

**B AND 3<sup>RD</sup> STREETS VISIONING PROCESS MITIGATION MONITORING PLAN (MMP)**

Environmental Impact	Adopted Mitigation Measures	Timing/ Milestone	Responsibility for Oversight	Implementation of Mitigation Measure	Responsibility for Implementation	Checkoff Date/Initials
<b>Initial Study</b>						
<b>Cultural Resources</b>	IS-1: If subsurface paleontological, archaeological or historical resources or remains, including unusual amount of bones, stones, shells or pottery shards are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further measures to reduce any cultural resource impact before construction continues.	During all periods of subsurface disturbance (including during grading, construction of infrastructure, and construction of each building)	Planning; Building Inspection; Public Works; Yolo County Coroner; NAHC	If human remains are found, all grading and activity in the immediate area shall cease, the find shall be left in place, and the applicant shall immediately notify the Yolo County Coroner at (530) 666-8282 and the Community Development Department at (530) 757-5610 to assess the find and determine how to proceed. If the remains are found to be of Native American descent, the Native American Heritage Commission shall also be notified at (916) 653-4082, pursuant to the terms of the measure.  If other archeological or cultural resources are found, all grading and activity in the immediate area shall cease, the finds shall be left in place, and the project archeologist and the Community Development Department shall be contacted to assess the find and determine how to proceed.	Property owners; developers; builders	
	IS-2: Property owners shall arrange for a qualified archeologist acceptable to the Community Development Department to be on the site during all periods of subsurface disturbance.	During all periods of subsurface disturbance. (including during grading, construction of infrastructure, and construction of each building)	Planning	During grading, construction of infrastructure, and construction of each building a qualified archeologist would need to be present. In order to implement this, City sign-off on qualifications and an executed contract with the professional will need to be in place prior to commencement of site disturbance aspects of any given project in the project area.	Property owners; developers; builders	

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**4.2 Circulation and Parking**

Impact 4.2-1: The project will increase traffic volumes at the intersections in the study area, but will not cause an unacceptable LOS at any of the intersections studied.	Mitigation Measure: None required.	N/A	N/A	N/A	N/A	N/A
Impact 4.2-2: The project may increase traffic volumes along the alley to levels requiring modification of the existing alley improvements to adequately accommodate passing vehicles and vehicle maneuvers.	<p>Mitigation Measure 4.2-2(a): Whether or not the proposed in-lieu parking fee program option is extended to the project area, the existing alley right-of-way (ROW) within the project area will be expanded to 20 feet along the east side of the alley, between 2<sup>nd</sup> Street and 4<sup>th</sup> Street, with the exception of 246 4<sup>th</sup> Street. The ROW will be obtained as properties within the project area are developed or by acquisition as necessary.</p> <p>As individual properties within the project area redevelop, interim improvements to the alley may be required of the project proponent by the City, to address safety and/or design issues (e.g. primarily [but not limited to] improvements to create safe clear areas on either side of the existing pavement; and pavement repairs).</p> <p>Counts of average daily travel (ADT) along the alley will be taken approximately six months after the completion of redevelopment that substantially increases the intensity of use for any individual parcel(s) within the project area. When an ADT threshold of 400 vehicles is exceeded on either "street-to-street" segment (e.g. 2<sup>nd</sup> Street to 3<sup>rd</sup> Street section or 3<sup>rd</sup> Street to 4<sup>th</sup> Street section) the City will implement the requirement to improve that entire alley segment to the ultimate cross-section described below. If all ROW necessary to install the full cross-section improvement has not been dedicated or otherwise acquired, available ROW sufficient to install the improvements will be acquired at that time.</p> <p>The ultimate alley cross-section will consist of 20 feet comprised of a full 16-foot paved section with 2-feet of clear area on either side. As directed by the City Engineer, alley design will address (among other things) underground infrastructure improvements, above ground utility placement, drainage, pavement edge treatment, clear signage and/or striping, and access points for on-site parking. As directed by the City Engineer, alley design will avoid mature trees and other physical features (e.g. landscape islands, fences, stairwell at 217 B Street, etc.) where practicable.</p>	As each property develops or earlier if needed. See terms of the mitigation.	Planning; Public Works	As a part of the application review for individual projects within the project area, the terms of the mitigation will be implemented.	Property owners; developers; builders (ROW and interim improvements); Public Works (ultimate improvements)	

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Impact 4.2-3: The proposed project will increase transit use in the project area, but will not cause current transit routes to exceed capacity.	Mitigation Measure: None required.	N/A	N/A	N/A	N/A	N/A
Impact 4.2-4: The proposed project would increase pedestrian and bicycle usage of alleys, creating the potential for conflict with vehicles using the alleys.	Mitigation Measure: None required.	N/A	N/A	N/A	N/A	N/A
Impact 4.2-5: The parking demand generated by the new development proposed by the project may exceed the parking spaces provided by those developments.	<p>Mitigation Measure 4.2-5: Consistent with the CASP policies and the Traditional Davis Downtown and Residential Design Guidelines, the City shall use any in-lieu fees collected from new developments in the project area to fund some or all of the following efforts aimed at serving the travel demand in the project area while minimizing parking on-site or on adjacent neighborhood streets:</p> <ol style="list-style-type: none"> <li>1. Coordinate with UC Davis staff to provide parking on campus for any project developments that will house University functions.</li> <li>2. Provide a local car-share program, in conjunction with the University, the Yolo TMA, and other interested agencies, to reduce the need for individual car ownership by project residents and residents of the greater project vicinity.</li> <li>3. Consider Redevelopment Agency participation in combination with in-lieu fees to develop a consolidated parking facility.</li> <li>4. Consider creating a new Central Park parking district that could provide parking in a series of smaller lots or in a centralized parking structure or lot at a location such as the new School District site at the north end of Central Park.</li> <li>5. Consider reducing parking time limits and the installing parking meters on 3rd Street to maximize the use of on-street parking for commercial uses.</li> <li>6. Work with the University to prepare a joint transportation and parking study for the neighborhood west of the campus, potentially including the entire Core Area.</li> <li>7. Encourage provision of required parking on-site for all commercial and residential uses, including consideration of new parking arrangements such as mechanically</li> </ol>	In-lieu fees must be paid prior to occupancy of new development	Planning; Building Inspection	<p>Payment of in-lieu parking fees is required prior to occupancy of the new development. The City must use the fees to mitigate parking impacts either by addressing demand or supply.</p> <p>City staff shall coordinate with appropriate parties as indicated in each item of this measure, and shall undertake an assessment of the feasibility of each individual measure – including what can and should be done to implement the measure. City staff shall report back to Council regarding progress on each item.</p>	Property owners; developers; builders (payment of fees); Public Works (expenditure on identified items)	

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	supported stacked parking, tandem parking, and electric car vehicle spaces/hookups through the design review process.  8. Pursue a new shuttle system between the University and Downtown serving the 3 <sup>rd</sup> Street Corridor area.					
Impact 4.2-6: The project will add to the cumulative traffic growth at intersections in the area, but will not cause an unacceptable LOS or trigger signal warrant at any of the intersections studied.	Mitigation Measure: None required.	N/A	N/A	N/A	N/A	N/A
<b>4.3 Historic Resources</b>						
Impact 4.3-1: Future redevelopment may result in demolition or relocation of an individual resource designated or eligible to be designated locally as a Landmark.	Mitigation Measure 4.3-1(a): Retain the existing structure at 301 B Street on-site.	Ongoing	Planning	The EIR analyzes the importance of all potential historical structures within the project area under the assumption that all of them may be demolished as an outcome of redevelopment within the project area. The structure at 301 B Street is considered eligible for designation as a Landmark structure. The mitigation requires preservation on-site which reduces impact to a less-than-significant level. Should the structure ultimately be demolished, this impact would remain significant and unavoidable and new CEQA findings would need to be made by the City Council.	Property owners; developers; builders	
Impact 4.3-2: The project may result in additions or alterations resulting in a substantial adverse change to the physical characteristics of an individual resource designated or eligible to be designated locally as a Landmark that would result in loss of its Landmark status.	Mitigation Measure 4.3-2(a): Any modifications to a designated Landmark shall be developed and maintained in accordance "The Secretary of Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings." This requirement would be applied at the time of request for development approval.	Ongoing	Planning	This would apply to any exterior modifications to 301 B Street if it is designated as a Landmark structure.	Property owners; developers; builders	
Impact 4.3.3: The project may result in demolition or relocation of an individual resource designated or eligible to be designated locally as a Merit Resource that is considered to have high local historic value and integrity in both the structure and context of its immediate surroundings.	Mitigation Measure 4.3-3(a): Retain the structure at 337 B Street on site, or relocate to another site that allows the resource to retain its historic character defining features, setting and environment.  Mitigation Measure 4.3-3(b): Retain the structure at 311 B Street on site or relocate to another site that allows the resource to retain its historic character defining features, setting and environment.	Ongoing	Planning	The EIR analyzes the importance of all potential historical structures within the project area under the assumption that all of them may be demolished as an outcome of redevelopment within the project area. The structures at 337 B Street and 232 3 <sup>rd</sup> Street are designated Merit Resources. The structure at 311 B Street is considered eligible for designation as a Merit	Property owners; developers; builders	

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	Mitigation Measure 4.3-3(c): Retain the structure at 232 3 <sup>rd</sup> Street on site or relocate to another site that allows the resource to retain its historic, character defining features, setting, and environment.			Resource. The mitigation requires preservation (on-site or relocation) which reduces impact to a less-than-significant level. Should any one of these structures ultimately be demolished, this impact would remain significant and unavoidable for that structure and new CEQA findings would need to be made by the City Council.		
Impact 4.3-4: The project may result in substantial alteration of an individual resource designated or eligible to be designated locally as a Merit Resource, considered to have high local historic value and integrity in both the structure and context of its immediate surroundings, that may result in loss of its Merit Resource status.	Mitigation Measure 4.3-4(a): Any modifications to a designated Merit Resource shall be developed and maintained in accordance "The Secretary of Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings." This requirement would be applied at the time of request for development approval.	Ongoing	Planning	This would apply to any exterior modifications to 337 B Street and 232 3 <sup>rd</sup> Street, and to 311 B Street if it is designated as a Merit Resource.	Property owners; developers; builders	
Impact 4.3-5: The project may result in the demolition or relocation of an individual pre-1945 Contributor resource not eligible for designation as a local Merit Resource or Landmark.	Mitigation Measure: None required.	N/A	N/A	N/A	N/A	N/A
Impact 4.3-6: The project may result in the substantial alteration of an individual pre-1945 Contributor not eligible for designation as a local Merit Resource or Landmark that may adjoin and have a potential adverse impact on the historic setting of a local Merit Resource or Landmark site.	Mitigation Measure: None required.	N/A	N/A	N/A	N/A	N/A
Impact 4.3-7: The project may result in demolition or relocation of a group of pre-1945 Contributor structures that may adversely impact the integrity of the historic setting of a designated Merit Resource or Landmark.	Mitigation Measure 4.3-7(a): Pursue relocation of the five contributor structures identified as a high priority for relocation to other appropriate sites within a traditional residential neighborhood located with the Conservation District.	Ongoing	Planning	The EIR analyzes the importance of all potential historical structures within the project area under the assumption that all of them may be demolished as an outcome of redevelopment within the project area. The structures at 225 B St., 229 B St., 311 B St., 315 B St., and 319 B St. are identified as "high priority for relocation". The mitigation recommends relocation of these five structures. Landowners will be required to demonstrate, to the satisfaction of the City Community Development Director, a reasonable effort to satisfy this mitigation measure for each of the five identified structures.	Property owners; developers; builders	
Impact 4.3-8: The project may result in substantial alteration of a group of pre-1945 Contributor structures that may adversely impact the integrity of the	Mitigation Measure: None required.	N/A	N/A	N/A	N/A	N/A

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historic setting of a designated Merit Resource or Landmark.						
Impact 4.3-9: The project will result in a cumulative substantial change to the physical characteristics of a portion of the Davis Downtown and Traditional Residential Neighborhood Conservation District that will adversely affect the integrity of the historic setting of this portion of the district.	<p>Mitigation Measure 4.3-9(a): All new development within the Conservation District will be subject to design review according to the adopted design guidelines for the Conservation District. All new development on eligible or designated historic resource sites or within 300 feet of such sites will also be reviewed by the Historic Resources Management Commission pursuant to Zoning Code Section 40.23.050 (i).</p> <p>Mitigation Measure 4.3-9(b): Implement Mitigation Measure 4.4-5a.</p> <p>Mitigation 4.3-9(c): Consider establishment of a Historic Impact Mitigation fee as compensation for demolition of designated historic resources or pre-1945 contributor structures with high integrity. Fees collected would be used for efforts or projects considered to strengthen the historic integrity of the Conservation District as a whole, such as: to facilitate relocation of historic structures to suitable sites; for purchase of historic properties and/or relocation sites; payment of full or partial relocation and rehabilitation costs; restoration or repair of historic resources; and payment for historic research and surveys. The use of historic mitigation fees to reimburse the Agency for the 3<sup>rd</sup> and J Street site or to contribute to purchase of another site shall be considered.</p>	Ongoing	Planning; HRMC	Applies to all development within the project area that falls within the Conservation District and all new development on or within 300 feet of designated or eligible Landmark, Merit, or Contributing structures. Implementation per the terms of the measure.	Property owners; developers; builders	
		See MM 4.4-5a	See MM 4.4-5a	See MM 4.4-5a	See MM 4.4-5a	
Impact 4.3-10: Removal of a group of contributing structures will remove the potential for the project area to be designated or listed as a historic district, or as a portion of a historic district.	Mitigation Measure: None available.	N/A	N/A	N/A	N/A	N/A

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**4.4 Land Use and Aesthetics**

Impact 4.4-1: The project requires amendments to various adopted plans.	Mitigation Measure: None required.	N/A	N/A	N/A	N/A	N/A
Impact 4.4-2: The project requires amendments to various adopted regulations.	Mitigation Measure: None required.	N/A	N/A	N/A	N/A	N/A
Impact 4.4-3: Implementation of the project would result in changes in land use within the project area.	Mitigation Measure: None required.	N/A	N/A	N/A	N/A	N/A
Impact 4.4-4: Implementation of the project would result in increased density and intensity of development within the project area.	Mitigation Measure: None available.	N/A	N/A	N/A	N/A	N/A
Impact 4.4-5: Implementation of the project would result in a change in the existing visual character and quality within and adjoining the project area.	<p>Mitigation Measure 4.4-5(a): The following items shall be incorporated into the design review for individual projects that move forward consistent with the Visioning Process:</p> <p>1) Proposed massing, modulation, and setbacks shall be reviewed on a project basis with the goal of minimizing the appearance of bulk and mass of the new structures and impacts to sunlight and privacy on neighboring lots to the extent feasible;</p> <p>2) An arborist report prepared by a qualified arborist documenting the location, species, size, and condition of trees on-site, accompanied with a mitigation plan for removal of any site trees, and plan to protect trees during construction activities, consistent with the provisions of the City's Tree Planting, Preservation and Protection Ordinance.</p> <p>3) Replacement trees shall be approved species that have majestic canopies as maturity occurs and that can grow and mature successfully in the specific locations identified with minimized concerns regarding impacts to structures and foundations, and maintenance;</p> <p>4) A pattern of evenly spaced street trees of the same or alternating canopy species shall be reinstated as trees are replaced, with the goal of replicating the sidewalk environment typical to the traditional shaded neighborhood streets;</p> <p>5) Design shall reflect the "traditional neighborhood feel" of the area. Site design, architecture, and materials of</p>	Ongoing as a part of any Design Review	Planning	The City shall incorporate the 7 identified items into design review undertaken within the project area.	Property owners; developers; builders	

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	<p>new development shall be reviewed to assure sustainability, high quality, and timelessness of their design and construction to enhance the visual quality of the street. Proposed building designs and elevations shall be reviewed for compatibility with existing development. Character defining features of the project area should be identified and used to direct new design as far as material, form and scale.</p> <p>6) Window placement and glazing shall be reviewed to minimize privacy impacts on adjoining properties, particularly those outside of but adjoining the project area. Proposed yard treatment shall be reviewed with the goal of minimizing impermeable yard coverage – e.g. permeable treatments of yard space shall be encouraged over non-permeable;</p> <p>7) Improvements to the pedestrian and public environment including sidewalks, landscape strips/tree grates, lighting, curb/gutter reconstruction, and alley improvements can enhance the aesthetic quality and function of the pedestrian environment within the project area. These improvements shall be completed as soon as possible as one cohesive, singular public project that allows for the pedestrian framework to be in place early and avoids piecemeal completion of these improvements as would occur if each property owner was responsible based on their own investment timetable. If phasing of these improvements is necessary, the phasing shall be minimized to the greatest feasible extent.</p>					
<b>4.5 Noise</b>						
Impact 4.5-1: The proposed project would result in an increase in traffic noise levels at existing noise-sensitive uses in the project vicinity.	Mitigation Measure: None required.	N/A	N/A	N/A	N/A	N/A
Impact 4.5-2: The proposed project could expose new residences to traffic noise levels that exceed the City of Davis exterior and interior noise level standards.	<p>Mitigation Measure 4.5-2(a): The following noise attenuation measures are required for all new construction/development in the project area:</p> <p>1) All windows and sliding glass doors should be weather stripped or mounted in low air-infiltration design frames meeting ANSI air infiltration standards. Standard energy-conserving building practices will satisfy this requirement.</p> <p>2) Noise insulation features shall be incorporated into</p>	Must be reflected on plans prior to construction.	Planning; Building Inspection	These items must be reflected on all plans.  Monitoring of interior space to achieve identified thresholds, to the satisfaction of	Property owners; developers; builders	

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	<p>building construction and site improvement as may be necessary to ensure interior noise levels no greater than 45 dBA for residential and 55 for non-residential space.</p> <p>Mitigation Measure 4.5-2(b): Reduce exposure to exterior noise levels through site design, building placement and interior building layout where feasible.</p>			<p>the City Community Development Director, shall occur prior to occupancy.</p> <p>These items shall be addressed early in the design review process prior to approval of construction plans.</p>		
Impact 4.5-3: The proposed project could expose new noise-sensitive uses to noise levels from stationary noise sources that could exceed the Davis City Code exterior noise level standards.	Mitigation Measure 4.5-3(a) – Owners and tenants of new residential units within the project area shall be informed that special events at Toomey Field and/or Central Park may generate noise levels which vary and may approach or exceed the City's noise ordinance standards.	Ongoing	Planning; City Attorney	Through deed, escrow, or lease/rental disclosures subject to approval by the City Community Development Director or City Attorney.	Property owners; developers; builders	
Impact 4.5-4: The proposed project would create new commercial, office and residential uses which would contribute to ambient noise levels.	<p>Mitigation Measure 4.5-4(a): Applicants for commercial projects within the project area shall be required to ensure that feasible and reasonable noise control measures are incorporated into the project design so as to mitigate noise impacts on adjoining residential uses. Such noise control measures may include, but not be limited to, use of noise barriers, site-redesign, silencers, partial or complete enclosures of noisy equipment, etc.</p> <p>Mitigation Measure 4.5-4(b): HVAC equipment for commercial uses within the project area shall be placed as far as feasible from residential uses and shall be located within mechanical rooms where possible or screened from view through the use of building parapets or other solid noise barriers/enclosures.</p> <p>Mitigation Measure 4.5-4(c): Commercial parking lots shall be shielded from the residential uses through the use of intervening structures or solid noise barriers.</p>	Ongoing as each property redevelops	Planning	Shall apply to all commercial projects as specified. Acoustical analysis may be required on a project-by-project basis.	Property owners; developers; builders	
Impact 4.5-5: Activities associated with construction could result in elevated noise levels at existing noise-sensitive uses.	Mitigation Measure: None required.	N/A	N/A	N/A	N/A	N/A

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