

RESOLUTION NO. 7566

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND ADOPTING THE INITIAL STUDY/MITIGATED
NEGATIVE DECLARATION AND MITIGATION MONITORING AND
REPORTING PROGRAM FOR EAST BEAMER WAY CAMPUS
NEIGHBORHOOD PROJECT LOCATED AT 1910 E. BEAMER STREET
(APN 027-360-010)**

WHEREAS, the applicant, the City of Woodland proposed a subdivision of the existing City-owned 128-acre parcel at 1901 E. Beamer Street into three separate parcels totaling approximately 8.5 acres of land, to eventually be used for 61 permanent supportive residences, an adult shelter, and a substance abuse treatment facility, all to serve homeless persons in the area located at 1901 E. Beamer Street in Yolo County California (the “East Beamer Way Neighborhood Project” or “Project”); and

WHEREAS, pursuant to California Public Resources Code Section 21067 and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*), section 15051, the City is the lead agency for the proposed Project; and

WHEREAS, City staff reviewed the proposed Project, and an Initial Study has been prepared for the proposed Project pursuant to State CEQA Guidelines section 15063; and

WHEREAS, on the basis of the Initial Study, which concluded that the proposed Project could have potentially significant impacts but that those impacts could be reduced to less than significant levels with implementation of proposed mitigation measures, the City determined that a Mitigated Negative Declaration (“MND”) should be prepared for the proposed Project; and

WHEREAS, an MND was prepared for the proposed Project pursuant to Public Resources Code sections 21064.5 and 21080, subdivision (c), and the State CEQA Guidelines section 15070 *et seq.*; and

WHEREAS, the City filed a Notice to Intent to Adopt a Mitigated Negative Declaration on December 17, 2019 with the Yolo County Recorder’s Office pursuant to State CEQA Guidelines section 15072 for a 30 day public comment period and provided copies of the Draft Initial Study and MND (“IS/MND”) to the public and the State Clearinghouse for a 30-day review and comment period beginning on July 9, 2020 and ending on August 7, 2020, pursuant to Public Resources Code section 21091(b); and

WHEREAS, pursuant to Public Resources Code section 21081.6 and State CEQA Guidelines section 15074(d), the City has prepared a program for reporting on or monitoring the changes that it has either required in the proposed Project or made a condition of approval to mitigate or avoid significant environmental effects (the “Mitigation Monitoring and Reporting Program”); and

WHEREAS, the City has endeavored to take all steps and impose all conditions necessary to ensure that impacts to the environment would not be significant; and

WHEREAS, all of the findings and conclusions made by the City Council pursuant to this Resolution are based upon the oral and written evidence before it as a whole; and

WHEREAS, the City Council held a duly noticed public hearing on September 15, 2020 to consider a staff presentation for the East Beamer Way Neighborhood Project and the Mitigated Negative Declaration; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within a three-hundred-foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat; and

WHEREAS, the City Council has considered the proposed Mitigated Negative Declaration, has reviewed and considered the proposed East Beamer Way Neighborhood Project and has determined that the Project will not have a significant effect on the environment with mitigation measures incorporated, and based on substantial supporting evidence provided in the Mitigated Negative Declaration for this Project; and

WHEREAS, the City of Woodland hereby finds that pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 et seq.) and per Section 15152 of the CEQA Guidelines, the City may tier from the analysis contained in the Environmental Impact Report for the 2035 General Plan as the East Beamer Way Neighborhood Project is consistent with the General Plan; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, IT IS HEREBY RESOLVED, by the City Council of the City of Woodland as follows:

1. Compliance with the California Environmental Quality Act. As the decision-making body for the proposed Project, the City Council has reviewed and considered the information contained in the MND, Initial Study, and administrative record. The City Council finds that the MND and Initial Study have been completed in compliance with the California Environmental Quality Act (Public Resources Code §§ 21000 *et seq.*) (“CEQA”) and the State CEQA Guidelines.
2. Findings on Environmental Impacts. As the lead agency under CEQA, the City Council finds that the MND and Initial Study contain a complete and accurate reporting of the environmental impacts associated with the proposed Project. The City Council further finds that the documents have been completed in compliance with CEQA and the State CEQA Guidelines. The City Council further finds that all environmental impacts of the proposed Project are either insignificant or can be mitigated to a less than significant level pursuant to the mitigation measures outlined in the MND, Initial Study, and the Mitigation Monitoring and Reporting Program. The City Council further finds that there is no substantial evidence in the record supporting a fair argument that the proposed Project may result in significant environmental impacts, and that any comments received regarding the proposed Project have been examined and determined to not

modify the conclusions of the IS/MND or the City Council. Further, the City Council finds that the IS/MND has not been substantially revised after public notice of its availability, and recirculation is not required. The City Council further finds that the IS/MND contains a complete, objective, and accurate reporting of the environmental impacts associated with the proposed Project and reflects the independent judgment of the City Council.

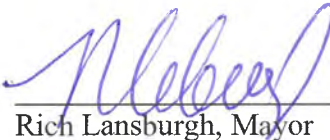
3. Adoption of Mitigated Negative Declaration. The City Council hereby approves and adopts the IS/MND prepared for the proposed Project, attached as Exhibit "A."

4. Adoption of the Mitigation Monitoring and Reporting Program. The City Council hereby approves and adopts the Mitigation Monitoring and Reporting Program prepared for the proposed Project, attached as Exhibit "B."

5. Notice of Determination. Staff is directed to file a Notice of Determination with the County of Yolo and the State Clearinghouse within five (5) working days of the adoption of this Resolution.

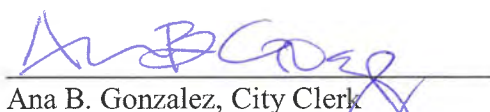
PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 15th day of September, 2020, by the following vote:

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
NOES: None
ABSENT: None
ABSTAIN: None



Rich Lansburgh, Mayor

ATTEST:



Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:



Ethan Walsh, City Attorney

Exhibit - A: Initial Study/Mitigated Negative Declaration

EXHIBIT “A”

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

(DOCUMENT AVAILABLE AT:

<https://www.cityofwoodland.org/DocumentCenter/View/6056/Public-Review-IS-with-Appendices---East-Beamer-Way>)

City of Woodland
Community Development Department



**East Beamer Way Neighborhood
Campus Project**

Initial Study/Mitigated Negative Declaration

July 2020

Prepared by



1501 Sports Drive, Suite A, Sacramento, CA 95834

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APPENDIX:

Appendix A	CalEEMod Results	<i>Please note the Appendices have not been included due to length. They can be viewed at https://www.cityofwoodland.org/DocumentCenter/View/6056/Public-Review-IS-with-</i>
Appendix B	Biological Resources Assessment	
Appendix C	Cultural Resources Study	
Appendix D	Geotechnical Engineering Report	
Appendix E	City of Woodland Climate Action Plan Consistency Checklist	
Appendix F	Phase I Environmental Site Assessment	

INITIAL STUDY
JULY 2020

A. BACKGROUND

1. Project Title: East Beamer Way Neighborhood Campus Project
2. Lead Agency Name and Address: City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695
3. Contact Person and Phone Number: Stephen Coyle
Deputy Director of Community Development
(530) 661-5910
4. Responsible Entity Name and Address: Yolo County
625 Court Street
Woodland, CA 95695
5. Project Location: Northwest of the East Beamer/County Road 102 Intersection
Woodland, CA 95695
Assessor's Parcel Number (APN): 027-360-010
6. Project Sponsor: City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695
7. Existing City of Woodland General Plan: Industrial (IN)
8. Existing City of Woodland Zoning: N/A
9. Existing Yolo County General Plan: Public and Quasi-Public (PQ)
10. Existing Yolo County Zoning: Public/Quasi Public (PQP)
11. Proposed Yolo County General Plan: Commercial General (CG)
12. Proposed Yolo County Zoning: General Commercial (C-G)
13. Surrounding Land Uses and Setting:

The East Beamer Way Neighborhood Campus Project (proposed project) is located on a 128-acre parcel, directly northwest of the intersection of East Beamer Street and County Road (CR) 102. The project site is directly outside of the City of Woodland limits, in an unincorporated portion of Yolo County. The parcel is primarily undeveloped with an existing drainage basin located on a portion of the project site. Surrounding land uses include vacant agricultural and industrial land to the north, south, and east. The Woodland

Biomass Power plant is on the western border of the site, and a Target distribution center is to the southeast.

14. Project Description Summary:

The proposed project would include subdivision of the existing 128-acre parcel into four separate parcels. Three parcels would be used to accommodate the proposed project while the remaining parcel (approximately 119.5 acres) would remain as is. The proposed project would include development of approximately 8.5 acres of land for uses focused on providing services to homeless persons in the area. The project would include development of a neighborhood of permanent supportive residences, a shelter, a substance abuse treatment facility, and a community center, possibly including a health clinic. All structures would be built on concrete foundations, upon concrete piers on compacted fill to raise the project's elevation above the base flood elevation. As part of the proposed project, the three parcels that would contain the foregoing homeless service facilities would be sold, while the remaining 119.5-acre parcel would remain undisturbed under City ownership. Implementation of the proposed project would require approval of a Tentative Parcel Map, General Plan Amendment, and Rezone by the County of Yolo, and approval of an Out of Agency Services Agreement, Sale of Property; and General Plan Amendment by the City of Woodland.

15. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1.:

In compliance with Assembly Bill (AB) 52 (Public Resources Code Section 21080.3.1), project notification letters were distributed to the Cortina Rancheria – Kletsel Dehe Band of Wintun Indians and Yocha Dehe Wintun Nation. The letters were distributed on March 6, 2020 and requests to consult have not been received to date.

B. SOURCES

All technical reports prepared for the project analysis are available upon request at the City of Woodland City Hall, located at 300 First Street, Woodland, CA 95695. The following documents are referenced information sources utilized by this analysis:

1. California Air Resources Board. *The 2017 Climate Change Scoping Plan Update*. January 20, 2017.
2. California Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed November 2019.
3. California Department of Conservation. *Geologic Hazards Data & Maps*. Available at: <https://maps.conservation.ca.gov/geologichazards/>. Accessed November 1, 2019.
4. California Department of Forestry and Fire Protection. *Yolo County, Draft Fire Hazard Severity Zones in LRA*. October 5, 2017.
5. California Department of Resources Recycling and Recovery (CalRecycle). *SWIS Facility Detail, Yolo County Central Landfill (57-AA-0001)*. Available at: <https://www2.calrecycle.ca.gov/SWFacilities/Directory/57-AA-0001/Detail/>. Accessed November 20, 2019.

6. California Department of Toxic Substances Control. *EnviroStor*. Available at: <http://www.envirostor.dtsc.ca.gov>. Accessed August 2019.
7. California Department of Transportation. *List of Eligible and Officially Designated State Scenic Highways*. Available at: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>. Accessed December 2019.
8. California Environmental Protection Agency California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.
9. California Water Boards. *Media Release: Statewide Water Savings Exceed 25 Percent in February*. April 4, 2017.
10. City of Woodland. *2015 Urban Water Management Plan* [pg 6-8]. June 2016.
11. City of Woodland. *General Plan Update 2035*. May 16, 2017.
12. County of Yolo. *County of Yolo 2030 General Plan*. November 10, 2009.
13. County of Yolo. *Yolo County Community Services Department Zoning Code (Title 8 of the Yolo County Code)*. July 2014.
14. County of Yolo. *Yolo County Unincorporated Area Community Profile Version 1.0*. December 2018.
15. Division of Oil, Gas, and Geothermal Resources. *Well Finder DOGGR GIS*. Available at: <https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-121.69618/38.67745/12>. Accessed November 22, 2019.
16. Estep Environmental Consulting. *Biological Resources Assessment of the City of Woodland's East Beamer Street at County 102 Parcel*. December 26, 2018.
17. Federal Emergency Management Agency. *Flood Insurance Rate Map 06013C0355G*. Effective March 21, 2007.
18. Tom Origer & Associates. *Cultural Resources Study for the East Beamer Way Project, Woodland, Yolo County, California*. October 22, 2019.
19. United States Department of Agriculture Natural Resources Conservation Service. *Web Soil Survey*. Available at: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed November 20, 2019.
20. United States Environmental Protection Agency. *Legal Compilation on Noise* [Volume 1, pg 2-104]. 1973.
21. Valley Clean Energy. *Standard Green*. Available at: <https://valleycleanenergy.org/energy-choices/standard-service/>. Accessed November 21, 2019.
22. Wallace Kuhl & Associates. *Geotechnical Engineering Report: East Beamer Street Housing Project*. January 29, 2020.
23. Wallace Kuhl & Associates. *Phase I Environmental Site Assessment – East Beamer Housing Project Property Woodland, California WKA No. 12185.04P*. May 29, 2020.
24. Wallace Kuhl & Associates. *Stockpile Soil sampling and Analysis Report – East Beamer Housing Project Woodland, CA WKA No. 12185.03P*. May 29, 2020.
25. Water Resources Association of Yolo County. *Yolo County Subsidence Network: 2016 Monitoring Event*. 2016.

26. Woodland-Davis Clean Water Agency. *Our Water: Water for Woodland, Davis and UC Davis*. Available at: <https://www.wdcwa.com/our-water-1>. Accessed November 22, 2019.
27. Yolo County. *Climate Action Plan*. Available at: <https://www.yolocounty.org/community-services/planning-public-works/planning-division/climate-action-plan>. Accessed January 9, 2020.
28. Yolo County. *County of Yolo 2030 Countywide General Plan*. November 10, 2009.
29. Yolo County. *Storm Water Management*. Available at <http://www.yolocounty.org/community-services/planning-public-works/public-works-division/storm-water-management>. Accessed June 2017.
30. Yolo County. *Yolo County Climate Action Plan: A Strategy for Smart Growth Implementation, Greenhouse Gas Reduction, and Adaptation to Global Climate Change*. March 15, 2011.
31. Yolo County. *Yolo County Code of Ordinances: Title 10, Chapter 13, Section 10-13.6. Service Fees*. Available at: [http://library.amlegal.com/nxt/gateway.dll/California/yolocounty_ca/yolocountycacodeofordinances?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:yolocounty_ca](http://library.amlegal.com/nxt/gateway.dll/California/yolocounty_ca/yolocountycacodeofordinances?f=templates$fn=default.htm$3.0$vid=amlegal:yolocounty_ca). Accessed November 25, 2019.
32. Yolo-Solano Air Quality Management District. *Handbook for Assessing and Mitigating Air Quality Impacts*. July 11, 2007.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is less-than-significant with mitigation as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards and Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Wildfire | <input type="checkbox"/> Utilities and Service Systems | |

D. DETERMINATION

On the basis of this Initial Study:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Stephen Coyle

Printed Name

Date

City of Woodland

For

E. BACKGROUND AND INTRODUCTION

This Initial Study/Mitigated Negative Declaration (IS/MND) provides an environmental analysis pursuant to the California Environmental Quality Act (CEQA) for the proposed project. This document has been prepared by the City of Woodland as lead agency under CEQA. The IS/MND contains an analysis of the environmental effects of construction and operation of the proposed project.

The mitigation measures prescribed for environmental effects described in this IS/MND would be implemented in conjunction with the project, as required by CEQA, and the mitigation measures would be incorporated into the project. In addition, a project Mitigation Monitoring and Reporting Program (MMRP) would be adopted in conjunction with approval of the project.

In accordance with Section 15073 of the CEQA Guidelines, this document is being circulated to local, state, and federal agencies and to interested organizations and individuals who may wish to review and comment on the report. After the public review period, the City will evaluate comments received on the draft IS/MND, and will prepare responses to address any substantial evidence that the proposed project could have a significant impact on the environment.

F. PROJECT DESCRIPTION

The following section includes a description of the project's location and surrounding land uses, as well as a discussion of the project components and discretionary actions requested of the City of Woodland and Yolo County.

Project Location and Surrounding Land Uses

The proposed project is located on a 128-acre parcel (Assessor's Parcel Number 027-360-010), directly northwest of the intersection of East Beamer Street and CR 102 (see Figure 1). The project site is adjacent to City of Woodland limits, and is in an unincorporated portion of Yolo County. The parcel was previously used as a wastewater treatment facility, but was decommissioned in the 1980s. Since decommissioning, the parcel has remained vacant, and some of the water treatment ponds still exist. Currently, the parcel is undeveloped, and the remaining ponds function as stormwater retention basins. Surrounding land uses include vacant agricultural and industrial land to the north, south, and east. The Woodland Biomass Power plant is on the western border of the parcel, and a Target distribution center is to the southeast of the site (see Figure 2). According to the County of Yolo General Plan, the parcel is designated PQ and zoned PQP. The City of Woodland 2035 General Plan designates the site IN, but because the parcel is outside of City limits, the parcel currently does not have a City zoning designation.

Project Components

The proposed project would include subdivision of the existing 128-acre parcel into four separate parcels. Three parcels would be used to accommodate the proposed project while the remaining parcel (approximately 119.5 acres) would remain as is, under City ownership. The portion of the subdivided parcel subject to the proposed development discussed below is hereinafter referred to as the project site, while the remaining area of the parcel is referred to as the remainder area.

Figure 1
Project Vicinity



Figure 2
Project Site



Because the parcel is located outside of City limits, the County of Yolo would need to approve the proposed Tentative Parcel Map. Yolo County would also be responsible for approving a General Plan Amendment to redesignate the site from Public and Quasi-Public (PQ) to Commercial General (CG), as well as a Rezone from Public/Quasi-Public (PQP) to General Commercial (C-G). The site's current PQ land use designation and PQP zoning are intended for land uses including public offices, civic uses, schools, museums, fraternal organizations, and more. Alternatively, the CG land use and C-G zoning is intended to include general retail, personal services, professional offices, restaurants, gas and service stations, hotels and motels, and other similar uses.¹ As such, the proposed CG land use designation and C-G zoning would better accommodate the proposed land uses.

The City of Woodland, as the lead agency, would be required to approve the Sale of Property as well as an Out of Agency Services Agreement to provide municipal services to the site. In addition, Woodland would need to approve a General Plan Amendment to allow homeless shelters and associated structures within land designated Industrial (IN).

The State of California, the County of Yolo, and the City of Woodland have adopted the Housing First model as the best practice for providing housing, achieving safety and stability, and improving health outcomes for the unhoused. In accordance with the Housing First model, the proposed project would include Rapid Re-Housing for those who have employment skills and Permanent Supportive Housing (PSH) for those who are chronically homeless with mental illness and substance use disorders.

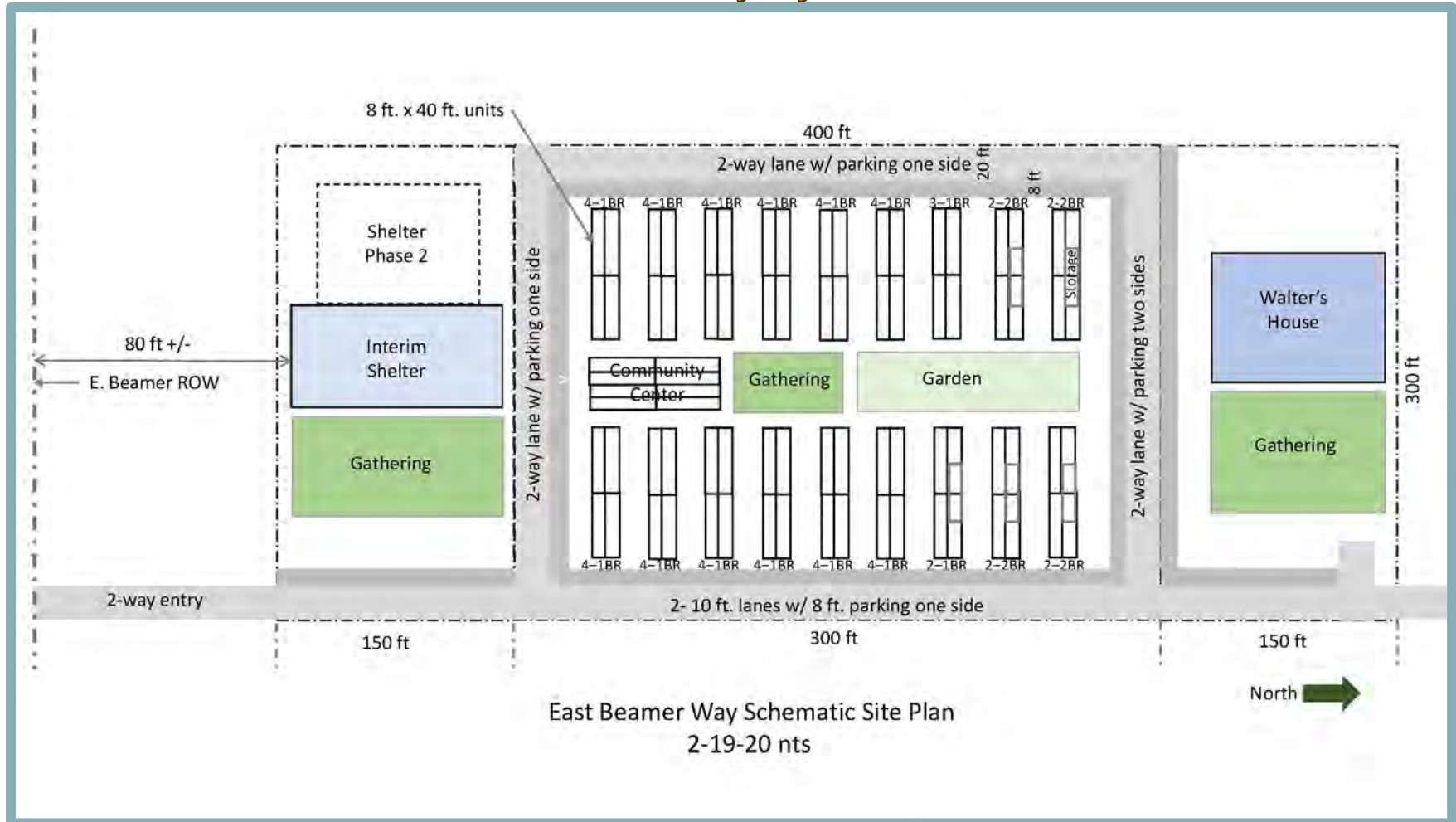
In accordance with the Housing First model, the project would include construction of a neighborhood of 51 one-bedroom units and 10 two-bedroom units, for a total of 71 beds intended for use by homeless persons in Woodland. The one-bedroom units would be 320 square feet (sf), and the two-bedrooms units would be 480 sf. All units would include a living room, bathroom, and kitchen with a dual stovetop and double sinks. Some of the one-bedroom units would be wheelchair accessible. Given the flexibility regarding the neighborhood design, for the purpose of this environmental analysis, the City has conservatively assumed 100 units would be operated on the site.

An on-site community center, possibly including a health clinic, and community garden would be built as part of the neighborhood. In addition, the proposed project would include construction and operation of a shelter for the homeless (100 beds) and a residential substance abuse treatment facility (54 beds). Friends of the Mission, a local non-profit that focuses on providing housing to individuals in need, would own the land and develop the neighborhood, shelter, and substance abuse treatment facility.

The layout of the proposed project would be such that the substance abuse treatment facility would occupy the northernmost portion of the site, the residential units would occupy the middle portion of the site, and the shelter would occupy the southernmost portion of the site (see Figure 3). The housing units would be clustered around a central aisle, which would include the community center, public garden, and a gathering area.

¹ County of Yolo. *Yolo County Community Services Department Zoning Code (Title 8 of the Yolo County Code)*. July 2014.

Figure 3
Preliminary Layout



As part of the proposed project, the area immediately east of the project site, within the remainder area, would be cut and the soil used as fill to raise the project site elevation above 43 feet. The fill would be concentrated on the northern portion of the project site, where the natural elevation is lowest. All housing structures would be built upon 12-inch concrete piers and concrete foundations to reach an elevation of 45 feet. The cut and fill activities would not result in a substantial change to water surface elevation in the project vicinity.

The proposed project would entail site improvements, including graded building pads with water, sewer, power utilities, and storm drainage infrastructure. Additionally, the City proposes to develop a new sidewalk and bus turnout on East Beamer Street, as well as installing four streetlights and ten street trees.

Infrastructure

The following section provides a discussion of water supply, sewer service, stormwater drainage, and energy service to the project site.

Water

Because the project site is outside of City limits, the City of Woodland and Yolo County would be required to enter an Out of Agency Services Agreement to allow the City to provide water services to the project. Water supply would be provided by the City of Woodland Utilities Division through connections to an existing water main within East Beamer Street. Each unit would be provided water access through connections to proposed four-inch water lines within the site. Water for fire safety would be available through an eight-inch water line that would encircle the perimeter of the project site. The proposed project would involve construction of five fire hydrants distributed throughout the property. Both the in-home water and fire water lines would connect to existing 12-inch water main within East Beamer Street.

Sewer

Following an Out of Agency Services Agreement between the City of Woodland and Yolo County, sewer treatment service for the neighborhood would be provided by the City of Woodland Utilities Division. Each unit would be connected to six-inch sewer lines, which would direct flows to a proposed eight-inch line at the southwest corner of the site. The proposed eight-inch line would connect to the existing 30-inch sewer main that runs parallel to East Beamer Street, along the southern border of the project site. The proposed project would also include construction of ten new manholes distributed throughout the site.

Stormwater Drainage

Stormwater runoff from the developed portions of the site would be diverted to a grassy drainage swale that would run eastward along the southern border of the project site. The swale would continue northward along the eastern border of the site, and direct runoff through a trash removal structure that would entrain any debris. After stormwater passes through the trash removal structure, the flow would be directed to the existing stormwater basin, located north of the project site, within the remainder area. Drainage inlets and a 48-inch storm drain exists along East Beamer Street, and would not be altered by the proposed project.

Energy

Valley Clean Energy (VCE) would provide electricity to the project site. VCE electricity is transmitted through PG&E owned and operated distribution and power lines; thus, the project would connect to existing PG&E infrastructure in the project vicinity. Units would receive all-electric service, and would not receive gas service. A new PG&E utility pole would be constructed at the southwest corner of the project site, and overhead service would be established across East Beamer Street to connect to the existing utility poles. Each unit would have a service panel

and underground service to the transformer. A new pad-mounted transformer (240 or 208/120 vac) would be built, with new primary underground service connecting to the new utility pole.

Access & Parking

The neighborhood would be accessible from East Beamer Street, with 20-foot residential lanes encircling the neighborhood. An automatic sliding gate would be built at the neighborhood entrance to control site access. Street parking would be available in front of each unit, and a covered parking lot would be available for visitors to the shelter and treatment facility. The neighborhood would be accessible on foot by way of a proposed sidewalk, or with the use of YoloBus, Via, or similar ride-share programs. The proposed five-foot-wide sidewalk would be constructed from the bus-turnout on East Beamer Street into the neighborhood. Additionally, the proposed project would be accessible by bicycle lanes from the project site to downtown Woodland.

Discretionary Actions

Implementation of the proposed project would require the following discretionary actions by the County of Yolo:

- Tentative Parcel Map;
- General Plan Amendment; and
- Rezone.

Implementation of the proposed project would require the following discretionary actions by the City of Woodland:

- Approval of an Out of Agency Services Agreement;
- Approval of Sale of Property; and
- General Plan Amendment.

G. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue area identified in the checklist. Included in each discussion are project-specific mitigation measures required, where necessary, as part of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which mitigation has not been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant With Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

I. AESTHETICS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a. Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. Yolo County and surrounding areas possess relatively flat topography, which results in few scenic vistas. Views throughout the County primarily consist of agricultural land from adjacent urban land uses. Although the project would include development within the southern portion of the parcel, the remainder parcel would remain undisturbed. Furthermore, the Yolo County General Plan does not officially designate scenic vistas within the planning area.

Based on the above, development of the proposed project would not have a substantial adverse effect on a scenic vista and would not substantially damage scenic resources. Thus, a **less-than-significant** impact would occur.

b. Per the California Department of Transportation, the project site is not located within the vicinity of an officially designated State Scenic Highway.² However, the site is located approximately 15 miles west of State Route (SR) 16, which is listed as an eligible State Scenic Highway. Because the nearest eligible State Scenic Highway, SR 16, is located 15 miles away from the project site and the site is not visible from SR 16, the proposed project would not have the potential to alter the scenic nature of SR 16. Thus, the proposed project would have **no impact** on scenic resources, including trees, outcroppings, and historic buildings within a State scenic highway.

c. The project site is located in proximity to industrial uses and agricultural land. Land uses in the surrounding area include vacant agricultural to the north, east, and south, as well as industrial land uses to the southwest and west of the site. The proposed project would include construction and operation of a neighborhood of either one- or two-bedroom units, or quadplexes of one-bedroom units. The proposed project would also include development of a shelter for the homeless and a residential substance abuse treatment facility. Currently, the project site is vacant and undeveloped.

² California Department of Transportation. *List of Eligible and Officially Designated State Scenic Highways*. Available at: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>. Accessed December 2019.

The project site has been designated by the City and County for development. Although a General Plan Amendment (GPA) and Rezone would be required as part of the proposed project, the GPA and Rezone would only change the type of development allowable. The proposed project would develop the previously vacant site, but such a change has been anticipated and analyzed in the Yolo County General Plan and General Plan EIR. In addition, the project site was previously disturbed for use as a drainage basin and is located near industrial buildings; thus, the site currently has low aesthetic value. While views of the project site could be altered by the proposed project, development of the proposed facilities would not further deplete the aesthetic value of the site.

All buildings would be designed to include natural colors and glazing that would comply with Title 24 of the California Building Standards Code (CBSC). Thus, the project would not substantially degrade existing views of the site and the surroundings and a **less-than-significant** impact would occur.

- d. Due to the undeveloped nature of the site, sources of light and glare do not exist within the site. However, street lights exist along the project frontage at East Beamer Street, as well as at the intersection of CR 102 and East Beamer Street. Vehicles traveling along the roadways in the surrounding area provide additional sources of light and glare in the project area, as well as the indoor and outdoor lighting features associated with the industrial developments in the vicinity of the site.

Development of the project site with residential units, a homeless shelter, and a residential substance abuse center would involve new sources of light and glare associated with interior light spilling through windows, exterior lighting on the proposed structures, outdoor lighting in the parking areas, and light reflected off windows. The developed portion of the site would be landscaped with trees and other vegetation, which would shield some of the light and glare from the site.

Such sources of light and glare would not be substantially more intensive than what currently occurs in the vicinity of the project site. Outdoor lighting would be required to comply with Yolo County General Plan Policy CC-4.12 L, which addresses light pollution. Furthermore, Policy CC-1.3 requires preservation of rural character by controlling artificial lighting to protect the night sky as an important scenic feature. Compliance with the foregoing measures would ensure that site lighting would be properly designed to reduce the potential for excessive outdoor lighting.

Given that the new sources of light would not be more intensive than the industrial uses in the vicinity, implementation of the project would result in a **less-than-significant** impact with respect to creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

II. AGRICULTURE AND FOREST RESOURCES.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a,e. Based on the California Department of Conservation Farmland Mapping and Monitoring Program and Figure 7-4, Farmland, in the Woodland General Plan, the project site is characterized as “Urban and Built Up Land.”³ Furthermore, the project site is considered unsuitable for agricultural uses, with the exception of forage crops for livestock, because the project site lies within a 200-year flood plain and the site has not been used for agricultural within the last 70 years. As a result, the project site would not be appropriate for use as agricultural land, and is not considered Farmland.

Under Section 8-2.404, Agricultural Conservation and Mitigation Program, of the Yolo County Zoning Code, any land within Yolo County that is substantially undeveloped and capable of agricultural production, regardless of current zoning, is defined as agricultural land, and shall be protected accordingly. Under such definition, the undeveloped project site may be considered agricultural land. However, Item (c) of the Code states that affordable housing projects where a majority of the units are affordable to very low- or low-income households shall be exempt from the provisions of the Agriculture Conversation and Mitigation Program. Therefore, the proposed project, which consists primarily of providing housing to very low-income people, would be exempt.

Based on the above, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use or involve any other changes in the existing environment which could result in conversion of Farmland to non-agricultural use. Therefore, a **less-than-significant** impact would occur.

³ California Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed May 2020.

- b. According to the County of Yolo General Plan, the parcel is designated PQ and zoned PQP. The City of Woodland General Plan designates the site IN, and because the parcel is outside of City limits, the parcel currently does not have a City zoning designation. Because the site is not zoned by the City and is zoned PQP by the County, the project site is not zoned agriculture. In addition, the site is not under a Williamson Act contract. Therefore, the proposed project would not conflict with existing zoning or designated agricultural uses, or a Williamson Act contract, and **no impact** would occur.

- c,d. The project site is not considered forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), and is not zoned Timberland Production (as defined by Government Code section 51104[g]). While trees exist within the remainder parcel, trees do not exist within the area proposed for development. As such, the proposed project would not result in substantial adverse effects to the trees located within the remainder parcel. Thus, **no impact** would occur with regard to conversion of forest or agricultural land or Timberland Production.

III. AIR QUALITY.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a,b. Yolo County is located within the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Yolo-Solano Air Quality Management District (YSAQMD). The federal Clean Air Act (CAA) and the California Clean Air Act (CCAA) require that federal and State ambient air quality standards (AAQS) be established, respectively, for six common air pollutants, known as criteria pollutants. The SVAB is designated nonattainment for the federal particulate matter 2.5 microns in diameter (PM_{2.5}) and the State particulate matter 10 microns in diameter (PM₁₀) standards, as well as for both the federal and State ozone standards.

The CAA requires each state to prepare an air quality control plan referred to as a State Implementation Plan (SIP). The SIPs are modified periodically to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins, as reported by their jurisdictional agencies. Due to the nonattainment designations, YSAQMD, along with the other air districts in the SVAB region, periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the federal AAQS, including control strategies to reduce air pollutant emissions via regulations, incentive programs, public education, and partnerships with other agencies.

General conformity requirements of the SIP include whether a project would cause or contribute to new violations of any federal AAQS, increase the frequency or severity of an existing violation of any federal AAQS, or delay timely attainment of any federal AAQS. In addition, a project would be considered to conflict with, or obstruct implementation of, an applicable air quality plan if the project would be inconsistent with the emissions inventories contained in the air quality plan. Emission inventories are developed based on projected increases in population, employment, regional vehicle miles traveled (VMT), and associated area sources within the region, which are based on regional projections that are, in turn, based on General Plans and zoning designations for the region.

Due to the nonattainment designations of the area, YSAQMD has developed plans to attain the State and federal standards for ozone and particulate matter. The plans include the 2013 Ozone Attainment Plan, the PM_{2.5} Implementation/Maintenance Plan, and the 2016 Triennial Assessment and Plan Update. Adopted YSAQMD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment, consistent with applicable air quality plans. In order to evaluate air pollutant emissions from development projects, the YSAQMD established

significance thresholds for emissions of ROG, NO_x, and PM₁₀ based on existing attainment plans. Thus, by exceeding the YSAQMD's mass emission thresholds for operational or construction emissions of ROG, NO_x, or PM₁₀, a project would be considered to conflict with or obstruct implementation of the YSAQMD's air quality planning efforts. Table 1 below presents the YSAQMD's recommended thresholds of significance, which are expressed in tons/yr for ROG and NO_x and pounds per day (lbs/day) for PM₁₀. If the proposed project's emissions exceed the pollutant thresholds presented in Table 1, the project could have a significant effect on air quality, the attainment of federal and State AAQS, and could conflict with or obstruct implementation of the applicable air quality plan.

Table 1		
YSAQMD Thresholds of Significance		
Pollutant	Construction Threshold	Operational/Cumulative Threshold
ROG	10 tons/yr	10 tons/yr
NO _x	10 tons/yr	10 tons/yr
PM ₁₀	80 lbs/day	80 lbs/day
<i>Source: YSAQMD. Handbook for Assessing and Mitigating Air Quality Impacts. July 11, 2007.</i>		

The proposed project's construction and operational emissions were quantified using the California Emissions Estimator Model (CalEEMod) software version 2016.3.2 – a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, vehicle mix, trip length, average speed, compliance with the CBSC, etc. Where project-specific information is available, such information should be applied in the model. The air quality modeling for the proposed project assumed the following project-specific information:

- Construction would begin in August 2020;
- Construction would occur over approximately one year;
- Based on the preliminary site plans, the proposed project components would encompass:
 - 23,040 sf for the residential units; and
 - 36,080 sf total for the shelter, treatment center, and neighborhood community center.
- The total area disturbed during grading, including cut and fill activities, would be 8.71 acres;
- The proposed residences would not include hearths;
- The project would increase transit accessibility by installing a bus stop within 0.1-mile of the project site;
- Internal sidewalks would improve pedestrian network connectivity; and
- The project would comply with the 2019 CBSC.

The proposed project's estimated emissions associated with construction and operations are presented and discussed in further detail below. A discussion of the proposed project's contribution to cumulative air quality conditions is provided below as well. All CalEEMod results are included as Appendix A to this IS/MND.

Construction Emissions

The maximum unmitigated construction criteria air pollutant emissions resulting from construction of all structures on the project site are shown in Table 2. As shown in the table, construction emissions would be below all applicable thresholds of significance for ROG, NO_x, and PM₁₀.

Table 2			
Maximum Unmitigated Construction Emissions			
Pollutant	Proposed Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	0.51 tons/yr	10 tons/yr	NO
NO _x	1.74 tons/yr	10 tons/yr	NO
PM ₁₀	20.46 lbs/day	80 lbs/day	NO
<i>Source: CalEEMod, March 2020 (see appendix).</i>			

Operational Emissions

Operations of the proposed project (i.e., the neighborhood, community center, treatment facility, and shelter) would result in maximum unmitigated criteria air pollutant emissions as shown in Table 3.

Table 3			
Maximum Unmitigated Operational Emissions			
Pollutant	Proposed Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	0.71 tons/yr	10 tons/yr	NO
NO _x	2.94 tons/yr	10 tons/yr	NO
PM ₁₀	8.87 lbs/day	80 lbs/day	NO
<i>Source: CalEEMod, March 2020 (see appendix).</i>			

Because the proposed project's operational emissions would be below the applicable thresholds of significance, the proposed project would not be considered to conflict with air quality plans during project operations.

Cumulative Emissions

Past, present, and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By nature, air pollution is largely a cumulative impact. A single project is not sufficient in size to, by itself, result in nonattainment of AAQS. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant. The thresholds of significance presented in Table 1 represent the levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the SVAB's existing air quality conditions. If a project exceeds the significance thresholds, the proposed project's emissions would be cumulatively considerable, resulting in significant adverse cumulative air quality impacts to the region's existing air quality conditions. The proposed project would be below all applicable thresholds for criteria pollutants during construction and operations. Because the proposed project would result in emissions below the applicable thresholds of significance, the project would not result in a cumulatively considerable contribution to the region's existing air quality conditions.

Conclusion

Because the proposed project would not result in construction-related or operational emissions of criteria air pollutants in excess of YSAQMD's thresholds of significance, conflicts with or obstruction of the implementation of the applicable regional air quality plans would not occur. In addition, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state AAQS. Thus, a **less-than-significant** impact would result.

- c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest existing sensitive receptors would be the single-family residences located south and west of the site.

The major pollutant concentrations of concern are localized carbon monoxide (CO) emissions and toxic air contaminant (TAC) emissions, which are addressed in further detail below.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. Emissions of CO are of potential concern, as the pollutant is a toxic gas that results from the incomplete combustion of carbon-containing fuels such as gasoline or wood.

The YSAQMD recommends the use of screening thresholds to assess a project's potential to create an impact through the creation of CO hotspots. A violation of the CO standard could occur if either of the following criteria is true of any street or intersection affected by the mitigated project:⁴

- The project would reduce peak-hour level of service (LOS) on one or more streets or at one or more intersections to an unacceptable LOS (typically LOS E or F); or
- The project would increase a traffic delay by 10 or more seconds on one or more streets or at one or more intersections in the project vicinity where a peak hour LOS of F currently exists.

If either or both of the above criteria are met by the mitigated project, YSAQMD recommends performing a full CO Protocol Analysis. If the results of the CO Protocol Analysis indicate a potential impact related to CO could occur, such as in instances where

⁴ Yolo-Solano Air Quality Management District. *Handbook for Assessing and Mitigating Air Quality Impacts* [p. 21]. July 11, 2007.

a project would worsen operations at a signalized intersection operating at LOS E or LOS F, YSAQMD directs Lead Agencies to perform CO dispersion modeling analysis using a modeling program such as CALINE-4. If the localized CO concentrations are shown to be below the applicable AAQS, the project would not result in an impact related to localized CO concentrations.

As discussed in Section XVII, Transportation, of this IS/MND, the project is not expected to generate a significant increase in peak hour trips that would exceed the screening criteria presented above. Thus, a full CO Protocol Analysis is not required. In addition, intersections where air mixing is inhibited do not exist in proximity to the project site. As such, the proposed project would result in a less-than-significant impact related to localized CO emissions concentrations and would not expose sensitive receptors to substantial concentrations of localized CO.

TAC Emissions

Another category of environmental concern is TACs. The CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to pollutant concentrations would correlate to a higher health risk. The nearest sensitive receptors to the project site are the single-family residences located south of the site, over two miles away.

The proposed project does not include any operations that would be considered a substantial source of TACs. Accordingly, operations of the proposed project would not expose sensitive receptors to excess concentrations of TACs.

Short-term, construction-related activities could result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. However, as discussed above, construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. Health risks are typically associated with exposure to high concentrations of TACs over extended periods of time (e.g., 30 years or greater), whereas the construction period associated with the proposed project would likely be limited to approximately two years. All construction equipment and operation thereof would be regulated per the In-Use Off-Road Diesel Vehicle Regulation, which is intended to help reduce emissions associated with off-road diesel vehicles and equipment, including DPM.

Because construction equipment on-site would not operate for long periods of time and would be used at varying locations within the site, associated emissions of DPM would not occur at the same location (or be evenly spread throughout the entire project site) for long periods of time. Due to the temporary nature of construction and the relatively short duration of potential exposure to associated emissions, the potential for any one sensitive receptor in the area to be exposed to concentrations of pollutants for a substantially

extended period of time would be low. In addition, DPM is highly dispersive with distance.⁵ Considering that the nearest sensitive receptor is over two miles away, DPM is not anticipated to adversely affect any receptors. Therefore, construction of the proposed project would not be expected to expose any sensitive receptors to substantial pollutant concentrations.

Conclusion

Based on the above discussion, the proposed project would not expose any sensitive receptors to excess concentrations of localized CO or TACs during construction or operation. Therefore, the proposed project would result in a **less-than-significant** impact related to the exposure of sensitive receptors to substantial pollutant concentrations.

- d. Emissions, such as those leading to odors, have the potential to adversely affect sensitive receptors within the project area. Pollutants of principal concern include emissions leading to odors, emission of dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in section “a” through “c” above. Therefore, the following discussion focuses on emissions of odors.

According to the YSAQMD, common types of facilities that are known to produce odors include, but are not limited to, wastewater treatment facilities, chemical or fiberglass manufacturing, landfills, composting facilities, food processing facilities, refineries, dairies, and asphalt or rendering plants.⁶ Manifestations of a person’s reaction to odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The presence of an odor impact is dependent on a number of variables including: the nature of the odor source; the frequency of odor generation; the intensity of odor; the distance of odor source to sensitive receptors; wind direction; and sensitivity of the receptor.

Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantitative analysis to determine the presence of a significant odor impact is difficult. Typical odor-generating land uses include, but are not limited to, wastewater treatment plants, landfills, and composting facilities. The proposed project would not introduce any such land uses and is not located in the vicinity of any such existing or planned land uses.

Construction activities often include diesel fueled equipment and heavy-duty trucks, which could create odors associated with diesel fumes that may be considered objectionable. However, construction activities would be temporary and project construction would be required to comply with all applicable YSAQMD rules and regulations, particularly associated with permitting of air pollutant sources. The aforementioned regulations would help to minimize air pollutant emissions as well as any associated odors. Accordingly, substantial objectionable odors would not be expected to occur during construction activities. Operations of residential land uses do not typically result in the generation of odors.

⁵ California Environmental Protection Agency California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.

⁶ Yolo-Solano Air Quality Management District. *Handbook for Assessing and Mitigating Air Quality Impacts* [pg. 14]. July 11, 2007. Available at: <http://www.ysaqmd.org/documents/CEQAHandbook2007.pdf>. Accessed April 2019.

It should be noted that YSAQMD regulates objectionable odors through Rule 2.5 (Nuisance), which prohibits any person or source from emitting air contaminants or other material that result in any of the following: cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; endanger the comfort, repose, health, or safety of any such persons or the public; or have a natural tendency to cause injury or damage to business or property. Rule 2.5 is enforced based on complaints. If complaints are received, the YSAQMD is required to investigate the complaint, as well as determine and ensure a solution for the source of the complaint, which could include operational modifications. Thus, although not anticipated, if odor complaints are made during construction or operations of the proposed project, the YSAQMD would ensure that such odors are addressed and any potential odor effects reduced to less than significant levels.

For the aforementioned reasons, construction and operation of the proposed project would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people, and a ***less-than-significant*** impact would result.

IV. BIOLOGICAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	<input type="checkbox"/>	✘	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

The following discussion is primarily based off the Biological Resources Assessment prepared for the proposed project by Estep Environmental Consulting.⁷ It should be noted that the Biological Resources Assessment was based on a previous iteration of the project, where the buildings were oriented in an east-to-west direction. The site plans have since been updated, and the buildings are now proposed to be configured in a north-to-south direction, as shown in Figure 2 of the Project Description. However, the Biological Resources Assessment analyzed the entire project parcel, including the remainder area. The updated building configurations remain within the remainder area, and, therefore, the conclusions and mitigation measures set forth in the original Biological Resources Assessment remain applicable to the proposed project. The Biological Resources Assessment is included as Appendix B to this IS/MND.

- a. The majority of the parcel consists of nonnative annual grasses and agricultural weeds. Prior to being used for treatment ponds associated with the water treatment facility, the parcel was likely farmed, similar to the surrounding farmlands. Before the parcel was used for agriculture, the parcel was part of a large expanse of alkali seasonal wetlands and grassland prairies unique to the lowland area of Yolo County that supported several species closely associated with this now-rare natural community. Relatively undisturbed remnants of the alkali seasonal wetlands communities currently remain southeast of the City, some of which are now protected and managed as alkali sink preserves. The historic agricultural use, the more recent use for water treatment, and the current management of

⁷ Estep Environmental Consulting. *Biological Resources Assessment of the City of Woodland's East Beamer Street at County 102 Parcel*. December 26, 2018.

periodic disking and inundation has likely eliminated vegetation associations with the alkali sink natural community, including species unique to this community.

The Yolo Habitat Conservancy prepared the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP), which was adopted in April of 2018. The Yolo HCP/NCCP is a comprehensive, countywide conservation plan that provides permitting guidelines and mitigation for new developments over the next 50 years. Twelve sensitive species are covered under the plan based on their potential to be affected by covered activities, their occurrence in Yolo County, and plan-specific factors such as funding availability. The covered species are listed in Table 4 below.

Table 4		
Yolo HCP/NCCP Covered Species		
	Common Name	Scientific Name
Plants		
1	Palmate-bracted bird's beak	<i>Chloropyron palmatum</i>
Invertebrates		
2	Valley elderberry longhorn beetle	<i>Desmocerus californicus dimorphus</i>
Amphibians		
3	California tiger salamander (Central California DPS)	<i>Ambystoma californiense</i>
Reptiles		
4	Western pond turtle	<i>Actinemys marmorata</i>
5	Giant garter snake	<i>Thamnophis gigas</i>
Birds		
6	Swainson's hawk	<i>Buteo swainsoni</i>
7	White-tailed kite	<i>Elanus leucurus</i>
8	Western yellow-billed cuckoo	<i>Coccyzus americanus occidentalis</i>
9	Western burrowing owl	<i>Athene cunicularia hypugaea</i>
10	Least Bell's vireo	<i>Vireo bellii pusillus</i>
11	Bank swallow	<i>Riparia riparia</i>
12	Tricolored blackbird	<i>Agelaius tricolor</i>
Source: Yolo Habitat Conservancy. Yolo Habitat Conservation Plan/Natural Community Conservation Plan Volume 1 Final [pg ES-8]. April 2018.		

Special-status species include those plant and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal and State Endangered Species Acts. Both acts afford protection to listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, sensitive species included in USFWS Recovery Plans, and CDFW special-status invertebrates are all considered special-status species. Although CDFW Species of Special Concern generally do not have special legal status, they are given special consideration under CEQA. The factors that determine risk to a species or generally fall into one of several categories, such as habitat loss affecting the distribution and abundance of a species; environmental contaminants affecting the reproductive potential of a species; or a variety of mortality factors such as hunting or fishing, interference with man-made objects, invasive species, or toxins. In addition to regulations for special-status species, most birds in the U.S., including non-status species, are protected by the Migratory Bird Treaty Act (MBTA) of 1918. Under the MBTA, destroying active nests, eggs, and young is illegal. In addition, plant species on California Native

Plant Society (CNPS) Lists 1 and 2 are considered special-status plant species and are protected under CEQA.

Prior to field surveys, Estep Environmental Consultants conducted a database search to acquire information concerning known habitats and special-status species that may occur on the Project Area. The Project Area is defined as the project site and a two-mile radius outside of the border of the project site in all directions. The following sources were consulted:

- California Natural Diversity Data Base (CNDDDB);
- Woodland General Plan 2035;
- Yolo County General Plan;
- Yolo County HCP/NCCP;
- eBird;
- Tricolored Blackbird Portal;
- Estep 2008; and
- Other local research, surveys, and environmental documents.

On December 20, 2018, Estep Environmental Consultants conducted a field survey to evaluate botanical and wildlife resources by walking meandering transects within all accessible areas of the project site. The survey assessed habitat suitability for special-status species, and identified potentially protected trees, aquatic features, and presence or potential presence of special-status wildlife and plants. The results of the database search and field survey are discussed below.

Special-Status Plants

The following special-status plants have the potential to occur within the project area: California alkali grass (*Puccinellia simplex*), Ferris' milk-vetch (*Astragalus tener var. ferrisiae*), alkali milkvetch (*Astragalus tener var. tener*), heartscale (*Atriplex cordulata var. cordulata*), brittlescale (*Atriplex depressa*), San Joaquin spearscale (*Extriplex joaquinana*), Heckard's peppergrass (*Lepidium latipes var. heckardii*), and saline clover (*Trifolium hydrophilum*). Each of the aforementioned species is associated with alkaline sink and alkali grassland natural communities. However, the listed special-status plants are unlikely to currently exist within the project area due to removal of the alkali grassland habitat and continued periodic disking of the parcel. Thus, implementation of the proposed project is not anticipated to result in adverse effects to special-status plants. Nevertheless, palmate-bracted bird's beak is covered under the Yolo HCP/NCCP, and is discussed below.

Palmate-bracted bird's beak (*Chloropyron palmatum*), a state and federally endangered plant, also has the potential to occur in the vicinity of the parcel. The species is unlikely to occur on the project development site due to previously mentioned removal of alkali habitat and periodic disking, but considering the endangered status and inclusion in the Yolo HCP/NCCP, the project would be required to comply with all applicable mitigation measures from the HCP.

Special-Status Wildlife

According to the CNDDDB search, six special-status wildlife species had reported occurrences in the vicinity of the project area. The species that have the potential to inhabit the project site based on habitat suitability are discussed in further detail below.

Swainson's Hawk

The Swainson's hawk is generally associated with flat, open landscapes, and is relatively common in Yolo County during the spring-summer breeding season. Over 25 documented nest sites have occurred within five miles of the project site. While suitable nest trees were not identified within the project site, the majority of the parcel is considered suitable foraging habitat. Implementation of the proposed project would impact the species through loss of suitable foraging habitat. The Swainson's hawk is covered under the Yolo HCP/NCCP.

White-tailed Kite

The white-tailed kite typically nests in riparian forests, woodlands, and occasionally in isolated trees. The species forages in grasslands, seasonal wetlands, and agricultural land. White-tailed kites were not detected during the site survey and nests have not been reported within the vicinity of the parcel, but the entire parcel is considered suitable foraging habitat for the species. Implementation of the proposed project would impact the species through loss of suitable foraging habitat. The white-tailed kite is covered under the Yolo HCP/NCCP.

Mountain Plover

The mountain plover, a state species of special concern, roosts and forages in short grass prairies, pastureland, grazed grassland, and agricultural fields. Although on-site occurrences have not been reported since 1970, recent sightings have been reported in close proximity to the site and the vegetation height and density is consistent with suitable winter habitat requirements. However, the Biological Resources Assessment concludes that the mountain plover is not expected to occur on the project site. Implementation of the proposed project would remove 8.5 acres of potentially suitable winter habitat for the species. However, due to the relatively small acreage and the lack of recent winter occurrences on or in the immediate vicinity of the project site, this habitat loss would not represent a significant impact and would not be in conflict with City or Yolo County General Plan policies.

Western Burrowing Owl

The western burrowing owl occurs in open, dry grasslands and agricultural or desert habitats. In the California Central Valley, the western burrowing owl is often associated with pastureland and agricultural fields. The species typically occupy the burrows created by California ground squirrels for nest space, and are also known to nest in open pipes and small culverts. A majority of the project parcel represents suitable habitat for foraging, and where ground squirrels are present, for burrowing. A burrowing owl was detected within the project site during the field survey, using a winter burrow. Due to the relatively small size, the loss of foraging habitat that would result from implementation of the proposed project does not represent a significant impact. However, removal of occupied habitat and/or the removal of an active winter burrow is considered a significant impact due to the species' restricted range and declining populations. In addition, the western burrowing owl is covered under the Yolo HCP/NCCP.

Tricolored Blackbird

A state-listed threatened species, the tricolored blackbird, have three basic requirements for breeding: open accessible water, a protected nesting substrate (flooded or thorny vegetation), and a foraging space with adequate prey near the nesting colony. Although

there are not records of occurrence within the project site, the northwest portion of the project area could provide suitable breeding habitat for tricolored blackbirds, and the grassland throughout the remainder of the site is considered suitable foraging habitat. Limited potential exists for breeding to occur in the seasonal wetland habitat in the northwest quadrant of the parcel within approximately 1,000 feet from the project site. Although the project would not directly affect this area, noise disturbances from construction could have indirect effects if a breeding colony were established. The tricolored blackbird is covered under the Yolo HCP/NCCP.

MBTA Protected Species

The project site would be considered suitable habitat for the short-eared owl and loggerhead shrike. However, neither species was detected during on-site surveys, and records of the species nesting on-site or in the immediate vicinity do not exist. The grassland and ruderal areas of the site represent suitable nesting and foraging habitat for northern harriers. The northern harrier is known to occur onsite, and inadvertent destruction of an action nest would be a violation of violation of Fish and Game Code 3503.5 and would be in conflict with Yolo County General Plan Policy CO-2.38.

Conclusion

Based on the discussion above, implementation of the proposed project could potentially affect the following special-status plants and wildlife species: Palmate-bracted bird's beak, Swainson's hawk, white-tailed kite, western burrowing owl, tricolored blackbird, and MBTA protected species. Thus, the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Therefore, a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

IV-1 *Prior to the issuance of building permits, the developer shall pay the applicable Yolo HCP/NCCP mitigation fee to Yolo County in compliance with County Code Section 10-13.5.*

Palmate-bracted Bird's-Beak

AMM11 *Minimize Take and Adverse Effects on Palmate-Bracted Bird's Beak*

IV-2 *Palmate-bracted bird's-beak is covered by the Yolo HCP/NCCP only for the removal of suitable habitat and not for the removal of palmate-bracted bird's beak plants. This mitigation measure ensures compliance with this provision. To determine if palmate-bracted bird's-beak is present and could be affected, the project proponent shall conduct a planning-level survey for this species for any covered activities to be conducted within 250 feet of suitable habitat. The survey shall be conducted within 45 days prior to the commencement of construction activities if construction is to commence during the period from May 31 to September 30, and shall be consistent with protocols for surveying and evaluating impacts to Special Status Native Plant Populations and Natural Communities. The project proponent*

shall avoid occupied habitat where palmate-bracted bird's beak has been located within any of the last 15 years. Results of the survey shall be submitted to the City's Community Development Department for review.

The project proponent also shall avoid any new occurrences of this species identified during planning-level surveys. Avoidance shall require a 250-foot setback from the occupied habitat, or greater distance depending on site-specific topography to avoid hydrologic effects. A shorter buffer distance may apply if it is determined to avoid effects and is approved by the Conservancy, USFWS, and CDFW. Mortality of palmate-bracted bird's beak individuals shall be avoided, except as needed through management activities that provide an overall benefit to the species.

Swainson's Hawk and White-tailed Kite

AMM16 Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite

IV-3 The project proponent shall retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership shall be surveyed only if access is granted or if the parcels are visible from authorized areas. Results of the survey shall be submitted to the City's Community Development Department for review.

If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent shall retain a qualified biologist to conduct preconstruction surveys for active nests consistent with guidelines provided by the Swainson's Hawk Technical Advisory Committee, between March 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey shall be submitted to the Conservancy and CDFW.

If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist shall monitor the nest and shall, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior.

Western Burrowing Owl

AMM18 *Minimize Take and Adverse Effects on Western Burrowing Owl*

IV-4 *The project proponent shall retain a qualified biologist to conduct planning-level surveys within 45 days prior to the commencement of construction activities, and identify western burrowing owl habitat within or adjacent to (i.e., within 500 feet of) a covered activity. If habitat for this species is present, additional surveys for the species by a qualified biologist are required, consistent with CDFW guidelines. Results of the survey shall be submitted to the City's Community Development Department for review.*

If burrowing owls are identified during the planning-level survey, the project proponent shall minimize activities that would affect occupied habitat as follows. Occupied habitat is considered fully avoided if the project footprint does not impinge on a non-disturbance buffer around the suitable burrow. For occupied burrowing owl nest burrows, this non-disturbance buffer could range from 150 to 1,500 feet, depending on the time of year and the level of disturbance, based on current guidelines. The Yolo HCP/NCCP generally defines low, medium, and high levels of disturbances of burrowing owls as follows.

- *Low: Typically 71-80 dB, generally characterized by the presence of passenger vehicles, small gas-powered engines (e.g., lawn mowers, small chain saws, portable generators), and high-tension power lines. Includes electric hand tools (except circular saws, impact wrenches and similar). Management and enhancement activities would typically fall under this category. Human activity in the immediate vicinity of burrowing owls would also constitute a low level of disturbance, regardless of the noise levels.*
- *Moderate: Typically 81-90 dB, and would include medium- and large-sized construction equipment, such as backhoes, front end loaders, large pumps and generators, road graders, dozers, dump trucks, drill rigs, and other moderate to large diesel engines. Also includes power saws, large chainsaws, pneumatic drills and impact wrenches, and large gasoline-powered tools. Construction activities would normally fall under this category.*
- *High: Typically 91-100 dB, and is generally characterized by impacting devices, jackhammers, compression ("jake") brakes on large trucks, and trains. This category includes both vibratory and impact pile drivers (smaller steel or wood piles) such as used to install piles and guard rails, and large pneumatic tools such as chipping machines. It may also include large diesel and gasoline engines, especially if in concert with other impacting devices. Felling of large trees (defined as dominant or subdominant trees in mature forests), truck horns, yarding tower whistles, and muffled or underground explosives are also included. Very few covered activities are expected to fall under this category, but some construction activities may result in this level of disturbance.*

If the project does not fully avoid direct and indirect effects on nesting sites (i.e., if the project cannot adhere to the buffers described above), the

project proponent shall retain a qualified biologist to conduct preconstruction surveys and document the presence or absence of western burrowing owls that could be affected by the covered activity. Prior to any ground disturbance related to covered activities, the qualified biologist shall conduct the preconstruction surveys within three days prior to ground disturbance in areas identified in the planning-level surveys as having suitable burrowing owl burrows, consistent with CDFW preconstruction survey guidelines. The qualified biologist shall conduct the preconstruction surveys three days prior to ground disturbance. Time lapses between ground disturbing activities shall trigger subsequent surveys prior to ground disturbance.

If the biologist finds the site to be occupied by western burrowing owls during the breeding season (February 1 to August 31), the project proponent shall avoid all nest sites, based on the buffer distances described above, during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups that forage on or near the site following fledging). Construction may occur inside of the disturbance buffer during the breeding season if the nest is not disturbed and the project proponent develops a mitigation monitoring plan that is approved by the Conservancy, CDFW, and USFWS prior to project construction, based on the following criteria:

- The Conservancy, CDFW, and USFWS approves the mitigation monitoring plan provided by the project proponent.*
- A qualified biologist shall monitor the owls for at least three days prior to construction to determine baseline nesting and foraging behavior (i.e., behavior without construction).*
- The same qualified biologist monitors the owls during construction and finds no change in owl nesting and foraging behavior in response to construction activities.*
- If the qualified biologist identifies a change in owl nesting and foraging behavior as a result of construction activities, the qualified biologist will have the authority to stop all construction related activities within the non-disturbance buffers described above. The qualified biologist will report this information to the Conservancy, CDFW, and USFWS within 24 hours, and the Conservancy will require that these activities immediately cease within the non-disturbance buffer. Construction cannot resume within the buffer until the adults and juveniles from the occupied burrows have moved out of the project site, and the Conservancy, CDFW, and USFWS agree.*
- If monitoring indicates that the nest is abandoned prior to the end of nesting season and the burrow is no longer in use by owls, the project proponent may remove the non-disturbance buffer, only with concurrence from CDFW and USFWS. If the burrow cannot be avoided by construction activity, the biologist will excavate and collapse the burrow in accordance with CDFW's 2012 guidelines to prevent reoccupation after receiving approval from the wildlife agencies.*

If evidence of western burrowing owl is detected outside the breeding season (September 1 to January 31), the project proponent shall establish a non-disturbance buffer around occupied burrows, as determined by a qualified biologist. Construction activities within the disturbance buffer are allowed if the following criteria are met to prevent owls from abandoning important overwintering sites:

- A qualified biologist monitors the owls for at least three days prior to construction to determine baseline foraging behavior (i.e., behavior without construction).*
- The same qualified biologist monitors the owls during construction and finds no change in owl foraging behavior in response to construction activities.*
- If there is any change in owl roosting and foraging behavior as a result of construction activities, these activities will cease within the buffer.*
- If the owls are gone for at least one week, the project proponent may request approval from the Conservancy, CDFW, and USFWS for a qualified biologist to excavate and collapse usable burrows to prevent owls from reoccupying the site if the burrow cannot be avoided by construction activities. The qualified biologist will install one-way doors for a 48-hour period prior to collapsing any potentially occupied burrows. After all usable burrows are excavated, the buffer will be removed and construction may continue.*

Monitoring shall continue as described above for the nonbreeding season as long as the burrow remains active.

A qualified biologist shall monitor the site, consistent with the requirements described above, to ensure that buffers are enforced and owls are not disturbed. Passive relocation (i.e., exclusion) of owls has been used in the past in the Plan Area to remove and exclude owls from active burrows during the nonbreeding season. Exclusion and burrow closure shall not be conducted during the breeding season for any occupied burrow. If the Conservancy determines that passive relocation is necessary, the project proponent shall develop a burrowing owl exclusion plan in consultation with CDFW biologists. The methods shall be designed as described in the species monitoring guidelines and consistent with the most up-to-date checklist of passive relocation techniques. This may include the installation of one-way doors in burrow entrances by a qualified biologist during the nonbreeding season. These doors shall be in place for 48 hours and monitored twice daily to ensure that the owls have left the burrow, after which time the biologist shall collapse the burrow to prevent reoccupation. Burrows shall be excavated using hand tools. During excavation, an escape route shall be maintained at all times. This may include inserting an artificial structure, such as piping, into the burrow to prevent collapsing until the entire burrow can be excavated and it can be determined that no owls are trapped inside the burrow. The Conservancy may allow other methods of passive or active relocation, based on best available science, if approved by the wildlife agencies. Artificial burrows shall be constructed

prior to exclusion and will be created less than 300 feet from the existing burrows on lands that are protected as part of the reserve system.

Tricolored Blackbird

AMM21 Minimize Take and Adverse Effects on Habitat of Tricolored Blackbird

IV-5 The project proponent shall retain a qualified biologist to identify and quantify (in acres) tricolored blackbird nesting and foraging habitat within 1,300 feet of the footprint of the covered activity, within 45 days prior to the commencement of construction activities. If a 1,300-foot buffer from nesting habitat cannot be maintained, the qualified biologist shall check records maintained by the Conservancy (which shall include CNDDDB data, and data from the tricolored blackbird portal) to determine if tricolored blackbird nesting colonies have been active in or within 1,300 feet of the project footprint during the previous five years. If there are no records of nesting tricolored blackbirds on the site, the qualified biologist shall conduct visual surveys to determine if an active colony is present, during the period from March 1 to July 30. Results of the survey shall be submitted to the City's Community Development Department for review.

Operations and maintenance activities or other temporary activities that do not remove nesting habitat and occur outside the nesting season (March 1 to July 30) do not need to conduct planning or construction surveys or implement any additional avoidance measures. If an active tricolored blackbird colony is present or has been present within the last five years within the planning-level survey area, the project proponent shall design the project to avoid adverse effects within 1,300 feet of the colony site(s), unless a shorter distance is approved by the Conservancy, USFWS, and CDFW. If a shorter distance is approved, the project proponent shall still maintain a 1,300-foot buffer around active nesting colonies during the nesting season but may apply the approved lesser distance outside the nesting season. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

Raptors and Nesting Migratory Birds

IV-6 The project proponent 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 to site disturbance or construction activity for any phase of development. The survey area shall cover the 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 Woodland Community Development Department 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:*
 - *Stop all work within a 100-foot radius of the discovery.*
 - *Notify the City of Woodland Community Development Department.*
 - *Do not resume work within the 100-foot radius until authorized by the biologist.*
 - *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 adequately protect the active nest. Further work may not occur within the ESA until the biologist determines that the nest is no longer active.*

b,c. An assessment of aquatic ecosystems and riparian habitat within the project vicinity was conducted as part of the Biological Resources Assessment prepared by Estep Environmental Consultants. The report concluded that the flooded basin within the project parcel could be considered a managed seasonal wetland because the basin is likely dry during warm months and periodically flooded during the rainy season (see Figure 4). The dense cover in the wetland area may also provide important cover habitat for many other birds, mammals, and reptiles. The managed seasonal wetland is located within the remainder parcel, and would not be disturbed during development of the proposed project.

Riparian habitat refers to the ecosystem found along a moving body of water, such as a river or stream. Water channels that include vegetation that may be considered riparian habitat exist along the northern and western perimeter of the parcel. The channels support patches of wetland vegetation and adjacent ruderal vegetation along their banks, and provide habitat for wetland-associated wildlife species such as red-winged blackbird. The channels are highly disturbed because the channels are periodically cleared of vegetation to maintain water flow, and would not be disturbed during project development. Thus, the riparian habitat would not be affected by the proposed project.

A seasonal wetland and two channels exist within the remainder parcel (see Figure 4). Structures would not be built nor any other form of disturbance near the aforementioned aquatic features, and thus, the associated habitat would not be influenced. Therefore, the proposed project would not have a substantial adverse effect on riparian habitat, sensitive natural communities, or federally protected wetlands, and a **less-than-significant** impact could occur.

Figure 4
Land Use and Cover Types



Source: Estep Environmental Consulting. Biological Resources Assessment of the City of Woodland's East Beamer Street at County 102 Parcel [pg 7]. December 26, 2018.

- d. The project site is unlikely to act as a movement corridor because industrial developments exist directly to the west and southeast of the site. The proposed project includes construction of a multiple roads within the project site, which could pose a threat to the movement of certain wildlife species if they were trapped or struck by vehicular traffic. However, the proposed project would only occupy one portion of the entire parcel, and the remainder parcel would not be affected. If an animal were required to migrate across the project site, the animal could do so by way of the unaffected remainder parcel adjacent to the project development. As such, the project would not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. Thus, a **less-than-significant** impact would occur.
- e. Willow and cottonwood trees are located in the northwest portion of the project area, and several olive trees are along CR 102. The trees are all within the remainder parcel, and would not be removed or impacted by the proposed project. As a result, the proposed project would not conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and a **less-than-significant** impact would occur.
- f. The project site falls within the boundaries of the Yolo HCP/NCCP, which establishes an effective framework to protect natural resources in Yolo County, while improving and streamlining the environmental permitting process for impacts on special status species and provides guidance for the mitigation of impacts to covered species. Applicable Avoidance and Minimization Measures for palmate-bracted bird's-beak, Swainson's hawk and white-tailed kite, western burrowing owl, and tricolored blackbird as adapted from Chapter 4 of the Yolo HCP/NCCP, have been included in Mitigation Measures IV-2 through IV-5 of this IS/MND. Per Sec. 10-13.6, Yolo County may collect service fees from project applicants to compensate for direct and indirect costs associated with administration and implementation of the Yolo HCP/NCCP and related permitting processes.⁸ In addition, the developer shall be required to pay all applicable fees per Section 8.4.1 of the HCP/NCCP, as required by Mitigation Measure IV-1. Therefore, the proposed project would not conflict with the applicable provisions of the Yolo HCP/NCCP and a **less-than-significant** impact would occur related to conflicts with an adopted HCP, NCCP, or other approved local, regional, or State HCP.

⁸ Yolo County. *Yolo County Code of Ordinances: Title 10, Chapter 13, Section 10-13.6. Service Fees*. Available at: [http://library.amlegal.com/nxt/gateway.dll/California/yolocounty_ca/yolocountycacodeofordinances?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:yolocounty_ca](http://library.amlegal.com/nxt/gateway.dll/California/yolocounty_ca/yolocountycacodeofordinances?f=templates$fn=default.htm$3.0$vid=amlegal:yolocounty_ca). Accessed November 25, 2019.

V. CULTURAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The following discussion is based on the Cultural Resources Study prepared for the proposed project by Tom Origer & Associates.⁹ The Cultural Resources Study was based on the previous iteration of the project, as described in Section IV, Biological Resources, of this IS/MND. The site plans have since been updated, and the buildings are now proposed to be configured in a north-to-south direction, as shown in Figure 2 of the Project Description. Although the Cultural Resources Study analyzed disturbance of the site under the original configuration, due to the significant overlap between the original project site and the updated project site, the conclusions and mitigation measures set forth remain applicable to the proposed project. The Cultural Resources Study is included as Appendix C to this IS/MND.

a,b,c. Historical resources are features that are associated with the lives of historically important persons and/or historically significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics.

Tom Origer & Associates requested a cultural resource records search that was conducted by the Northwest Information Center (NWIC) at Sonoma State University. Cultural resources have not been recorded within a 0.25-mile radius of the project site. To gather information about potential historical or archeological resources within the project site, Tom Origer & Associates also contacted the Native American Heritage Commission (NAHC) requesting information regarding a search of their Sacred Lands Files (SLF). The search of the SLF indicated negative results for sacred sites within the project area and/or vicinity.

A USGS map from 1954 shows a wastewater treatment facility and associated ponds north of the project site. By 1993, the wastewater treatment facility was not present anymore, but the ponds remain to this day. The historical map shows that the parcel has been previously disturbed, and known uses from the past 75 years are not considered historically significant. In addition, structures from that period do not exist, and development of the site would not influence any potentially historic structures.

A field survey of the site was conducted by Tom Origer & Associates on October 14, 2019. The pedestrian survey was conducted by walking in transects measuring approximately

⁹ Tom Origer & Associates. *Cultural Resources Study for the East Beamer Way Project, Woodland, Yolo County, California*. October 22, 2019.

15 meters apart. In addition, two four-inch diameter auger holes were drilled to a depth of 120 and 150 centimeters to examine subsurface properties. Archaeological site indicators were not observed during the course of the survey. Because archaeological resources were not identified during the aforementioned searches, the project site is considered to have low potential for the discovery of archaeological resources.

While historic resources have not been recorded at the project site, the potential exists for previously undiscovered resources to occur on-site. Therefore, if previously undiscovered resources are found during construction, the proposed project could cause a substantial adverse change in the significance of a historic or archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturb human remains, including those interred outside of formal cemeteries during construction, and a **potentially significant** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a less-than-significant level.

V-1 *Prior to the approval of the improvement plans, the project's improvement plans shall include notes indicating that a Native American tribal resources monitor shall be present on behalf of the Yocha Dehe Wintun Nation during initial ground disturbing activities. If buried materials are encountered, all soil disturbing work shall be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s) pursuant to Section 106 of the National Historic Preservation Act (36CFR60.4). If the resource is also a tribal cultural resource the Native American tribal resources monitor shall evaluate the significance of the find and determine an appropriate course of action, subject to approval by the City. The consultation tribe(s) will also require notification and opportunity to consult on the findings. This shall be conducted in accordance with the City and land owner. Ground disturbing work in the vicinity of the find shall not occur until the resource has been evaluated, if the resource is found eligible for CRHR and avoidance is not feasible then an evaluation and/or data recovery mitigation program shall be drafted and implemented. The archaeologist shall be required to submit a report of findings to the City's Community Development Department for review.*

Prehistoric archaeological site indicators expected within the general area include: chipped chert and obsidian tools and tool manufacture waste flakes; grinding and hammering implements that look like fist-size, river-tumbled stones; and for some rare sites, locally darkened soil that generally contains abundant archaeological specimens. Historical remains expected in the general area commonly include items of ceramic, glass, and metal. Features that might be present include structure remains (e.g., cabins or their foundations) and pits containing historical artifacts.

V-2 *Prior to the approval of the improvement plans, the project's improvement plans shall include notes (per Public Resources Code 5097.97, Health and Human Safety Section 7050.5(b) of the California Health and Safety Code, and pursuant to CEQA Guidelines Section 15064.5(d)) indicating that if human remains are encountered, excavation or disturbance of the location*

shall be halted in the vicinity of the find, and the Yolo County Coroner contacted. If the Coroner determines the remains are Native American, the Coroner shall contact the NAHC. The NAHC shall identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent (MLD) shall provide recommendations regarding the treatment of the remains with appropriate dignity (refer to PRC 5097.94 for complete guidelines).

VI. ENERGY.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a,b. The main forms of available energy supply are electricity, natural gas, and oil. A description of the 2019 California Green Building Standards Code and the Building Energy Efficiency Standards, with which the proposed project would be required to comply, as well as discussions regarding the proposed project’s potential effects related to energy demand during construction and operations of the proposed project are provided below.

California Green Building Standards Code

The 2019 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), is a portion of the California Building Standards Code (CBSC) that became effective on January 1, 2020. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the CALGreen Code include, but are not limited to, the following measures:

- Compliance with relevant regulations related to future installation of Electric Vehicle charging infrastructure in residential and non-residential structures;
- Indoor water use consumption is reduced through the establishment of maximum fixture water use rates;
- Outdoor landscaping must comply with the California Department of Water Resources’ Model Water Efficient Landscape Ordinance (MWELO), or a local ordinance, whichever is more stringent, to reduce outdoor water use;
- Diversion of 65 percent of construction and demolition waste from landfills;
- Mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board; and
- For some single-family and low-rise residential development developed after January 1, 2020, mandatory on-site solar energy systems capable of producing 100 percent of the electricity demand created by the residence(s). Certain residential developments, including those developments that are subject to substantial shading, rendering the use of on-site solar photovoltaic systems infeasible, are exempted from the foregoing requirement.

Building Energy Efficiency Standards

The 2019 Building Energy Efficiency Standards, which went into effect on January 1, 2020, build upon energy efficiency measures from the 2016 Building Energy Efficiency Standards resulting in a reduction in energy consumption from the 2016 standards for

residential and commercial structures. Energy reductions relative to previous Building Energy Efficiency Standards would be achieved through various regulations including requirements for the use of high efficiency lighting, improved water heating system efficiency, and high-performance attics and walls.

One of the improvements included within the 2019 Building Energy Efficiency Standards is the requirement that certain residential developments, including some single-family and low-rise residential developments, like the proposed project, include on-site solar energy systems capable of producing 100 percent of the electricity demanded by the residences.

Construction Energy Use

Construction of the proposed project would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to meet additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the sites where energy supply cannot be met via a hookup to the existing electricity grid.

All construction equipment and operation thereof would be regulated per the CARB In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. The In-Use Off-Road Diesel Vehicle Regulation would subsequently help to improve fuel efficiency and reduce GHG emissions. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to reduce demand on oil and emissions associated with construction.

The CARB has recently prepared the *2017 Climate Change Scoping Plan Update (2017 Scoping Plan)*,¹⁰ which builds upon previous efforts to reduce GHG emissions and is designed to continue to shift the California economy away from dependence on fossil fuels. Appendix B of the 2017 Scoping Plan includes examples of local actions that would support the State's climate goals. The examples provided include, but are not limited to, enforcing idling time restrictions for construction vehicles, utilizing existing grid power for electric energy rather than operating temporary gasoline/diesel-powered generators, and increasing use of electric and renewable fuel-powered construction equipment. The regulation described above, with which the proposed project must comply, would be consistent with the intention of the 2017 Scoping Plan and the recommended actions included in Appendix B of the 2017 Scoping Plan.

Based on the above, the temporary increase in energy use occurring during construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. In addition, the proposed project would be required to comply with all applicable regulations related to

¹⁰ California Air Resources Board. *The 2017 Climate Change Scoping Plan Update*. January 20, 2017.

energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

Operational Energy Use

Following implementation of the proposed project, Valley Clean Energy (VCE) would provide electricity to the project site. Energy use associated with operation of the project would be typical of residential uses, requiring electricity for interior and exterior building lighting, heating, ventilation, and air conditioning (HVAC), electronic equipment, machinery, refrigeration, appliances, security systems, and more. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use, the proposed project would result in transportation energy use associated with vehicle trips generated by the proposed residences, employees, and visitors to the proposed facilities.

The proposed residential project would be subject to all relevant provisions of the most recent update of the CBSC, including the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and the Building Energy Efficiency Standards would ensure that the proposed structures would consume energy efficiently through the incorporation of such features as efficient water heating systems, high performance attics and walls, and high efficacy lighting. Required compliance with the CBSC would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary. In addition, electricity supplied to the project through VCE would be 75 percent carbon free and 42 percent renewable.¹¹ Thus, a portion of the energy consumed during project operations would originate from renewable sources, and the project would thereby comply with all state or local plans for renewable energy use. In addition, the proposed project is intended to be all-electric, and natural gas appliances or hearths would not be included.

With regard to transportation energy use, the proposed project would comply with all applicable regulations associated with vehicle efficiency and fuel economy. In addition, the proposed project includes construction of a Yolobus stop along East Beamer Street. The project also includes a plan for the property managers to operate a shuttle to and from bus stops to further encourage public transit use. The site's access to public transit would reduce total vehicle miles traveled (VMT) and tail pipe emissions compared to dependency on private motor vehicle. Less than forty percent of residents who qualify for the permanent supportive housing, own or lease private motor vehicles and at least a third rely on bicycles for daily mobility. Furthermore, the project would include construction of sidewalks connecting the residential units and supportive structures, and along the project frontage at East Beamer Street, thereby providing for increased pedestrian connectivity throughout the area and resulting in reduced vehicle use.

Conclusion

Based on the above, construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Thus, a ***less-than-significant*** impact would occur.

¹¹ Valley Clean Energy. *Standard Green*. Available at: <https://valleycleanenergy.org/energy-choices/standard-service/>. Accessed November 21, 2019.

VII. GEOLOGY AND SOILS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The following discussion is based primarily on the Geotechnical Engineering Report prepared for the proposed project by Wallace Kuhl & Associates.¹² The Geotechnical Engineering Report was based on the previous iteration of the project, where the buildings were oriented in an east-to-west direction. The site plans have since been updated, and the buildings are now proposed to be configured in a north-to-south direction, as shown in Figure 2 of the Project Description. Although the Geotechnical Engineering Report analyzed soils beneath the original disturbance area, due to the significant overlap between the original project site and the updated project site, the conclusions and mitigation measures set forth remain applicable to the proposed project. The Geotechnical Engineering Report is included as Appendix D to this IS/MND.

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- c. The proposed project’s potential effects related to fault rupture/seismic ground shaking, liquefaction, landslides, lateral spreading, and subsidence/settlement are discussed below.

¹² Wallace Kuhl & Associates. *Geotechnical Engineering Report: East Beamer Street Housing Project*. January 29, 2020.

Fault Rupture/Seismic Ground Shaking

Based on the Department of Conservation's Geologic Hazards and Data map, the project site is not located near any known faults or in a designated Alquist-Priolo Fault Zone.¹³ According to the Woodland General Plan, the nearest fault zone is the Concord-Green Valley fault, located approximately 27 miles west of Woodland.¹⁴ Considering the project site is east of Woodland City limits, the fault line is over 27 miles away. In addition, the CBSC includes specific safety and design standards for new structures to resist the forces of seismic activity. The proposed project would be required to comply with the geotechnical and seismic design criteria included in the CBSC. Considering the project site has a low risk of seismic shaking and is required to comply with the CBSC, the proposed project would not be subject to hazards from rupture of a known earthquake fault or strong seismic ground shaking.

Liquefaction

Soil liquefaction results from loss of strength during cyclic loading, such as that imposed by earthquakes. Soils most susceptible to liquefaction are clean, loose, saturated, uniformly graded and fine-grained sands. According to the liquefaction hazards map produced by the USGS, the Woodland area is not shown to be in a liquefaction hazard zone. The soil conditions encountered at the recent and previous explorations at or near the site indicate that the project site is predominantly underlain by relatively stiff, fine-grained soils or relatively dense, granular soils. Such soils are typically resistant to liquefaction during seismic ground shaking events. As such, the potential for liquefaction of the soil underlying the project site is considered low.

Landslides

Seismically-induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. The topography of the project site is relatively level, and the site is not located on or near any slopes. Furthermore, per the Geologic Hazards Map, the site is not located within a designated seismic hazard zone for landslides.¹⁵ Thus, landslides are not likely to occur on- or off-site as a result of the proposed project.

Lateral Spreading

Lateral spreading is horizontal ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. The project site does not contain any open faces that would be considered susceptible to lateral spreading.

Subsidence/Settlement

Subsidence is the settlement of soils of very low density generally from either oxidation of organic material, or desiccation and shrinkage, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. Because Yolo County exists on a large groundwater basin, the region is subject to subsidence due to water pumping.

¹³ California Department of Conservation. *Geologic Hazards Data & Maps*. Available at: <https://maps.conservation.ca.gov/geologichazards/>. Accessed November 1, 2019.

¹⁴ City of Woodland. *General Plan Update 2035*. May 16, 2017.

¹⁵ California Department of Conservation. *Geologic Hazards Data & Maps*. Available at: <https://maps.conservation.ca.gov/geologichazards/>. Accessed November 1, 2019.

The Water Resources Association of Yolo County has conducted several monitoring reports to track subsidence throughout the County. From 2008 to 2016, rates of subsidence, which vary from year to year, averaged 3 cm per year in the most heavily affected locations of the County.¹⁶ However, the CBSC includes standards to reduce risks associated with subsidence/settlement. In addition, the fill that would be used to elevate the project site would be designed to minimize the potential for subsidence and settlement. Given that the proposed project would be built in accordance with the CBSC, the potential for subsidence to pose a substantial risk to the proposed development is relatively low.

Conclusion

Based on the above, the proposed project would not be subject to substantial risks related to fault rupture/seismic ground shaking, liquefaction, landslides, lateral spreading, and subsidence/settlement. Compliance with standard construction regulations included in the CBSC would ensure that the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving liquefaction, subsidence, or settlement, and would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site subsidence, liquefaction, or collapse. Thus, a **less-than-significant** impact would occur.

- b. Issues related to erosion and degradation of water quality during construction are discussed in Section X, Hydrology and Water Quality, of this IS/MND, under question 'a'. In addition, Section X includes further discussion of the cut and fill activities associated with the proposed project. As noted therein, the proposed project would not result in substantial soil erosion or the loss of topsoil. Thus, a **less-than-significant** impact would occur.

- d. Expansive soils can undergo significant volume change with changes in moisture content. Specifically, such soils shrink and harden when dried and expand and soften when wetted. Highly expansive soils prone to shrink/swell activity could have adverse effects on structures constructed on such soils. Per the United States Department of Agriculture Web Soil Survey, the project site consists of a majority Sycamore silty clay loam.¹⁷ The Geotechnical Engineering Report notes that laboratory testing of two representative near-surface clay samples revealed the soils to possess low plasticity and Expansion Index values of 43 and 47, which is the high end of "low expansion potential." As such, the on-site soils have the potential to be expansive. If soil settling or contraction were to occur on-site, the proposed buildings and foundations may be compromised, and damage to the structures could follow.

Given the existence of potentially expansive soils within the project site and the subsequent risk of damage to the proposed structures, implementation of the proposed project could create substantial direct or indirect risks to life or property, and a **potentially significant** impact could occur.

¹⁶ Water Resources Association of Yolo County. *Yolo County Subsidence Network: 2016 Monitoring Event*. 2016.

¹⁷ United States Department of Agriculture Natural Resources Conservation Service. *Web Soil Survey*. Available at: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed November 20, 2019.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impacts to a *less-than-significant* level.

VII-1 *The project design shall comply with all recommendations included in the Geotechnical Report prepared for the proposed project by Wallace & Kuhl Associates. Compliance with such recommendations shall be demonstrated on all applicable improvement plans submitted for the project site. Improvement plans shall be submitted to the County Engineer for review and approval.*

- e. The proposed project would not include installation of septic systems on-site. Instead, the wastewater generated on-site from the proposed structures would connect to existing sewage mains in the project vicinity. Thus, the project would have **no impact** related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.
- f. The project site is located on previously developed land, and known unique paleontological or geological features do not exist on-site. However, if a unique paleontological resource or unique geologic feature were to be found during construction, a **potentially significant** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impacts to a less-than-significant level.

VII-2 *If any unique paleontological or geological features are identified during ground-disturbing activities associated with the proposed project, all work within 100-feet of the finding shall be halted until a qualified paleontologist or geologist can review and assess the nature of the find. No ground disturbing work in the vicinity of the find shall occur until the resource has been evaluated. The paleontologist or geologist shall be required to submit a report of findings to the City's Community Development Department for review.*

VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a,b. Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHGs are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

Regulatory Context

A number of regulations currently exist related to GHG emissions, predominantly Assembly Bill (AB) 32, Executive Order S-3-05, and Senate Bill (SB) 32. AB 32 sets forth a statewide GHG emissions reduction target of 1990 levels by 2020. Executive Order S-3-05 sets forth a transitional reduction target of 2000 levels by 2010, the same target as AB 32 of 1990 levels by 2020, and further builds upon the AB 32 target by requiring a reduction to 80 percent below 1990 levels by 2050. SB 32 also builds upon AB 32 and sets forth a transitional reduction target of 40 percent below 1990 levels by 2030. In order to implement the statewide GHG emissions reduction targets, local jurisdictions are encouraged to prepare and adopt area-specific GHG reduction plans and/or thresholds of significance for GHG emissions. The County of Yolo adopted the Yolo County Climate Action Plan (CAP) in 2011, which is designed to place the community on a path to achieve GHG emissions reductions targets and includes a comprehensive strategy for reducing GHG emissions to 80 percent below 1990 levels by the year 2050.

The proposed project is located within the jurisdictional boundaries of YSAQMD. The YSAQMD's *Handbook for Assessing and Mitigating Air Quality Impacts* handbook includes screening methodology and recommended thresholds of significance, including mass

emission thresholds for construction-related and operational criteria pollutants.¹⁸ However, the YSAQMD has not yet established or adopted methodology or thresholds for the assessment of impacts related to GHG emissions. In the absence of District-adopted methodology or thresholds for assessing GHG emissions, the YSAQMD is currently recommending GHG analysis consistent with the Sacramento Metropolitan Air Quality Management District (SMAQMD) adopted thresholds of significance. If a project would generate GHG emissions above the threshold level, the project would be considered to generate significant GHG emissions and conflict with applicable GHG regulations. The SMAQMD has established a threshold of significance for both construction and operational GHG emissions of 1,100 MTCO₂e/yr. If a local jurisdiction has adopted specific GHG thresholds of significance or plans to reduce GHG emissions, SMAQMD recommends such local regulations be used to establish a project's potential effect. As such, the SMAQMD threshold of significance of 1,100 MTCO₂e/yr will be used to evaluate construction GHG emissions, and project consistency with the Yolo County CAP will be used to evaluate operational GHG emissions.

GHG emissions resulting from construction and operations of the proposed project were modeled using the CalEEMod emissions model under the same assumptions as discussed in Section III, Air Quality, of this IS/MND. In order to evaluate the project's consistency with California's goals, the CO₂ intensity factor within CalEEMod was adjusted to reflect PG&E's progress towards achieving the State's Renewable Portfolio Standard (RPS) goals for the year applicable to each phase. Each phase of the proposed project and the associated GHG emissions is discussed below, and all modeling outputs are included in the appendix to this IS/MND.

Construction

Construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. Nonetheless, construction-related GHG emissions have been estimated for implementation of the proposed project, and are presented below.

Construction of the project would include building the residences, community center, shelter, treatment center, and associated improvements. Construction is anticipated to occur during the years 2020 and 2021, with maximum emissions expected to occur during 2021. The maximum annual unmitigated GHG emissions related to construction for each year are presented in Table 5.

Table 5			
Maximum Annual Construction GHG Emissions			
Year	Construction GHG Emissions (MTCO₂e/yr)	Threshold of Significance (MTCO₂e/yr)	Exceeds Threshold?
2020	253.52	1,100	NO
2021	426.30	1,100	NO
<i>Source: CalEEMod, March 2020 (see Appendix).</i>			

¹⁸ Yolo-Solano Air Quality Management District. *Handbook for Assessing and Mitigating Air Quality Impacts*. July 11, 2007.

As shown above, the proposed project’s maximum annual unmitigated construction-related GHG emissions would be well below the applicable 1,100 MTCO₂e/yr threshold. Because the maximum annual and total construction GHG emissions for the project would be below the identified threshold of significance, the proposed project would not be considered to generate construction-related GHG emissions that would have a significant impact on the environment.

Operations

The emissions of GHGs resulting from operations of the proposed project were estimated using CalEEMod, and are presented below. The results are presented for informational purposes only, because, as discussed above, the determination of significance for operational emissions will be based on consistency with the Yolo County CAP.

The estimated unmitigated operational GHG emissions at full buildout of the proposed project in the year 2022 are presented in Table 6 below. It should be noted that mobile GHG emissions make up over 80 percent of total annual emissions. Considering the intended population of the proposed project, vehicle ownership is expected to be low.

Table 6	
Unmitigated Project Operational GHG Emissions	
Emission Source	Annual GHG Emissions (MTCO₂e/yr)
Area	3.16
Energy	231.60
Mobile	1,790.26
Solid Waste	93.81
Water	38.08
TOTAL ANNUAL GHG EMISSIONS	2,156.91
<i>Source: CalEEMod, March 2020 (see Appendix).</i>	

Applicable Climate Action Plans

The Yolo County 2030 General Plan, published in 2009, required the creation and implementation of a Climate Action Plan (CAP). As such, the Yolo County CAP was adopted in March of 2011, and includes a comprehensive strategy for reducing GHG emissions to 80 percent below 1990 levels by the year 2050.¹⁹ Several programs are proposed to meet the goal, including measures such as increasing renewable energy generation, improving water and energy conservation strategies, expanding alternative transportation, and planting trees.²⁰ In addition, the City of Woodland adopted a CAP in May of 2017, which includes similar measures for GHG emissions reductions.

The Yolo County CAP divides reduction measures into the following chapters: Agriculture; Transportation and Land Use; Energy; Solid Waste and Wastewater; and Adaptation. Considering the proposed project would not include agricultural uses, the measures within the Agriculture chapter would not apply. In addition, the measures included in the Adaptation chapter are targeted for implementation at a County-wide scale, and are not

¹⁹ Yolo County. *Yolo County Climate Action Plan: A Strategy for Smart Growth Implementation, Greenhouse Gas Reduction, and Adaptation to Global Climate Change*. March 15, 2011.

²⁰ Yolo County. *Climate Action Plan*. Available at: <https://www.yolocounty.org/community-services/planning-public-works/planning-division/climate-action-plan>. Accessed January 9, 2020.

applicable to individual projects, such as the proposed East Beamer Way Neighborhood Campus. The same is true for the City of Woodland CAP. Consequently, measures that are not relevant or applicable to the proposed project are not included in the consistency discussion below.

For this analysis, the Yolo County CAP and the City of Woodland CAP represent the applicable plans adopted for the purpose of reducing the emissions of greenhouse gases. The project’s consistency with all applicable reduction measures is assessed in Table 7 and Table 8 below. In addition, the adopted City of Woodland Climate Action Plan Consistency Checklist is included as Appendix E to this IS/MND.

Table 7	
Project Consistency with the Yolo County Climate Action Plan	
Reduction Measure	Consistency Discussion
Project Operations	
Measure T-1: Reduce vehicle miles traveled (VMT) associated with new developments.	The proposed project includes construction of a bus turnout along East Beamer Street, as well as other public transit options for the residents. By encouraging the use of public transit, the need for the use of single passenger vehicles would be reduced. The project also includes plans for a sidewalk networks throughout the site, and bicycle lanes exist connecting the project site to central Woodland. In addition, the trip generation rate for the anticipated population would be lower than the trip generation rate for the current land use. In other words, development of the project site with the proposed East Beamer Way Neighborhood Campus would result in lower VMT compared to development of the site with a different allowable land use, such as a public office or a school. Therefore, the project would reduce VMT and comply with Measure T-1.
Measure E-3: Reduce energy consumption in new residential and non-residential units.	The 2019 Building Energy Efficiency Standards is a portion of the CBSC, which expands upon energy efficiency measures from the 2016 Building Energy Efficiency Standards resulting in a seven percent reduction in energy consumption from the 2016 standards for residential structures and a 30 percent reduction in energy consumption from the 2016 standards for commercial structures. Energy reductions relative to previous Building Energy Efficiency Standards would be achieved through various regulations including requirements for the use of high efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. The project would be required to comply with these building requirements and would thus comply with Measure E-3. It should be noted that the CBSC serves to implement the State’s energy efficiency goals; thus, compliance with the CBSC standards would ensure that the proposed project would comply

Table 7	
Project Consistency with the Yolo County Climate Action Plan	
Reduction Measure	Consistency Discussion
	with all relevant State programs related to energy efficiency.
Measure E-4: Increase on-site renewable energy generation to reduce demand for grid energy.	The project applicant has not yet committed to on-site renewable energy generation. However, compliance with the 2019 CBSC mandates that the residences on the project site would be serviced with 100 percent renewable energy generated on-site. The other buildings on-site are not required to use renewable energy generated on-site. However, the connection to VCE would entail that a portion of electricity would come from renewable sources. Thus, the project would support on-site renewable energy generation for the residences and partially comply with the suggested measure.
Measure E-7: Promote weather-based irrigation systems and water efficient turf management.	Under the CAL Green Code, outdoor landscaping must comply with the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), or a local ordinance, whichever is more stringent, to reduce outdoor water use. The proposed project would be required to comply with the outdoor water use efficiency regulations within the CAL Green Code. Thus, the proposed project would comply with the suggested measure.
Source: Yolo County Climate Action Plan, 2011.	

Table 8	
Project Consistency with the Woodland Climate Action Plan	
Reduction Measure	Consistency Discussion
Strategy E-1: Lighting Efficiency Upgrades	Title 20 and Title 24 of the California Code and Regulations require the use of energy efficient appliances and building systems, including lighting systems. The proposed project would be required to comply with all applicable efficiency standards sets forth in Title 20 and Title 24 and, therefore, the project would comply with the suggested measure.
Strategy E-2: Appliance/Office Equipment Upgrades	As noted above, the proposed project would be required to comply with all energy efficiency standards set forth in Title 20 and Title 24 of the California Code and Regulations. As such, the project would comply with the suggested measure.
Strategy E-3: Comprehensive Building Efficiency	Once again, the proposed project would comply with all energy efficiency standards set forth in Title 20 and Title 24 of the California Code and Regulations. As such, the project would comply with the suggested measure.
Strategy E-4: Improved Building Temperature Controls	Two suggested improvements under this measure includes the installation of cool roofs and energy efficient heating and cooling equipment. The applicant has not committed to the installation of cool roof technology. However, pursuant to

Table 8	
Project Consistency with the Woodland Climate Action Plan	
Reduction Measure	Consistency Discussion
	CALGreen standards, the proposed project would be required to install energy efficient heating and cooling appliances. As such, the project would partially comply with this suggested measure.
Strategy E-6: Renewable Energy Generation and Procurement	The project applicant has not yet committed to on-site renewable energy generation. However, compliance with the 2019 CBSC mandates that the residences on the project site would be serviced with 100 percent renewable energy generated on-site. The other buildings on-site are not required to use renewable energy generated on-site. However, the connection to VCE would ensure that a portion of electricity would come from renewable sources. Thus, the project would support on-site renewable energy generation for the residences and partially comply with the suggested measure.
Strategy T/LU-2: Infill Development, Redevelopment, and Repurposing	The project site is currently undeveloped, and bound by undeveloped land to the south, east, and north. As such, the proposed project would not be considered infill development or a redevelopment project. However, the project would involve the construction of residences on land that was formerly used as treatment ponds and, therefore, could be considered a repurposing project. As such, the project would generally comply with this suggested measure.
Strategy T/LU-3: Smart Growth in New Development	The Woodland CAP defines “smart growth” as including higher-density development, mixed use projects, and transit-oriented and bicycle and pedestrian friendly infrastructure. The proposed project would include a mix of land uses by including residences, medical offices, and other supportive services. In addition, the neighborhood would be considered higher-density due to the size of each unit, and the inclusion of the new transit stop would encourage the use of public transportation. Therefore, the proposed project would comply with this suggested measure.
Strategy T/LU-4: Reduced Motor Vehicle Trips	The proposed project includes construction of a bus turnout along East Beamer Street, as well as other public transit options for the residents. By encouraging the use of public transit, the need for the use of single passenger vehicles would be reduced. The project also includes plans for a sidewalk networks throughout the site, and bicycle lanes exist connecting the project site to central Woodland. As noted previously, the trip generation rate for the anticipated population would be lower than the trip generation rate for the current land use designation. As such, development of the site with the proposed project would result in lower VMT compared to development of the site with a

Table 8	
Project Consistency with the Woodland Climate Action Plan	
Reduction Measure	Consistency Discussion
	different allowable land use, such as a public office or a school. Therefore, the project would reduce VMT and comply with this suggested measure.
Strategy T/LU-5: Increased Mass Transit Use, Walking, and Bicycling	As noted above, the project would encourage public transit by providing a new bus turnout and installing sidewalks throughout the project site. In addition, bicycle lanes exist connecting the project site to central Woodland. As such, the project would include increased alternative transit opportunities and would comply with this suggested measure.
Strategy T/LU-6: Reduced Emissions from Vehicle Idling and Other Equipment	To achieve this measure, the Woodland CAP suggests that lawnmowers are replaced with electric models, and truck idling is reduced. The applicant has not committed to the use of electric landscaping and maintenance equipment, and specific information about truck idling is not available. As such, compliance with this measure is uncertain at this time.
Strategy T/LU-7: Increased Use of Alternative-Fuel Vehicles	Per the 2019 CALGreen Code, the project is required to provide the infrastructure necessary to facilitate installation of EV charging systems residential parking spaces. Therefore, compliance with the 2019 CALGreen Code would encourage the use of alternative-fuel vehicles, and the project would generally comply with this suggested measure.
Strategy UF-2: Increased Tree Planting	The proposed project would include landscaping features throughout the development that would consist of trees, shrubs, groundcover, and a community garden. Individual residences would also be landscaped with trees, shrubs, groundcover and some lawns. As such, the development would expand upon urban forestry and green infrastructure, and would comply with this measure.
Strategy W/W-1: Increased Water Conservation	The proposed project would be required to comply with the residential water efficiency regulations within CALGreen. In addition, landscaping within the project site would also be required to comply with all water efficiency measures within the CALGreen Code, including the MWELO or any similar regulations adopted by the City of Woodland. Thus, the proposed project would comply with this suggested measure.
Strategy W/W-2: Solid Waste Reduction and Waste Processing Improvements	Section 13.36.010 of the City’s Municipal Code sets forth recycling requirements sufficient to meet State standards, including requiring all residents to make “reasonable efforts” to separate recyclable materials from all other solid waste. In addition, per the 2019 CALGreen Code, at least 65 percent of construction-related solid waste shall be diverted

Table 8	
Project Consistency with the Woodland Climate Action Plan	
Reduction Measure	Consistency Discussion
	from landfills. Thus, the proposed project would generally comply with this measure.
Source: City of Woodland Climate Action Plan, 2017.	

As demonstrated in the tables above, the proposed project would comply with almost all measures included in the Yolo County CAP and the City of Woodland CAP. Therefore, the project is considered consistent with both the Yolo County CAP and the City of Woodland CAP. As such, the proposed project would not conflict with the applicable plans that were adopted for the purpose of reducing the emissions of greenhouse gasses, and the impact would be less-than-significant.

Conclusion

Based on the above, the proposed project would not conflict with the applicable SMAQMD thresholds for construction-related GHG emissions. In addition, the proposed project would comply with a majority of all applicable measures included within both the Yolo County and the City of Woodland Climate Action Plans. Thus, the project is not expected to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and would not conflict with applicable plans, policies, and regulations adopted for the purpose of reducing the emissions of GHGs. Therefore, a **less-than-significant** impact would occur.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
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?	<input type="checkbox"/>	✘	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a. Residential developments, including supportive housing and shelters, are not typically associated with the routine transport, use, disposal, or generation of hazardous materials. Future residents of the facility may use common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and the amount anticipated to be used on the site, routine use of such products would not represent a substantial risk to public health or the environment. Based on the above, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and a **less-than-significant** impact would occur.

- b. The following discussion provides an analysis of potential hazards and hazardous materials associated with upset or accident conditions related to the proposed construction activities and existing on-site conditions.

Construction Activities

Construction activities associated with the proposed project could involve the use of various products such as concrete, paints, and adhesives. In addition, heavy-duty construction equipment operating on the project site would contain hydraulic fluid, diesel fuel, and other petroleum products. Small quantities of such potentially toxic substances would be used at the project site and transported to and from the site during construction. However, the project contractor would be required to comply with all California Health and

Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Thus, construction of the proposed project would not 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.

Existing On-Site Hazardous Conditions

A Phase I ESA was prepared for the project site by Wallace Kuhl & Associates, and is included as Appendix F to this IS/MND.²¹ The Phase I ESA included a site reconnaissance, visual inspection, several interviews, historical records review, preliminary vapor encroachment screening, and a review of the completed *ASTME 1527-13 User Questionnaire*.

Per an interview with the site owner, the site was previously developed with wastewater treatment ponds, and was used as such until 1988. In addition, the site has been used for cultivation of hay, storage of soils, and stormwater detention. The site reconnaissance was conducted on May 19, 2020. Per the reconnaissance, the study site was vacant, and an area of stockpiled soils with asphalt and concrete debris was identified in the south-central portion of the site. Soil piles were also observed on the western portion of the site. A review of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) website showed that the project site is located within the Crossroads Gas (ABD) field. The closest well, API 11320401, was located across CR 102 and was abandoned on April 22, 1982. Results of a Vapor Encroachment Screening (VES) conducted as part of the Phase I ESA indicate that vapor intrusion or vapor encroachment is unlikely at the project site. Per the Phase I ESA, above-ground storage tanks (ASTs), and underground storage tanks (USTs) were not identified on the site.

An excerpt from a 2008 appraisal revealed that the wastewater treatment facility and associated treatment ponds operated onsite for approximately 30 years, and sludge was removed from the former sewer ponds in 1996. Approximately 1.5 acres of land was previously used as a pistol range from 1940 through 1994, and spent bullets were reportedly present in the gun range area. The excerpt also noted that approximately 1,300 cubic yards of petroleum hydrocarbon impacted soil were placed on the south-central portion of the project site in 1993.

WKA prepared a Stockpile Soil and Sampling Analysis Report regarding soil samples collected from the south-central stockpile.²² Five soil samples were collected for analysis of petroleum hydrocarbons, volatile organic compounds, organochloride pesticides, polychlorinated biphenyls, and the California Assessment Manual 17 listed metals. The only pollutant of concern that was identified is arsenic, concentrations of which fell within expected background levels for soils in the area. Petroleum hydrocarbons were also detected, but the concentration was below the USEPA screening level. As a result of the soil analysis, WKA concluded that hazardous compounds were not identified in the soils, but the potential for hazardous compounds to be present still exists.

²¹ Wallace Kuhl & Associates. *Phase I Environmental Site Assessment – East Beamer Housing Project Property Woodland, California WKA No. 12185.04P*. May 29, 2020.

²² Wallace Kuhl & Associates. *Stockpile Soil sampling and Analysis Report – East Beamer Housing Project Woodland, CA WKA No. 12185.03P*. May 29, 2020.

The Phase I ESA concluded that the southwestern portion of the site was previously developed with several ponds associated with the City of Woodland wastewater treatment facility from at least 1968 to at least 1974. The ponds were backfilled with soils of unknown origin. As such, the potential exists for onsite soils to contain previously unknown hazardous materials. As noted in the Phase I ESA, the stockpiled soils would need to be removed and relocated prior to construction. In addition, the proposed structures may be located upon the backfilled ponds, or the backfilled ponds may be disturbed during cut and fill activities. Therefore, construction of the proposed project could create a hazard related to exposure of potential contaminants in the soils of unknown origin.

Conclusion

While the project site does not contain any known hazardous materials, the soils used to backfill former wastewater treatment ponds came from an unknown origin. Without soil sampling and testing of the previously imported soil, the project could 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 and a **potentially significant** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impacts to a *less-than-significant* level.

- IX-1. Prior to initiation of construction activities associated with permanent structures on the project site, the project applicant shall complete an analysis of the soils used to backfill on-site ponds to determine whether substantial concentrations of organochloride pesticides or other soil contaminants are present above the applicable direct exposure Environmental Screening Levels (ESLs) set by the Regional Water Quality Control Board, the residential screening levels set by the Department of Toxic Substances Control's Human Health Risk Assessment Note 3, and/or the U.S. Environmental Protection Agency's Regional Screening Levels for Region 9. If contaminants are not detected above applicable ESLs/RSLs, then further mitigation is not required. If contaminants are detected above the applicable ESLs/RSLs, then the soils shall be remediated by off-hauling to a licensed landfill facility. Such remediation activities shall be performed by a licensed hazardous waste contractor (Class A) and contractor personnel that have completed 40-hour OSHA hazardous training. The results of soil sampling and analysis, as well as verification of proper remediation and disposal, shall be submitted to the City's Community Development Department for review and approval.*
- c. The nearest school relative to the project site is the Ramon S. Tafoya Elementary School, located approximately one mile south of the site. In addition, as noted above, development of the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Thus, **no impact** would result relating to the emission or handling of hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- d. According to the California Department of Toxic Substances Control's EnviroStor Database, the proposed project is not located on a site that is included on a list of

hazardous materials sites compiled pursuant to Government Code Section 65962.5,²³ and would not create a significant hazard to the public or the environment. Therefore, **no impact** would occur.

- e. The proposed project is not located within an airport land use plan. The closest public airport to the project site is the Yolo County Airport, located approximately 9.7 miles southwest of the project site. As such, the proposed project site is not located within two miles of any public airports and does not fall within an airport land use plan area. Therefore, **no impact** related to a safety hazard for people residing or working in the project area would occur.
- f. Construction of the proposed project would not result in any substantial modifications to the City's existing roadway system, and construction traffic would not interfere with evacuation or emergency response routes. During operation, the proposed project would provide adequate access for emergency vehicles and would not interfere with potential evacuation or response routes used by emergency response teams. As a result, the project would have a **less-than-significant** impact with respect to impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.
- g. According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is not located within a Very High Fire Hazard Severity Zone.²⁴ In addition, the majority of the land to the west, southwest, and south of the site has been urbanized; thus, the site not surrounded on all sides by wildlands. Therefore, the proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires, and a **less-than-significant** impact would occur.

²³ California Department of Toxic Substances Control. *EnviroStor*. Available at: <http://www.envirostor.dtsc.ca.gov>. Accessed August 2019.

²⁴ California Department of Forestry and Fire Protection. *Yolo County, Draft Fire Hazard Severity Zones in LRA*. October 5, 2017.

X. HYDROLOGY AND WATER QUALITY.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a,ci-ciii.

The proposed project's potential to result in water quality impacts and changes to drainage patterns during construction and operations is discussed in further detail separately below.

Construction

The proposed project would include ground-disturbing construction activities that would result in temporary topsoil exposure. During the early stages of construction activities, topsoil would be exposed due to grading and hauling fill to raise the elevation of the site. After grading and prior to overlaying the ground surface with impervious surfaces and structures, the potential exists for wind and water erosion to discharge sediment and/or urban pollutants into stormwater runoff, which could adversely affect water quality.

The State Water Resources Control Board (SWRCB) regulates stormwater discharges associated with construction activities where clearing, grading, or excavation results in a land disturbance of one or more acres. Given that the proposed project would disturb approximately eight acres of land, the proposed construction activities would be subject to applicable SWRCB regulations. Per the SWRCB Construction General Permit, the proposed project would be required to submit a Storm Water Pollution Prevention Plan (SWPPP) prepared by a Qualified SWPPP Developer (QSD). The SWPPP would require the use of soil erosion control techniques consistent with Yolo County's Storm Water Management Plan, which in turn would reduce the possibility of any significant soil erosion

from occurring.²⁵ Implementation of the SWPPP would ensure that erosion from construction activities would not result in the degradation of water quality in the project area.

Operations

Following completion of project buildout, the site would be largely covered with impervious surfaces and landscaping areas, and topsoil would no longer be exposed. As such, the potential for impacts to water quality would be reduced. However, addition of the impervious surfaces on the site would result in the generation of urban runoff, which could contain pollutants if the runoff comes into contact with vehicle fluids on parking surfaces and/or landscape fertilizers and herbicides.

The proposed project would be required to comply with post-construction Best Management Practices (BMPs) per Section 10-9.303 of the Yolo County Code. Such BMPs intend to control the volume, rate, and potential pollutant load of stormwater runoff. Compliance with ongoing BMPs would ensure that the proposed project would not substantially degrade surface water quality downstream as a result of project operations.

Conclusion

Construction and operations of the proposed project would not substantially degrade water quality standards nor significantly alter the existing drainage pattern of the site or area. As a result, the project would have a **less-than-significant** impact to water quality and drainage.

- b,e. Following an Out of Agency Services Agreement, water supplies for the project site would be provided by the City of Woodland Utilities Division. Surface water from the Sacramento River is the primary source of drinking water, and groundwater is used as a backup to supplement surface water during times of high demand or reduced surface water availability. The City of Woodland is located in the Yolo Subbasin of the Sacramento Valley Groundwater Basin. The Yolo Subbasin was historically subject to overdraft, but construction of the Indian Valley Reservoir has provided substantial relief.

The Yolo Subbasin has a surface area of 256,000 acres and, therefore, the groundwater basin is recharged over a very large area. The impervious surfaces introduced at the project site would only remove approximately 8.5 acres of recharge area. Considering the entire surface area of the Yolo Subbasin, the proposed project would encompass a negligible portion of the recharge area and project implementation would not substantially affect groundwater recharge.

According to the City of Woodland's Groundwater Management Plan, 45,000 acre-feet per year of surface water could be diverted to the Cities of Woodland and Davis by the year 2040, which would meet almost all municipal and industrial demands within the two cities. Any additional demand would be met by groundwater sources, and the City would evaluate the need for new wells as needed. Future water demand is projected to be met by primarily surface water, and any excess demand would be supplemented by groundwater. As such, water demand resulting from the proposed project would be primarily met by surface water supply, and implementation of the project would not substantially decrease water supplies.

²⁵ Yolo County. *Storm Water Management*. Available at <http://www.yolocounty.org/community-services/planning-public-works/public-works-division/storm-water-management>. Accessed June 2017.

The Woodland General Plan designates the project site for industrial development. While the proposed GPA would change the type of development allowed on the project site, the General Plan EIR already anticipated and analyzed the construction of impervious surfaces and water demand at the project site. The proposed project would not result in increased use of groundwater supplies beyond what has already been anticipated for the site by the City and accounted for in the Groundwater Management Plan.

Based on the above, the proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project would impede sustainable groundwater management of the Yolo Subbasin. In addition, the project would not conflict with or obstruct implementation of a water quality control plan or the Woodland Groundwater Management Plan. Thus, a **less-than-significant** impact would occur.

- civ. According to the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer Map for the project site, the project site is located within a 100-year floodplain.²⁶ Because the project site is located within a designated flood risk area, the proposed project has been designed to minimize potential effects related to flooding. For example, all residential structures would be built upon 12-inch concrete piers on compacted fill to reach an elevation of 45 feet, and the other structures would be placed on compacted fill to reach an elevation of 43 feet.

Placing fill material on the site could create an obstruction to overland flow within the floodplain, which could cause increased maximum flood elevations in the project vicinity. A Technical Memorandum was prepared to assess the change in maximum water surface elevation following the proposed cut and fill project. The Technical Memorandum concluded that the fill material would result in an average increase of 0.1 to 0.2 inches in maximum water surface elevation in the project area, and the cut and fill activities would not alter the overall base flood elevation.

FEMA regulation 44 CFR 60.3-c-10 states: “[...] no new construction, substantial improvement, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community’s FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.” Based on the conclusion presented in the Technical Memorandum, the proposed development would not increase the water surface elevation of the base flood by more than one foot at any point within the community, and the proposed project would comply with the FEMA regulation.

In conclusion, the project site is classified as a Special Flood Hazard Area and located within a 100-year or 500-year floodplain. Thus, the proposed project would place people and structures within a designated floodplain, and would require soil cut and fill to raise the site’s ground elevation. Without proper cut and fill design, a **potentially significant** impact related to impeding or redirecting flood flows could occur.

²⁶ Federal Emergency Management Agency. *Flood Insurance Rate Map 06013C0355G*. Effective March 21, 2007.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

X-1 *Prior to the submittal of improvement plans, the applicant shall include on the plans that the ground floor elevation of all structures shall be constructed one foot above the base flood elevation (BFE). Such plans shall be submitted to the City Engineer for review and approval.*

- d. Potential hazards related to development within a flood zone are discussed under question 'civ' above. Tsunamis are defined as sea waves created by undersea fault movement or other underwater disturbance that displace a large volume of water, resulting in flooding hazards to coastal development. The project site is not located in proximity to a coastline and would not be potentially affected by flooding risks associated with tsunamis. A seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir. Seiches do not pose a risk to the proposed project, as the project site is not located adjacent to a large closed body of water. Therefore, implementation of the proposed project would not result in the release of pollutants due to inundation from a flood, tsunami, or seiche, and a ***less-than-significant*** impact would occur.

XI. LAND USE AND PLANNING.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a. A project risks dividing an established community if the project would introduce infrastructure or alter land uses so as to change the land use conditions in the surrounding community, or isolate an existing land use. Currently, the project site is primarily undeveloped and surrounded by vacant agricultural and industrial land. Because the project is surrounded by mostly open land, the project would not isolate an existing land use. As such, the proposed project would not physically divide an established community, and a **less-than-significant** impact would occur.

- b. The project site is within an unincorporated portion of Yolo County, just outside Woodland City limits. As such, the site is designated IN per the City of Woodland’s General Plan and is designated PQ per the Yolo County General Plan. The County of Yolo has zoned the project site PQP.

As part of the proposed project, the City of Woodland would be required to approve a General Plan Amendment to allow shelters within land designated IN. In addition, Yolo County would be responsible for the approval of a General Plan Amendment to redesignate the site from PQ to CG and a Rezone from PQP to C-G. The PQ and PQP zones currently allow land uses including public offices, civic uses, schools, museums, fraternal organizations, and others.²⁷ As such, portions of the proposed project, such as the proposed community center, would generally comply with the current designation. However, the CG and C-G designation is intended to include personal services, professional offices, restaurants, gas and service stations, hotels and motels, and other similar uses.²⁸ As such, the CG land use designation and C-G zoning would be better suited to accommodate the proposed land uses, including the proposed treatment facility and neighborhood. Upon approval of the aforementioned entitlements, the project would comply with all zoning and land use regulations, and the project would not be expected to conflict with any applicable land use plan.

As discussed throughout this Initial Study, the proposed project would not result in any significant environmental effects that cannot be mitigated to a less-than-significant level by the mitigation measures provided herein. In addition, the proposed project would not conflict with City or County policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect, including, but not limited to, the City’s and County’s noise standards, applicable stormwater regulations, and water quality standards. Therefore, the proposed project would not conflict with any land use plan, policy, or

²⁷ County of Yolo. *Yolo County Community Services Department Zoning Code (Title 8 of the Yolo County Code)*. July 2014.

²⁸ *Ibid.*

regulation adopted for the purpose of avoiding or mitigating an environmental impact, and a ***less-than-significant*** impact would occur.

XII. MINERAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a,b. The State designates areas containing valuable deposits of minerals as Mineral Resource Zones; the project site is not located in the vicinity of any State-designated Mineral Resource Zones.²⁹

Yolo County has two primary mineral resources: mined aggregate and natural gas. Several known natural gas fields exist within the Yolo County Planning Area, including the Crossroads Oil/Gas Field beneath the project site.³⁰ However, according to the Division of Oil, Gas, and Geothermal Resources (DOGGR) Geographic Information System (GIS) Well Finder, active natural gas wells do not exist within the vicinity of the project site. However, several plugged wells exist near the site.³¹ The presence of plugged wells indicate that the project area has previous been mined for natural gas. However, the natural gas field extends outside of the project site, and natural gas could potentially be mined from a permitted distance. Thus, construction of the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Further, the Crossroads Oil/Gas Field is not considered a locally-important mineral resource recovery site per the local general plan or other land use plan, and, therefore, a **less-than-significant** impact to mineral resources would occur.

²⁹ Yolo County. *County of Yolo 2030 Countywide General Plan* [pg. CO-43]. November 10, 2009.

³⁰ City of Woodland. *General Plan Update 2035* [pg. 7-29]. May 16, 2017.

³¹ Division of Oil, Gas, and Geothermal Resources. *Well Finder DOGGR GIS*. Available at: <https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-121.69618/38.67745/12> . Accessed November 22, 2019.

XIII. NOISE.

Would the project result in:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a. The proposed project involves the construction of approximately 100 residential units, a shelter, substance abuse treatment facility, and associated improvements on approximately 8.5 acres of vacant land. Sensitive receptors to noise include residential areas, schools, churches, nursing homes/senior housing, hospitals, libraries, and childcare facilities. The nearest sensitive receptors would be the residences located over 4,000 feet south of the project site.

Construction of the proposed project would result in temporarily increased noise levels. Construction noise from site development would include mechanical equipment such as earthmovers, dump trucks, and similar equipment during grading, the delivery of construction materials, construction of foundations, framing, roofing, and similar operations. Noise levels would vary depending on the type of equipment used, how the equipment is operated, and how well the equipment is maintained. However, construction activity would occur over a relatively short period of time, and is anticipated to occur during normal daytime hours. Furthermore, the project site is separated from the nearest sensitive receptor by agricultural land and Interstate 5 (I-5). Noise intensity reduces with distance, thus, the distance between the project site and the nearest residence would attenuate the construction related noise prior to reaching the residences.

Based on the Federal Highway Administration's Construction Noise Handbook, activities involved in typical construction would generate maximum noise levels up to 88 decibel (dB) at a distance of 50 feet.³² The nearest residence is approximately 4,000 feet away from the project site. Typically, a three-decibel reduction in sound intensity occurs with every doubling of distance from a source. Therefore, the construction noise would be reduced to less than 50 dB at the nearest residence. As such, construction of the proposed project would not subject nearby residents to excessive noise, and the temporary and intermittent nature of construction activity would not permanently alter ambient noise levels in the project area.

Operations of residential developments are not typically associated with the production of substantial noise. Potential sources of noise would be from normal maintenance activities and use of vehicles, but this would create little noise. As such, operations of the proposed

³² United States Environmental Protection Agency. *Legal Compilation on Noise* [Volume 1, pg 2-104]. 1973.

project are not anticipated to substantially contribute to ambient noise levels within the vicinity.

Construction of all components of the proposed facility is not expected to generate noise in excess of local standards, and noise generated by operations of the proposed project would not be audible at the nearby industrial facilities. A substantial permanent increase in noise levels in the project vicinity would not occur, and impacts would be considered ***less-than-significant***.

- b. Some groundborne noise and vibration could occur during construction of the proposed project. However, vibration would be limited because most structures would be built upon compacted fill or augured piles. The nearest structure is a Target Warehouse, which is located across the East Beamer Street/CR 102 intersection, approximately 500 feet away. The next closest facility is the Woodland Biomass Power facility, located over 2,000 feet from the construction area. Groundborne noise and vibration dissipate with distance, and the nearby facilities are not expected to experience a perceptible increase in groundborne noise or exposure to groundborne vibration due to project implementation. Furthermore, the construction process would be relatively short-term compared to the lifetime of the proposed project. Operations of the proposed neighborhood and associated buildings are not expected to result in groundborne noise or vibrations. Therefore, the proposed project would not cause excessive groundborne vibration or groundborne noise levels, and the impact is expected to be ***less-than-significant***.
- c. The proposed project is not located in the vicinity of any public or private airports. Medlock Field is the closest private airport, located 4.7 miles from the project site, and the Yolo County Airport is the closest public airport, located approximately ten miles from the project site. As such, the proposed project site is not located within two miles of any public airports or private airstrips and does not fall within an airport land use plan area. Therefore, the project would not expose people working or residing in the project area to excessive noise produced by an airport and a ***less-than-significant*** impact would occur.

XIV. POPULATION AND HOUSING. <i>Would the project:</i>	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

- a. The proposed project would involve the development of approximately 100 permanent supportive housing units, a shelter with 100 beds, and a residential substance abuse treatment facility with 54 beds. The people populating the proposed neighborhood would be previously homeless and would likely reside in the Woodland area. Thus, the project would not contribute to population growth but rather help relocate homeless individuals in the area. While the proposed project would develop new homes, the homes would be for Yolo County citizens currently in need of housing. Therefore, development of the proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly, and a **less-than-significant** impact would occur.

- b. The project site is currently open land and, thus, would not displace existing people or housing, necessitating the construction of replacement housing elsewhere, and **no impact** would occur.

XV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a,b. The Springlake Fire Protection District has agreements with City of Woodland Fire Department and the City of Davis Fire Department to provide fire protection services throughout the District. The project site is located within Fire Service Area A of the Springlake Fire Protection District, which is serviced by the City of Woodland Fire Department. The Woodland Fire Department provides fire protection and prevention services by responding to emergencies, conducting educational outreach, and planning for emergency service needs. Three fire stations are located in the City. Station #3, at 1550 Springlake Court, is the closest to the project site at 1.2 mile away. The Woodland General Plan proposes a fourth fire station to serve the Spring Lake Specific Plan area. Per the Yolo County General Plan Policy PF-5.9, the County requires receipt of a will-serve letter from the appropriate fire district confirming the ability to provide fire protection services to the project. Section 3-16.06 of the County Code mandates that prior to the issuance of any building permit, the applicant shall pay the appropriate fees as prescribed by the Fire District. As such, the project applicant would be required to provide the will-serve letter from the Springlake Fire Protection District and pay the associated service fee to reduce the impacts associated with the increase in fire service demand resulting from the proposed project. To facilitate on-site fire protection, five fire hydrants and several fire sprinklers would be constructed throughout the site as part of the proposed project. Based on the above, the planned expansion of the fire department, appropriate fee payment, and required fire prevention measures would be sufficient to maintain acceptable service ratios and response times following construction of the proposed project without the need for construction of new, previously unplanned fire service facilities.

Law enforcement services in unincorporated portions of Yolo County are provided by the County Sheriff-Coroner Department. The department has a staff of 276 full time employees, 95 of which are full-time sworn officers, and is located at 140 Tony Diaz Drive in Woodland. Policy PF-4.3 of the Yolo County General Plan requires that the Sheriff's Department maintain a minimum ratio of 1.75 officers per 1,000 service population.³³ According to 2016 demographic data, approximately 28,500 residents lived in Unincorporated Yolo County.³⁴ Assuming the 95 full-time sworn officers were serving the 28,500 residents, a ratio of 3.33 officers per 1,000 residents is well above the mandated requirement. As such, the minor increase in demand for law enforcement as a result of

³³ County of Yolo. *County of Yolo 2030 General Plan*. November 10, 2009.

³⁴ County of Yolo. *Yolo County Unincorporated Area Community Profile Version 1.0*. December 2018.

the proposed project would not require additional staff members. Further, the residences would be located within a gated community, which would reduce some potential for criminal activity and associated Sheriff presence. It should be noted that the Woodland Police Department could also respond to an emergency if needed. Therefore, new police facilities would not be required as a result of the proposed project.

Because the demand for fire and police protection services is not likely to significantly increase with implementation of the proposed project, current fire and police protection services would be adequate to serve the proposed project. Therefore, a ***less-than-significant*** impact associated with the provision of new or physically altered fire and police facilities the construction of which could cause significant environmental impacts, would occur.

- c. The project site is within the Woodland Joint Unified School District, which offers public preschool, K-8, high school, and adult education programs. The expected population of the proposed project would be formerly homeless adults or people with mental health or substance abuse problems. As such, the standard student generation rate of 0.5 student per dwelling unit may not apply to the neighborhood. Nonetheless, according to Government Code Section 65995 et. seq. and Education Code Section 17620 et. seq, payment of applicable development fees would be sufficient in reducing the impacts associated with a potential increase in students from the project. Therefore, the proposed project would result in a ***less-than-significant*** impact regarding an increase in demand for schools, the construction of which could cause significant environmental impacts.
- d,e. The proposed project would result in the development of a neighborhood of approximately 100 residential units, a shelter, and substance abuse treatment facility. The proposed structures would introduce a maximum of 250 residents to the site. Recreational facilities, such as a community center, public garden, and two gathering spaces, are included in the design plan. As such, the proposed project includes recreational facilities, and future residents would have access to other parks and public facilities throughout the City and County. However, the project may be subject to Yolo County parkland impact fees under Action Item PF-A21.³⁵ Contingent upon payment of the appropriate impact fees, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks and other public facilities, the construction of which could cause significant environmental effects. Thus, the impact would be ***less-than-significant***

³⁵ County of Yolo. *County of Yolo 2030 Countywide General Plan* [pg PF-16]. November 10, 2009.

XVI. RECREATION.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a, b. As discussed in questions ‘d’ and ‘e’ of Section XV, Public Services, of this IS/MND, the proposed project would include the construction of recreational facilities, including a community center, community garden, and gathering areas. Because the project would include on-site recreation areas, implementation of the proposed project is not expected to result in the increased use and associated deterioration of other local recreational facilities. Under Action Item PF-A21, the project would be subject to Yolo County parkland impact fees.³⁶ Assuming payment of the required park impact fees to mitigate any adverse effects, the impact of the increased population on the parkland ratio would be considered ***less-than-significant***.

³⁶ County of Yolo. *County of Yolo 2030 Countywide General Plan* [pg PF-16]. November 10, 2009.

XVII. TRANSPORTATION.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a. Public transit stops do not currently exist in the vicinity of the project site. A bike lane does exist along East Beamer Street. The following discussion includes more detail regarding each phase of the proposed project and the associated potential impacts to transportation.

Construction

During construction, an increase in traffic along East Beamer Street and CR 102 would occur due to trucks transporting materials to the project site and construction employees commuting to the site. However, construction of the proposed facility would be relatively short-term compared to the lifetime of the proposed project, as construction is anticipated to occur over approximately two years. The total number of vehicle trips during construction would be relatively few, and local roadways have adequate capacity to support the small increase in traffic. Due to the small project size and temporary nature of construction, the minor increase in traffic would not cause a substantial impact to transportation infrastructure.

Operations

The proposed project includes the construction of an access road and YoloBus turnout off East Beamer Street, paved sidewalks, and internal roads connecting the proposed structures. The internal roads would not impact the surrounding traffic infrastructure, and the bus turnout would encourage the use of public transit. The proposed plans comply with Yolo County General Plan Policy CC-2.16, which requires future communities to promote walking, bicycling, and public transit. Similarly, Policy CI-2.3 requires that public transit be available as a viable and attractive alternative to the use of single-occupant vehicles. The project would maintain the existing bicycle lanes, and the project operators would provide shuttles to other bus stops. Additionally, Yolo County Medi-Cal would provide transportation for medical appointments. The availability of public transit, ridesharing options, bicycle lanes, and sidewalks would contribute to a decreased demand for individual vehicle use. As a result, a substantial increase in vehicular traffic is not anticipated during operations of the proposed project. Lastly, although residential land uses are often associated with increased traffic, the target population for the proposed project would be formerly homeless individuals and are expected to have a relatively low single-occupant motor vehicle use ratio.

Vehicle trips would be generated during project operations by employees commuting to the site. However, such employees would have access to the aforementioned public transit options, and parking would exist on-site to accommodate employee vehicles. In addition, the number of trips generated by employees would be nominal compared to the

total amount of traffic in the City, and the roadways in the vicinity are sufficient to support the minor increase in traffic.

Based on the above, operations of the proposed project are not anticipated to conflict with local transportation systems.

Conclusion

Based on the planned improvements to public transportation infrastructure and the minimal traffic associated with construction and operations of the proposed project, the project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, and a **less-than-significant** impact would occur.

- b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Per Section 15064.3, analysis of vehicle miles traveled (VMT) attributable to a project is the most appropriate measure of transportation impacts. While a qualitative discussion of VMT has been provided below, the provisions of Section 15064.3 apply only prospectively; determination of impacts based on VMT is not required Statewide until July 1, 2020.

Per Section 15064.3(3), a lead agency may analyze a project's VMT qualitatively based on the availability of transit, proximity to destinations, etc. While changes to driving conditions that increase intersection delay are an important consideration for traffic operations and management, the method of analysis does not fully describe environmental effects associated with fuel consumption, emissions, and public health. Section 15064.3(3) changes the focus of transportation impact analysis in CEQA from measuring impact to drivers to measuring the impact of driving.

As discussed in question 'a', vehicle trips associated with construction would include transporting materials to the project site along with employee commutes. Construction of the proposed facility would be relatively short-term compared to the lifetime of the proposed development. Due to the temporary nature of construction, the small increase in VMT would not cause a substantial impact to transportation.

VMT during operations would increase due to residents of the neighborhood traveling into central Woodland, and people or employees visiting the project site. Site plans include construction of a new bus turnout along East Beamer Street, which would make public transit easily accessible. Several ridesharing options (Uber, Lyft, VIA) and shuttle programs (private shuttles, transport through Yolo County Medi-Cal) would be available as mobility resources. The accessibility of public transit would decrease operational VMT. In addition, bike lanes exist connecting the project site to downtown Woodland. Based on the intended population, the rate of car ownership is expected to be low, and thus, the use of single-passenger vehicles and associated VMT would be low.

Based on the above, impacts to transportation are not expected to be substantial, and the proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b). Thus, a **less-than-significant** impact would occur.

- c. The proposed project would not include design features that would affect traffic safety, nor would it cause incompatible uses to be present on local roads. Construction of new public

roads is not proposed as part of the project, and a significant increase in traffic is not projected during project construction or operations. Significant adverse impacts related to roadway design features or incompatible uses would not result from implementation of the proposed solar project, and **less-than-significant** would occur.

- d. During project construction, public roads in the vicinity would remain open and available for use by emergency vehicles and other traffic. The project site would be accessible by way of the entrance road from East Beamer Street, and the road would be wide enough to accommodate emergency vehicles. The proposed project would construct internal circulation roads consistent with Title 19 Section 3.05 of the California Code of Regulations, which mandates right of way lanes not be less than 20 feet in width and fire/emergency access lanes be a minimum of 20 feet wide. Per project site plans, lanes would be built out 20 feet in width. Therefore, the proposed project would not result in inadequate emergency access to the project area nor result in any road closures. The proposed project would include on-site roads of appropriate size to accommodate emergency vehicles, and a **less-than-significant** impact to emergency access would occur.

XVIII. TRIBAL CULTURAL RESOURCES.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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).	<input type="checkbox"/>	✘	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	✘	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a,b. The search of the NAHC Sacred Lands File indicated negative results for sacred sites within the project area and/or immediate vicinity. The project site was previously used for water treatment ponds. This former land use required ground-disturbing activities in order to create the ponds. Because the land is previously disturbed, the likelihood of resources being found on-site is low.

In compliance with AB 52 (Public Resources Code Section 21080.3.1), a project notification letter was distributed to the Cortina Rancheria – Kletsel Dehe Band of Wintun Indians and Yocha Dehe Wintun Nation. The letter was distributed on March 6, 2020, and responses have not yet been received by the City.

In addition, Tom Origer & Associates contacted several local tribes, including the Cortina Rancheria – Kletsel Dehe Band of Wintun Indians, United Auburn Indian Community of the Auburn Rancheria, and Yocha Dehe Wintun Nation, with a consultation invitation.

Based on the known historical use as a wastewater treatment facility at the project site, and the lack of identified cultural resources at the site, known Tribal Cultural Resources do not exist within the site. Nevertheless, the possibility exists that construction of the proposed project could result in a substantial adverse change in the significance of a tribal cultural resource if previously unknown tribal cultural resources are uncovered during ground-disturbing activities.

Based on the above, a **potentially significant** impact to Tribal Cultural Resources could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

XVIII-1 *Implement Mitigation Measures V-1 and V-2.*

XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-c. Following approval of an Out of Agency Services Agreement, the City of Woodland Utilities Division would provide water and sewer services to the project site. The project design includes plans to manage stormwater, through inclusion of a grassy drainage swale that would direct runoff through a trash removal structure and then into a stormwater basin north of the site. Following construction of the proposed project, electricity would be provided by VCE, through existing PG&E infrastructure.

Prior to 2016, the City of Woodland relied on groundwater for all drinking water supply. In 2009, the Cities of Woodland and Davis partnered to form the Woodland-Davis Clean Water Agency to develop a new water supply from the Sacramento River. Currently, approximately 13 million gallons of water are diverted from the Sacramento River to Woodland each day.³⁷ According to the California Water Boards, statewide average water use was 57.5 residential gallons per capita per day in February 2017.³⁸ It should be noted that this estimate is likely conservative, as each proposed unit would be smaller than the average residence. However, if the estimate is used to predict water demand, approximately 14,375 gallons of water per capita per day would be required to accommodate the proposed 250 residents at the East Beamer Street Neighborhood Campus. Compared to the 13 million gallons diverted to Woodland per day, the extra demand would make up less than one percent of the City's total water demand. The City plans to develop several Aquifer Storage and Recovery wells to balance winter water supply with summer demand, and store treated surface water in preparation of future

³⁷ Woodland-Davis Clean Water Agency. *Our Water: Water for Woodland, Davis and UC Davis*. Available at: <https://www.wdcwa.com/our-water-1>. Accessed November 22, 2019.

³⁸ California Water Boards. *Media Release: Statewide Water Savings Exceed 25 Percent in February*. April 4, 2017.

droughts.³⁹ Thus, water supplies would be available to serve the proposed project in the foreseeable future.

Additionally, the Woodland General Plan anticipated development of the project site. Therefore, the increase in water demand at the project site has been previously anticipated and analyzed in the General Plan EIR. The project would connect to existing water conveyance lines, and there would not be a need for major expansion of facilities or water utility infrastructure.

The City's Water Pollution Control Facility (WPCF), located east of CR 102 and Gibson Road, is responsible for the treatment and disposal of the City's municipal wastewater.⁴⁰ Under the facility's existing National Pollutant Discharge Elimination System permit, the plant is authorized to discharge up to 10.4 million gallons per day (MGD). Current flows, as of June 2016, are approximately 5 MGD. As a general rule of thumb, 90 percent of potable water becomes wastewater. As such, the proposed project would increase wastewater treatment demand by approximately 0.0129 MGD (0.014375 MGD x 0.9 water-to-wastewater ratio = 0.012938 MGD), which is a negligible increase compared to the permitted capacity. Therefore, addition of wastewater from the proposed project would not overwhelm the wastewater treatment facility or require expansion or construction of new facilities. The project would include connection of a new wastewater line within the project site to the City's existing sewage line in East Beamer Street.

As discussed above, the Woodland General Plan anticipated development of the project site. As such, the increase in wastewater treatment demand has been previously anticipated and analyzed in the General Plan EIR. Thus, the increased demand on wastewater treatment would be less than significant, and the wastewater treatment provider would have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

Electricity, natural gas, and telecommunications utilities would be provided by way of connections to existing infrastructure located within the immediate project vicinity. Considering the existing infrastructure, the proposed project would not require the relocation or construction of new or expanded facilities. Therefore, the project would result in a **less-than-significant** impact related to the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

- d,e. Solid waste, recyclable materials, and compostable material collection within Yolo County are directed to the Yolo County Central Landfill. The Yolo County Central Landfill is a Class III Solid waste landfill with an estimated closure date of January 1, 2081. Policy PF-9.2 of the Yolo County General Plan requires that new developments ensure adequate landfill space for existing and planned uses.⁴¹ According to the California Department of Resources Recycling and Recovery (CalRecycle), the Yolo County Central Landfill has a remaining capacity of 35,171,142 cubic yards out of a total permitted capacity of

³⁹ City of Woodland. *General Plan 2035 Update* [pg 5-37]. May 16, 2017.

⁴⁰ City of Woodland. *2015 Urban Water Management Plan* [pg 6-8]. June 2016.

⁴¹ Yolo County. *County of Yolo 2030 Countywide General Plan* [pg PF-34]. November 10, 2009.

49,035,200, or 71 percent remaining capacity.⁴² Due to the substantial amount of available capacity remaining at the Yolo County Central Landfill, sufficient capacity would be available to accommodate the project's solid waste disposal needs and the project would comply with General Plan Policy PF-9.2. Therefore, a ***less-than-significant*** impact related to solid waste would occur as a result of the proposed project.

⁴² California Department of Resources Recycling and Recovery (CalRecycle). *SWIS Facility Detail, Yolo County Central Landfill (57-AA-0001)*. Available at: <https://www2.calrecycle.ca.gov/SWFacilities/Directory/57-AA-0001/Detail/>. Accessed November 20, 2019.

XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-d. Per the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is not located within a Very High Fire Hazard Severity Zone.⁴³ Thus, the proposed project would not result in substantial risk or hazards related to wildfires, and a **less-than-significant** impact would occur.

⁴³ California Department of Forestry and Fire Protection. *Yolo County, Draft Fire Hazard Severity Zones in LRA.* October 5, 2017.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a. As discussed in Section IV, Biological Resources, of this IS/MND, a limited potential exists for several special status species (e.g. western burrowing owl, Swainson’s hawk, tricolored blackbird, etc.) to occur on-site. However, Mitigation Measures IV-1 through IV-6 would ensure that any impacts related to such species would be reduced to a less-than-significant level. Implementation of the proposed project is not anticipated to have the potential to result in impacts related to historic or prehistoric resources, but Mitigation Measures V-1 and V-2 would ensure that in the event that prehistoric resources are discovered within the project site, such resources would be protected in compliance with the requirements of CEQA and other State standards.

Considering the above, the proposed project would not degrade the quality of the environment, substantially reduce or impact the habitat of fish or wildlife species, cause fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, a **less-than-significant** impact would occur.

b. The proposed project, in conjunction with other developments throughout Yolo County, could incrementally contribute to cumulative impacts in the area. However, as demonstrated in this IS/MND, all potential environmental impacts that could occur as a result of project implementation would be reduced to a less-than-significant level through compliance with the mitigation measures included in this IS/MND, as well as applicable General Plan policies, Municipal Code standards, and other applicable local and State regulations. Following approval of a General Plan Amendment and Zoning Text Amendment, development of the proposed project would be consistent with the General Plan and associated cumulative impacts have been analyzed within the General Plan EIR.

All cumulative impacts related to air quality and noise are either less than significant after mitigation or less than significant and do not require mitigation. Given the scope of the

project, the incremental effects of this project are not considerable relative to the effects of past, current, and probably future projects. With the implementation of the mitigation measures, the proposed project would not result in cumulatively significant impacts on these areas.

Therefore, development of the proposed project would not result in a cumulatively considerable contribution to cumulative impacts in Yolo County, and the project's incremental contribution to cumulative impacts would be ***less than significant***.

- c. As described in this IS/MND, the proposed project would comply with all applicable General Plan policies, Municipal Code standards, other applicable local and State regulations, in addition to the mitigation measures included herein. Furthermore, as discussed in Section III, Air Quality, Section IX, Hazards and Hazardous Materials, and Section XIII, Noise, of this IS/MND, the proposed project would not cause substantial effects to human beings, including effects related to exposure to air pollutants, hazardous materials, traffic, and noise. Therefore, the proposed project's environmental impact on human beings would be ***less than significant***.