City Engineer.</i>	City Engineer	Prior to the issuance of building permits and prior to grading activities.	
VI (d)	Impacts related to soil expansion.	VI-2 <i>Prior to the approval of final map, a final design-level geotechnical report will be prepared and submitted to the City for review and approval. 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>	City Engineer City of Davis Chief Building Official	Prior to the approval of final map. Recommendations of report incorporated into project design prior to issuance of building permits.	