2 EXECUTIVE SUMMARY

2.1 INTRODUCTION

The Executive Summary chapter of the EIR provides an overview of the 3820 Chiles Road Project (proposed project) and summarizes the conclusions of the environmental analysis provided in Sections 4.1 through 4.8. In addition, the chapter outlines the mitigation monitoring and reporting program, summarizes the alternatives to the proposed project that are described in the Alternatives Analysis chapter, identifies the Environmentally Superior Alternative, and discusses areas of controversy and issues to be resolved. Table 2-1, found at the end of this chapter, provides a summary of the environmental effects of the proposed project, as identified in each technical section of the EIR and the Initial Study prepared for the project (see Appendix C). Table 2-1 also contains the potential environmental impacts associated with the proposed project, the significance of the impacts, the proposed mitigation measures for the impacts, and the significance of the impacts after implementation of the mitigation measures.

2.2 PROJECT LOCATION AND DESCRIPTION

The 7.4-acre proposed project site is located at the southeast corner of Chiles Road and La Vida Way in the City of Davis, California. The project site is located within the South Davis Specific Plan Area. Regional access to the site is provided by Interstate 80 (I-80) and the I-80/Mace Boulevard interchange, located northeast of the project site. A portion of the 7.4-acre project site is currently developed with a 52-year-old, two story, 53,248-square-foot (sf) office building and associated infrastructure, including two surface parking lots. Uses surrounding the project site include La Vida Way to the west, a preschool (Merryhill Preschool) and multi-family residential development to the south, a hotel (Days Inn) to the east, and Chiles Road to the north. Single-family homes are located to the west of the site, across La Vida Way. I-80 is located approximately 50 feet north of, and parallel to, Chiles Road along the project frontage.

The proposed project would include demolition of the existing on-site building and parking lots and construction of a residential development. Currently, the project includes two development scenarios: the Preferred Site Plan and Alternative B. The Preferred Site Plan would include development of the site with multi-family rental units only, while Alternative B would include single-family homes along La Vida Way at the western portion of the site and multi-family units throughout the remainder of the site in a similar configuration as the Preferred Site Plan.

The proposed project includes the following components: General Plan Land Use Map Amendment, South Davis Specific Plan Text Amendments, Rezone to a Planned Development (PD 2-17) or, under Alternative B, rezone to PD 2-17 (Multi-Family Subarea) for the multi-family component and PD 2-17 (Single-Family Subarea) for the single-family component, and a project-individualized Affordable Housing Plan.

In addition, the project would require a demolition permit from the City of Davis for demolition of on-site structures, air quality permits from the Yolo-Solano Air Quality Management District, and coverage under the National Pollution Discharge Elimination System through the Storm Water Pollution Prevention permitting program of the Central Valley Regional Water Quality Control Board.

Preferred Site Plan

The Preferred Site Plan would include a total of three multi-family residential buildings clustered near the center of the project site. The easternmost building would include four stories, with heights stepping down to three stories for the remaining two buildings to the west. The Preferred Site Plan would include three courtyard areas, a tot lot play area, a pool, and bike/pedestrian access providing a central amenity corridor between the buildings. The southernmost building would include three-story walk up apartments with tuck-under garages, bike storage, and a kitchen/lounge. The first floor of the eastern building would include a fitness center, a leasing office, and a clubhouse area adjacent to the pool. A total of 225 rental units would be provided.

A linear green buffer would be located along the La Vida Way frontage with opportunities for shared uses between existing surrounding neighborhood residents as well as the future residents of the proposed multi-family development. The approximately 40- to 70-foot-wide open space area is anticipated to include a dog exercise area, a shade structure, seating areas, vegetated swales, and various landscaping elements, including new shade trees. Combined with the on-site circulation system, the open space area would provide an approximately 200-foot-wide buffer between the existing single-family residences on the west side of La Vida Way and the proposed multi-family units.

Alternative B

Alternative B would include a total of approximately 188 apartment units. In addition, the western portion of the site fronting La Vida Way would include five detached, two-story, single-family homes ranging from 2,000 to 2,300 sf. The single-family homes would front onto a proposed alley to the east of the buildings. Sole access to the alley would be provided by a new driveway connecting to La Vida Way. Alternative B would include a pool and courtyard area at the center of the site, with a clubhouse located to the north of the pool. The pool/courtyard area would be encircled by the proposed multi-family buildings.

2.3 MITIGATION MONITORING AND REPORTING PROGRAM

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 environmental findings related to environmental impact reports (see Guidelines Section 15091 for Findings). In order to ensure that the mitigation measures and project revisions identified in the EIR are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity

which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

Consistent with CEQA Section 15097, implementation of the proposed project would require adoption of a Mitigation Monitoring and Reporting Program (MMRP) by the City of Davis. The MMRP specifies the methods for monitoring mitigation measures required to eliminate or reduce the project's significant effects on the environment.

2.4 Environmental Impacts and Required Mitigation Measures

Under the California Environmental Quality Act (CEQA), a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the existing physical conditions within the area affected by the project, including land, air, water, mineral, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Mitigation measures must be implemented as part of the proposed project to reduce potential adverse impacts to a less-than-significant level. Such mitigation measures are noted in the Initial Study (Appendix C) and the following sections of Chapter 4 of this EIR: Air Quality, Cultural Resources, Hydrology and Water Quality, Noise, and Transportation and Circulation. As discussed in detail in Section 4.2, Cultural Resources, of the EIR, the existing on-site structure would be considered a historic resource per the requirements of CEQA; thus, demolition of the structure would be considered a substantial adverse change in the significance of a historical resource. While Mitigation Measure 4.2-1 would require proper documentation and recording of the historic resource, additional feasible mitigation to fully mitigate for the loss of the historic resource does not exist. Therefore, even with mitigation, the impact would remain significant and unavoidable. All other impacts identified in this EIR could be eliminated or reduced to a less-than-significant level by mitigations imposed by the City.

A summary of the identified impacts in the technical sections of the EIR is presented in Table 2-1. In addition, the table includes a summary of the potentially significant impacts for which the Initial Study set forth mitigation necessary to reduce the impacts to less-than-significant levels. Table 2-1 includes the level of significance of each impact, any mitigation measures required for each impact, and the resulting level of significance after implementation of mitigation measures for each impact.

2.5 Alternatives to the Proposed Project

This section presents a summary of the alternatives considered for the proposed project, which include the following:

- No Project Alternative;
- Commercial Mixed Use Alternative;
- Light Industrial/Business Park Alternative;
- Off-Site (Nugget Fields) Alternative; and
- Alternative B.

The following summary provides brief descriptions of the five alternatives to the proposed project, including Alternative B, that are evaluated in this EIR. In addition, the summary explains the alternatives relative to the objectives for the proposed project (see Chapter 3, Project Description, for a list of the project objectives). For a more thorough discussion of project alternatives, please refer to Chapter 6, Alternatives Analysis.

Summary of the No Project Alternative

The No Project Alternative is defined as the continuation of the existing condition of the project site at the time of issuance of the Notice of Preparation (NOP), which includes a two-story 53,248-sf office building (built in 1966) and associated improvements, including two surface parking lots located to the north and east of the building.

The No Project Alternative would not be considered to meet any of the project objectives.

Because the No Project Alternative would not involve demolition of the existing on-site structure or any other construction activities, impacts associated with construction of the proposed project would not occur. Furthermore, existing on-site land uses would not be modified. Overall, the No Project Alternative would result in no impacts to cultural resources and fewer impacts related to air quality and greenhouse gas (GHG) emissions, hydrology and water quality, noise, and transportation and circulation.

Summary of the Commercial Mixed Use Alternative

The Commercial Mixed Use Alternative assumes that the site could be redeveloped with uses and design standards established by the current zoning designation of the site as Commercial Mixed Use, and under the existing General Plan Land Use designation of General Commercial. The range of potential uses under this alternative encompass a mix of retail, office, restaurant, and service commercial uses. The Commercial Mixed Use Alternative is not limited to one specific use, but reflects a mix of general uses that would be similar to the use on the existing site and those found in the nearby commercial area and retail shopping center. Residential uses would not be permitted under the Commercial Mixed Use Alternative. The Commercial Mixed Use Alternative would include demolition of the existing on-site structure to accommodate a greater mix of commercial site uses. Specific development standards such as building setbacks, height, open space, and lot coverage would be consistent with those set forth in the South Davis Specific Plan and the City's zoning code.

The Commercial Mixed Use Alternative would have the potential to meet proposed project Objectives 4, 6 and 7.

Based on the analysis included in Chapter 6 of this EIR, the Commercial Mixed Use Alternative was determined to result in fewer impacts related to air quality and GHG emissions and noise, similar impacts related to cultural resources and hydrology and water quality, and greater impacts related to transportation and circulation compared to the proposed project.

Summary of the Light Industrial/Business Park Alternative

Under the Light Industrial/Business Park Alternative, the project site would be redeveloped with uses and design standards reflecting contemporary office/research and development construction. The City has determined that a FAR of 0.35 represents a reasonable buildout scenario for the Light Industrial/Business Park Alternative, which would allow for a total building area of approximately 110,000 sf. Such a buildout scenario would represent approximately double the amount of building space that currently occurs within the project site. The Light Industrial/Business Park Alternative would include an aggressive car management strategy in order to accommodate the estimated 110,000 sf of building space. Development of the project site under the Light Industrial/Business Park Alternative would require a General Plan amendment and rezone of the project site.

The Light Industrial/Business Park Alternative would include demolition of the existing on-site structure to accommodate a new light industrial/business park development. Specific development standards such as building setbacks, height, open space, and lot coverage would be consistent with those set forth in the South Davis Specific Plan and the City's zoning code.

The Light Industrial/Business Park Alternative would have the potential to meet Objectives 4, 6 and 7.

Based on the analysis included in Chapter 6 of this EIR, the Light Industrial/Business Park Alternative was determined to result in fewer impacts related to air quality and GHG emissions and noise, and similar impacts related to cultural resources, hydrology and water quality, and transportation and circulation compared to the proposed project.

Summary of the Off-Site (Nugget Fields) Alternative

The Nugget Fields location was identified as a "Green Light" site in the 2008 Resolution by City Council implementing the Housing Element Steering Committee recommendations, for consideration prior to the next comprehensive General Plan Update. The Nugget Fields location is of a similar size and could conceivably be developed with a project similar to the proposed project. The Off-Site (Nugget Fields) Alternative is assumed to involve the development of a 225-unit residential development identical to the proposed project on the Nugget Fields site. The Nugget Fields site is zoned as a school site, but is currently occupied by open space with landscaped grass areas and pedestrian infrastructure such as sidewalks along the perimeter of the site. It is managed and used by the youth soccer league for soccer fields. Paved parking areas exist along Moore Boulevard on the northern portions of the fields.

The Off-Site (Nugget Fields) Alternative would be capable of meeting project Objectives 1, 2, 4, 5, and 7.

Based on the analysis included in Chapter 6 of this EIR, the Off-Site (Nugget Fields) Alternative was determined to result in fewer impacts related to air quality and GHG emissions, cultural resources, and noise. The significant and unavoidable impact identified for the proposed project related to historical resources would not occur under the Off-Site (Nugget Fields) Alternative. Similar impacts would occur related to hydrology and water quality and transportation and

circulation compared to the proposed project. Because development of the Off-Site (Nugget Fields) Alternative would result in removal of the existing on-site recreational soccer fields, greater impacts related to recreation would occur under the Alternative compared to the proposed project.

Summary of Alternative B

As noted previously, the project includes two development scenarios: the Preferred Site Plan and Alternative B. Alternative B would include single-family homes along La Vida Way at the western portion of the site and multi-family units throughout the remainder of the site in a similar configuration as the Preferred Site Plan.

Alternative B would be capable of meeting all of the project objectives.

Alternative B has been evaluated at an equal level throughout this EIR. Overall, impacts associated with Alternative B would be similar to what is anticipated to occur under the Preferred Site Plan, with the exception of impacts related to interior noise levels. Alternative B would result in an impact related to interior noise levels, specifically related to the upper-floor locations of single-family residences proposed along La Vida Way under the Alternative, where such an impact would not occur under the Preferred Site Plan.

2.6 Environmentally Superior Alternative

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. Section 15126(e)(2) of the CEQA Guidelines requires that an environmentally superior alternative be designated and states, "If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives." All of the significant impacts identified for the proposed project would not occur or would be fewer under the No Project Alternative. Thus, the No Project Alternative would be considered the environmentally superior alternative. However, given that a "no project" alternative shall not be selected as the environmentally superior alternative, the No Project Alternative may not be chosen as the environmentally superior alternative, and the environmentally superior alternative among the other alternatives should be chosen.

The No Project Alternative would not be considered to meet any of the project objectives. The Mixed Use Alternative and the Light Industrial/Business Park Alternative could be capable of meeting proposed project Objectives 4, 6 and 7. The Off-Site (Nugget Fields) Alternative and Alternative B would be capable of meeting all of the project objectives. As discussed in Chapter 6 of this EIR and summarized above, all of the significant impacts identified for the proposed project would not occur or would be fewer under the No Project Alternative. Alternative B would result in similar impacts as the proposed project related to all resource areas except for noise, which would be greater. Both the Commercial Mixed Use Alternative and Light Industrial/Business Park Alternative would result in fewer impacts related to Air Quality and Noise, and similar impacts related to Cultural Resources and Hydrology and Water Quality. However, the Commercial Mixed Use Alternative would result in greater impacts related to Transportation and Circulation, where the Light Industrial/Business Park Alternative would result in similar impacts. The Off-Site

(Nugget Fields) Alternative would result in fewer impacts than the proposed project in the greatest number of resource areas compared to all other alternatives, with the exception of the No Project Alternative. In addition, the significant and unavoidable impact related to cultural resources would be avoided under the Off-Site (Nugget Fields) Alternative. As a result, the Off-Site (Nugget Fields) Alternative would be considered the environmentally superior alternative to the proposed project.

2.7 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

The CEQA Guidelines, Section 15123(b), require that this EIR consider areas of controversy known to the lead agency, including issues raised by agencies and the public. Areas of controversy that were identified in NOP comment letters and verbal comments received at the public scoping meeting held on February 22, 2018 should be considered, as well. The areas of known controversy for the project site include the following:

- Impacts to cultural, historical, or tribal resources;
- Water quality impacts;
- Potential nearby hazards;
- Removal of on-site trees that could provide suitable habitat for wildlife;
- Increased traffic;
- Impacts related to multimodal travel demand; and
- Connectivity between the project site and downtown Davis and the UC Davis campus.

All of the above issues are addressed in this EIR in the relevant chapters.

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.1 Air Quality			
4.1-1 Violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction.	LS	*None required.*	N/A
4.1-2 Violate any air quality standard or contribute substantially to an existing or projected air quality violation during operations, and a conflict with or obstruction of implementation of applicable air quality plans.	LS	*None required.*	N/A
4.1-3 Expose sensitive receptors to substantial pollutant concentrations.	S	*4.1-3 Prior to approval of any grading plans, the project applicant shall show on the plans via notation that the contractor shall ensure that all off-road diesel-powered equipment over 25 horsepower to be used in the construction of the project (including owned, leased, and subcontractor equipment) shall meet California Air Resources Board (CARB) Tier 4 emissions standards or cleaner. The plans shall be submitted for review and approval to the Department of Community Development and Sustainability. In addition, all off-road equipment working at the construction site must be maintained in proper working condition according to manufacturer's specifications. Idling shall be limited to 5 minutes or less*	LS

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		in accordance with the Off-Road Diesel Fueled Fleet Regulation as required by CARB. *Portable equipment over 50 horsepower must have either a valid District Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.* *Idling shall be limited to five minutes or less for all on-road related and/or delivery trucks in accordance with CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation. Clear Signage regarding idling restrictions should be placed at the entrances to the construction site.*	
4.1-4 Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	LCC	*None required.*	N/A
4.2 Cultural Resources			
4.2-1 Cause a substantial adverse change in the significance of a historical resource.	S	*4.2-1 Prior to demolition of the existing on-site building, the applicant shall:*	SU

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		a) Retain a qualified architectural historian, as approved by the City of Davis Department of Community Development and Sustainability, to prepare a "Historic Documentation Report." The report shall include current photographs of each building displaying each elevation, architectural details or features, and overview of the buildings, together with a textual description of the building along with additional history of the building, its principal architect or architects, and its original occupants. The photo-documentation shall be done in accordance to HABS/HAER guidelines, which should include archival quality negatives and prints. The final Report shall be deposited with the City of Davis Department of Community Development and Sustainability, the Hattie Weber Museum, and the State Office of Historic Preservation, and other appropriate organizations and agencies as identified by the City of Davis Department of Community Development and Sustainability. *b) Place and maintain a publicly accessible space for a memorial or interpretive plaque/display on or near the former location of the subject property, identifying the former location of the building, its original owner, and its historic significance as it relates to Postmodern architectural design.*	

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.2-2 Cumulative development in the City of Davis, in conjunction with the development of the proposed project, could contribute incrementally to the regional loss of historic resources in the City of Davis.	LS	*None required.*	N/A
4.3 Greenhouse Gas Emissions and Energy			
4.3-1 Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.	LCC	*None required.*	N/A
4.3-2 Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	LCC	*None required.*	N/A
4.3-3 Result in the inefficient or wasteful use of energy associated with construction.	LS	*None required.*	N/A
4.3-4 Result in the inefficient or wasteful use of energy associated with project operations.	LS	*None required.*	N/A
4.4 Hydrology and Water Quality			
4.4-1 Violate any water quality standards or waste discharge	S	*4.4-1 Prior to initiation of any ground disturbing activities, the project applicant shall prepare a SWPPP, and implement*	LS

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation		Mitigation Measures	Level of Significance after Mitigation
	requirements, provide substantial additional sources of polluted runoff, or otherwise substantially degrade water quality through erosion during construction.			*BMPs that comply with the Stormwater Construction General Permit from the RWQCB, to reduce water quality effects during construction. Such BMPs may include but not be limited to: temporary erosion control measures such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, watering down disturbed soil during grading activities, suspending grading or dirt disturbing activities during wind events in excess of 25 miles per hour, stabilized construction entrances, and temporary revegetation. Other BMPs may include, but be not limited to, good housekeeping practices such as concrete washout facilities, containerizing construction materials, keeping public street front clean of sediments, placing drainage inlet protection on any drainage inlets onsite or downstream of the project site, and having still response kits on-site. The SWPPP shall be kept on-site and implemented during construction activities and shall be made available upon request to representatives of the City of Davis and/or RWQCB.*	
4.4-2	**Violate any water quality standards or waste discharge requirements, provide substantial additional sources of polluted runoff, or otherwise substantially degrade water quality during operations.**	S	*4.4-2*	*Prior to issuance of grading permits, the applicant shall submit to the City a final plan, identifying permanent stormwater TCMs, SDMs, and Hydromodification Measures, for each DMA to be implemented on the project, as well as a signed stormwater maintenance agreement and corresponding maintenance plan. The plan shall include LID measures consistent with the Preliminary Utility Study prepared for the project and*	LS

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		shall be subject to review and approval by the Public Works Department.	
4.4-3 Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted).	LS	*None required.*	N/A
4.4-4 Substantially alter the existing drainage pattern of the site or area, or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.	S	*4.4-4 Implement Mitigation Measure 4.4-2.*	LS

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.4-5	**Cumulative impacts related to hydrology and water quality within the City of Davis.**	LCC	*None required.*	N/A
	4.5 Land Use and Planning			
4.5-1	**Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project, including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance adopted for the purpose of avoiding or mitigating on environmental effect.**	LS	*None required.*	N/A
4.5-2	**Cumulative land use and planning incompatibilities.**	LS	*None required.*	N/A
	4.6 Noise			
4.6-1	**A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.**	S	*4.6-1* *Prior to issuance of any grading permit, the applicant shall submit proposed noise-reduction practices (to ensure the noise level at any point outside the property plane of the project shall not exceed 86 dBA) for review and approval by the Department of Community Development and Sustainability. One or more of the following measures shall be utilized to reduce the impact of construction noise (below the above stated property boundary standard):*	LS

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		• *Electric construction equipment as an alternative to diesel-powered equipment.* • *Sound-control devices on construction equipment.* • *Muffled exhaust on construction equipment.* • *Construction equipment staging and operation setbacks from nearby sensitive receptors.* • *Limits on idling time for construction vehicles and equipment.* • *Installation of acoustic barriers around stationary construction noise sources.* • *Installation of temporary barriers between the project site and adjacent sensitive receptors.*	
4.6-2 Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	S	*4.6-2 Prior to issuance of grading permits, the following note shall be included on the Grading Plans submitted by the applicant for review and approval by the Director of Public Works: "Vibratory compactors shall maintain a minimum distance of 35-feet from any structures, and where possible, use rolling compactors or hand compacting within 50-feet from any structures."*	LS
4.6-3 Transportation noise impacts to existing sensitive receptors in the project vicinity.	LS	*None required.*	N/A
4.6-4 Transportation noise impacts to new sensitive receptors at the project site.	S	*Preferred Site Plan and Alternative B* *4.6-4(a) Prior to building permit issuance, the applicant shall retain an expert noise consultant to perform a focused noise analysis to evaluate interior noise levels taking into*	LS

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		consideration final building materials, and adjustments to building locations, facade construction, etc. to determine if the final site and building plans would result in interior noise levels with the potential to exceed the standard of 45 dB CNEL/L_{dn}. If the final site plans result in interior noise levels that do not exceed 45 dB, further mitigation is not required. If the final site and building plans result in interior noise levels with the potential to exceed the standard of 45 dB CNEL/L_{dn} within one or more residential units, then windows facing I-80 for all such residential units shall include recommended improvements to the building facades. Improvements could include upgraded STC rated windows, or other construction-related facade improvements. Upgrading of the windows shall be performed in accordance with the recommendations outlined in the noise report performed specifically for the project by j.c. brennan & associates, Inc. The final design of the window upgrades shall be approved by the City of Davis Department of Community Development and Sustainability prior to building permit issuance. *Alternative B Only* *4.6-4(b) Prior to building permit issuance for proposed residential lots under Alternative B, the construction drawings shall include a noise barrier measuring six feet in height located adjacent to La Vida Way, in the area of the single-*	

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		family residences. The locations of the recommended noise barriers are shown in Figure 4.6-2 of the EIR.	
4.6-5 Cumulative impacts on traffic noise-sensitive receptors.	LS	*None required.*	N/A
4.7 Transportation and Circulation			
4.7-1 Impacts to study roadway segments under Existing Plus Project Conditions.	LS	*None required.*	N/A
4.7-2 Impacts to study intersections under Existing Plus Project Conditions.	LS	*None required.*	N/A
4.7-3 Impacts to local or regional VMT under Existing Plus Project Conditions.	LS	*None required.*	N/A
4.7-4 Impacts related to construction vehicle traffic.	S	*4.7-4 Before commencement of any construction activities for the project site, the project applicant shall prepare a detailed Construction Traffic Control Plan and submit it for review and approval by the City Department of Public Works. The applicant and the City shall consult with Caltrans, Unitrans, Yolobus, and local emergency service providers for their input before approving the Plan. The Plan shall ensure that acceptable operating conditions on local roadways and freeway facilities are maintained during construction. At a minimum, the Plan shall include:* • *The number of truck trips, time, and day of street closures;*	LS

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		• *Time of day of arrival and departure of trucks;* • *Limitations on the size and type of trucks, provision of a staging area with a limitation on the number of trucks that can be waiting;* • *Provision of a truck circulation pattern;* • *Provision of driveway access plan so that safe vehicular, pedestrian, and bicycle movements are maintained (e.g., steel plates, minimum distances of open trenches, and private vehicle pick up and drop off areas);* • *Maintain safe and efficient access routes for emergency vehicles;* • *Manual traffic control when necessary;* • *Proper advance warning and posted signage concerning street closures; and* • *Provisions for pedestrian safety.* *A copy of the Construction Traffic Control Plan shall be submitted to local emergency response agencies and these agencies shall be notified at least 14 days before the commencement of construction that would partially or fully obstruct roadways.*	
4.7-5 Impacts related to emergency access.	LS	*None required.*	N/A
4.7-6 Impacts related to transit services.	LS	*None required.*	N/A
4.7-7 Impacts related to bicycle and pedestrian facilities.	LS	*None required.*	N/A

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.7-8 Impacts to study roadway segments under EPAP Plus Project Conditions.	LS	*None required.*	N/A
4.7-9 Impacts to study intersections under EPAP Plus Project Conditions.	LS	*None required.*	N/A
4.7-10 Impacts to study roadway segments under Cumulative Year 2035 Plus Project Conditions.	LS	*None required.*	N/A
4.7-11 Impacts to study intersections under Cumulative Year 2035 Plus Project Conditions.	LS	*None required.*	N/A
4.7-12 Impacts to study roadway segments under Super Cumulative Year 2035 Plus Project Conditions.	LS	*None required.*	N/A
4.7-13 Cumulative impacts related to transit services.	LCC	*None required.*	N/A
4.7-14 Cumulative impacts related to bicycle and pedestrian facilities.	LCC	*None required.*	N/A
4.8 Utilities and Service Systems			
4.8-1 Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	LS	*None required.*	N/A

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.8-2 Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	LS	*None required.*	N/A
4.8-3 Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	LS	*None required.*	N/A
4.8-4 Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs or fail to comply with federal, state, and local statutes and regulations related to solid waste.	LS	*None required.*	N/A
4.8-5 Gas, electric, and telecommunication facilities.	LS	*None required.*	N/A

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.8-6 Development of the proposed project, in combination with future buildout in the City of Davis, would increase demand on utilities and service systems.	LCC	*None required.*	N/A
Initial Study			
IV-a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	PS	*Swainson's Hawk* *IV-1(a) For construction activities occurring between February 1 and August 31, the project applicant shall retain a qualified biologist to conduct surveys for Swainson's hawk in accordance with the Swainson's Hawk Technical Advisory Committee 2000 guidelines (SHTAC 2000) or currently accepted guidance/industry standards, subject to review and approval by the Department of Community Development and Sustainability. Surveys shall encompass a 0.25-mile minimum radius around the construction area. If Swainson's hawk and/or Swainson's hawk nests are not observed during the survey, further mitigation is not required. If nesting Swainson's hawks are detected, a 0.25-mile, no-disturbance buffer should be established, depending on location. The buffer shall be maintained until a qualified biologist has determined that the young have fledged and are no longer reliant upon the nest or parental care for survival. The buffer distance may be reduced in consultation with CDFW and the Department of Community Development and Sustainability if an adequate visual buffer exists between the construction*	LS

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures		Level of Significance after Mitigation
			and an active nest, and if the nesting pair is not disturbed by the noise and activity on the construction site. This is done on a case-by-case basis if a nest has been established prior to or during construction.	
		IV-1(b)	*If an active Swainson's hawk nest is found within the project site and the nesting tree is to be removed during construction activities, removal shall take place only after (1) the qualified biologist has determined that the young have fledged (typically by August 31st) and are no longer reliant upon the nest or parental care for survival, and (2) outside of the Swainson's hawk nesting season (February 1 to August 31). If any nesting tree is removed, a tree replacement plan shall be prepared, in consultation with CDFW and the Department of Community Development and Sustainability, to replace the nest trees. The tree replacement plan shall require the nesting tree(s) be replaced on a 1:1 basis and planted at an on-site or off-site location selected by the project applicant in consultation with CDFW and the Department of Community Development and Sustainability. The tree replacement plan shall also require that a qualified biologist monitor any replacement trees on an annual basis for five years to ensure the survivability of replacement trees. Results of the monitoring shall be submitted to the Department of Community Development and Sustainability for review and approval.*	

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		Burrowing Owl *IV-2(a) The project applicant shall implement the following measures to avoid or minimize impacts to western burrowing owl:* • *No more than 14 days prior to initiation of ground disturbing activities, the project applicant shall retain a qualified burrowing owl biologist to conduct a take avoidance survey of the proposed project site, any off-site improvement areas, and all publicly accessible potential burrowing owl habitat within 500 feet of the project construction footprint. The survey shall be performed in accordance with the applicable sections of the March 7, 2012, CDFW's Staff Report on Burrowing Owl Mitigation guidelines. If the survey does not identify any nesting burrowing owls on the proposed project site, further mitigation is not required. The take avoidance survey shall be submitted to the City of Davis Department of Community Development and Sustainability for review. The survey periods and number of surveys are identified below:* o *If construction related activities commence during the non-breeding season (1 September to 31 January), a minimum of one take avoidance survey shall be conducted of that phase and all*	

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		publicly accessible potential burrowing owl habitat within 500 feet of the construction footprint of that phase. o *If construction related activities commence during the early breeding season (1 February to 15 April), a minimum of one take avoidance survey shall be conducted of that phase and all publicly accessible potential burrowing owl habitat within 500 feet of the construction footprint of that phase.* o *If construction related activities commence during the breeding season (16 April to 30 August), a minimum of three take avoidance surveys shall be conducted of that phase and all publicly accessible potential burrowing owl habitat within 500 feet of the construction footprint of that phase. If construction related activities commence after 15 June, at least one of the three surveys shall be completed after 15 June.* o *Because the owls are known to occur nearby and may take up occupancy on a site under construction, the take avoidance survey shall be conducted prior to the start of any new phase, and/or if construction-related activity is*	

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		delayed or suspended for more than 30 days. • *If active burrowing owl dens are found within the survey area in an area where disturbance would occur, the project applicant shall implement measures consistent with the applicable portions of the March 7, 2012, CDFW's Staff Report on Burrowing Owl Mitigation guidelines. If needed, as determined by the biologist, the formulation of avoidance and minimization approaches would be developed in coordination with the CDFW. The avoidance and minimization approaches would likely include burrow avoidance buffers during the nesting season (February to August). For burrowing owls present on-site, outside of the nesting season, passive exclusion of owls from the burrows could be utilized under a CDFW-approved burrow exclusion plan.* *IV-2(b)* *If active owl burrows are present and the project would impact active burrows, the project applicant shall provide compensatory mitigation for the permanent loss of burrowing owl habitat at a ratio of 2.5 acres of higher quality owl habitat for every one acre of suitable owl habitat disturbed. The calculation of habitat loss may exclude acres currently occupied by hardscape or structures. Such mitigation may include the permanent protection of land that is deemed to be suitable burrowing owl habitat through a conservation easement deeded to a*	

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		non-profit conservation organization or public agency with a conservation mission, or the purchase of burrowing owl conservation bank credits from a CDFW-approved burrowing owl conservation bank. A record of the compensatory mitigation provided by the project applicant shall be submitted to the City of Davis Department of Community Development and Sustainability prior to initiation of ground disturbing activities. *Raptors and Nesting Migratory Birds* *IV-3 The project applicant shall implement the following measures to avoid or minimize impacts to raptors and federally-protected nesting migratory birds:* • *If any site disturbance or construction activity for any phase of development begins outside the February 1 to August 31 breeding season, a preconstruction survey for active nests shall not be required.* • *If any site disturbance or construction activity for any phase of development is scheduled to begin between February 1 and August 31, a qualified biologist shall conduct a preconstruction survey for active nests from publicly accessible areas within 14 days prior site disturbance or construction activity for any phase of development. The survey area shall cover the*	

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		construction site and the area surrounding the construction site, including a 100-foot radius for MBTA birds, and a 500-foot radius for birds of prey. If an active nest of a bird of prey, MBTA bird, or other protected bird is not found, then further mitigation measures are not necessary. The preconstruction survey shall be submitted to the City of Davis Department of Community Development and Sustainability for review. • *If an active nest of a bird of prey, MBTA bird, or other protected bird is discovered that may be adversely affected by any site disturbance or construction or an injured or killed bird is found, the project applicant shall immediately:* o *Stop all work within a 100-foot radius of the discovery.* o *Notify the City of Davis Department of Community Development and Sustainability.* o *Do not resume work within the 100-foot radius until authorized by the biologist.* o *The biologist shall establish a minimum 500-foot Environmentally Sensitive Area (ESA) around the nest if the nest is of a bird of prey, and a minimum 100-foot ESA around the nest if the nest is of an MBTA bird other than a bird of prey. The ESA may be reduced if the biologist determines that a smaller ESA would still*	

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		adequately protect the active nest. Further work may not occur within the ESA until the biologist determines that the nest is no longer active. *Special-Status Bats* *IV-4 Before ground disturbance is initiated, a qualified biologist shall conduct a habitat assessment survey to determine whether the removal of trees greater than 10 inches in diameter at breast height (DBH) support bat roosts. Trees shall be surveyed within 14 days before the onset of construction. Surveys shall consist of daytime pedestrian surveys looking for potential roosting habitat such as branch and bole hollows, exfoliating bark and other crevices and cavities, and an evening emergence survey with acoustic equipment to note the presence or absence of bats. The emergence survey is necessary to survey for foliage-roosting bat species.* *If bats are not acoustically detected and potential roosting habitat is not identified, then further study and mitigation is not required. If evidence of bat use is detected, the biologist shall determine the approximate number and species of bats using the roost, and roost type (i.e., individual or maternity roost). A 100-foot buffer shall be created around the roost and project-related activities shall not occur within the buffer until after one of the steps below is performed:*	

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		• *A qualified biologist has determined that the roost is no longer in use.* • *A qualified biologist determines that bat exclusion is feasible and confirms that all bats have been excluded from the daytime roost. Bat exclusion shall not occur between April 1 and September 15 (depending on type of roost and location), which coincides with the maternity season in California.* • *Trees that potentially support active roosts have been removed. However, if bat roosts are detected on the project site, trees shall not be removed from April 1 to September 15 in order to avoid the maternity season. Subject to monitoring by a qualified biologist, trees that potentially support active roosts may be removed outside of the maternity season using procedures that create noise and cause vibration, which are designed to cause bats to leave potential roosts.* *Results of the habitat assessment survey shall be submitted to the City of Davis Department of Community Development and Sustainability for review.*	
IV-e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	PS	*IV-5* *The project applicant shall implement the following tree preservation measures prior to and during construction for all trees to be preserved on the proposed project site:*	LS

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		• *Tree Protection Zones (TPZs): The surveyed trunk locations and TPZs / tree protection fencing shall be indicated on all construction plans for trees to be preserved;* • *Modified TPZs: Modified TPZs are areas where proposed infrastructure is located within protection zones. These Modified TPZs and fencing shall be indicated as close to infrastructure as possible (minimize overbuild);* • *The Consulting Arborist shall revise development impact assessment (as needed) for trees to be preserved once construction plans are drafted;* • *Grading, compaction, trenching, rototilling, vehicle traffic, material storage, spoil, waste, or washout, or any other disturbance within TPZs shall be avoided to the maximum extent feasible;* • *Any work that is to occur within the TPZs shall be monitored by the Consulting Arborist;* • *A meeting shall be conducted to discuss tree preservation guidelines with the Consulting Arborist and all contractors, subcontractors, and project managers prior to the initiation of demolition and construction activities;* • *Prior to any demolition activity on-site, tree protection fencing shall be installed in a circle centered at the tree trunk with a radius equal to the defined TPZ as indicated in the Arborist Report;*	

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		• *Tree protection fences should be made of chain-link with posts sunk into the ground, and shall not be removed or moved until construction is complete;* • *Any pruning shall be performed per recommendations in the Arborist Report by an ISA Certified Arborist or Tree Worker. Pruning for necessary clearance should be the minimum required to build the project and performed prior to demolition by an ISA Certified Arborist;* • *If roots larger than 1.5 inches or limbs larger than 3 inches in diameter are cut or damaged during construction, the Consulting Arborist shall be contacted immediately to inspect and recommend appropriate remedial treatments; and* • *All trees to be preserved shall be irrigated once every two weeks, spring through fall, to uniformly wet the soil to a depth of at least 18 inches under and beyond the canopies of the trees.* *The tree preservation measures shall be included in the notes on construction drawings.*	
IV-f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local,	PS	*IV-6* *Should the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) be adopted prior to initiation of any ground disturbing activities for any phase of development associated with the proposed project, the project applicant shall comply with the mitigation/conservation requirements of the Yolo*	LS

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

	Impact	Level of Significance prior to Mitigation		Mitigation Measures	Level of Significance after Mitigation
	regional, or state habitat conservation plan?			*HCP/NCCP, as applicable. The project applicant, the City of Davis Department of Community Development and Sustainability, and a representative from the YHC shall ensure that all mitigation/conservation requirements of the HCP/NCCP are adhered to prior to and during construction. To the extent there is duplication in mitigation for a given species, the requirements of the HCP/NCCP shall supersede.*	
V-b.	**Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?**	PS	*V-1*	*If any subsurface historic remains, prehistoric or historic artifacts, other indications of archaeological resources, or cultural and/or tribal resources are found during grading and construction activities, all work within 100 feet of the find shall cease, the City of Davis Department of Community Development and Sustainability shall be notified, and the applicant shall retain an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, to evaluate the find(s). If tribal resources are found during grading and construction activities, the applicant shall notify the Yocha Dehe Wintun Nation.* *The archaeologist shall define the physical extent and the nature of any built features or artifact-bearing deposits. The investigation shall proceed immediately into a formal evaluation to determine the eligibility of the feature(s) for inclusion in the California Register of Historical Resources. The formal evaluation shall include, at a minimum, additional exposure of the feature(s), photo-*	LS
V-c.	**Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?**				
V-d.	**Disturb any human remains, including those interred outside of formal cemeteries.**				

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		documentation and recordation, and analysis of the artifact assemblage(s). If the evaluation determines that the feature(s) and artifact(s) do not have sufficient data potential to be eligible for the California Register, additional work shall not be required. However, if data potential exists (e.g., an intact feature is identified with a large and varied artifact assemblage), further mitigation would be necessary, which might include avoidance of further disturbance to the resource(s) through project redesign. If avoidance is determined to be infeasible, additional data recovery excavations shall be conducted for the resource(s), to collect enough information to exhaust the data potential of those resources. *Pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Data recovery efforts can range from rapid photographic documentation to extensive excavation depending upon the physical nature of the resource. The degree of effort shall be determined at the discretion of a qualified archaeologist and should be sufficient to recover data considered important to the area's history and/or prehistory.*	

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		Significance determinations for tribal cultural resources shall be measured in terms of criteria for inclusion on the California Register of Historical Resources (Title 14 CCR, §4852[a]), and the definition of tribal cultural resources set forth in Public Resources Code Section 21074 and 5020.1 (k). The evaluation of the tribal cultural resource(s) shall include culturally appropriate temporary and permanent treatment, which may include avoidance of tribal cultural resources, in-place preservation, and/or re-burial on project property so the resource(s) are not subject to further disturbance in perpetuity. Any re-burial shall occur at a location predetermined between the landowner and the Yocha Dehe Wintun Nation. The landowner shall relinquish ownership of all sacred items, burial goods, and all archaeological artifacts that are found on the project area to the Yocha Dehe Wintun Nation for proper treatment and disposition. If an artifact must be removed during project excavation or testing, curation may be an appropriate mitigation. *The language of this mitigation measure shall be included on any future grading plans, utility plans, and subdivision improvement drawings approved by the City for the development of the proposed project site.*	
		V-2 *If any vertebrate bones or teeth are found by the construction crew, the City of Davis Department of Community Development and Sustainability shall be*	

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
		notified and the contractor shall cease all work within 100 feet of the discovery until an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, inspects the discovery. If deemed significant with respect to authenticity, completeness, preservation, and identification, the resource(s) shall then be salvaged and deposited in an accredited and permanent scientific institution (e.g., the University of California Museum of Paleontology), where it shall be properly curated and preserved for the benefit of current and future generations. The language of this mitigation measure shall be included on any future grading plans, utility plans, and subdivision improvement drawings approved for the proposed project site, where excavation work would be required. *V-3* *If human remains are discovered during project construction, further disturbance shall not occur within 100 feet of the vicinity of the find(s) until the Yolo County Coroner has made the necessary findings as to origin. (California Health and Safety Code Section 7050.5) Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Yolo County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) and the Yocha Dehe Wintun Nation must be contacted within*	

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures		Level of Significance after Mitigation
			24 hours. The NAHC and Yocha Dehe Wintun Nation must then identify the "most likely descendant(s)" (MLD). The landowner shall engage in consultations with the MLD. The MLD shall make recommendations concerning the treatment of the remains within 48 hours, as provided in Public Resources Code 5097.98.	
VIII-b Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	PS	*VIII-1*	*Prior to issuance of a demolition permit by the City for the existing on-site structure, the project applicant shall provide a site assessment that determines whether the structure contains lead-based paint. If the structure does not contain lead-based paint, further mitigation is not required. If lead-based 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 federal, State, and local 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 workers, the surrounding community, and to dispose of construction waste containing lead paint in accordance with federal, State, and local regulations subject to approval by the City Engineer.*	LS
		VIII-2	*Prior to issuance of a demolition permit by the City for the existing on-site structure, the project applicant shall provide a site assessment that determines whether the structure contains asbestos. If the structure does not contain asbestos, further mitigation is not required. If asbestos-containing materials are detected, the applicant*	

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact		Level of Significance prior to Mitigation	Mitigation Measures		Level of Significance after Mitigation
				shall prepare and implement an asbestos abatement plan consistent with federal, State, and local standards, subject to approval by the City Engineer, City Building Official, and the Yolo-Solano Air Quality Management District. *Implementation of the asbestos abatement plan shall include the removal and disposal of the asbestos-containing materials by a licensed and certified asbestos removal contractor, in accordance with local, State, and federal regulations. In addition, the demolition contractor shall be informed that all building materials shall be considered as containing asbestos. The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste containing asbestos in accordance with local, State, and federal regulations subject to approval by the City Engineer, City Building Official, and the Yolo-Solano Air Quality Management District.*	
X-c	**Conflict with any applicable habitat conservation plan or natural communities conservation plan?**	PS	*X-1*	*Implement Mitigation Measure IV-5.*	LS
XVII-a	**Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**	PS	*XVII-1.*	*Implement Mitigation Measures V-1, V-2, and V-3.*	LS

TABLE 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance prior to Mitigation	Mitigation Measures	Level of Significance after Mitigation
XVII-b A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			