RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING A NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE 2013-2021 HOUSING ELEMENT UPDATE AND GENERAL PLAN AMENDMENT

WHEREAS, on February 27, 1996, the Woodland City Council certified a Final Environmental Impact Report (SCH # 95053061) (Resolution No 3944) ("EIR") for the City of Woodland (the "City") General Plan pursuant to the California Environmental Quality Act ("CEQA") (Pub. Resources Code §§ 21000 *et seq.*) and Cal. Code of Regulations, title 14, 15000 *et seq.* (the "State CEQA Guidelines"); and

WHEREAS, a Mitigated Negative Declaration ("MND") for the General Plan update was adopted by the City Council on December 17, 2002 (Resolution 4044); and

WHEREAS, on June 4, 2013, the City Council voted to direct staff to submit the draft 2013 – 2021 Housing Element Update to the State Department of Housing and Community Development ("HCD"), and directed staff to commence the appropriate environmental review; and

WHEREAS, the City has made technical updates to the Housing Element, including extending the horizon year out eight years to 2021, updating the demographic data and land inventory, and updating the housing programs to reflect the loss of redevelopment funding and changes in City priorities since the previous Housing Element update; and

WHEREAS, as appropriate, the City has made use of streamlining provided by CEQA to help avoid duplicative reconsideration of issues, pursuant to CEQA Guidelines Section 15183(a), and as such utilized the General Plan EIR, as well as other appropriate environmental documents for the Spring Lake Specific Plan, the Downtown Specific Plan, the East Street Corridor Specific Plan, and the Southeast Area Specific Plan; and

WHEREAS, on September 19, 2013, the Planning Commission held a noticed public hearing to consider the proposed Housing Element Update and Negative Declaration and Initial Study, and recommended unanimously that the City Council adopt the Negative Declaration for the Housing Element; and

WHEREAS, on October 15, 2013, the City Council held a noticed public hearing to consider the proposed Negative Declaration ("ND") for the 2013-2021 Housing Element Update and General Plan Amendment; and

WHEREAS, the City Council has carefully reviewed the ND and has also considered all other relevant information contained in the record regarding the 2013-2021 Housing Element Update and General Plan Amendment and determined that the proposed changes addressed in the update are technical changes that will not result in significant environmental impacts; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the City Council of the City of Woodland hereby takes the following actions:

Section 1. Compliance with the California Environmental Quality Act. As the decision-making body, the City Council has reviewed and considered the information contained in the Negative Declaration and supporting documentation. The City Council finds that the Negative Declaration contains a complete and accurate reporting of any environmental impacts associated with the Housing Element update. The City Council further finds that the Negative Declaration has been completed in compliance with CEQA and the State CEQA Guidelines. The City Council further finds that the Negative Declaration represents the independent judgment of the City Council.

Section 2. Findings on Environmental Impacts. Based on substantial evidence set forth in the record, including but not limited to the Negative Declaration, the City Council finds that the Housing Element Update represents minor technical changes pursuant to State CEQA Guidelines and that project could not have a significant effect on the environment.

Section 3. Adoption of Negative Declaration. The City Council hereby approves and adopts the CEQA Negative Declaration for the 2013-2021 Housing Element Update and General Plan Amendment, which is attached hereto and incorporated herein as Exhibit 1.

Section 4. Notice of Determination. The City Council directs staff to file a Notice of Determination with the County Clerk within five (5) working days of the approval of the 2013-2021 Housing Element Update and General Plan Amendment.

Section 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based, are located at the City Clerk's office. The custodian for the records is Cindy Norris, Principal Planner, located at 300 First Street, Woodland CA 95695.

ADOPTED AND APPROVED this 15th day of October by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Marlin "Skip" Davies, Mayor

ATTEST:

_____
Ana Gonzalez, City Clerk

Dated:_____

APPROVED AS TO FORM:

_____
Kara K. Ueda, City Attorney

Exhibit "1" - CEQA Negative Declaration

City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
(530) 661-5820

300 FIRST STREET
(530) 406-0832 FAX

WOODLAND, CA 95695
http://www.cityofwoodland.org

NOTICE OF INTENT AND NOTICE OF PUBLIC HEARING

TO: Interested Parties

FROM: Woodland Community Development Department

DATE: August 19, 2013

SUBJECT: ***NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING TO TAKE ACTION ON THE PROPOSED WOODLAND 2013-2021 GENERAL PLAN HOUSING ELEMENT UPDATE***

Lead Department:
Cindy Norris, Principal Planner
Woodland Community Development Department
300 First Street
Woodland, CA 95695
(530) 661-5911

Description of Project: Amendment of the City General Plan to adopt an updated Housing Element. The City of Woodland has made technical updates to its General Plan Housing Element, including extending the horizon year out eight years to 2021, updating the demographic data and land inventory, and updating the housing programs to reflect the loss of redevelopment funding and changes in City priorities since the previous Housing Element update. These proposed modifications have been found by the State Department of Housing and Community Development to be in compliance with the requirements of State law. Necessary actions/approvals for the proposed project are as follows:

- Approval of a resolution adopting the Negative Declaration for purposes of satisfying CEQA;
- Approval of an Amendment to the General Plan to replace the existing Housing Element with the proposed updated Housing Element.
- Final resubmittal to the State Department of Housing and Community Development

Project Location: The Housing Element applies citywide. City of Woodland, Yolo County, California.

Environmental Determination: Negative Declaration.

Comments on the Negative Declaration: The City requests your written comments on the Negative Declaration during a **30-day review period** which begins **August 20, 2013** and ends **September 18, 2013**. All comments must be received no later than 5:00 pm on the final day of the comment period. Comments should be directed to Cindy Norris, Principal Planner, at the address provided above.

Public Hearing: A public hearing will be held by the Planning Commission on September 19, 2013 at 6:30 pm to consider adoption of the Negative Declaration and make a recommendation to the City Council. The City Council will consider taking final action on the project on October 15, 2013 at 6:00 pm. These meetings/hearings will be held at the City Council Chambers located on the second floor of City Hall at 300 First Street, Woodland, CA.

The City does not transcribe its hearings. If you wish to obtain a verbatim record of the proceedings, you must arrange for attendance by a court reporter or for some other means of recordation. Such arrangements will be at your sole expense.

If you wish to challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the pubic hearing.

Availability of Documents: The Negative Declaration, Environmental Checklist/Initial Study, and supporting documentation are now available for public review at the Woodland Community Development Department at 300 First Street, Woodland, CA 95695. This document can be viewed in person at this address or viewed online at: www.cityofwoodland.org .

For more information regarding this project, please contact Cindy Norris at (530) 661-5911 or cindy.norris@cityofwoodland.org .

CITY OF WOODLAND
CEQA NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Code of Regulations, the **City of Woodland** does prepare, make, declare, publish, and cause to be filed with the County Clerk of Yolo County, State of California, this Negative Declaration for the Project, described as follows:

PROJECT TITLE: Woodland 2013-2021 Housing Element Update

PROJECT DESCRIPTION: The City of Woodland has made technical updates to its General Plan Housing Element, including extending the horizon year out eight years to 2021, updating the demographic data and land inventory, and updating the housing programs to reflect the loss of redevelopment funding and changes in City priorities since the previous Housing Element update. These proposed modifications have been found by the State Department of Housing and Community Development to be in compliance with the requirements of State law.

Necessary actions/approvals for the proposed project are as follows:

- Approval of a resolution adopting the Negative Declaration for purposes of satisfying CEQA;
- Approval of an Amendment to the General Plan to replace the existing Housing Element with the proposed updated Housing Element.
- Final resubmittal to the State Department of Housing and Community Development

PROJECT LOCATION: This document applies citywide. City of Woodland, Yolo County, California.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Woodland, Community Development Department

CONTACT PERSON: Cindy Norris Principal Planner, (530) 661-5911.

NAME OF ENTITY OR AGENCY CARRYING OUT PROJECT: City of Woodland, Community Development Department.

NEGATIVE DECLARATION: The City of Woodland has determined that the subject project, further defined and discussed in the attached Environmental Checklist/Initial Study will not have any unmitigated significant effects on the environment. As a result thereof, the preparation of an environmental impact report pursuant to the California Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

The attached Environmental Checklist/Initial Study has been prepared by the City of Woodland in support of this Negative Declaration. Further information including the project file and supporting reports and studies may be reviewed at the Community Development Department, City Hall Annex, 520 Court Street, Woodland, California, 95695.

MITIGATION MEASURES: No mitigation measures have been identified for the project.

Dan Sokolow for

Cindy Norris, Principal Planner
Woodland Community Development Department

August 19, 2013

General Plan Update 2035

CITY OF WOODLAND

Draft

City of Woodland General Plan 2013 Housing Element

Prepared for:

City of Woodland
Community Development Department

AECOM

Revised August 2013

General Plan Update 2035

CITY OF WOODLAND

Draft

City of Woodland General Plan 2013 Housing Element

Environmental Initial Study / Negative Declaration

Prepared for:
City of Woodland
Community Development Department

AECOM

August 2013

General Plan Update 2035

CITY OF WOODLAND

Draft

City of Woodland General Plan 2013 Housing Element Environmental Initial Study / Negative Declaration

Prepared for:
City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695

Contact:
Cindy Norris
Principal Planner
(530) 661-5911

Prepared by:
AECOM
2020 L Street, Suite 400
Sacramento, CA 95811

Contact:
J. Matthew Gerken
Senior Planner and Environmental Analyst
(916) 414-5800

AECOM

Revised August 2013

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1 SUMMARY

PROJECT INFORMATION		
1.	Project Title:	**City of Woodland 2013-2021 Housing Element Update**
2.	Lead Agency Name and Address:	**City of Woodland, 300 First Street, Woodland, CA 95695**
3.	Contact Person and Phone Number:	**Dan Sokolow, (530) 661-5820**
4.	Project Location:	**Citywide**
5.	Project Sponsor's Name and Address:	**City of Woodland**
6.	General Plan Designation:	**Various**
7.	Zoning:	**Various**
8.	Description of Project:	
	The City of Woodland has made technical updates to its Housing Element, including extending the horizon year out eight years to 2021, updating the demographic data and land inventory, and updating the housing programs to reflect the loss of redevelopment funding and changes in City priorities since the previous Housing Element update. See attached description for additional detail.	
9.	Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)	**Woodland is the Yolo County seat, located in California's Sacramento Valley. The city is approximately 20 miles northwest of Sacramento, 8 miles west of the Sacramento International Airport, and 12 miles north of Davis at the intersection of Interstate 5 (I-5) and State Route 113 (SR 113). There are approximately 9,624 acres of land area in the current City limits. The City's Planning Area includes land beyond the existing City limits and is defined by the Urban Limit Line (ULL), established by voters in 2006. The Planning Area encompasses approximately 12,772 acres. The Planning Area is bounded roughly by Churchill Downs Avenue to the north, County Road 98 to the west, the Yolo/Sacramento River Bypass to the east, and County Road 25A to the south.**
10:	Other public agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)	**California Department of Housing and Community Development**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation / Traffic	☐ Utilities / Service Systems	☐ Mandatory Findings of Significance
		☐ None With Mitigation

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☒ 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 project proponent. 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" impact 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** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

Signature Date

_____ _____

Printed Name Title

_____

Agency

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify: the significance criteria or threshold, if any, used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significance.

2 PROJECT DESCRIPTION

2.1 PURPOSE

The purpose of the 2013-2021 Housing Element Update is to revise the Housing Element to reflect current conditions and changes in State and local policies and programs since the previous Housing Element was adopted in 2009. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The housing element is one of the seven mandated elements of the local general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements.

The purposes of the housing element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

2.2 CONTENTS

The 2013-2021 Housing Element includes two sections.

Section 1 describes the City's goals, policies, and implementation programs. These goals, policies, and programs address four general topics: development of housing, maintenance of housing, equal opportunity in housing, and energy conservation/sustainable housing development. The actions described in Section 1 of the Housing Element are not tied to physical changes that could adversely affect the environment. Actions generally include continued implementation of various city regulations and policies, including development review, state-required density bonuses, and annual review of land available for housing. Programs also direct the City to seek and allocate funding for various ongoing programs, including first-time homebuyer and rehabilitation support, and incentives for developers of affordable housing. The 2013-2021 Housing Element directs revisions to the zoning code to permit farmworker housing in a wider range of zone districts that already allow development and to permit residential care homes in the Multiple-Family Residential zone (a zone that already allows housing development).

Section 2 presents background data, including demographic data in the housing needs assessment, an inventory of housing resources (including an inventory of land available for construction of new housing), an analysis of potential constraints on the production of new housing, and an evaluation of the City's performance implementing existing housing programs. Section 2 provides technical and background information to support the development of the goals, policies, and programs presented in Section 1, and does not direct or require any action on the part of the City that could result in physical effects on the environment. The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

The full draft 2013-2021 Housing Element is available for review at Woodland City Hall (Community Development Department, 300 First Street Woodland, CA 95695) or online at: http://www.cityofwoodland.org/gov/depts/cd/planning/default.asp.

2.3 HOUSING NEED

The Sacramento Area Council of Governments (SACOG), in its final (adopted September 20, 2012) Regional Housing Needs Plan (RHNP) figures, allocated Woodland a total of 1,877 housing units for the 8-year planning period between January 1, 2013 and October 31, 2021. The allocation is equivalent to an average yearly need of

235 housing units. The City is not responsible for physically constructing housing to meet the RHNP "fair share" requirements, but rather to ensure that adequate sites and zoning are available to accommodate at least the number of units allocated, suitable for households with a range of income levels and housing needs.

2.4 CEQA STREAMLINING

When appropriate, the City makes use of streamlining provided by CEQA to help avoid duplicative reconsideration of basic policy considerations, allow reduction in paperwork, and reduce the need to prepare repetitive environmental studies (CEQA Guidelines Section 15183(a)). There are a variety of approaches for streamlining CEQA review and many of them allow lead agencies to avoid reconsideration of environmental impacts for plans or projects whose impacts were already fully addressed as a part of a previously certified environmental document.

For example, Section 15152 of the CEQA Guidelines provides that where a first-tier EIR has "adequately addressed" the subject of cumulative impacts, such impacts need not be revisited in second- and/or third-tier documents. According to Section 15152(f)(3), significant effects identified in a first-tier EIR are adequately addressed, for purposes of later approvals, if the lead agency determines that such effects have been either: "mitigated or avoided as a result of the prior [EIR] and findings adopted in connection with that prior [EIR]"; or "examined at a sufficient level of detail in the prior [EIR] to enable those effects to be mitigated or avoided by site-specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project."

The statutory exemption provided under Public Resources Code 21083.3 and CEQA Guidelines 15183 provides substantial streamlining potential, as well. Lead agencies can use programmatic environmental impact reports (EIRs) for a general plan, community plan, or other plans to analyze impacts of projects that could be accommodated under the plan, and greatly limit later project-level analysis to site-specific issues. CEQA Guidelines Section 15183 (f) establishes that impacts are not peculiar to the project if uniformly applied development policies or standards substantially mitigate that environmental effect. These findings related to uniformly applied development policies or standards, according to the Guidelines, shall be based on substantial evidence, but not necessarily presented in an EIR.

2.4.1 PREVIOUSLY CERTIFIED EIRS

The impacts of development within the City's Planning Area were addressed in the General Plan and General Plan Environmental Impact Report (GP EIR), as well as Specific Plan EIRs focused on a certain portion of the City's Planning Area. The 1996 General Plan and GP EIR (State Clearinghouse #95053061) included policies, programs, and mitigation measures that are applied to discretionary projects to reduce potentially significant adverse physical environmental impacts. Just as with all types of projects, housing projects that would implement the 2013-2021 Housing Element will be required to incorporate the policy direction, programs, and mitigation measures identified in the General Plan and GP EIR, as appropriate and relevant, to reduce adverse environmental impacts.

The GP EIR is incorporated by reference. Impacts and mitigation measures from the GP EIR are outlined in Appendix A to this Initial Study. The GP EIR includes analysis of impacts and mitigation for housing development throughout the Planning Area, including housing development described in the 2013-2021 Housing Element. The 1996 GP EIR analyzed impacts associated with planned development within and adjacent to the City, including a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considered environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the City (California Department of Finance,

Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). Therefore, the GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

In addition to the General Plan and GP EIR, several areas of the City are regulated by Specific Plans, including the Spring Lake Specific Plan, the Downtown Specific Plan, the East Street Corridor Specific Plan, and the Southeast Area Specific Plan.

The Housing Element land inventory includes sites within the Spring Lake Specific Plan Area. Program 2.A.2 identifies a large number of potential sites for redesignation within the Spring Lake Specific Plan Area, as well, although the City may also identify other sites in infill locations for redesignation/rezoning in infill locations. The Spring Lake Specific Plan EIR (which is called "Turn of the Century Specific Plan EIR") includes analysis of impacts and mitigation for housing development, including housing development described in the 2013-2021 Housing Element (State Clearinghouse #99022069). The EIR for the Spring Lake Specific Plan is incorporated by reference and a summary of impacts and mitigation measures is included as Appendix B to this Initial Study.

The General Plan, GP EIR, and Specific Plan EIR are available for review at City Hall (Community Development Department, 300 First Street Woodland, CA 95695). The General Plan and General Plan EIR are also available for review online at: http://www.cityofwoodland.org/gov/depts/cd/planning/online/default.asp.

The analysis in the certified GP EIR and Specific Plan EIR is the first tier of environmental review and serves as the foundation upon which subsequent CEQA documents can build.

2.4.2 Analysis Methodology

This Initial Study reviews the 2013-2021 Housing Element in the context established by the General Plan, GP EIR, and the Spring Lake Specific Plan EIR.

Changes that have occurred since the adoption and certification of these documents would not result in new significant effects. Environmental setting sections in each topic area of this Initial Study address the potential for changed conditions since adoption/certification of the referenced EIRs to affect the conclusions of the analysis contained in the previously certified EIRs. Although the Housing Element does not direct the construction of housing, the Initial Study reviews the housing development capacity estimated in the Housing Element against the housing development that was analyzed and mitigated by the previously certified EIRs. If the City uses uniformly applied development policies or standards to address environmental effects of housing, the Initial Study outlines these standards and briefly describes how they address potential adverse environmental effects.

The material that follows provides more detail in each environmental topic area for the 2013-2021 Housing Element, within the environmental framework established in the City's General Plan and EIR and Spring Lake Specific Plan EIR.

2.4.3 General Plan Update

Housing Element content and schedule are dictated by state law and the State Department of Housing and Community Development reviews housing elements for compliance with state law. As such, housing element updates occur in cycles throughout the state with all the housing elements within a region on the same update cycle and approval deadline. The applicable region for Woodland is that of the Sacramento Area Council of Governments (SACOG). The housing elements for every jurisdiction in the SACOG region will expire at the end of this October (2013).

Because of the October 2013 deadline, the Woodland Housing Element Update is out of synch with, and proceeding ahead of, the City's current effort to update the citywide General Plan. In order to comply with state law, the City is moving forward with the Housing Element update independent of the rest of the General Plan Update process. Final action on the Housing Element will occur by or before October 31, 2013. Subsequent to that, as the rest of the General Plan Update nears final adoption, staff will ensure consistency (both in terms of format and substance) between the already adopted new Housing Element and the imminent adoption of the rest of the General Plan Update. Any modifications to the new Housing Element necessary to ensure consistency between all elements will be addressed at that time. The General Plan Update and companion EIR will address the potential for significant adverse environmental impacts associated with the final land use map and policies of the General Plan Update, including proposed changes to residential densities for specific parcels that would implement actions identified in the subject Housing Element.

3 ENVIRONMENTAL CHECKLIST

3.1 AESTHETICS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
I. Aesthetics. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

3.1.1 SETTING

On predominantly flat land and located within an important agricultural region, Woodland is completely surrounded by agricultural lands with the Yolo Bypass and Sacramento River to the east and the Capay Valley and the Coast Range to the west. Mining areas along Cache Creek mark the northern edge of the City, with other views of a variety of crop fields that surround Woodland. The visual character includes primarily orderly crop plantings outside current city limits and urban and suburban development within the city limits.

Some urban development has occurred since the certification of the General Plan EIR and Spring Lake Specific Plan EIR, including both greenfield development in the Spring Lake Specific Plan Area and infill development within the existing developed city. However, there are no new scenic vistas, scenic resources, or other aesthetic resources and no other changes in existing conditions that would make impacts associated with housing development in Woodland on potential sites outlined in the Housing Element more severe than characterized in the previously certified EIRs.

3.1.2 DISCUSSION

a) through d)

The project includes revisions to housing policy and programs, and does not direct development that would result in physical changes affecting scenic vistas, visual character, light and glare. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

The Spring Lake Specific Plan EIR addresses aesthetic resources impacts (in a section entitled "Visual Resources), although no mitigation was available that would both allow development of the Specific Plan Area, while also reducing aesthetic impacts to a less-than-significant level. The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category

and therefore cannot speculate on the specific visual changes that may be introduced at a street intersection or specific parcel of land. The Housing Element is an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.2 AGRICULTURAL AND FOREST RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
II. Agricultural and Forest Resources. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997, as updated) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

3.2.1 SETTING

Woodland's agricultural surroundings play a central role in its history and character, and agriculture is important to Woodland's and Yolo County's economy. Most of Woodland was developed on prime agricultural land. There is no forest land in the city or adjoining it.

3.2.2 Discussion

a) through e)

The project includes revisions to housing policy and programs, and does not direct development that would result in physical changes to agricultural resources. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Both direct and cumulative agricultural resources effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area. Impacts of converting Prime Farmland were considered, along with changes in agricultural productivity, indirect conflicts on agricultural operations from new residential development, the total change in agricultural land in the region, and cancellation of Williamson Act contracts (see Section 3.2 of the GP EIR). The General Plan includes policies related to phasing of development and other measures to reduce premature conversion of agricultural land in the Planning Area to urban use. The City's voter-adopted Urban Limit Line (ULL) is also a measure intended, in part, to preserve surrounding agricultural lands.

Impacts to agricultural resources were also considered as a part of the Spring Lake Specific Plan EIR, which requires agricultural conservation easements as mitigation (see Section 4.2 of the Spring Lake Specific Plan EIR). Significant and unavoidable effects were identified for this topic area.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.3 AIR QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
III. Air Quality.				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

3.3.1 SETTING

Woodland lies in the southern part of the Sacramento Valley, a broad, flat valley bounded by the coastal ranges to the west and the Sierra Nevada to the east. A sea-level gap in the coast Range—the Carquinez Strait—is located to the southwest and the intervening terrain is very flat. The prevailing wind direction is southwesterly, which is the wind direction when marine breezes flow through the Carquinez Strait. Marine breezes dominate during the spring and summer months, and show a strong daily variation. Highest average windspeeds occur in the afternoon and evening hours; lightest winds occur in the night and morning hours. During fall and winter, when the sea breeze diminishes, northerly winds occur more frequently, but southwesterly winds still predominate. Woodland is located within the Sacramento Valley Air Basin, in which the air quality does not meet some state and federal health standards, particularly for ozone and small particulates (PM_{10}).

Ozone precursor emissions have decreased substantially since the certification of the GP and Spring Lake Specific Plan EIRs – between 2000 and 2010, oxides of nitrogen (NO_x) emissions decreased in the Sacramento Valley Air Basin by approximately 32% and reactive organic gases (ROG) by 18% (California Air Resources Board, Table 4-33: 2001 California Almanac of Emissions and Air Quality). Criteria air pollutant emissions have been on the decline in Yolo County, as well, in general. Between 1995 and 2010, NO_x emissions have decreased by 37% and ROG by 40%. Directly emitted particulate emissions have remained relatively constant (PM_{10} increasing by 4% between 1995 and 2010 and $PM_{2.5}$ decreasing by 4% (California Air Resources Board, 2009 Almanac, Appendix A, Table A-21).

3.3.2 Discussion

a) through e)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes in air quality, violate any air quality standards, or conflict with or obstruct implementation of the relevant attainment plans. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Direct and cumulative air quality impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Section 8.4). The GP EIR includes analysis of the air quality impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Air quality impacts were also considered as a part of the Spring Lake Specific Plan EIR, which requires energy star labeled appliances in new residences to the greatest extent feasible (see Section 4.7 of the Spring Lake Specific Plan EIR). Significant and unavoidable effects were identified for this topic area.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
IV. Biological Resources. Would the project:				
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 Game or the U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

3.4.1 SETTING

Most of the non-urbanized land surrounding Woodland is currently used for agriculture. The Yolo bypass and Sacramento River lie two miles east of Woodland, Willow slough is located south of the Planning Area boundary, and Cache Creek is one mile north of the city. Yolo County and the cities in the county are undertaking a comprehensive countywide Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) to address the effects of growth throughout the county on biological resources. The primary goal of the HCP/NCCP is the conservation of state and federally listed rare, threatened, and endangered species, and species of special concern. The HCP identifies and describes habitat types found in Yolo County, including the Woodland Planning Area. An important habitat type found in the Woodland area is wetlands in the forms of alkaline sinks, vernal pools, and ponds/lakes/open waters.

3.3.3 Discussion

a) through f)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes to biological resources. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Both direct and cumulative vegetation and wildlife resources effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area. Impacts associated with rare species and their habitats were comprehensively addressed, including impacts associated with converting agricultural lands surrounding the city to urban use. General Plan policies in Section 7.B, 7.C, and 7.D are intended to reduce biological resources impacts associated with building out the 1996 land use diagram.

Section 4.5 of the Spring Lake Specific Plan EIR addresses biological resources impacts and extensive mitigation is required for development within this Plan Area keyed to the species and habitats that were present in this portion of the city prior to development. Significant and unavoidable effects were identified for this topic area.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.5 CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
V. Cultural Resources. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

3.5.1 SETTING

Woodland has a rich historical heritage, and many significant historic buildings, districts, events, and artifacts reflect its past. These are symbols of Woodland's unique heritage and identity. Downtown Woodland, in particular, includes many historically-significant buildings.

The working landscape in and around Woodland factors importantly into the history of the community, and the local economy benefited greatly from the success of the agricultural industry by serving as a center for banking, shops, education, and in some instances by housing farmers and their help. The invention and manufacturing of farming equipment has been a uniquely critical aspect of the history and local economy, as well. Local inventions included the centrifugal pump in the late 1800s and the Marvin Landplane in 1936 (Knights Landing). The Best Tractor was developed by the Best family who lived in Woodland, although the tractor was actually manufactured in Oakland. Today, several farm equipment dealers are located within Woodland and provide employment and tax revenues for the City, while serving the outlying farms. Irrigation was and still is a major contributor to the agricultural success of the area. The first irrigation canal was developed by James Moore in 1856 who owned exclusive water rights to Cache Creek. Irrigation water today is provided by wells and the Yolo County Flood Control and Water Conservation District canals. Money earned in the gold fields of California financed the purchase of much of the farmland around Woodland. A variety of crops were grown. These included: tobacco, peanuts, grapes, rice, sugar beets, various grains and row crops. Several wineries were located in the County producing wine, vinegar, and brandy. The livestock industry also had an important role in the area. The Woodland Creamery was organized in the 1880s by citizens who recognized the local need for dairy products. The opportunity for farming brought many nationalities to the area.

The native Patwin Indian provided the first labor on the farms. They were replaced by Chinese laborers, who came to Woodland in the 1860s during the building of the transcontinental railroads. After work on the railroads stopped, the Chinese labored on levee construction, fence building, and truck farming. Some Chinese settled in Woodland and became prominent in the culinary and laundry services. Dead Cat Alley became the site of the Chinese community's homes and businesses. By the early 1900s, employment opportunities for the Chinese began to disappear and the Chinese population declined. The Japanese were first brought to Byron Jackson's Yolano

Ranch in the late 19th century as farm laborers, but eventually both Japanese men and women were employed as laborers throughout the county. Some Japanese started businesses in town, such as barber shops and secondhand stores, but laws and public attitudes made it difficult for them to own land or become citizens. Land was acquired by some Japanese who purchased it in their children's names. World War II saw the internment of Japanese families and their land leased to other people. For some Japanese, many years passed before they returned to Yolo County. Others never returned. Filipinos also provided farm labor and later the Bracero Program brought many Mexican Nationals into the area to work on the farms. The Hispanic population has grown to approximately half of the City's residents.

While there is some disagreement, the majority of researchers (Johnson 1978:351, Kroeber 1932, Levy 1978:398, and Bennyhoff 1977) indicate that the Patwin resided throughout Yolo County.[1] They, along with their neighbors the Nomlake and Wintu are speakers of the Wintuan language, which is part of the larger Penutian language family, which also includes Miwok, Maidu, Costanoan, and Yokuts, speakers of the Penutian language family. The Patwin occupied a strip of land about 60 kilometers wide that extended approximately 150 kilometers along the lower Sacramento River and the eastern foothills of the North Coast Range, terminating at San Pablo and Suisun bays to the south. A records search to identify archaeological sites within the study area was conducted on March 29, 2013. The search was conducted at the Northwest Information Center (NWIC) of the California Historical Resources Information System. The records search did not identify any previously recorded archaeological resources. The record search identified 41 previously conducted investigations. However, there could be buried or otherwise unknown prehistoric resources present within the city.

3.5.2 Discussion

a) through d)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes to cultural resources. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Historic and archaeological resources effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area. General Plan policies in Section 6.A through 6.E are intended to reduce historic and prehistoric resources impacts associated with building out the 1996 land use diagram.

Section 4.10 of the Spring Lake Specific Plan EIR addresses direct and cumulative cultural resources impacts and mitigation is required to reduce impacts to both prehistoric and historic resources.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

[1] Johnson, P. 1978. Patwin. In, Handbook of North American Indians. Volume 8. Smithsonian Institute. Washington. Kroeber, A. L. 1932. The Patwins and Their Neighbors. University of California Publications in Archaeology and Ethnology. Volume 29, No. 4, pp. 253-423. Levy, Richard. 1978. Eastern Miwok. California. Smithsonian Institution. Washington. Bennyhoff, F. 1994. Variation within the Meganos Culture. In R.E. Hughes (ed.) Toward a New Taxonomic Framework for Central California Archaeology. University of California Archaeological Research Facility Contributions No 51. Berkeley.

3.6 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
VI. Geology and Soils. Would the project:				
a) Expose people or structures to 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 or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

3.6.1 SETTING

The primary seismic and geologic hazards affecting development in Woodland include earthquakes and expansive soils. Generally flat in topography, Woodland does not face risks from landsliding or seiches. There are no known faults within the radius of five miles of downtown Woodland. However, there is evidence of young faulting west of Woodland and south of Cache Creek. The California Division of Mines and Geology has also identified the Dunnigan Hill Fault approximately five miles northwest of Woodland. The two other faults in the area are the Midland Fault Zone, located approximately 20 miles southwest of Woodland, and the Capay Valley, 25 miles west of Woodland. In the 1890s, Woodland experienced moderate building damage from an earthquake. Since then, the city has experienced groundshaking from earthquakes in the area, but no major damage. Modern building construction codes require that buildings be designed to resist stresses produced by lateral forces caused by wind and earthquakes. Soils have properties and characteristics such as erosion potential, shrink-swell behavior, and permeability that determine their suitability and constraints for building sites, grading,

infrastructure, and drainage systems. Such soils require special engineering attention to design to ensure the safety of any buildings or improvements.

3.6.2 Discussion

a) through e)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes in seismic, geological or soil hazards. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Health and safety related impacts, including those related to direct and cumulative geologic and soils conditions were described in the 1996 GP EIR for planned land uses in the entire Planning Area. General Plan policies in Section 8.A are intended to reduce impacts associated with building out the 1996 land use diagram.

Section 4.3 of the Spring Lake Specific Plan EIR addresses geology, soils, and seismicity impacts. As described in this EIR, mitigation for impacts under this topic are addressed by compliance with existing State law and local ordinances.

The California Building Standards Code as been modified for California conditions with numerous more detailed and/or more stringent regulations. The State Code regulates excavation, foundations, retaining walls, grading activities, and other activities to address drainage and erosion control. State Code requirements also address design of buildings to resist stresses produced by lateral forces caused by wind and earthquakes. State regulations and engineering standards related to geology, soils, and seismicity are reflected in the City of Woodland Municipal Code. Construction and design would be required to comply with the latest standards at the time of construction. Geotechnical studies are required along with implementation of the recommendations of such studies, where appropriate, to address site-specific conditions. City standards for grading and erosion control are included in the City of Woodland Standard Specifications. Compliance with applicable State and local regulations addresses potential impacts associated with geology, soils, and seismic effects and the body of these existing regulations is considered to be uniformly applied development standards for the purposes of CEQA analysis (CEQA Guidelines Section 15183[c]).

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.7 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact with Mitigation	No Impact	Adequately Addressed in Previously Certified EIRs
VII. Greenhouse Gas Emissions. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐		☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐		☐	☒

3.7.1 SETTING

GHGs play a critical role in determining the earth's surface temperature. When high-frequency solar radiation (such as visible light) enters the earth's atmosphere from space (the sun), a portion of the radiation is absorbed by the earth's surface and a smaller portion is reflected back toward space. However, the re-radiated energy by the earth is not the same high-frequency solar radiation that was received. It is lower frequency infrared radiation (thermal energy). When infrared radiation comes into contact with GHGs in the atmosphere, a portion of that thermal energy can be absorbed by the GHG molecule, re-radiated back toward the earth's surface, or both. In either case, heat is "trapped" within the earth's atmosphere. This phenomenon, known as the "greenhouse effect," is responsible for maintaining a habitable climate on Earth.

Prominent GHGs contributing to the earth's greenhouse effect are carbon dioxide (CO_2), methane, nitrous oxide, and high-global warming potential (high-GWP) GHGs. High-GWP gases are typically emitted at lower rates than CO_2, methane, and nitrous oxide, but these gases could substantially contribute to climate change, since they are comparatively more effective at absorbing infrared radiation.[2]

Emissions of greenhouse gas (GHG) emissions contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, commercial, and agricultural sectors.

In California, the transportation sector is the largest emitter of GHGs (38 percent of statewide emissions in 2010), followed by electricity generation (California Air Resources Board, 2013, California Greenhouse Gas Inventory for 2000-2010 — by Category as Defined in the Scoping Plan). In Woodland, transportation emissions are an even more dominant part of the inventory, representing approximately 68 percent of communitywide emissions (UC Davis Sustainable Design Academy, 2012, Climate Action Plan Technical Report).[3]

2 CO_2-equivalency (CO_2e) is used to account for the different potentials of GHGs to absorb infrared radiation. Global warming potential (GWP) of a GHG, depends on the lifetime of the gas molecule in the atmosphere, its ability to absorb/trap infrared radiation, and the spectrum of light energy (range of wavelengths and frequencies) absorbed by the gas molecule. Every GHG's GWP is measured relative to CO_2, which has a GWP of 1. Whereas pollutants with localized effects have relatively short atmospheric lifetimes (about one day), GHGs have long atmospheric lifetimes (one year to several thousand years). GHGs persist long enough to be dispersed around the globe, continually contributing to the greenhouse effect. The exact lifetime of any particular GHG molecule depends on multiple variables and cannot be pinpointed, but more CO_2 is currently emitted into the atmosphere than is sequestered.

3 Yolo County's total vehicle miles traveled (VMT) were allocated to the City using the City's proportion of the total County's population. Therefore, because the City constitutes a substantial portion of Yolo County's population

The City estimated baseline community GHG emissions for 2005 in its December 2012 "Climate Action Plan Technical Report" (UC Davis Sustainable Design Academy, 2012, Climate Action Plan Technical Report). In 2005, the City emitted approximately 680,224 metric tons of carbon dioxide equivalent (CO_2e), including all emissions estimated across five sectors: residential/commercial energy use; transportation; water and wastewater; municipal energy use and transportation, and wastewater reuse. Of those, 544,145 metric tons are reportable emissions, or those that are required by general inventory guidelines. The residential and commercial energy use and transportation sectors accounted for just over 98% of emissions, with municipal emissions (from municipal energy use and water and wastewater treatment) comprising just under 2% of emissions. Transportation emissions generated by vehicle travel (gasoline and diesel) constituted by far the most significant portion of reportable emissions (68%). The very high proportion of GHG emissions associated with the transportation sector is common for communitywide inventories and development projects.

Land use decisions affect the rate at which GHGs are emitted from several sectors (e.g., transportation, energy consumption, water, and waste). In particular, land use patterns and transportation facilities that reduce dependence on automobile travel and reduce the length of vehicle trips have major implications for improvements to air quality and reduction of GHG emissions.

Based on the serious risk that climate change poses to the economic well-being, public health, natural resources, and the environment of California, the State of California enacted legislation intended to GHG emissions. The Global Warming Solutions Act of 2006, also known as Assembly Bill 32 (AB 32) establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions and a cap on statewide GHG emissions. AB 32 requires reduction of statewide GHG emissions to 1990 levels by 2020. The Air Resources Board (ARB) adopted its Climate Change Scoping Plan to identify the main strategies California will implement to achieve GHG emissions reductions from each emissions sector of the state's GHG inventory, consistent with the provisions of AB 32.

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects and consider feasible alternatives and mitigation measures to reduce significant adverse environmental effects. The California Natural Resources Agency adopted amendments to the CEQA Guidelines to address GHG emissions, consistent with Legislature's directive in Public Resources Code section 21083.05 (enacted as part of SB97 [Chapter 185, Statutes 2007]). These changes took effect in 2010.

Local governments throughout California have enacted plans, programs, policies, and standards intended to reduce GHG emissions and take advantage of the various co-benefits of GHG-efficient planning.[4] Local lead agencies have taken a variety of approaches to addressing GHG emissions impacts in the context of local CEQA documents.

(approximately 28%), a comparable amount of total Yolo County VMT was allocated to the City's GHG inventory. It should be noted that a portion of the transportation-related GHG emissions are a result of vehicles traveling through the City along Interstate 5 and Highway 113 (i.e., pass-through trips), which are not directly under the operational control of the City. For future inventory updates, it will be important to understand the amount of the transportation sector that can be indirectly controlled by the City (i.e., local VMT and trips that originate or terminate in the City).

4 There are local co-benefits of GHG-efficient planning. Land use and transportation policies that reduce vehicle miles traveled (VMT) and promote alternatives to automobile travel also can reduce household and business transportation costs, reduce harmful air pollution (other than GHGs), enhance mobility, and reduce time spent commuting. Compact development (which reduces GHGs) can also be more efficient to serve with public infrastructure and services. GHG-reducing measures and policies that promote energy efficiency reduce GHGs and can also save on household and business utility costs. Encouraging reinvestment and revitalization of existing developed areas can reduce VMT and GHGs, but also helps to conserve important open space functions elsewhere, such as agriculture, recreation, watershed protection, and others, by accommodating population and employment growth in already developed areas.

"Climate change" as a specific or distinct topic was not mentioned in the 1996 General Plan; however, the related topics of pedestrian-friendly land use and design features, transportation and circulation, energy efficiency, air quality, and waste management were addressed and are prominent in the City's existing General Plan. For example, the policies in section 1.A promote infill development; require urban development within the City's Urban Limit Line; promote walking, bicycling, and transit use; and promote mixed-use development. Policies in section 1.B do not allow isolated, walled residential developments; indicate that the City will explore opportunities to increase densities in infill locations; encourage multi-family near transit; and encourage energy-efficient design and landscaping. Policies in section 1.C require new Specific Plans to identify where daily destinations, such as parks, schools, childcare, and shopping/services are to be located. Policies in section 1.E suggest that new commercial developments should be designed to encourage and promote transit, pedestrian, and bicycle access. Policies in section 3.A identify the City's balanced transportation approach that promotes pedestrian, bicycle, and transit connections between industrial areas and major residential and commercial areas. Policies in section 7.E require the City to cooperate with other agencies on air quality planning and management; require major new development projects to submit air quality analyses for review and approval; require design changes, mitigation measures, and/or offsets to reduce impacts; and encourage inclusion of new of exterior electrical outlets and natural gas hookups in new residential development to encourage the use of electric, rather than gas-powered, equipment, and to encourage the use of natural gas-fired barbecues.

These policies are effective in reducing GHGs and minimizing impacts from climate change. The subject project is consistent with the goals or land use designations of the General Plan and would result in no development beyond that already approved in 1996. Compliance with these policies will be effective in minimizing GHG emissions and climate change impacts from this already planned new development. In addition, the City has initiated a Climate Action Plan, which will be integrated with and completed simultaneously with the General Plan Update.

3.7.2 Discussion

a) through b)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes in GHG emissions. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.8 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
VIII. Hazards and Hazardous Materials. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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 for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

3.8.1 SETTING

Woodland has a full range of land uses, including some industries and activities that involve transport, storage, or use of toxic or hazardous chemicals, posing safety hazards in the event of unintentional exposure, leak, fire, or accident. Some of the byproducts of industrial processes in Woodland are hazardous materials, which need proper disposal. Residents and businesses in Woodland also generate household hazardous wastes such as waste oil, paint, and solvents.

In Woodland, the most prominent hazardous materials include agricultural chemicals (e.g. pesticides, insecticides, herbicides, fumigants), petroleum products, and chemicals used in industrial processing (e.g. solvents). These materials could represent safety hazards in such events as leakage from bulk storage areas of petroleum and gaseous products, railroad derailment, freeway vehicular accidents, and hazardous material spills within or near the city.

3.8.2 Discussion

a) through h)

The project includes revisions to housing policy and programs, and does not direct development that would result in hazards or exposure to hazardous materials to the public or the environment, or interfere with the adoption or implementation of any emergency response or evacuation plan. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Hazardous materials effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area. Compliance with applicable State and local regulations addresses potential impacts associated with hazardous material and the body of these existing regulations is considered to be uniformly applied development standards for the purposes of CEQA analysis (CEQA Guidelines Section 15183[c]).

Section 4.12 of the Spring Lake Specific Plan EIR addresses hazardous materials impacts and mitigation is required to reduce impacts associated with residential and non-residential development anticipated under this Specific Plan. Mitigation Measure 4.13-22 addresses an off-site sewer line that would serve the Specific Plan Area and would be located near a high-pressure natural gas line.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.9 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
IX. Hydrology and Water Quality. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?	☐	☐	☐	☒
e) 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?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Result in inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

3.9.1 SETTING

The Yolo Bypass and the Sacramento River lie two miles east of Woodland, Willow Slough is located south of the Planning Area boundary, and Cache Creek is about one mile north of the City. A groundwater aquifer underlies Woodland and serves as the City's municipal water supply.

The Woodland area is one of the few urbanized areas in California that depends completely on groundwater for all of its drinking supply. Groundwater has been the area's sole source of supply since the early part of the 20th century. In 2007, Yolo County's Integrated Regional Water Management Plan identified a project that would use surface water from the Sacramento River that would replace deteriorating groundwater supplies with safe, more reliable sources. In September 2009, the Cities of Woodland and Davis established the Woodland-Davis Clean Water Agency (WDCWA), a joint powers authority, to implement and oversee a regional surface water supply project. The regional water supply project is planned for operation in 2016.

Much of Yolo County is a natural floodplain, and there are five primary watersheds with the potential for flooding, including the Cache Creek Basin/Woodland; the Sacramento River corridor (including the Yolo Bypass, Clarksburg, and Knights Landing); Willow Slough, (including Madison and Esparto), Colusa Basin Drain (including Knights Landing) and Dry Slough (including Winters, Yolo County Airport, D-Q University, and Davis). The lands located to the east of the City of Woodland could potentially be subject to deep flooding from overflows from, the Willow Slough Bypass, Cache Creek, or the Yolo Bypass, depending upon the particular flood event or levee failure and the associated volume of overflow. The deep flooding could occur as a result of water "ponding" against levees of the Yolo Bypass and the Willow Slough Bypass. Areas in the northern and eastern parts of the City lie in a Federal Emergency Management Administration (FEMA) designated Special Flood Hazard Area.

The City's storm drainage system consists of collection, conveyance, detention, and pumping facilities. Stormwater is ultimately pumped into an outfall channel that discharges directly into local waterways. In Woodland, storm water is conveyed from west to east, by gravity, through canals and pipes to a pump station, where it is pumped into a canal that follows from the Yolo Bypass to the Tule Canal, which feeds the Sacramento River.

Since the time the referenced EIRs were certified, new legislation commonly known as Senate Bill (SB) 5 was enacted, which requires the Department of Water Resources and the Central Valley Flood Protection Board to prepare and adopt a Central Valley Flood Protection Plan. The plan establishes that the 0.5% AEP event (otherwise known as 200-year flood protection) is the minimum urban level of flood protection. SB 5 also requires that cities and counties in the Central Valley amend their general plans and zoning ordinances to conform to the plan and restricts approval of development agreements and subdivision maps in flood hazard zones, unless certain findings are made. The intent of SB 5 is to improve flood protection in urban areas and areas that rely on levees for flood protection. In addition, all jurisdictions in California are now required to identify areas that are subject to flooding and consider the location of existing groundwater recharge and storm water management resources in the land use element. The conservation element must identify areas that could potentially store floodwater for groundwater recharge and include a water resources section that has been specifically developed in coordination with relevant water agencies. Goals, policies, and objectives in the safety element must identify and address potential flood hazards and include floodplain management ordinances where applicable. Jurisdictions may adopt a local hazard mitigation plan to work in conjunction with the safety element. These new requirements will be addressed in the ongoing General Plan Update.

3.9.2 Discussion

a) through j)

The project includes revisions to housing policy and programs, and does not direct development that would result in hydrology, drainage, or flooding issues, violate water quality standards, or expose people and structures to significant risk. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Water-related effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area in Section 5.1. Policies in Section 4.C address groundwater, aquifer levels, and water supply. The City identified

flood risk zones identified by the Federal Emergency Management Agency (FEMA) as a part of the 1996 GP EIR (see Figure 9-1). Policies in Section 8.B seek to protect development from damage and to require new development within identified floodplains to be designed to avoid flood damage, including areas identified by the City in the Housing Element with capacity for housing development between present and 2021.

Section 4.4 of the Spring Lake Specific Plan EIR addresses impacts of the Specific Plan on local and regional hydrologic characteristics, including flooding and drainage, groundwater recharge, changes in water surface elevations due to groundwater withdrawal, and surface and groundwater quality. Section 4.12 of this previously certified EIR addresses the potential for groundwater contamination. Mitigation is required to reduce impacts. A storm drainage plan is required along with tentative maps allowing development within the Specific Plan Area to reduce runoff and related effects. In addition, flood insurance requirements place additional conditions on housing development within the Specific Plan Area designed to reduce flood risk. Significant and unavoidable effects were identified for this topic area in the Specific Plan EIR.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.10 LAND USE AND PLANNING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
X. Land Use and Planning. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

3.10.1 SETTING

Woodland is the county seat of Yolo County, located in the Central Valley approximately 20 miles northwest of Sacramento. Located on flat land, city limits encompass approximately 14.5 square miles. Residential uses are the predominant land use, making up over half the land area. Industrial development, constituting about one-third of the land area in the city, is located primarily in the northeast part of the city. Commercial uses are found along Main Street and East Street.

As noted elsewhere, as of the writing of this document, the City is in the midst of a comprehensive update to the General Plan. No habitat conservation plan has been adopted since the certification of the 1996 GP EIR or Spring Lake Specific Plan EIR.

3.10.2 DISCUSSION

a) through c)

The project includes revisions to housing policy and programs, and does not direct development that would result in physically dividing an established community, conflict with the current General Plan regarding land use, or conflict with the Yolo County Habitat Conservation Plan. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.11 MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XI. Mineral Resources. Would the project:				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

3.11.1 SETTING

Yolo County contains important mineral resources. A variety of minerals were once mined in the County. The chief minerals presently mined are aggregate and natural gas. Mineral extraction operation in the vicinity of Woodland involves aggregate (sand and gravel) mining adjacent to Cache Creek north of the city.

The State Surface Mining and Reclamation Act of 1975 (SMARA) provides for the evaluation of an area's mineral resources using a system of Mineral Resource Zone (MRZ) classifications that reflect the known or inferred presence and significance of a given mineral Resource. The MRZ classifications are based on available geologic information, including geologic mapping and other information on surface exposures, drilling records, and mine data; and socioeconomic factors such as market conditions and urban development patterns.

Conditions related to mineral resources have not changed in a way that would make impacts associated with housing development in Woodland more severe than characterized in the previously certified EIRs.

3.11.2 DISCUSSION

a) through b)

The project includes revisions to housing policy and programs, and does not direct development that would result in changes in mineral resource availability. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Mineral resources effects were described in the 1996 GP EIR for planned land uses in the entire Planning Area. As noted, mineral extraction operation in the vicinity of Woodland involves aggregate (sand and gravel) mining along Cache Creek, north of the city. There were no designated mineral resources zones that would adversely affected by buildout of the 1996 General Plan Planning Area.

Section 4.3 of the Spring Lake Specific Plan EIR addresses mineral resources impacts. As identified, the Specific Plan Area does not contain any mineral resources classified as MRZ-2, mineral resource extraction operations, or potential aggregate or natural gas resources.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a

higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.12 NOISE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XII. Noise. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
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 expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

3.12.1 SETTING

Noise is unwanted sound. Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep. Noise sources include traffic, aircraft, roadway, railroad, and stationary noise such as farming, mining, industry and food processing, and construction. Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associate with a given environment.

Woodland is located along Interstate 5 and State Route 113, which are sources of environmental noise. The Sierra Northern Railway shortline railroad's West Sacramento interchange extends from Woodland to West Sacramento. The California Northern Railroad runs from Woodland to Tehama, California. Woodland is also situated near the Sacramento International Airport and three smaller airports, the Watt-Woodland Airport, Medlock Field, and the Yolo County Airport.

3.12.2 DISCUSSION

a) through f)

The project includes revisions to housing policy and programs, and does not direct development that would result in would generate noise issues that exceed any current land use plan, or a local, state or federal noise level standard. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Noise impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area. Impacts associated with roadway, railroad, airport, and industrial and other fixed-source noise were considered in Section 9.7 of the GP EIR. Noise is addressed in the City's Health and Safety Element, which provides guidance for new development to avoid adverse impacts through sound planning, as well as those that must be addressed through mitigation. The City's Municipal Code also addresses environmental noise, but with more of a focus on the operation of uses and ongoing activities (as opposed to the guidance for proposed developments).

Section 4.8 of the Spring Lake Specific Plan EIR addresses noise impacts and mitigation is required to reduce impacts related to recreational noise. Significant and unavoidable effects were identified for this topic area.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.13 POPULATION AND HOUSING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XIII. Population and Housing. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing homes, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

3.13.1 SETTING

The City of Woodland is the county seat of Yolo County, California, located in the Central Valley approximately 20 miles northwest of Sacramento at the intersection of Interstate 5 and State Route 113. To the south is the City of Davis, with its University of California campus. Woodland is approximately 14.5 square miles. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). This is up from 55,468 in 2010 and 49,151 in 2000. According to the 2009-2011 American Community Survey, there are also 20,423 housing units, the majority being single-family homes. 19,042 (93.2%) are occupied, while 1,381 (6.8%) are vacant.

In 2009-2011, the average household size was 2.9 people. 57 percent were owner- occupied and 43 percent renter-occupied. Families made up 71 percent of the households in Woodland. The figure includes both married-couple families (53 percent) and other families (18 percent). In Woodland, 39 percent of all households have one or more people under the age of 18; 24 percent of all households have one or more people 65 years and over.

3.13.2 DISCUSSION

a) through c)

The project includes revisions to housing policy and programs, and does not direct development that would induce substantial population growth or displace a substantial number of people or existing homes. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Section 8.4). The GP EIR includes analysis of impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the

City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Population and housing impacts were also considered as a part of the Spring Lake Specific Plan EIR in Section 4.11. Mitigation is provided to address impacts identified in that document related to the increased demand for affordable housing and increases in Woodland's population. An increase in population or housing is not in and of itself an environmental impact, but could lead to adverse physical impacts if additional construction of infrastructure or replacement housing is indirectly caused by a project.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.14 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XIV. Public Services. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

3.14.1 SETTING

Woodland Joint Unified School District (WJUSD) provides public education from kindergarten through 12th grade to residents in the Planning Area, as well as nearby unincorporated areas of Knight's Landing, Yolo, and Zamora. Accredited in 2008, Woodland Community College (WCC) is a two-year community college located at 2300 East Gibson Road in Woodland on a 112-acre parcel in the northeast corner of the Spring Lake Specific Plan area. The City of Woodland Police Department is located at 1000 Lincoln Avenue (see Figure 6-4). The Department has a staff of 74 paid employees, 64 of whom are sworn patrol officers and 10 of whom are non-sworn support personnel. In 1982 the City of Woodland Fire Department merged with the Springlake Fire Protection District and now protects an area in excess of 60 square miles. The Fire Department is staffed with 42 operations personnel and is assisted by a part-time administrative staff person.

3.14.2 DISCUSSION

The project includes revisions to housing policy and programs, and does not direct development that would result in failure to provide, achieve, or maintain acceptable facilities, service ratios, response times, or other performance objectives for law enforcement, fire protection, schools and childcare, libraries, parks and other government social services. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Public services impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Chapters 5 and 6). The GP EIR includes analysis of impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964

dwelling units in the City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Public services and facilities impacts were also considered as a part of the Spring Lake Specific Plan EIR in Section 4.13. Various mitigation measures are required both to ensure adequacy of public services as this Plan Area builds out. Educational and community services impacts are considered in Section 4.14 of the Specific Plan EIR.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.15 RECREATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XV. Recreation. Would the project:				
a) 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?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

3.15.1 SETTING

The City of Woodland has over 160 acres of parks and recreation areas. This includes 18 parks, nine athletic fields and one swimming pool. The Woodland Sports Park which is located adjacent to the Woodland Community and Senior Center is the hub of a large recreation and sports area. The Sports Park includes three full sized all weather softball/baseball diamonds, each diamond can accommodate two soccer fields; one smaller all weather softball diamond that can accommodate a soccer field; and one all weather soccer only field. Facilities at the Community and Senior Center include a large gymnasium, fitness club, and outdoor basketball courts.

3.15.2 DISCUSSION

a) through b)

The project includes revisions to housing policy and programs, and does not direct development that would result in failure to provide, achieve, or maintain acceptable facilities, service ratios or other performance objectives for parks. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Public services impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Chapters 5 and 6). The GP EIR includes analysis of impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Recreation impacts were also considered as a part of the Spring Lake Specific Plan EIR in Section 4.14. Various mitigation measures are required both to ensure adequacy of public services as this Plan Area builds out, including parks and recreation.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.16 TRANSPORTATION/TRAFFIC

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XVI. Transportation/Traffic. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

3.16.1 SETTING

The Yolo County Transportation District operates Yolobus and provides local and intercity bus service within the City of Woodland, Yolo County, and to downtown Sacramento and Sacramento International Airport. The agency's role extends beyond just providing service, as stated in their vision.

The 2002 City of Woodland Bicycle Transportation Plan identifies existing and planned bicycle facilities within the city. The primary purpose of the Bicycle Transportation Plan is to identify on-street and off-street bicycle facilities to serve the needs of recreational and commute riders. Many roadways have on-street bike lanes (Class II) or are signed as a bicycle route (Class III). No Class I bicycle facilities exist in the Planning Area.

The majority of roadway miles within the city have adjacent sidewalks. Most minor arterials, collectors and residential streets have coverage on both sides of the street, while principal arterials, especially those on the periphery of the city, have sidewalks on one side of the street only. Sidewalks are included on all roadways within the city's newer planned communities and downtown grid. Woodland also has off-street facilities for pedestrian

travel. Most of these pathways are located in city parks and serve residents who walk for recreation. The off-street facilities typically do not provide direct access to key destinations like commercial centers and schools, and are therefore not likely used for utilitarian trips.

The Planning Area's roadway network consists of a combination of California State highways, a federal interstate highway, and city streets (arterial, collector, and local streets). Interstate 5 (I-5) is a principal north/south route that extends the length of California into Oregon and Washington. Within the City of Woodland, it provides for the transportation of goods from local agricultural and warehousing trucking centers. It also serves as a major commute route between Woodland and Sacramento and is the only freeway in the region providing access to the Sacramento International Airport. Interstate 5 has four travel lanes within the City. State Route 113 (SR-113) is a north/south route extending from west of Rio Vista to south of Yuba City. The segment between Davis and Woodland is a four-lane freeway that terminates at I-5. SR-113 continues from I-5 to SR-99 as a two-lane conventional highway. State Route 16 (SR-16) is an east/west route extending from SR-20 in Colusa County to SR-49 in Amador County. It approaches the City of Woodland west limit as a two-lane conventional highway and then continues north along Pedrick Road to I-5.

The City's roadway network is designed to accommodate the land uses designated in the General Plan.

3.16.2 Discussion

a) through f)

The project includes revisions to housing policy and programs, and does not direct development that would result in contribute to traffic and transportation environmental issues, including the failure to meet the minimum acceptable LOS thresholds. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Impacts related to streets and roadways, public transportation, non-motorized transportation, and air transportation were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Chapter 4). The GP EIR includes analysis of impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Traffic and circulation effects were also considered as a part of the Spring Lake Specific Plan EIR, which focused on impacts related to traffic congestion and level of service and requires specific transportation improvements in to address traffic congestion (see Section 4.6 of the Spring Lake Specific Plan EIR). The Specific Plan EIR also includes mitigation to require bicycle facilities and fair-share contributions to transportation improvements.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information

raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.17 UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact	No Impact	Adequately Addressed in Previously Certified EIRs
XVII. Utilities and Service Systems. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider that 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?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

3.17.1 SETTING

The City of Woodland Public Works Department currently provides municipal water to residents in the city. Groundwater is the primary source of drinking water within the Planning Area, which means that Woodland's drinking water currently comes from large, underground aquifers, rather than surface water sources such as rivers, lakes, or reservoirs. Woodland's drinking water is currently pumped from 18 operational groundwater wells located throughout the city. Of the 18 wells owned and operated by the City, 16 have been in operation for 30 years or longer and five wells for 40 years or longer. The typical life of a well is between 30 and 50 years. The distribution system consists of 160 miles of transmission and distribution lines, and a 400,000 gallon elevated storage tank, which is generally sufficient for peak demands and to regulate water pressure. The groundwater supply is filtered naturally by sand and gravel as it passes through the aquifers, and receives minimal treatment at each well site (0.2 parts per million liquid chlorine) for disinfection. Figure 6-5 shows Woodland's municipal water infrastructure. In recent years, groundwater in Woodland and Davis has had an increasing amount of salts and other minerals. When combined with additional salts from consumer uses—such as water softeners—the discharge of highly saline wastewater poses a threat to the environment and public health. As a result, the Central

Valley Regional Water Quality Control Board has been aggressively pursuing requirements for reductions in salt discharges to protect the environment and to meet more stringent salinity standards in the future.

The City of Woodland's Public Works Department is the community's wastewater service provider. The city wastewater collection system conveys wastewater by gravity pipelines to the Water Pollution Control Facility (WPCF) located east of the city along County Road 103 (CR 103), where it is treated and then discharged to a large unimproved channel. Treated wastewater eventually drains to the Tule Canal on the east side of the Yolo Bypass. Woodland's wastewater collection system consists of 175 miles of sewer main, 80 miles of service line and has more than 14,000 wastewater service connections and serves the city of Woodland, as well as a small area north of the city—Barnard Court. The average dry weather flow to WPCF is currently about 5.8 mgd. Future average dry weather flow to WPCF is expected to grow moderately. According to the City of Woodland's 2010 Urban Water Management Plan, wastewater influent is expected to grow to 6.6 mgd by 2015 and 7.4 mgd by 2035.

The Environmental Services Division in the City of Woodland Public Works Department provides storm water management services for the city. The Utilities Branch is responsible for storm water management services. The city's storm water system includes 84 miles of storm sewer pipe, 14 miles of drainage channel, 1,600 catch basins, 1,874 drain inlets, nine detention ponds, and nine storm water pumps located in three storm water pumping stations.

In Woodland, Waste Management of Woodland has authority over solid waste collection and disposal services, and Pacific Gas and Electric Company (PG&E) provides both natural gas and electricity service.

3.17.2 Discussion

a) through g)

The project includes revisions to housing policy and programs, and does not direct development that would result in new development without adequate system capacity or failure to meet wastewater treatment requirements of the Central Valley Regional Water Quality Control Board. Please refer to the Project Description, which summarizes the types of policy and program changes contemplated in this update.

Utilities and service systems impacts were described in the 1996 GP EIR for planned land uses in the entire Planning Area (see Chapter 5). The GP EIR includes analysis of impacts and mitigation for a total population at buildout of 65,860 in 2020. The 2013 population of Woodland according to the California Department of Finance is 56,908 (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR considers environmental impacts associated with 9,450 new housing units in addition to the 15,822 dwelling units that existed at that time for a total of 25,272 (see Chapter 2, Table 2-5). There are currently approximately 19,964 dwelling units in the City (California Department of Finance, Demographic Research Unit, Report E-5, Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2013, with 2010 Benchmark). The GP EIR includes analysis for future development within Woodland beyond the current population and number of housing units and the number of units the City needs to demonstrate can be developed to accomplish the City's share of the regional housing needs assessment.

Utilities and service systems impacts were also considered as a part of the Spring Lake Specific Plan EIR (see Section 4.13 of the Spring Lake Specific Plan EIR). Various mitigation measures are included to ensure adequacy of services for this new growth area.

The Housing Element includes a sites inventory and a redesignation/rezoning program to identify a minimum of 22 acres of land within the city for rezoning to allow 20 units per acre or higher residential development. The City has not specifically identified the sites that would be redesignated from a lower-density residential category to a

higher-density residential category. The Housing Element contains an assessment of availability of land under the General Plan, Specific Plans, and zoning suitable for housing development through 2021, not a directive to construct housing. The Draft Housing Element does not include any project details or include other information raising issues that would be peculiar to any parcels affected by implementation of the Draft Housing Element. The City will be considering sites as a part of the General Plan Update process that is already underway. The potential for impact associated with rezoning and development of the specific parcels, once identified, will be analyzed in the General Plan Update Environmental Impact Report.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant Impact with Mitigation	No Impact	Adequately Addressed in Previously Certified EIRs
XVIII. Mandatory Findings of Significance.				
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, reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
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.)	☐	☐	☐	☒
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Authority: Public Resources Code Sections 21083, 21083.5.
Reference: Government Code Sections 65088.4.
Public Resources Code Sections 21080, 21083.5, 21095; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

3.18.1 DISCUSSION

a) through c)

The project includes revisions to housing policy, and does not direct any land use changes or other actions that would result in physical environmental effects. Please refer to the Project Description, which details the types of policy changes contemplated in this update. Any effects associated with development of housing on sites included in the City's Housing Element sites inventory were already addressed in the 1996 GP EIR and Spring Lake Specific Plan EIR.

APPENDIX A

1996 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT SUMMARY

CHAPTER 1

PROJECT DESCRIPTION AND IMPACT SUMMARY

1.1 INTRODUCTION

The subject of this *Environmental Impact Report (EIR)* is a comprehensive update of the City of Woodland General Plan. This chapter of the *EIR* describes the project setting, defines the project, explains the City of Woodland's *General Plan* update process, and summarizes the environmental effects of the *Plan* found to be significant or potentially significant according to the standards of the California Environmental Quality Act (CEQA).

1.2 PROJECT SETTING

Located in California's Central Valley, Woodland is the county seat of Yolo County. Woodland lies 20 miles northwest of Sacramento on Interstate 5 and 7 miles north of Davis on State Route 113. The Yolo Bypass of the Sacramento River lies approximately three miles east of the city, Willow Slough is located about one mile to the southeast, and Cache Creek is located approximately two miles to the north. Situated within an important agricultural region, Woodland is completely surrounded by agricultural lands.

As of January 1994, Woodland encompassed approximately 10.25 square miles, or 6,560 acres, of incorporated territory.

A detailed description of the environmental setting of Woodland is contained in the *General Plan Background Report,* which is formally incorporated by reference as part of this *Environmental Impact Report.* The *Background Report* is organized according to the following eight chapters:

- Chapter 1: Land Use, Community Design, and Economic Development
- Chapter 2: Housing
- Chapter 3: Transportation and Circulation
- Chapter 4: Public Facilities and Services
- Chapter 5: Recreational, Educational, and Community Services
- Chapter 6: Historic Preservation
- Chapter 7: Environmental Resources
- Chapter 8: Health and Safety

1.3 PLANNING AREAS

The following is a summary description of the physical areas described in the *General Plan* and this *EIR.*

GENERAL PLAN AREA

The ***General Plan Area*** for the Woodland General Plan covers approximately 56,000 acres, or 87.5 square miles and is bounded on the north by Cache Creek, on the east by the Yolo Bypass, on the south by County Road 27, and on the west by County Road 93. This area includes the City of Woodland's Planning Area (described below) and the two unincorporated communities of Willow Oak and Monument Hills. The remaining area is designated for agricultural uses. The General Plan Area was jointly established by the City

of Woodland and Yolo County in the *1979 General Plan*. Figure 1-1 shows the boundaries of the General Plan Area and unincorporated communities.

The General Plan Area outside the City of Woodland's Planning Area will remain under County jurisdiction and is not contemplated for future development as part of Woodland. Most of the area is designated for agricultural uses, with the exception of the two unincorporated communities.

The Monument Hills area is designated primarily for Rural Residential uses. The Watts-Woodland airport, Flier's Club, and Monument Hills cemetery are designated as open space. Parcel sizes in the Monument Hills are generally one to five acres, with the exception of the Wildwing Country Club area. The Monument Hills area has a population of approximately 1,000. Development of this area is expected to continue at an average rate of one to two percent annually.

The Willow Oak area is located along County Road 97 and Highway 16. This area is designated Rural Residential with a small neighborhood commercial area. Minimum one-acre parcels are designated in this area because of water quality issues. The *General Plan* proposes no changes in the land uses designated in this area to prevent conversion of surrounding agricultural land.

PLANNING AREA

The ***Planning Area*** encompasses approximately 12,000 acres (see Figure 1-1). The Planning Area includes all land designated for or to be considered for future development as part of Woodland, including land designated for urban development within the Urban Limit Line (described below), an area of urban reserve on the east, the City's wastewater treatment plant, and the regional park site.

Most of the unincorporated area is currently vacant or in agricultural use, but this area also includes the Yolo County Fairgrounds, Yuba College Woodland Campus, Yolo County jail and Sheriff's Department, the City's wastewater treatment plant and industrial wastewater facilities, and agricultural industries.

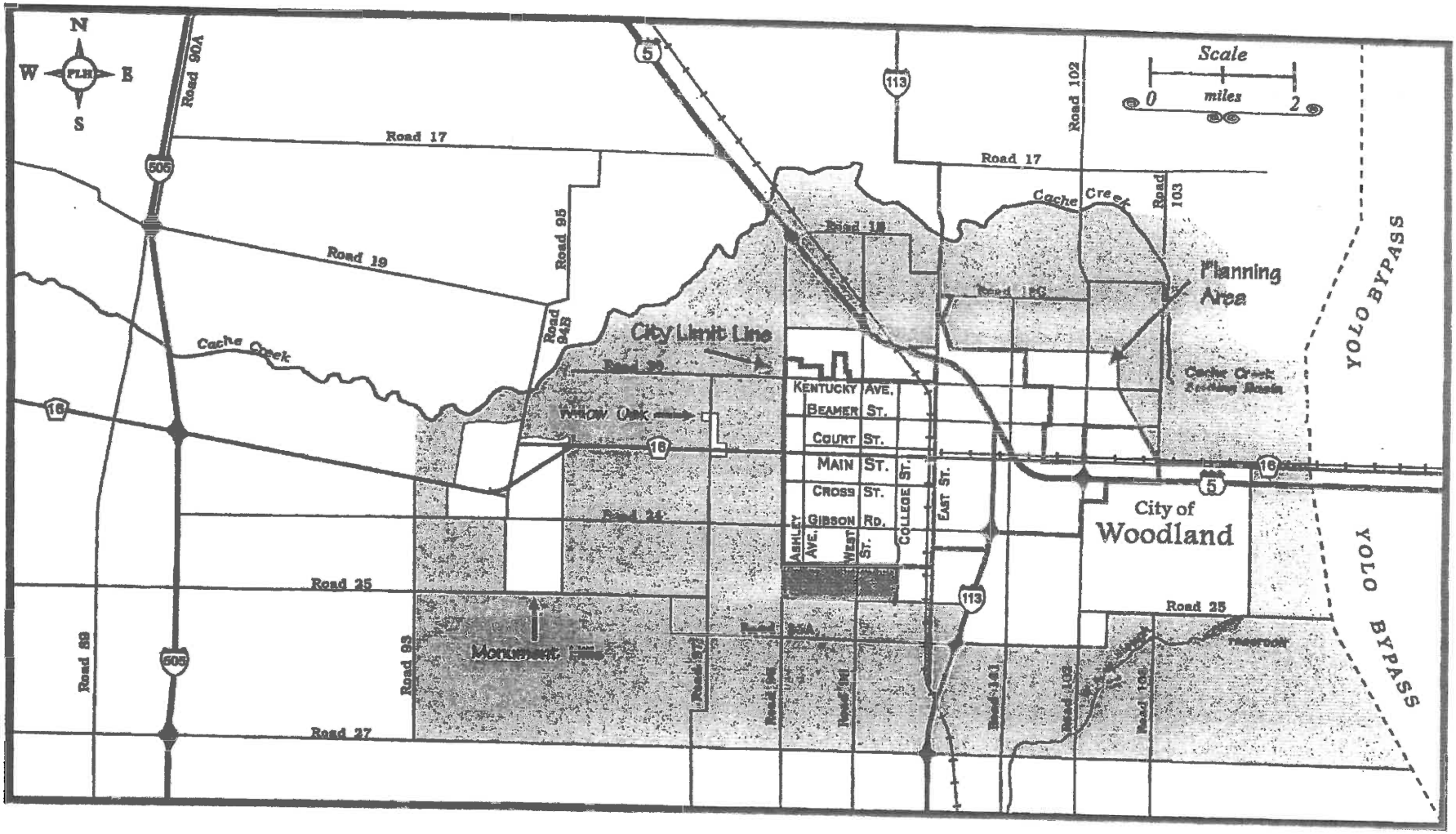
URBAN LIMIT LINE

Within the Planning Area, the *General Plan* defines an ***Urban Limit Line*** encompassing all land designated for urban development within the time frame of the *General Plan* (by 2020). Development within the Urban Limit Line is the primary focus of the analysis in this *EIR*.

North of the city limits and west of I-5, the *General Plan* would add 280 acres of unincorporated territory, which already falls within the existing Urban Limit Line of the *1988 General Plan*. Northeast of the existing city limits, east of I-5, the *General Plan* would add 775 acres of unincorporated territory within the Urban Limit Line.

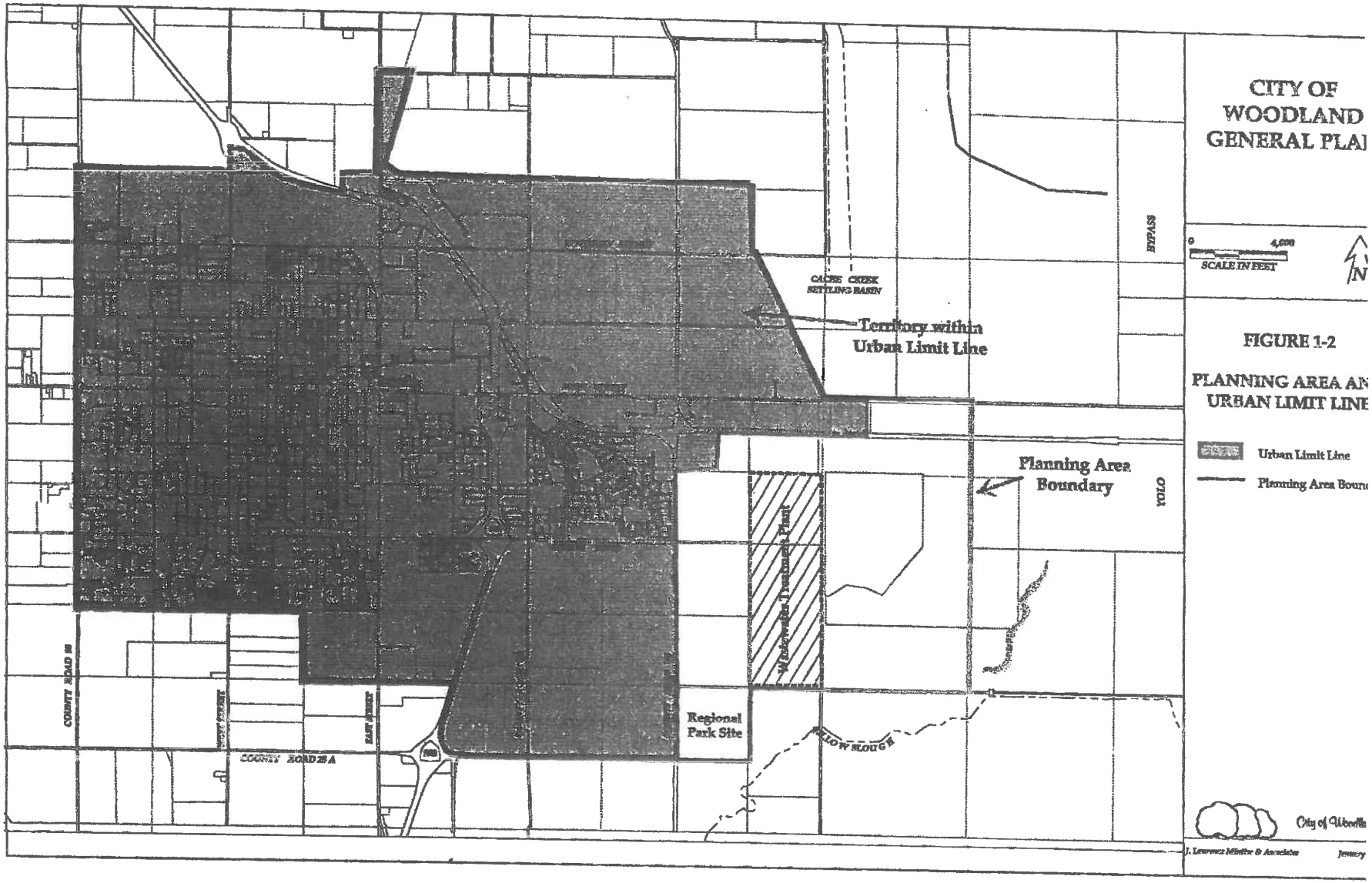
The *Policy Document* directs most new residential growth to the south between College Street between College Street and County Road 102. On the south, the Land Use Diagram adds approximately 1,750 acres to the Urban Limit Line, including Yuba College and the County jail facilities.

Figure 1-2 shows the Planning Area and Urban Limit Line.



Woodland General Plan Area, Planning Area and 1995 City Limits

Figure 1-1


CITY OF
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SCALE IN FEET
N
CACHE CREEK
SETTLING BASIN
Territory within
Urban Limit Line
BYPASS
FIGURE 1-2
PLANNING AREA AN
URBAN LIMIT LINE
Planning Area
Boundary
YOLO
Urban Limit Line
Planning Area Boun
COUNTY ROAD 98
COUNTY ROAD 25A
Regional
Park Site
YELLOW SLOUGH
City of Woodla
J. Laurence Mintier & Associates
January

URBAN RESERVE AREA

The *General Plan* designates approximately 1,670 acres east of County Road 102 and south of East Main Street as ***Urban Reserve***, indicating that the City will study this area and consider it for future development. The Urban Reserve area surrounds the City's domestic wastewater treatment plant site. The City's industrial wastewater treatment facilities located east of the treatment plant are designated as Urban Reserve. Future development of most of the Urban Reserve area may depend upon the City relocating the industrial wastewater treatment facilities and converting the land to urban development. The *General Plan* does not contemplate relocation of the domestic wastewater treatment plant.

No development can occur within the Urban Reserve area without a General Plan amendment. Following completion of a study considering the development potential of this area, the City would prepare an EIR specifically addressing the impacts of any proposed development in this area. Until such time, the industrial wastewater treatment facility and surrounding agricultural uses are assumed to remain in their current uses. The Urban Reserve area and the City's wastewater treatment facilities are shown in Figure 1-3.

1.4 THE GENERAL PLAN PREPARATION PROCESS

The City of Woodland initiated its General Plan Update in 1994 in response to new population projections, major development proposals, and new studies indicating flooding potential in the area north of Kentucky Avenue that had been planned for residential development. Through numerous Planning Commission and City Council study sessions, the City developed 15 guiding principles for the General Plan Update as well as exploring various growth alternatives. Following development of these principles and consideration of several of the major issues to be addressed in the new General Plan, the City retained J. Laurence Mintier & Associates in August 1994 to assist the City in its comprehensive update effort.

Through the winter of 1994 and spring of 1995, the City held a series of meetings and workshops to review information developed as part of the General Plan Update. In November 1994, the Planning Commission and City Council held a joint study session to discuss air quality considerations in the General Plan Update. This study session was funded in part by a grant from the Yolo-Solano Air Quality Management District. In January 1995, the City hosted a townhall meeting to review the overall goals and objectives of the Plan Update Program and to consider proposed growth alternatives. The City Council and Planning Commission held subsequent study sessions during the spring of 1995 to discuss residential and nonresidential market demand, densities, and other critical issues.

Other City commissions and committees also provided input into the *General Plan*, including the Traffic Safety Commission and Commission on Aging. The Parks and Recreation Commission, Child Care Committee, and Historic Preservation Commission, met several times and developed goals, policies, standards, and implementation programs for inclusion in the plan. An Agriculture Task Force also met twice and provided recommendations concerning methods for maintaining an urban limit line and preserving agriculture.

The policy recommendations provided by these commissions and committees, and as developed by the Planning Commission and City Council through workshops and meetings laid the foundation for development of new policies and modification of existing policies for incorporation into the *General Plan.*

Following release of the *Draft General Plan* and *Draft Environmental Impact Report* on the plan, the Planning Commission and City Council conducted six joint study sessions and public hearings on the *Draft General Plan* and *Draft EIR* during October and November 1995. After consideration of public input, the

Planning Commission made recommendations to the City Council concerning the *Draft General Plan* in December 1995. The City Council then considered public input and the Planning Commission's recommendations and provided direction for preparation of the final *General Plan* in December 1995. City staff and consultants then made revisions to the documents and prepared the final *General Plan* for adoption and prepared the *Final EIR* for certification. The Planning Commission held a public hearing on the revised plan on February 22, 1996, and made recommendations to the City Council. The City Council certified the EIR and adopted the *General Plan* on February 27, 1996.

1.5 WOODLAND GENERAL PLAN CONTEXT

The following discussions briefly describe growth projections, physical constraints, and the issues that provide the context for preparation of the *General Plan*.

REGIONAL GROWTH PRESSURES

Woodland's location just 20 miles northwest of Sacramento places it within one of the fastest growing regions in the state. Located on I-5 and SR 113, with good access to I-80, Woodland is subject to major growth pressures. This General Plan projects Woodland's population to increase from 42,500 in 1995 to 66,000 in 2020, while employment is projected to increase from 15,400 to 25,400 during the same time period. Woodland has a statutory obligations to try to meet its projected "fair share of regional housing needs." This General Plan creates the capacity to accommodate projected growth through 2020, and also sets policies and standards to ensure orderly and high-quality development along with provision of needed public facilities and services.

PHYSICAL CONSTRAINTS

Limited Available Infill Land

The City has successfully phased growth and physical expansion over the years, leaving only a limited amount of land in 1995 for residential infill development (and continued development of the Southeast Area). To accommodate projected growth over the long-term, Woodland must make additional land available for urban development, continue infill development, and encourage the re-use of underutilized lands. As discussed below, several physical constraints limit the ability of the city to expand.

Floodplains

Woodland is surrounded by watercourses that periodically flood: Cache Creek to the north and northwest, the Yolo Bypass and Sacramento River to the east, and Willow Slough to the south. Areas subject to 100- to 500-year flood events include the northern part of the city encompassing undeveloped land north of Kentucky Avenue and land east of County Road 102. In 1994, the U.S. Army Corps of Engineers completed a flood study of Cache Creek that indicated greater flooding potential in the northern part of Woodland north of Kentucky Avenue . The area north of Kentucky Avenue was formerly designated for residential uses but was designated for nonresidential uses in this General Plan, consequently reducing available residential land to meet projected residential growth.

To minimize risks of property damage and potential dangers to residents, this General Plan designates most of the undeveloped land in floodplains for nonresidential purposes or urban reserve. Industrial development will be required to incorporate flood protection measures, and any consideration of future development within the urban reserve area will have to address flooding issues.

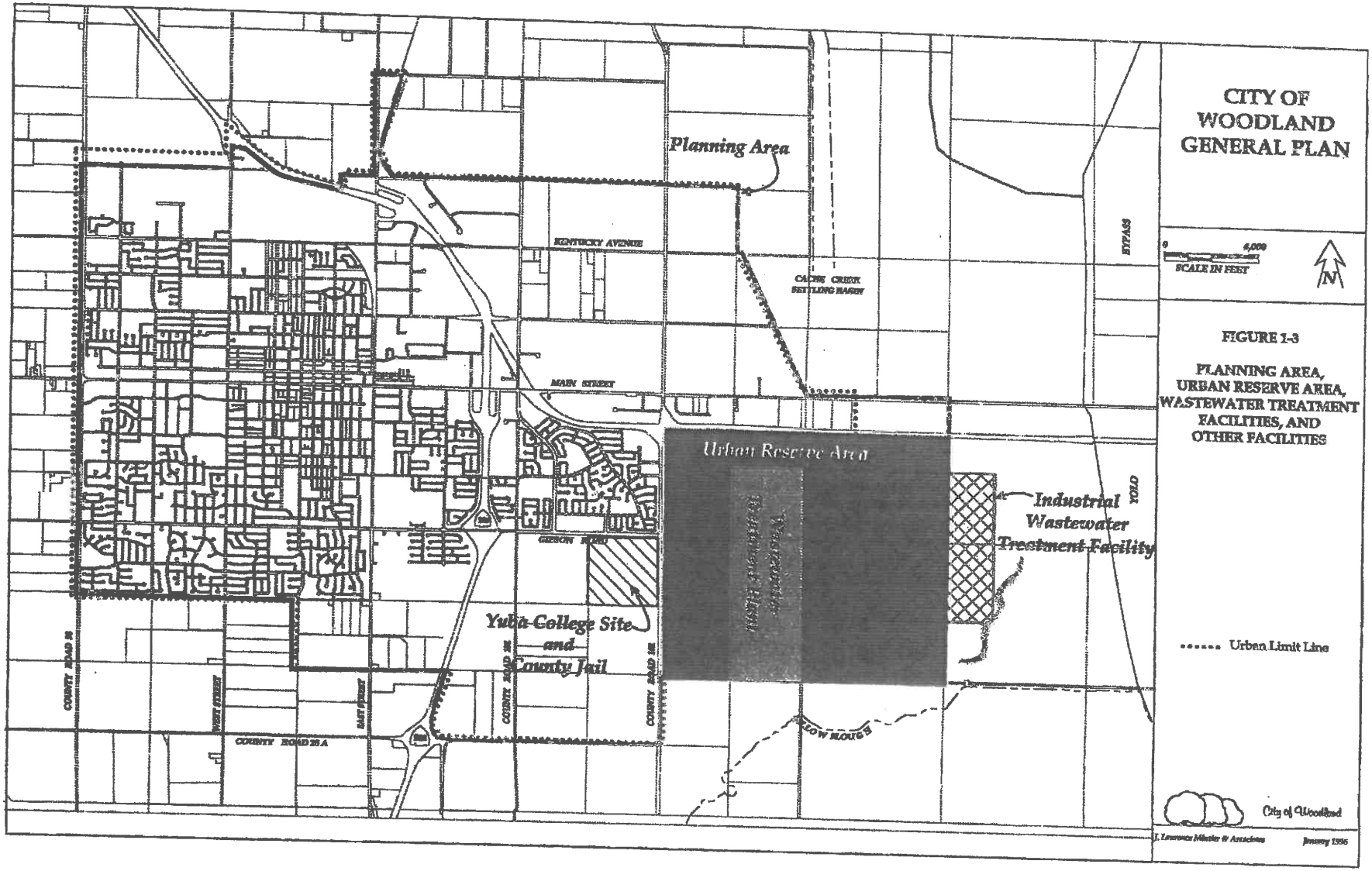
CITY OF WOODLAND GENERAL PLAN
Planning Area
Urban Reserve Area
Industrial Wastewater Treatment Facility
Yuba College Site and County Jail
KENTUCKY AVENUE
CACHE CREEK SETTLING BASIN
BYPASS
MAIN STREET
GIBSON ROAD
COUNTY ROAD 98
COUNTY ROAD 99
COUNTY ROAD 102
COUNTY ROAD 94A
WEST STREET
EAST STREET
YOLO
SLOUGH
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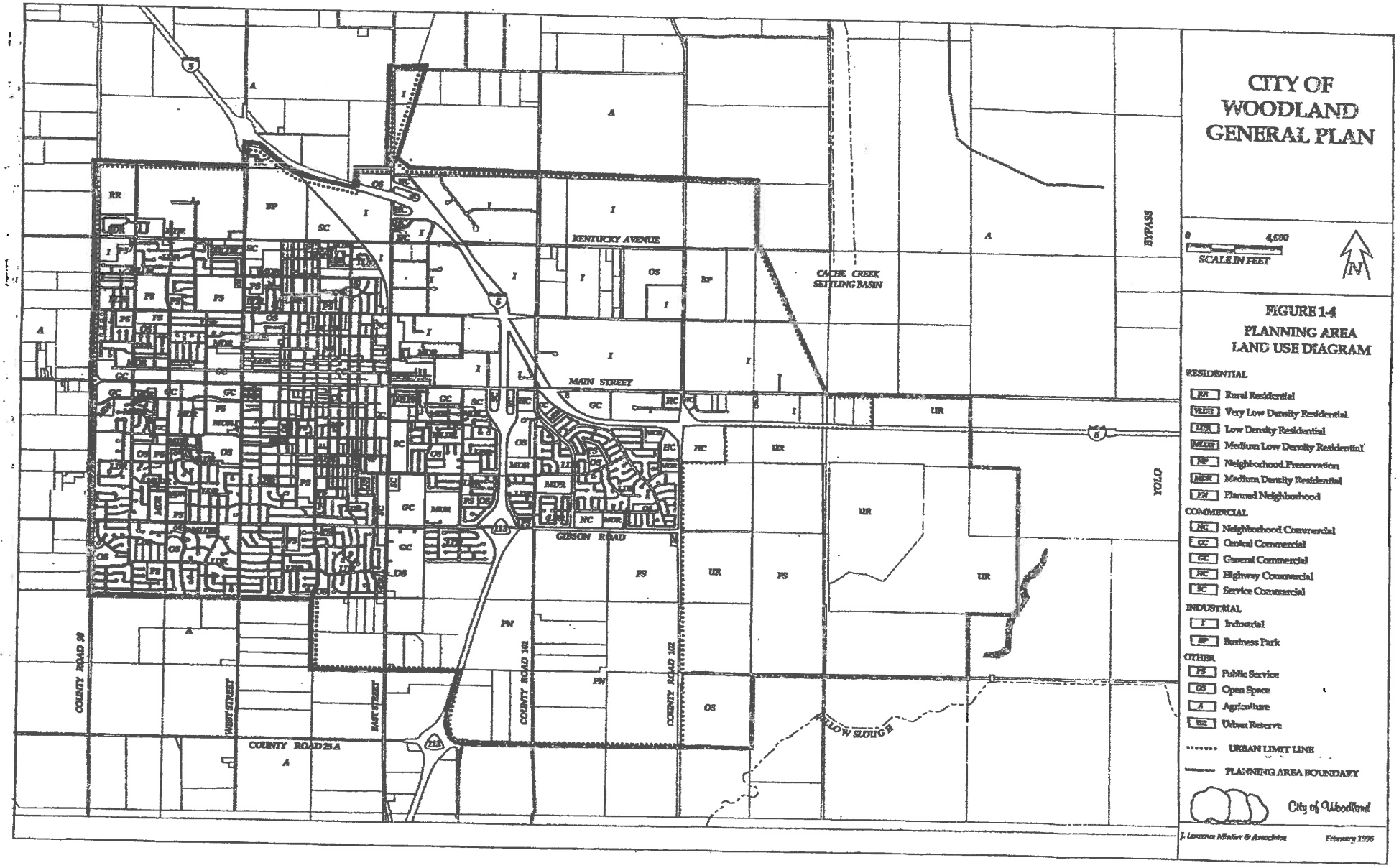
FIGURE 1-3
PLANNING AREA, URBAN RESERVE AREA, WASTEWATER TREATMENT FACILITIES, AND OTHER FACILITIES
Urban Limit Line
City of Woodland
January 1996


CITY OF WOODLAND GENERAL PLAN
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SCALE IN FEET
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FIGURE 1-4
PLANNING AREA LAND USE DIAGRAM
RESIDENTIAL
RR Rural Residential
VLDR Very Low Density Residential
LDR Low Density Residential
MLDR Medium Low Density Residential
NP Neighborhood Preservation
MDR Medium Density Residential
PN Planned Neighborhood
COMMERCIAL
NC Neighborhood Commercial
CC Central Commercial
GC General Commercial
HC Highway Commercial
SC Service Commercial
INDUSTRIAL
I Industrial
BP Business Park
OTHER
PS Public Service
OS Open Space
A Agriculture
UR Urban Reserve
URBAN LIMIT LINE
PLANNING AREA BOUNDARY
City of Woodland
J. Laurence Mintier & Associates
February 1996
KENTUCKY AVENUE
MAIN STREET
GIBSON ROAD
CACHE CREEK SETTLING BASIN
BYPASS
YOLO
COUNTY ROAD 98
COUNTY ROAD 102
COUNTY ROAD 25A
WEST STREET
EAST STREET
WILLOW SLOUGH

Wastewater Treatment Facilities and Capacities

The City's wastewater collection and treatment system constrains growth on both the east and west. The domestic wastewater treatment plant is located on the east side of the city along County Road 103. Immediately adjacent to the domestic treatment plant lies the City's 900-acre industrial wastewater treatment facility. These facilities constrain eastern growth since new development would either have to leapfrog these facilities, isolating the new development from the rest of Woodland, or the wastewater treatment facilities would need to be relocated to allow the land to be used for new development purposes. The General Plan calls for studying the possibility of using the 900-acre industrial wastewater facility for urban development at some point in the future and designates this property and the surrounding area as urban reserve. The City's domestic wastewater treatment plant, however, represents a major City investment and the General Plan does not contemplate its relocation within the time frame of this General Plan (2020). Issues of compatibility of development adjacent to the treatment plant also limits the type and configuration of development that might be appropriate on the east.

The location of the plant and collection trunk lines limits development on the west side of Woodland since the gravity flow design of the system cannot serve new development west of County Road 98.

Prime Agricultural Land

Yolo County is an agricultural area with rich soils and a variety of cultivated crops. Agriculture plays a major role in Woodland's economy through agricultural employment and agriculturally-related industry. Prime soils are located to the north, west, and south of the city, and the City and County have long maintained a strong commitment to protection of agricultural soils through the joint City-County urban development agreement. This agreement directs urban development to designated urban areas of cities.

The General Plan maintains the previous Urban Limit Line boundary on the west at County Road 98 and on the northwest about one-half mile north of Kentucky Avenue, but allows for some urban development on agricultural lands on the south since there are constraints to growth to the north, west, and east, as discussed previously.

COMMUNITY FORM AND CHARACTER

Woodland has a strong historic heritage, which is reflected in an impressive stock of historic buildings in its Downtown and surrounding neighborhoods. Woodland's agricultural setting is largely responsible for the community's distinct identity and plays an important economic role in Woodland. Another important asset is Woodland's stable residential neighborhoods with their diverse housing stock, mature trees and landscaping, sense of personal safety, and high level of community involvement. The General Plan seeks to build upon and expand these assets in Woodland.

Role of Downtown

Woodland's Downtown is an important symbol of the city's small-town atmosphere and historic heritage. Maintaining the Downtown as the center of government, specialty retail, entertainment, and culture is important to preserving Woodland's small-town atmosphere as the city grows. A centralized Downtown also helps knit the community together as a place where everyone in the community gathers.

Maintaining Downtown's central location and accessibility in the larger city is important to achieving this goal. Providing for new development to the south reinforces Downtown's centralized location and accessibility. It also increases the importance of East Street as a commercial corridor.

Residential Neighborhoods

Woodland is a family-oriented community of neighborhoods. To ensure that Woodland maintains its small-town feeling and quality of life, the General Plan seeks to preserve existing neighborhoods, and to promote development of new neighborhoods that incorporate the best qualities of existing neighborhoods. While new neighborhoods should reflect a mix of housing types and sizes, similar to the existing city, the General Plan also provides for larger-lot, or executive housing, in planned new development.

Separation of Industrial Development

By separating industrial activities from residential areas, Woodland has avoided many land use conflicts. Most industrial development is located in the northeastern part of the city, much of it north and east of I-5. The General Plan expands this area as the primary location for industrial development but also allows for additional industrial development north of Kentucky Avenue. In those areas where industrial areas abut residential areas, the Plan provides for buffering and limits on the types of industrial uses permitted.

Desire for Economic Development

The City wants to maintain a healthy balance of jobs and housing to reduce the need for commuting outside of Woodland and to attract commercial and industrial uses to improve Woodland's economy. Consistent with the City's *Economic Development Strategic Plan*, the General Plan promotes development of a diverse employment base, including some business park and research and development and biotechnology, capitalizing on Woodland's location near UC Davis and along and close to major transportation corridors.

Public Facilities and Services

The provision and maintenance of public facilities and services, including water, sewer, storm drainage, law enforcement, fire protection, parks and recreational facilities, schools, child care, and library service, are important to the quality of life of Woodland residents. The General Plan addresses these services by setting service level standards that the City should strive to maintain, and by establishing the framework for financing the development and ongoing maintenance of these services.

Pedestrian, Bicycle, and Transit Opportunities

Promoting opportunities for pedestrian, bicycle, and bus travel is an important feature of the General Plan. Designing new development to encourage bicycling, walking, and bus use reduces the use of automobiles, with associated advantages of reducing air pollution and traffic congestion, and allowing those without cars to travel easily throughout the community. These development patterns also bring people out of their homes, creating friendlier neighborhoods, an important feature of Woodland's small-town feeling.

1.6 SUMMARY OF CHANGES TO 1988 GENERAL PLAN

Woodland's existing *General Plan* was adopted in 1988 and consists of nine elements: Land Use, Circulation, Housing, Open Space, Conservation, Noise, Safety, Parks and Recreation, Historic Preservation, and the

Level of Service Plan. The project analyzed in this *EIR* is a comprehensive update of the existing *General Plan* elements except for the *Housing Element,* which was updated and adopted in 1993.

The primary changes between the existing (1988) General Plan and the *General Plan* are described below:

1. **Extending the time frame of the General Plan.** The *1988 General Plan* had a 22-year time frame of 1988 through 2010 for development within its Urban Limit Line. The *General Plan* sets a 25-year time frame from 1995 to 2020 for development within its Urban Limit Line.

2. **A higher population and employment holding capacity.** The *1988 General Plan*, with a time frame through 2010, projected a population of 60,700 in the year 2010. The *General Plan* projects a population of 66,000 and employment of 35,000 in the year 2020.

3. **Redefining the Planning Area.** The *1988 General Plan* identified 15 "planning areas" covering the territory within the Urban Limit Line and four "study areas" south of the Urban Limit Line between the southernmost city limits and County Road 25A (see Figure 1-4). The *1988 General Plan* would allow development within a study area only after completion of an assessment demonstrating that development of the area is needed and after preparation and adoption of a specific plan.

   The *General Plan* modifies the Planning Area used in the *1988 General Plan* in several ways. First, it removes part of the 1988 "study area" between County Road 98 and State Route 113, one-half mile north of County Road 25A south to CR 25A, from consideration for future development. The *General Plan* adds territory to the Planning Area east of CR 102, including an Urban Reserve area south of east Main Street, and an industrial area north of Beamer Street.

4. **Expanding the Urban Limit Line.** The *1988 General Plan* defined an Urban Limit Line as shown in Figure 1-2. The *General Plan* expands the Urban Limit Line boundary in the south and northeast.

5. **Designation of the area north of Kentucky Avenue.** The *1988 General Plan* designated the area north of Kentucky Avenue and west of I-5 for residential development. The *General Plan* designates this area primarily for industrial, business park, and service commercial uses.

6. **System for phasing residential development.** The *1988 General Plan* designates areas within the Urban Limit Line according to three phases, with later phases to be developed only when only three years of vacant residential land supply remain in the previous phase. The *General Plan* eliminates the three-phase system and substitutes a requirement for the preparation of specific plans that include provisions for orderly, phased development consistent with the General Plan population projections as a condition of development of specific plans.

1.7 SUMMARY OF GENERAL PLAN

GUIDING PRINCIPLES

The following 15 guiding principles provide the foundation for the Land Use Diagram, Circulation Diagram, and the goals, policies, and implementation programs, which constitute the formal substance of the plan.

1. To retain and enhance Woodland's quality of life, its separate identity, and small-town characteristics.

2. To achieve an orderly pattern of community development consistent with economic, social, and environmental needs.

3. To provide for a diversified economic base with a range of employment opportunities for all residents.

4. To preserve and protect prime agricultural lands and their uses in the areas between the Urban Limit Line and the boundary of the General Plan Area.

5. To revitalize the Downtown district as the heart of the city.

6. To promote the provision of adequate housing including a variety of housing sizes and types for all persons in the community regardless of income, gender, age, race, or ethnic background.

7. To coordinate land and transportation planning measures to foster reduced dependence on automobile and increased opportunities for alternative modes of travel.

8. To provide adequate levels of public service.

9. To promote a wide range of parks and recreational facilities and activities.

10. To plan for diverse educational opportunities and adequate school facilities.

11. To preserve and enhance the historical and cultural resources of the Woodland area.

12. To protect and improve the quality of the natural environment.

13. To prevent loss of life, injury, and property damage due to natural and manmade hazards.

14. To ensure that Woodland remains a safe place to live.

15. To foster increased cooperation and coordination among governmental entities.

SUMMARY OF MAJOR GENERAL PLAN PROPOSALS

The *Woodland General Plan* consists of two documents: the *General Plan Background Report* and the *General Plan Policy Document*. The *General Plan Background Report*, which inventories and analyzes existing conditions and trends in Woodland, provides the formal supporting documentation for general plan policy.

The *General Plan Policy Document* is divided into two main parts. Part I is a summary of the *General Plan*, describing the nature and purpose of the plan, highlighting the guiding principles of the plan, and outlining the plan's main proposals. It does not constitute formal general plan policy, but is rather a guide to understanding and interpreting Part II of *the Policy Document*.

Part II contains explicit statements of goals, policies, standards, implementation programs, and quantified objectives that constitute the formal policy of the City of Woodland for land use, development, and environmental quality. Part II is divided into ten chapters as follows:

- Chapter 1: Land Use and Community Design

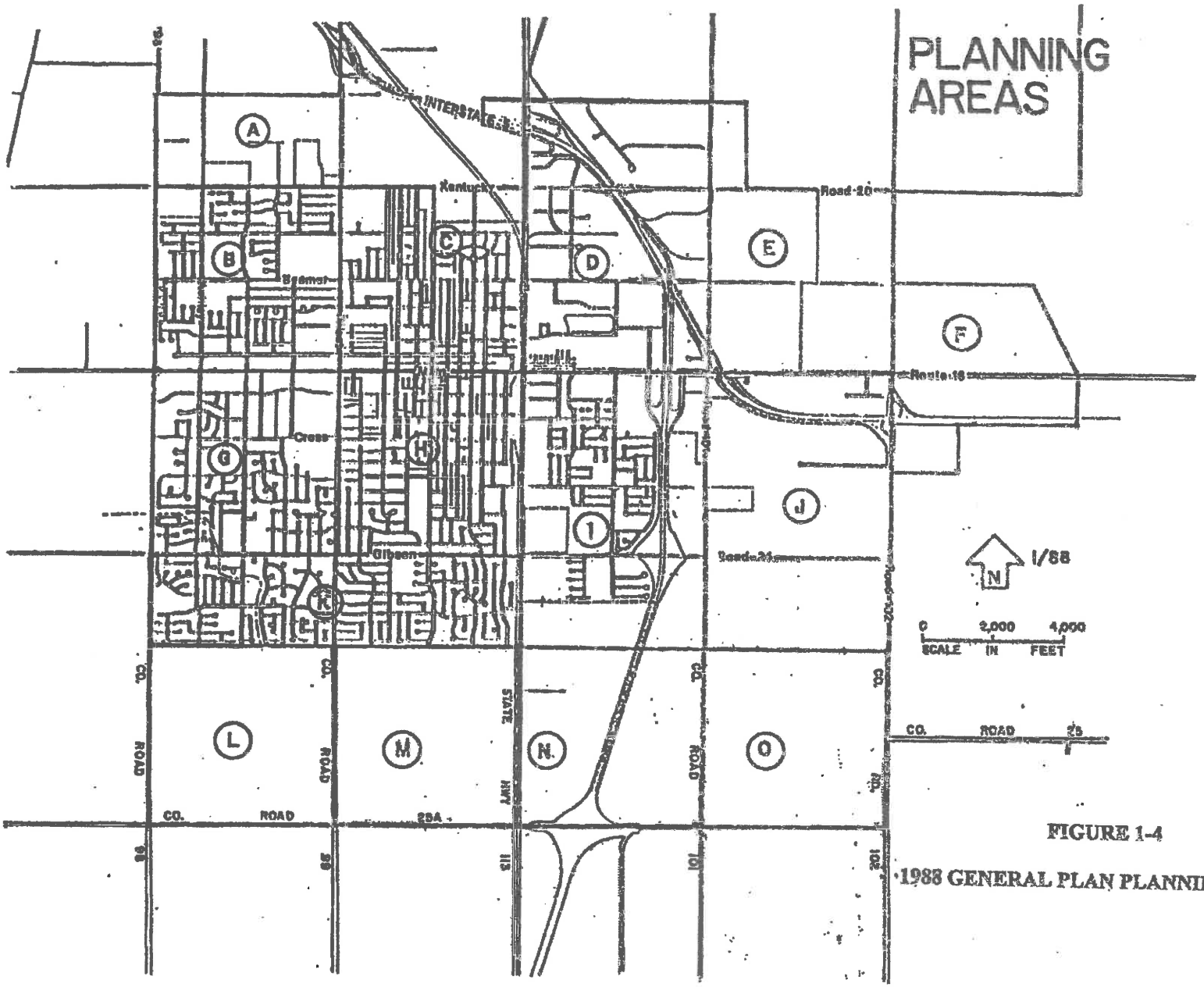


FIGURE 1-4

1988 GENERAL PLAN PLANNING AREAS

- Chapter 2: Housing
- Chapter 3: Transportation and Circulation
- Chapter 4: Public Facilities and Services;
- Chapter 5: Recreational, Educational, and Community Services
- Chapter 6: Historic Preservation
- Chapter 7: Environmental Resources
- Chapter 8: Health and Safety
- Chapter 9: Economic Development
- Chapter 10: Administration and Implementation

Each chapter includes several goal statements relating to different sub-issues or different aspects of the topic addressed in the chapter. For each goal statement there are several policies that amplify the goal statement. Implementation programs are listed at the end of each policy section and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Chapter 1 (Land Use and Community Design) contains the Land Use Diagram, describes the designations appearing on the Diagram, and outlines the standards of population density and building intensity for these land use designations. Chapter 3 (Transportation and Circulation) contains the Circulation Diagram and a description of the roadway classification system.

The following definitions describe the nature of the statements of goals, policies, standards, implementation programs, and quantified objectives as they are used in the *Policy Document*:

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

***Policy*:** A specific statement in text or diagram guiding action and implying clear commitment.

Standard: A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

The Policy Document includes four supporting appendices. Appendix A is the City-County Urban Development Agreement and Appendix B is a Glossary of key terms used in *the Policy Document.* Appendices C and D are informational appendices that do not constitute City policy but assist in implementing the plan. Appendix C is a general plan/zoning consistency matrix and Appendix D summarizes the City's Levels of Service guidelines.

As indicated earlier, the formal policy content of the *General Plan* is contained in Part II of *the Policy Document.* Part II is divided into nine chapters, each of which deals with a broad topic and several subissues related to the main topic. The following is a chapter-by-chapter summary of the major proposals set forth in the Woodland *General Plan*, including references to show how the goals, policies, implementation programs, and diagrams in each chapter relate to the major themes described above

CHAPTER 1: LAND USE AND COMMUNITY DESIGN

This part is the most tangible of all of the policy chapters in the *General Plan*. It contains the Land Use Diagram that prescribes uses for all of the General Plan Area, describes standards for each of the land use designations shown on the Land Use Diagram, and articulates a series of goals, policies, and programs designed to guide decisions concerning land use, development, and environmental protection in Woodland.

Land Use Diagram

The Land Use Diagram (Figures 1-5, 1-6, and 1-7) includes 18 land use designations falling within five major categories, as shown in the following chart:

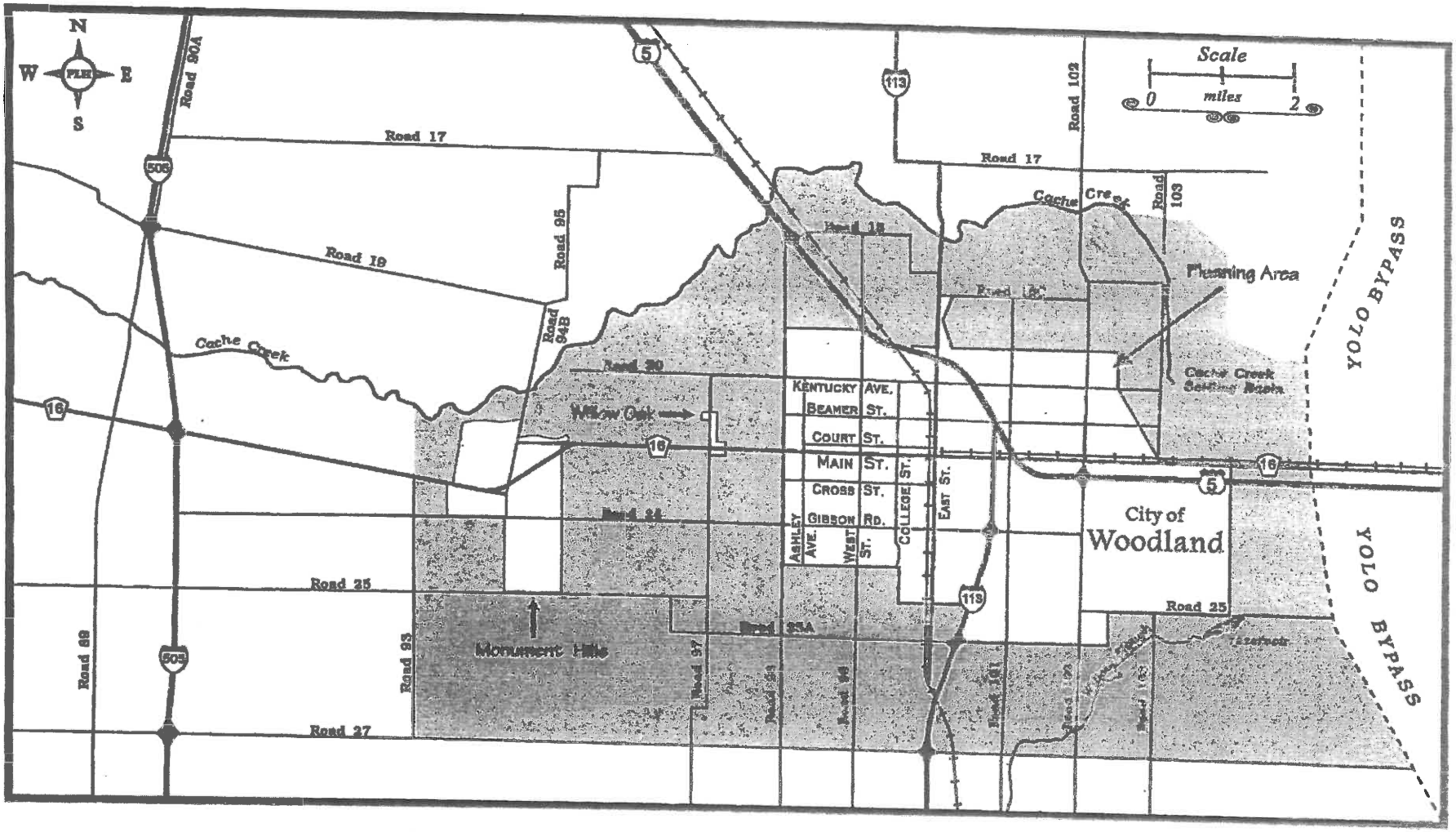
CATEGORY	DESIGNATION	
Residential	RR	Rural Residential
	VLDR	Very Low Density Residential
	LDR	Low Density Residential
	MLDR	Medium-Low Density Residential
	NP	Neighborhood Preservation
	MDR	Medium Density Residential
	PN	Planned Neighborhood
Commercial	NC	Neighborhood Commercial
	CC	Central Commercial
	GC	General Commercial
	SC	Service Commercial
	HC	Highway Commercial
Industrial	I	Industrial
	BP	Business Park
Public and Open Space	PS	Public Service
	OS	Open Space
	A	Agriculture
Reserve	UR	Urban Reserve

It is important that the users of this *Policy Document* understand that the goals, policies, standards and programs articulated in Part II are as important, if not more so, than the Land Use Diagram in representing the City's land use and development policy. Accordingly, any development proposals or review thereof must consider this *Policy Document* as a whole, rather than focusing solely on the Land Use Diagram or on particular policies and programs.

Following are summaries of the General Plan's key land use proposals according to each of the major designation categories that appear on the Land Use Diagram.

Residential Land Use

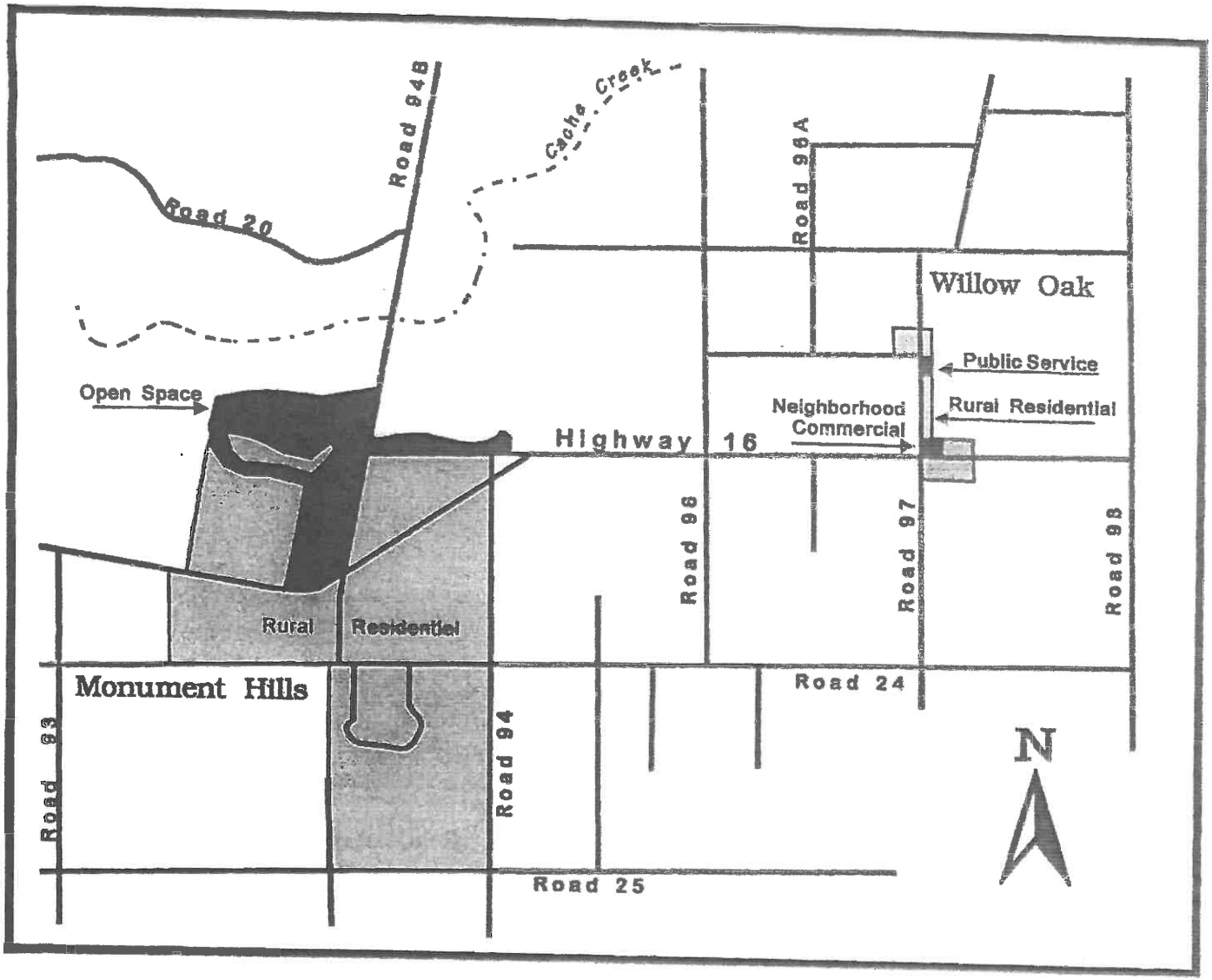
The seven residential designations that appear on the Land Use Diagram combine with a set of residential and neighborhood development policies to create a strong foundation for preservation and maintenance of Woodland's existing healthy residential neighborhoods, improvement of other residential areas, and establishment of new residential development that follows principles that will create vital neighborhoods.



Woodland General Plan Area Land Use Diagram

Figure 1-5

- Agriculture



Land Use Diagram

Willow Oak & Monument Hills

Figure 1-6

Residential policies of the plan emphasize two main themes. First, preservation and enhancement of the city's existing neighborhoods is promoted through maintenance and rehabilitation efforts and through continued infill development that maintains the character of existing neighborhoods. Second, new residential development is to occur in distinct, identifiable neighborhoods that incorporate a range of support services essential to day-to-day living, including parks, schools, child care, and neighborhood shopping opportunities, and that encourage walking, bicycling, and transit use.

The ***Rural Residential*** designation is applied to the unincorporated county communities of Monument Hills and Willow Oaks. Within the Planning Area, this designation is applied only to a small area in the northwest part of the Planning Area, reflecting the existing pattern of currently unincorporated development in that area.

Existing residential areas are designated with a mix of designations. ***Low Density Residential*** is the primary residential category reflecting typical single family housing. ***Medium-Low Density Residential*** covers existing areas developed with single family homes and duplexes. The ***Neighborhood Preservation*** designation is intended to preserve the overall single-family-residential character of several older neighborhoods that include some existing multi-family housing and nonresidential development that continues to be viable. ***Medium Density Residential*** is found in various pockets throughout the community, and includes apartments and higher density homes, for a combination of rental and ownership opportunities.

The ***Planned Neighborhood*** designation covers future residential areas in the southern part of the Planning Area. The Planned Neighborhood area will be master planned as new neighborhoods through approved specific plans. Specific plans must include a mix of housing types and densities along with parks, schools, neighborhood commercial centers, and other institutional uses. Each specific plan must also include a plan for the provision of public facilities and services and phasing of development of the area. Upon adoption of a specific plan for the area, the Planned Neighborhood designation will be replaced by regular General Plan designations reflecting the locations of Very Low Density Residential, Low Density Residential, and Medium Density Residential designations, along with nonresidential designations.

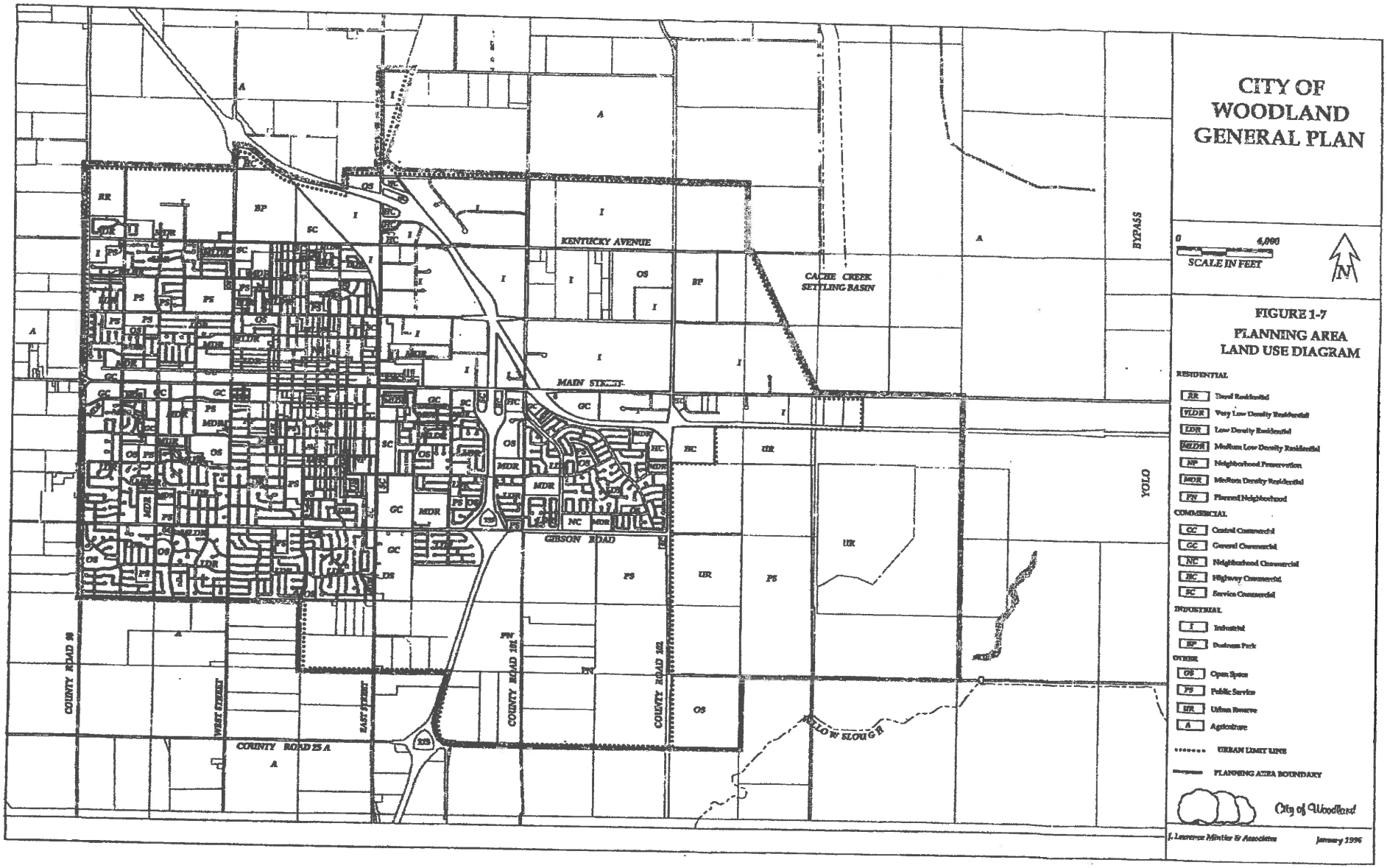
The **Very-Low Density Residential** designation will provide for larger lot, or estate housing, to accommodate higher end housing.

Commercial Land Use and Development

The General Plan includes five commercial designations which allow for commercial and office uses. Most commercial development is concentrated along Main Street and East Street, forming a cross-shaped commercial district.

The ***Central Commercial*** designation applies to the Downtown core area along the Main Street, Lincoln Avenue, and Court Street corridors. This designation allows for a mix of retail, government offices, and entertainment use, and permits residential uses. Outside the Downtown, Main Street is designated for ***General Commercial*** uses, allowing for larger retail and office uses.

The East Street Corridor includes a mix of commercial uses. Southern East Street is designated with a concentration of ***General Commercial*** uses. The Plan envisions expansion of the mall, and designates the County Fairgrounds for ***General Commercial*** uses to allow for commercial development at the site if the Fairgrounds ever relocates. Other areas along East Street are designated ***Service Commercial***, along with some areas north of Kentucky Avenue. ***Highway Commercial*** designations, including the site for a proposed


CITY OF WOODLAND GENERAL PLAN
0 4,000
SCALE IN FEET
FIGURE 1-7
PLANNING AREA LAND USE DIAGRAM
RESIDENTIAL
RR Rural Residential
VLDR Very Low Density Residential
LDR Low Density Residential
MLDR Medium Low Density Residential
NP Neighborhood Preservation
MDR Medium Density Residential
PN Planned Neighborhood
COMMERCIAL
CC Central Commercial
GC General Commercial
NC Neighborhood Commercial
HC Highway Commercial
SC Service Commercial
INDUSTRIAL
I Industrial
BP Business Park
OTHER
OS Open Space
PS Public Service
UR Urban Reserve
A Agriculture
URBAN LIMIT LINE
PLANNING AREA BOUNDARY
City of Woodland
J. Laurence Mintier & Associates
January 1996
KENTUCKY AVENUE
MAIN STREET
GIBSON ROAD
CACHE CREEK SETTLING BASIN
BYPASS
YOLO
COUNTY ROAD 98
COUNTY ROAD 102
COUNTY ROAD 25A
WEST STREET
EAST STREET
BULLY SLOUGH

auto mall, are found at locations adjacent to I-5. ***Neighborhood Commercial*** uses are intended for smaller, neighborhood-oriented shopping centers to be developed in new neighborhoods.

In addition, the Plan promotes continued infill development and reuse of vacant and underutilized commercial centers.

Industrial Land Use and Development

The General Plan includes two industrial designations: ***Industrial*** and ***Business Park***. The ***Industrial*** designation is applied primarily in the northern and northeastern parts of the city, separated from residential areas of the city. Reflecting the City's desire to attract primary-wage-earner jobs, such as high technology and biotechnology uses, two areas are designated for ***Business Park*** uses: one area north of Kentucky Avenue and east of West Street, and another area east of County Road 102 and south of Kentucky Avenue. The Plan also includes a chapter promoting economic development in Woodland.

Public and Open Space Land Use

Public uses represent an important element in the overall fabric of a community. Accordingly, this *Policy Document* provides a framework for development of such public uses as government offices and facilities, schools, and parks and recreation facilities. Recognizing the status of governmental services and Woodland's position as the county seat and an economic center, this *Policy Document* supports the maintenance of a vital public presence in Downtown In addition, this *Policy Document* includes land use policies and programs that recognize and reinforce the essential role that public uses (i.e., parks and schools) play in the development and maintenance of healthy neighborhoods.

Lands surrounding the Planning Area are designated **Agriculture**, reflecting an important open space resource.

Urban Reserve

The General Plan designates the area east of County Road 102 and south of Main Street as ***Urban Reserve***, indicating that the City will study this area and consider it for future development. The ***Urban Reserve*** area surrounds the City's domestic wastewater treatment plant site and includes the City's industrial wastewater treatment facilities. Future development of most of the ***Urban Reserve*** area may depend upon the City relocating its industrial wastewater treatment facilities and converting the land to urban development. No development can occur within the ***Urban Reserve*** area without a General Plan amendment.

CHAPTER 2: HOUSING

The *Housing Element* is subject to specific statutory requirements for periodic updates. The City completed the mandatory *Housing Element* update and adopted a revised *Housing Element* in 1993. Because the City devoted extensive recent effort to updating the *Housing Element* and processing it through approval by the State, it is not being revised as part of this General Plan Update. It will, however, be printed as part of the General Plan document following adoption of the updated General Plan and is available under separate cover for review and information.

CHAPTER 3: TRANSPORTATION AND CIRCULATION

The General Plan addresses several transportation issues that are critical to the continued development of Woodland. The Circulation Diagram depicts the proposed circulation system to support development under the Land Use Diagram. This circulation system is represented on the diagram as a set of roadway classifications that have been developed to guide Woodland's long-range planning and programming. Roadways are systematically classified based on the linkages they provide and their function, both of which reflect their importance to the land use pattern, traveler, and general welfare.

New roadways required to serve new development include an arterial north of and parallel to Kentucky Avenue in the northeastern part of the Planning Area and a new arterial south of Gibson Road to serve new residential development. In addition, several arterial and collector streets would be extended south to serve the new area of planned residential development.

In addition to addressing future roadway plans and improvements, Chapter 3 of Part II of this *Policy Document* contains goals, policies, and programs related to the following issues:

- Street and Roadway System
- Residential Streets
- Automobile Parking
- Transit Facilities and Services
- Non-motorized Transportation
- Goods Movement
- Air Transportation

The overall emphasis of the policies and programs under these headings is the establishment and maintenance of a well-rounded transportation network that includes fully-connected and intersecting streets, pedestrian paths, and bike paths.

CHAPTER 4: PUBLIC FACILITIES AND SERVICES

An important result of comprehensive planning should be the assurance that all facilities and services needed to adequately serve development will be provided in a timely fashion. While the development of detailed plans for facilities and services is beyond the purview of the General Plan, the General Plan does establish a framework for guiding planning decisions related to facility development and service provision. The general emphasis of the policies and programs in Chapter 4 of Part II is on ensuring the provision and maintenance of adequate services, while discouraging unnecessary, wasteful, or inefficient extension of existing systems or development of new facilities. Specifically, this *Policy Document* contains goals, policies, and programs related to the following facilities and services:

- General Public Facilities and Services
- Public Facilities and Services Funding
- Water Supply and Delivery
- Wastewater Collection, Treatment, Disposal, and Reuse
- Stormwater Drainage
- Solid Waste Collection and Disposal
- Law Enforcement
- Fire Protection

- Public Utilities
- Information Technology

The policies and programs articulated under these headings will ensure that current and future residents of and businesses in Woodland are served by a well-rounded, efficient, and environmentally-sound system of public facilities and services.

CHAPTER 5: RECREATIONAL, EDUCATIONAL, AND COMMUNITY SERVICES

The diversity and quality of life in Woodland is reflected in its recreational, educational, and other community services. The City develops and maintains public parks, but this meets only part of the community's need for recreation. The need for park facilities and recreation services span all age and income groups. The General Plan sets the framework for an expanded park system with facilities to provide opportunities for a wide variety of recreational activities.

City decisions concerning growth and development affect school and child care facilities, and the City has an important role to play in the siting and planning of these facilities. The General Plan also promotes the expansion of library services and arts and cultural activities.

The goals, policies, and programs in Chapter 5 of Part II of this *Policy Document* articulate the City of Woodland's strong commitment to ensuring high quality recreational and educational opportunities for Woodland residents and visitors, and promote a high quality of life for all segments of Woodland's population. The policy content of the section is divided into the following 13 topics:

- Parks and Recreation Development Framework
- Diversity in Recreation
- Community/Senior Centers
- Education
- School Siting and Financing
- Child Care Supply and Quality
- Child Care Referral
- Elder Care
- Libraries
- Arts and Culture
- Community Involvement and Participation
- Community Diversity
- Family and Youth

CHAPTER 6: HISTORIC PRESERVATION

Woodland has a rich historic heritage, and contains many significant historic buildings, districts, events, and artifacts reflect its past. These are symbols of Woodland's unique heritage and identity. Demolition of several old landmarks has stimulated local interest in a preservation program to restore the city's older districts.

The General Plan sets the framework for comprehensive efforts to foster historic preservation in Woodland through a systematic program, community education, and coordination within the city and with other historic preservation groups.

The goals and policies of this chapter are organized topically according to the following categories:

- Historic Preservation- General
- Economic Incentives for Historic Preservation
- Historic Residential Neighborhoods
- Coordination of Historic Preservation Efforts
- Historic Preservation and Awareness
- Archaeological Resources

CHAPTER 7: ENVIRONMENTAL RESOURCES

Woodland's environmental resources--water, vegetation, wildlife, agricultural lands, and open space--contribute to the city's economy and are important elements in the quality of life of Woodland's residents. These natural resources exist in limited quality and are at risk of destruction or degradation through continued urban development. The General Plan seeks to balance the need for growth with the need for conservation and enhancement of the area's natural resources, frequently in cooperation with other agencies. This chapter addresses the following issues:

- Water Resources
- Fish and Wildlife Habitat
- Vegetation
- Open Space for the Preservation of Natural Resources
- Air Quality--General
- Air Quality--Transportation

CHAPTER 8: HEALTH AND SAFETY

This chapter contains goals, policies, programs, and standards designed to minimize the harmful effects of natural and man-made hazards. This information is organized under the following topics, each of which relates to specific conditions and concerns relevant to Woodland:

- Seismic and Geologic Hazards
- Flood Hazards and Protection
- Fire Hazards
- Aircraft Crash Hazards
- Hazardous Materials
- Emergency Response
- Noise

CHAPTER 9: ECONOMIC DEVELOPMENT

This chapter addresses the economic development issues. Key issues include the maintenance and enhancement of the quality of the life in Woodland by retaining and encouraging the expansion of existing industries and businesses in the community; encouraging the development of new industries and businesses in the community thereby creating new jobs for Woodland residents; and preserving and enhancing the rich historic character of the community. Redevelopment and public and private partnerships will be important in stimulating these activities.

This chapter contains goals, policies and implementation programs that provide the framework for economic development for the city of Woodland. The goals and policies of this section are organized topically according to the following categories, each of which relates to a particular economic development focus.

- Business Retention and Expansion
- Business Attraction and Formation
- Downtown Economic Development
- Tourism

CHAPTER 10: ADMINISTRATION AND IMPLEMENTATION

This final chapter contains goals, policies, and programs designed to ensure that the City of Woodland maintain a high level of attention to the General Plan by providing for routine review and update of the *Policy Document* and *Background Report* and ensuring that other City regulations and ordinances are consistent with the General Plan.

1.8 USES OF THIS ENVIRONMENTAL IMPACT REPORT

The update of the Ceres General Plan entails a set of several related actions, which combined constitute the "project" for purposes of this *EIR*. Following are brief descriptions of each aspect of the project.

ADOPTION OF THE NEW GENERAL PLAN

The adoption of the new *General Plan* will be the most significant action of this update program. Six state-mandated elements of the general plan will be included in the new General Plan: (1) Land Use Element, (2) Circulation Element, (3) Safety Element, (4) Noise Element, (5) Open Space Element, and (6) Conservation Element. The seventh mandatory element, the Housing Element, was adopted in 1993 to meet specific statutory deadline requirements and is not being amended as part of this update.

ADOPTION OF IMPLEMENTING ZONING

Subsequent to adopting the new *General Plan*, the City will revise zoning in select areas to ensure consistency with new General Plan designations.

CHANGE IN SPHERE OF INFLUENCE

Also subsequent to adopting the new *General Plan*, the City will submit an application to the Yolo County Formation Commission (LAFCO) for a revision to its sphere of influence to reflect the updated *General Plan*.

FIRST-TIER EIR ON SUBSEQUENT PROJECTS

This EIR will also act as a first-tier EIR on subsequent projects, including proposed specific plans, development projects, and public works projects.

1.9 ORGANIZATION OF THIS ENVIRONMENTAL IMPACT REPORT

The *General Plan EIR* addresses all requirements of CEQA. This includes a setting section briefly summarizing pertinent information concerning existing conditions and a methodology section identifying the assumptions and methodology used to identify implications and to assess impacts. This EIR assesses impacts based on the implications of the General Plan Land Use Diagram, focusing primarily on implications of estimated development at the year 2020. The discussion includes an assessment of the severity of the impact, including a conclusion as to whether impacts are considered significant according to CEQA. Impacts are characterized as "significant," "potentially significant," or "less-than-significant."

The General Plan Policy Response section references specific policies and programs contained in the *General Plan Policy Document* that address the implications identified in the previous part. While this discussion focuses primarily on policies and programs that respond directly to the potential negative implications of the Land Use Diagram, it also in some cases identifies policies or programs that reduce impacts that may not be considered significant.

Mitigation measures are identified that could lessen or eliminate negative impacts identified as "significant" or "potentially significant" according to CEQA standards, or, in some cases, to identify additional mitigation for impacts that are considered "less-than-significant."

1.10 PROJECT ALTERNATIVES

CEQA requires that an EIR consider alternatives to a project (Section 15126 (a)), providing sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. Following is a description of the five alternatives addressed in the *EIR*, as described in Chapter 10.

1. ***No-Project - No Development Alternative.*** This alternative assumes no new development in Woodland beyond what is currently built, essentially placing a moratorium on any future development.

2. ***No Project - Existing General Plan Alternative.*** This alternative assumes the City would not adopt a new General Plan and would continue to rely on the existing (1988) *General Plan.*

3. ***Draft General Plan Alternative 1.*** This is the first alternative for expansion of the city to the north and south.

4. ***Draft General Plan Alternative 2.*** This is the second alternative for expansion of the city to the north and southeast and is very similar to the Land Use Diagram selected by the City Council.

5. ***Eastern Growth Alternative.*** The Eastern Growth Alternative would provide for expansion to the north and east, directing future growth east into the area that is designated as Urban Reserve in the new General Plan, as an alternative to growth to the south of the existing Urban Limit Line.

1.11 IMPACT SUMMARY

This *EIR* assesses the impacts of the *General Plan* by considering the impacts of development according to the Land Use Diagram and the policies and programs of the *Policy Document.* The *EIR* assesses the impacts of the *General Plan* as a whole (i.e., land use diagram, circulation diagram, goals, policies, and implementation programs) to reach a determination concerning the level of significance of impacts for CEQA

purposes. As described earlier, the *General Plan* and *EIR* were prepared simultaneously in an effort to incorporate environmental mitigation into the plan. As the two documents were prepared and analyzed, policies and programs were developed to reduce environmental problems and to mitigate potential adverse impacts.

The impacts of the *General Plan* are summarized in Table 10-1 of this *EIR*, and compared with the effects of the other EIR alternatives. In the following six areas, the General Plan would have a significant impact.

1. Conversion of Prime Agricultural Land

The *General Plan* would result in the conversion of prime agricultural lands. A total of 2,280 acres of prime agricultural land are designated for urban development under the *General Plan*; some of the prime agricultural land in the northern industrial area would probably not be converted to urban development by the 2020. The loss of prime agricultural land is considered a significant impact. There are no mitigation measures available to reduce this impact to a less-than-significant level.

The No Project - No Development Alternative, No Project - 1988 General Plan, and Eastern Growth Alternative would reduce the impact on prime agricultural lands, as described in Chapter 10 of this EIR.

2. Creation of Conflicts with Surrounding Agricultural Operations

The land use pattern of the *General Plan* would create an agricultural area south of the Urban Limit Line and north of County Road 25A between East Street and SR 113 that would be difficult to farm, since it would be essentially surrounded on two sides by urban development and on a third side by a major roadway. This area would be under pressure to convert to urban development, particularly given its location close to an interchange. This is considered a significant impact. There are no mitigation measures available to reduce this impact to a less-than-significant level.

The No Project - No Development Alternative, No Project - 1988 General Plan, and Draft General Plan - Alternative 1 would reduce the impact on conflicts with agricultural lands, as described in Chapter 10 of this *EIR*.

3. Cancellation or Nonrenewal of Land under Williamson Act Contract

Under the *General Plan*, 160 acres of land that are currently in Williamson Act and have not applied for nonrenewal are located in the southeasternmost part of the Planning Area. This would likely be the last area to develop, so assuming it nonrenews before the year 2000, this would probably not create any problems for the sequence of development. In addition, this parcel has lower quality agricultural soils. The City cannot guarantee that the property owner would choose not to renew the contract on this land, however, and the only other way to permit development would be through cancellation. The potential for cancellation of this Williamson Act contract is considered a significant impact.

In addition, all the alternatives described in Chapter 10 (with the exception of Draft General Plan Alternative 2) would reduce this impact.

4. Traffic Levels of Service that Exceed General Plan Standards

Development under the *General Plan* will result in two segments of Main Street exceeding the General Plan's service level threshold for this area of Level of Service (LOS)"D."

The EIR projects service levels of LOS E along the section of Main Street between Walnut Street and Third Street. Traffic improvements along this section of Main Street require special attention to ensure they are consistent with the overall objectives for the Downtown area. One mitigation measure to address this service level would include widening Main Street, which would remove existing buildings and would damage the character of Downtown. This was therefore rejected as infeasible. The *Downtown Specific Plan* recommended exploring one-way couplets for the Downtown area along Main Street and Court Street. Because of the effects on existing uses and very site-specific impacts of implementing this mitigation measure, it was not determined to be feasible without further investigation. This and other methods to address this area will be considered as part of the City's *Street Master Plan*, to be completed after adoption of the General Plan. This therefore remains a potentially significant impact.

The second section of Main Street projected to operate at level of service E is between Industrial Way and the I-5 southbound ramp. Possible improvements that would mitigate this impact include widening Main Street to six lanes or construction of an improved connection between I-5 and SR 113. This area is currently the subject of a *Project Study Report* being prepared by the City, therefore widening the street was rejected as infeasible when other methods are being investigated and widening would result in removal of existing businesses in that area. An improved I-5/SR 113 connection would substantially reduce through traffic along this stretch of Main Street, which currently serves as the main connection between these two freeways. Developing a connection to remove regional through-traffic along Main Street is a project of regional importance, which would require Caltrans' approval and participation. Since the City cannot unilaterally guarantee such an improvement to the state highway system, this is still considered a potentially significant impact.

The other potentially significant impact identified above is the segment of Gibson Road between Third Street and East Street, which just exceeds the General Plan's level of service C threshold for this area. This impact could be mitigated by widening this roadway, but since the *Project Study Report* for the I-5/SR 113 connector will result in a redistribution of trips in this area, it does not appear reasonable to widen it without further evaluation. A new roadway connecting the area southeast of East Street to College or Third Street would also mitigate this impact. The increased traffic on College or Third could be out of character with the residential area. Without knowing the outcome of the *Project Study Report* for the I-5/SR 113 connector, the impact on Gibson Road is still considered a potentially significant impact.

The No Project - No Development Alternative, No Project - 1988 General Plan, and Eastern Growth Alternative would reduce the impact on all these streets, as described in Chapter 10 of this EIR. The Draft General Plan Alternative 1 would lessen the impact on Gibson Road.

5. Cumulative Loss of Habitat

Development of vacant and substantially vacant land under the *General Plan* will eliminate a substantial amount of habitat for target species identified in the *Draft Yolo County Habitat Conservation Plan* (January 1995). The primary vehicle for addressing this habitat loss will ultimately be the policies and programs of the *HCP*. The *HCP* is being designed specifically to address the cumulative loss of habitat through a range of mitigation programs. Woodland is actively participating in developing this plan, and expects to adopt the plan, along with Yolo County and the other cities in the county, sometime in 1996. The *General Plan Policy Document* requires the City to participate in the *HCP* (Policies 7.B.1 and 7.C.1 and Implementation Program 7.1). While adoption of the *HCP* by Woodland and the other jurisdictions cannot be assured and the policies and programs included in the plan cannot be determined at this point, the *General Plan* includes several other policies to address habitat loss. In particular, Policy 7.B.2 would require evaluation and mitigation of habitat loss in connection with any City discretionary permit approval pending adoption of the *HCP*. This would

be particularly important in the south residential expansion area where all new development will occur pursuant to a specific plan to be approved by the City.

Assuming the policies and programs of the *General Plan* and adoption of the *HCP*, the impact of the *General Plan* on biological resources would be less than significant. While the City is committed to the HCP process, the HCP is not yet adopted and the final policies and programs cannot be guaranteed at this point; therefore, the cumulative impact of habitat loss is still considered potentially significant and there are no other feasible measures available to the City unilaterally to mitigate this impact.

The No Project - No Development and No Project - 1988 General Plan Alternative would lessen the cumulative loss of habitat, as described in Chapter 10 of this EIR.

6. Regional Air Quality

Growth in population and employment associated with development under the *General Plan* would result in a substantial increase in regional air pollutants. The *General Plan* policies comprise a comprehensive strategy for reducing the air quality impacts of development and transportation systems. Application of all *General Plan* air quality policies would reduce the impact of future development in Woodland, but not to a level that would be insignificant. There are no mitigation measures available to reduce this impact to a less-than-significant level.

The No Project - No Development and No Project - 1988 General Plan Alternative would lessen the impacts on regional air quality, as described in Chapter 10 of this EIR.

1.12 ISSUES OF CONTROVERSY AND ISSUES TO BE RESOLVED

Section 15123 of the *CEQA Guidelines* require an EIR to summarize areas of controversy known to the Lead Agency including issues raised by agencies and the public and issues to be resolved including the choice among alternatives and whether or how to mitigate significant effects.

AREAS OF CONTROVERSY

Areas of controversy include the following:

- Choice of alternative
- Conversion of agricultural land
- Future water supply and usage
- Amount of future growth
- Rate of future growth
- Future traffic levels
- Future park standards
- Development adjacent to the wastewater treatment plant
- Mix of housing types
- Flood potential and mitigation
- Habitat loss and mitigation

ISSUES TO BE RESOLVED

Through the *Draft General Plan* review process, numerous specific policy issues were raised and discussed, and minor modifications made. For the purposes of this *EIR*, issues to be resolved include the following::

- Choice of alternative
- How or whether to mitigate traffic impacts
- Future water supply mitigation
- Location of permanent urban limit line

APPENDIX B

SPRING LAKE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT SUMMARY

3. SUMMARY OF IMPACTS AND MITIGATION MEASURES

3.0 SUMMARY OF IMPACTS AND MITIGATION MEASURES

INTRODUCTION

This summary chapter provides an overview of the Turn of the Century Specific Plan (proposed project), which is described in detail in Chapter 2, Project Description, and the conclusions of the environmental analysis, provided in detail in Chapter 4. This chapter also summarizes the alternatives to the proposed project that are described in Chapter 5, Alternatives Analysis, and identifies the Environmentally Superior Alternative. Table 3-1, at the end of this chapter, provides a summary of the environmental effects of the proposed project identified in each technical issue section of Chapter 4. The table consists of the environmental impacts, the significance of the impacts for both Specific Plan A and Specific Plan B, the proposed mitigation measures, and the significance of the impact after the mitigation measures are implemented.

Location

The project site is a 1,097-acre area located in central Yolo County approximately three miles southeast of downtown Woodland. The project site generally is bounded by County Road 101 and Highway 113 on the west, County Road 102 on the east, East Gibson Road on the north, and County Road 25-A on the south.

Project Description

In October 1998, the Woodland City Council directed that two Specific Plans, Specific Plan A and Specific Plan B, be analyzed and compared throughout the Specific Plan approval process. Specific Plan A proposes the town center develop as a part of phase one development. There are three primary differences between the two plans:

- The proposed arterial street pattern: Specific Plan A proposes a grid-like arterial street pattern while Specific Plan B proposes a curvilinear arterial street pattern.
- The location of the proposed town center: Specific Plan A proposes that the town center develop as part of Phase One development. Specific Plan B proposes that the town center develop as a part of future development outside of the Specific Plan area but within the Master Plan area.
- The timing of the proposed overpass of SR 113: Specific Plan A assumes the overpass as a part of Specific Plan development. Specific Plan B proposes the preservation of right-of-way for the overpass but does not plan for its construction.

Environmental Impacts and Mitigation

Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Implementation of the proposed project could result in significant impacts on those resource areas listed below.

This EIR discusses mitigation measures that could be implemented by the City to reduce potential adverse impacts to a level that is considered less than significant. Such mitigation measures are noted in this report and are found in the following sections: land use and planning, agricultural resources; hydrology, drainage and water quality; biological resources; traffic and circulation; air quality; noise; visual resources; cultural resources; population, employment and housing; public health and safety; public services and facilities; and recreation, education and community services. If an impact is determined to be significant or potentially significant, applicable mitigation measures are identified as appropriate. These mitigation measures are also summarized in Table 3-1. The mitigation measures presented in the EIR will form the basis of the Mitigation Monitoring Program. An impact that remains significant after mitigation is considered an unavoidable adverse impact of implementation of the proposed project.

Project-specific impacts that would be significant and unavoidable would occur in the following areas:

- Agricultural Resources
- Hydrology, Drainage, and Water Quality
- Biological Resources
- Air Quality
- Noise
- Pubic Health and Safety

Summary of Project Alternatives

The following summary describes the three alternatives to the proposed project that are evaluated in this Draft EIR. For a complete description of project alternatives, please see Chapter 5, Alternatives Analysis.

No Project/No Development Alternative

Under the No Project/No Development Alternative, no new development would occur on the project site, and the current agricultural uses would remain in operation.

Reduced-Density Alternative

Under the Reduced Density Alternative, the southern and eastern portions of the project site would be developed as low density, rural residential uses and the remaining single-family

residential areas would have a slightly reduced density of 3-4 du/acre. The other land uses would be similar to the proposed project, although reduced in scale to match the lower population.

Traditional Neighborhood Alternative

Under the Traditional Neighborhood Alternative, development of the project site would maximize consistency with specific direction provided in the General Plan for new development to reflect the older, historic Woodland neighborhoods. The number of residential units and land use acreages would be similar to Specific Plan A.

Environmentally Superior Alternative

In addition to the discussion and comparison of impacts of the alternatives to the proposed project, CEQA requires that an "environmentally superior" alternative be selected and the reasons for such selection disclosed. In general, the environmentally superior alternative is the alternative that would be expected to generate the least adverse impacts. The No Project Alternative would be environmental superior to the proposed project and other alternatives. After the No Project Alternative, the Reduced-Density Alternative would be environmentally superior.

A more detailed discussion of the environmentally superior alternative appears in Chapter 5.

Potential Areas of Concern

Section 15123 of the CEQA Guidelines requires the summary section of an EIR section to identify areas of controversy known to the lead agency including issues raised by agencies and the public. The following items were raised by agencies and the public in comment letters received on the Notice of Preparation:

- Domestic water supply (quality and quantity)
- Nuisance impacts from Bodega Black Gnats
- Localized drainage impacts
- Air quality impacts
- Provision of affordable housing
- Impacts to wildlife and habitat
- New growth
- Loss of agricultural land
- Regional flooding
- Land use incompatibilities
- Alternatives to the project
- Impacts to Williamson Act contracts
- Impacts to SR113

In addition, the City's Technical Advisory Committee (TAC) has expressed concern regarding the proposed use of a curvilinear arterial street pattern in Plan B, which may be inconsistent with the General Plan. All of these issues are addressed within the body of this EIR.

Scope of the EIR

The City of Woodland, as lead agency, identified potentially significant impacts which would result from project implementation in the Notice of Preparation and Initial Study for this EIR circulated beginning February 18, 1999 (found in Appendix A). Based on the Initial Study, the City determined that the following areas could result in a potentially significant impact and should be addressed in the EIR:

- Land Use and Planning
- Agricultural Resources
- Geological Resources
- Hydrological Resources
- Biological Resources
- Traffic and Circulation
- Air Quality
- Noise
- Visual Resources and Aesthetics
- Cultural Resources
- Population, Employment and Housing
- Public Health and Safety
- Public Services and Facilities
- Recreational, Educational, and Community Services

Table 3-1 provides a summary of the environmental impacts that would result from implementation of the Turn of the Century Specific Plan (both Specific Plan A and Specific Plan B) potential mitigation measures, and the level of significance of the environmental impacts before and after implementation of the proposed mitigation.

APPENDICES

APPENDIX A

MITIGATION MONITORING PLAN

The California Environmental Quality Act requires public agencies to report on and monitor measures adopted as part of the environmental review process (PRC .21081.6). This Mitigation Monitoring Program (MMP) is designed to ensure that the measures identified in this EIR are fully implemented. The MMP describes the actions that must take place as a part of each measure, the timing of these actions, who is responsible for implementation, and the agency responsible for enforcing each action.

For most of the measures noted in this MMP, the City has ultimate responsibility for implementation of mitigation measures. Therefore, it is recommended that the Community Development Director be assigned chief monitor and be responsible for assigning monitoring actions to responsible agencies. The Director would track the overall progress of each action.

If another agency or entity is responsible for implementation, it is recommended that the Director or his/her designee contact these agencies or entities and request detailed information to be appended to this Plan, in order to ensure coordination in monitoring reporting.

As required by .21081.6 of the PRC, the Woodland Community Development Department is the □custodian of documents and other material□ which constitute the □record of proceedings□ upon which a decision to approve the proposed project was based. Inquiries should be directed to:

Steve Harris, Community Development Director
Woodland Community Development Department
530-661-5820

The location of this information is:

Woodland Community Development Department
300 First Street
Woodland, California 95695

In order to assist implementation of the EIR mitigation measures, the Program has been formatted as a table with the following information:

Impact and Mitigation Measures: The impacts and mitigation measures are taken verbatim from the Draft EIR or when a revision has been made, from the Final EIR.

Timing /Milestone: Each action must take place during or prior to some part of the Specific Plan or project development or approval. Generally, the timing of actions falls into one of the following categories:

Prior to approval of Specific Plan
At the time of Specific Plan approval
At the time of Annexation
Prior to approval of Tentative Map
Prior to acceptance of Final Map
Prior to approval of Improvement Plans
Prior to issuance of Building Permit
During construction

Responsibility for Oversight: The City of Woodland will have ultimate and legal responsibility for implementation of most mitigation measures. This column indicates which entity will oversee implementation of the measure, conduct the actual monitoring and reporting, and take corrective actions when a measure has not been properly implemented.

Implementation of Mitigation Measure: This column identifies how actions will be implemented and verified.

Responsibility for Implementation: This column identifies the entity that will undertake the required action. □Applicant□ refers to the Specific Plan applicant. □Developer□ is used to denote developers of individual projects within the Specific Plan area. For certain Specific Plan-wide measures required prior to, or at the time of, adoption of the Specific Plan, the applicant or first developer will have to fund the entire measure with subsequent reimbursement on a fair-share basis from later developers.

Other mitigations will be incorporated into the final Specific Plan document in some manner (e.g. text or appendix) and the costs of those actions are to be included as elements of the final fiscal analysis, financing plans, and/or CIP (as appropriate).

Checkoff Date/Initials: This column verifies that mitigation measures have been implemented.

WOODLAND\SPECPLAN\REWRITE7\MMPINTRO

SPRING LAKE SPECIFIC PLAN MITIGATION MONITORING PLAN (MMP)						
Environmental Impact	**Adopted Mitigation Measures**	**Timing/ Milestone**	**Responsibility for Oversight**	**Implementation of Mitigation Measure**	**Responsibility for Implementation**	**Checkoff Date/Initials**
4.1 Land Use and Planning						
4.1-3 The proposed project could be incompatible with existing internal land uses.	4.1-3 (a) Implement Mitigation Measures 4.12-6 (a) through (c) from Section, 4.12, Public Health and Safety, which would ensure proper building height and distance be observed in the design of residential uses near the existing airstrip, or require closure of the airstrip by revocation of the conditional use permit or amortization/abatement of the use as non-conforming.	See Mitigation Measure 4.12-6.	See Mitigation Measure 4.12-6.	See Mitigation Measure 4.12-6.	See Mitigation Measure 4.12-6.	
4.1-5 Under the proposed project, development may be inconsistent with some of the City' s General Plan goals and polices and land use ordinances.	4.1-5 (b) For Policy 1.A.2, find that the proposed project is consistent with General Plan regarding development within Urban Limit Line boundaries.	At the time of approval of SLSP.	CDD	Make appropriate findings of fact.	City Council	
4.1-10 The proposed project may be inconsistent with LAFCO Agricultural Conservation policies.	4.1-10 (a) The annexation of the Specific Plan shall be staged to match the proposed phasing of the Specific Plan. OR (b) The annexation of the Specific Plan shall be staged to include all of the project site, except the acreage that remains under Williamson Act contract. OR (c) LAFCO shall determine that the applicable facts and circumstances support a finding of substantial conformity with LAFCO Policy IV.D, which would allow for annexation of the entire site.	At the time of annexation.	CDD	Submit annexation application consistent with adopted phasing of Specific Plan. OR Submit annexation application that excludes properties remaining subject to Williamson Act (042-010-05; 042-010-20; 042-030-03). OR Make appropriate findings of fact.	Applicant/Developer/ City (prepare application) LAFCO (final action) OR LAFCO	

BD = Building Department
CDD = Community Development Department
PWD = Public Works Department
YCTD = Yolo County Transportation District
USACOE = US Army Corps of Engineers
DFG = California Department of Fish and Game
USFWS = US Fish and Wildlife Service
SYMVCD = Sacramento-Yolo Mosquito Vector Control District

4.2 Agricultural Resources						
4.2-1 Development of the proposed project would result in the loss of 940 acres of Important Farmland.	4.2-1 Each project applicant shall set aside in perpetuity an equal amount of contiguous, active agricultural acreage elsewhere in Yolo County through the purchase of development rights and execution of an irreversible conservation or agricultural easement. Total mitigation required at build-out is 940 acres for conversion of farmland within the Plan Area plus Important Farmland converted for offsite infrastructure (e.g. drainage basins) and other associated land uses (e.g. sports park). These soils shall be permanently protected from future development via enforceable deed restrictions. Acreage between Woodland and Davis, already experiencing, or likely to experience, growth pressures shall be targeted. Soils and farming conditions shall be equivalent or superior to the project area. Protected acreage equal to the total acreage of any particular development shall be, set aside prior to commencement of any construction activity within that development. Protected acreage equal to the total acreage of offsite improvements shall be set aside prior to development of the improvement. Protected acreage equal to the total acreage of the sports park shall be set aside prior to the commencement of grading on the sports park. Acreage set aside required by Mitigation Measure 4.5-4 for loss of Swainson' s hawk foraging habitat (see 4.5, Biological Resources) may be used jointly to satisfy all or a portion of this mitigation requirement, so long as it meets the habitat needs of the species and is retained in active agricultural uses. The land shall be managed via an agreement satisfactory to the City and Department of Fish and Game, governing operations such that it remains agriculturally productive and also provides hawk habitat. Land that does not meet the intent of both measures can not be used as joint mitigation, in which case more acreage would be needed in order to satisfy both mitigations.	Prior to approval of first Tentative Map and ongoing.	CDD	The City shall adopt a SLSP Agricultural Land Mitigation Program that further specifies the parameters required for compliance with this measure. The program shall identify acceptable areas of the County within which mitigation acreage shall be purchased, required soil and farming conditions (equivalent or superior to the project area), required terms of the conservation easement, appropriate management entities for the easement, mechanisms and sources of funding and ongoing oversight and enforcement of the easements, and other requirements as may be subsequently determined. As development occurs each developer within the SLSP area shall purchase, in fee or conservation easement, development rights for an amount of acreage equivalent to that which they are converting, plus any additional acreage converted for offsite parks or improvements. The Agricultural Land Mitigation Program shall include appropriate cropping and land management restrictions, satisfactory to the Department of Fish and Game, applicable to any mitigation acre intended to also satisfy Swainson's hawk foraging habitat (Mitigation Measure 4.5-4). A letter from DFG shall be made an attachment to the Program attesting to its acceptance by DFG.	City and each SLSP developer.	
4.2-2 Development of the proposed project would conflict with or result in the cancellation of Williamson Act contracts.	4.2-2 A Williamson Act contract and conservation easement shall be established on 62 acres of land outside of the project site, or greater if land is removed from Williamson Act contract for the required detention/retention basin, to the satisfaction of the City.	See Mitigation Measure 4.2-1.	See Mitigation Measure 4.2-1.	See Mitigation Measure 4.2-1.	See Mitigation Measure 4.2-1.	

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4.2-3 Development of the proposed project could result in incompatibilities between active agricultural uses and future residential uses.	4.2-3 (b) The City of Woodland shall consider adopting a Right to Farm Ordinance to address interim land use conflicts that could occur between new development and planned growth areas that may remain in agricultural uses until future conversion. In considering a Right to Farm Ordinance, the City shall consider requiring grievance and dispute resolution procedures similar to those adopted by the County of Yolo.	Prior to approval of first Tentative Map.	CDD	A draft Right to Farm Ordinance shall be prepared and presented to the City Council for adoption.	CDD/City Council	
4.2-5 The proposed project may be inconsistent with General Plan policies.	4.2-5 (a) Implement Mitigation Measures 4.2-1 and 4.2-2. AND (b) For General Plan Policies 1.I.4 and 1.I.6, the City shall find that the proposed project is consistent with the General Plan.	See Mitigation Measure 4.2-1 and 4.2-2. At the time of approval of the SLSP.	See Mitigation Measure 4.2-1 and 4.2-2. CDD	See Mitigation Measure 4.2-1 and 4.2-2. Make appropriate findings of fact.	See Mitigation Measure 4.2-1 and 4.2-2. City Council	
4.2-6 Development of the proposed project, in combination with other cumulative development, would contribute to the loss of Important Farmland.	4.2-6 Implement Mitigation Measure 4.2-1 and/or 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2.	See Mitigation Measure 4.2-1 and 4.2-2.	
4.3 Geology, Soils, and Seismicity						
No measures to be monitored.						

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4.4 Hydrology, Drainage, and Water Quality						
4.4-1 The proposed project would increase the rate and amount of stormwater runoff from newly created impervious surfaces, which could contribute to localized or downstream flooding.	4.4-1 (a) Prior to the first tentative map approval, the Specific Plan storm drainage plan shall be completed. The drainage plan shall identify specific storm drainage design features to control increased runoff from the project site. This may be achieved through one or more of the following: onsite conveyance and detention facilities, offsite detention or retention facilities, channel modification, or equally effective measures to control the rate and volume of runoff. To demonstrate the effectiveness of the proposed system to prevent additional flooding at offsite (downstream) locations, all necessary hydrologic and hydraulic calculations and assumptions and design details shall be submitted to the City Public Works Department for review and approval. The design of all features proposed by the project applicant shall be consistent with the most recent version of the City' s Storm Drainage Guidelines and Criteria, and standard design and construction specifications and details.	Prior to approval of the first Tentative Map.	PWD	The applicant shall prepare and submit the SLSP Storm Drainage Plan consistent with the terms of the measure and accepted engineering practice. The Plan is subject to PWD review and approval. The Plan is also subject to separate CEQA clearance to determine if additional environmental review is required.	Applicant or first developer.	

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4.4-5 The proposed project would require the use of groundwater, which could result in changes in groundwater levels or groundwater areas of influence or induce subsidence.	4.4-5 (a) Prior to approval of the first tentative map, the applicant shall identify specific steps to be taken to minimize project effects on groundwater levels that could affect agricultural wells. The program shall establish site-specific and local baseline groundwater levels, existing and proposed wells, uses and rates, and areas of influence. The program shall also establish criteria that will be used to determine whether the effect on non-project wells may be considered adverse (e.g., groundwater levels shall not fall below a specific elevation during the irrigation season). This information shall be used to appropriately site and design project wells throughout project buildout to minimize the effects on wells and locations that could be affected by groundwater pumping associated with the proposed project. OR (b) If project wells cannot be sited to reduce effects on agricultural wells that could be adversely affected by project pumping, the City shall establish a mechanism to relocate the agricultural wells to ensure that groundwater pumping for irrigation purposes is maintained at baseline levels for the affected well.	Prior to approval of first Tentative Map. OR Prior to approval of first Tentative Map	PWD OR PWD	The applicant shall prepare and submit the SLSP Water Supply Plan consistent with the terms of the measure and accepted engineering practices. The Plan is subject to PWD review and approval. OR Satisfactorily relocate agricultural wells.	Applicant or first developer. OR Applicant or first developer.	
4.4-9 The proposed project, in combination with future development that would occur with General Plan buildout, would increase the rate and amount of stormwater runoff from newly created impervious surfaces.	4.4-9 Implement Mitigation Measure 4.4-1(a).	See Mitigation Measure 4.4-1(a).	See Mitigation Measure 4.4-1(a).	See Mitigation Measure 4.4-1(a).	See Mitigation Measure 4.4-1(a).	

4.5 Biological Resources					
4.5-1 The proposed project would convert agricultural lands to urban uses, which could result in the loss of the alkali sink type special-status plant species listed in Table 4.5-1.	4.5-1 (a) In accordance with Fish and Game Code Section 1900 et seq., DFG shall be given a minimum of 10-day notice prior to site grading or development on the TOC property within the project site to allow for salvage of any San Joaquin saltbush plant materials.	At least ten (10) days prior to any grading on APN 042-010-46.	CDD	Document that DFG has received notice.	Developer of subject property.
	(b) Prior to development of the alkali sink habitat in the Yolo County and the Yuba Community College properties, shown in Figure 4.5-1, a rare plant survey shall be conducted by qualified biologists in accordance with the most current DFG/USFWS guidelines or protocols. Survey timing for the various plant species is dependent in part on yearly rainfall patterns and is determined on a case-by-case basis.	Prior to approval of projects on County (042-010-24; 042-010-28; 042-010-32; 042-010-35) or college (042-010-34) property.	DFG/USFWS	Preparation and acceptance of rare plant survey.	Yolo County/ Woodland Community College.
	(c) Based on the results of the survey in the Yolo County and the Yuba Community College properties, prior to new design approval, the County and Yuba Community College shall, in consultation with DFG and/or USFWS, determine whether the project would substantially affect special-status plant species dependent upon alkali sink habitat. If special-status plants are identified, measures shall be incorporated to ensure no net loss of the species. Evaluation of impacts to plant species shall consider the following:	Same as above.	DFG/USFWS	Undertake consultation with DFG and/or USFWS. Incorporate measure to ensure no net loss of species if special-status plants are identified.	Yolo County/ Woodland Community College.

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	▪ the status of the species in question (e.g., officially listed by the State or Federal Endangered Species Acts, candidate species, CNPS list); ▪ the relative density and distribution of the onsite occurrence versus typical occurrences of the species in question; and ▪ the habitat quality of the onsite occurrence relative to historic, current or potential distribution of the population. ▪ (d) If the surveys on the Yolo County and the Yuba Community College lands reveal no occurrences of any species, or if the County and/or Yuba Community College in consultation with DFG or USFWS determines that no significant impacts on any special-status plant species would result from project implementation, then no further mitigation would be required.					
4.5-2 The proposed project could result in the loss of potential habitat for the valley elderberry longhorn beetle (VELB).	4.5-2 Prior to approval of a tentative map for any property with shrubbery and/or onsite drainage ways that will not be preserved/avoided, the project applicant shall: (i) Conduct a project-specific survey of the tentative map area for all potential VELB habitat, including a stem count and an assessment of historic or current VELB use; (ii) Avoid and protect all potential VELB habitat within a natural open space area where feasible; and (iii) Where avoidance is infeasible, develop and implement a VELB mitigation plan in accordance with the most current USFWS mitigation guidelines for unavoidable take of VELB habitat pursuant to either Section 7 or Section 10(a) of the Federal Endangered Species Act.	Prior to approval of each Tentative Map.	USFWS	Conduct VELB survey consistent with measure and applicable USFWS mitigation guidelines.	Developer of any property with shrubbery and/or on-site drainages.	

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4.5-3 The proposed project could result in the take of Swainson′ s hawk individuals (eggs, nestlings or juveniles) and other nesting raptors (birds-of-prey).	4.5-3 (a) For each individual development project the project applicant, in consultation with the DFG, shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall (proposed activity) during the raptor breeding-season (approximately March 1 through September 15). This survey shall be conducted for a half mile radius around the project site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned to begin to determine if any nesting birds-of-prey would be affected. Prior to grading of fallow fields with ruderal vegetation, surveys for ground nesting raptors such as northern harrier and burrowing owl shall be conducted. If phased construction procedures are planned for the proposed activity, the results of the above survey shall be valid only for the season when it is conducted. If the above survey does not identify any nesting raptor species within the area affected by the proposed activity, then no further mitigation would be required. However, should any nesting raptor species be found, then the following mitigation measure shall be implemented.	During the breeding season immediately prior to the commence-ment of site work or construction within one half mile of trees +/–30 feet in height. Prior to grading of fallow fields with ruderal vegetation.	DFG	Conduct general raptor survey consistent with measure and applicable DFG mitigation deadline. Conduct ground-nesting raptor survey (e.g. northern harrier and burrowing owl) consistent with measure and applicable DFG requirements.	Developer	
	(b) If an active Swainson′ s hawk nest is identified within one half mile of the project site, then CDFG shall be contacted to determine if consultation is required. A limited operating period shall be implemented within a (0.25) mile radius of the nest tree. No construction activities shall be initiated during the Swainson′ s hawk nesting period (March 1- September 15) without the approval by DFG. For other raptors, compliance with Fish and Game code for the particular species shall be implemented. (c) The project applicant shall continue to conduct annual surveys to determine the location of nesting Swainson′ s hawks and other raptors in the project site. If nesting hawks or other raptors are found during the survey at a previously unknown location within one-half	Prior to commence-ment of site work or construction in any area with active hawk/raptor nest. See Mitigation Measure 4.5-3(a) and (b). The trigger for raptor surveys	DFG See Mitigation Measure 4.5-3(a) and (b).	Site work and construction contracts shall include specifications listed in mitigation measure subject to DFG approval. See Mitigation Measure 4.5-3(a) and (b).	Developer See Mitigation Measure 4.5-3(a) and (b).	

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	mile of the project site and not within 100 yards of a previously documented site, the project applicant shall contact the DFG prior to project construction. Consultation shall be initiated to determine the potential for disturbance to nesting hawks and other raptors and the project applicant shall implement feasible changes in the construction schedule or other appropriate adjustments to the project in response to the specific circumstances. (d) If, after five years, a previously recorded nest site remains unoccupied by a Swainson's hawk, it will no longer be considered as a Swainson's hawk nest site subject to this mitigation.	is the impending commenc-ment of site work or construction within one half mile of trees +/–30 feet in height..				
4.5-4 The proposed project would result in the loss of foraging habitat for Swainson′ s hawks and other raptors.	4.5-4 (a) Prior to approval of each tentative map, the project applicant shall develop a plan in consultation with CDFG to compensate for loss of Swainson's hawk foraging habitat resulting from development of the project site. This agreement shall set aside in perpetuity, an equivalent amount of Swainson's hawk foraging land elsewhere in Yolo County (as specified below) through the purchase of development rights and execution of irreversible conservation or agricultural easement. If mitigation occurs within the target area the required mitigation ratio is 1:1 and total mitigation required at build-out is 939 acres for conversion of foraging land within the Plan Area plus foraging habitat converted for offsite infrastructure (e.g. drainage basins) and other associated land uses (e.g. sports park). If mitigation occurs outside of the target area, the required mitigation ratio will range from 1.2:1 to 2:1 as specified below. Target Area for 1:1 Mitigation: ▪ South of CR 25A between CR 98 and CR 102; south of CR 25 between CR 102 and CR 103 ▪ North of CR 29 ▪ West of CR 103 ▪ East of CR 98 Mitigation Outside Target Area: ▪ Shall be on the valley floor of Yolo County ▪ Shall not be on lands within the Yolo County Flood	Prior to approval of first Tentative Map.	DFG and/or CDD	Preparation and acceptance of a Hawk Mitigation Plan consistent with the measure and satisfactory to the DFG. As development occurs each developer within the SLSP area shall purchase, in fee or conservation easement, development rights for an amount of acreage equivalent to that which they are converting, plus any additional acreage converted for offsite parks or improvements.	DFG, CDD, and each SLSP developer.	

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	Control Basin or Cache Creek Settling Basin ▪ Ratios shall be per grid-cell ratings set forth in Smallwood et.al (1998) as follows (see map of grid cells in Attachment B): ○ 1.2:1 within grid cells rated 5 or 6 ○ 1.5:1 within grid cells rated 3 or 4 ○ 2:1 within grid cells rated 1 or 2 This acreage shall be permanently protected from future development via enforceable deed restrictions. Protected acreage equal to the total acreage of any particular development shall be, set aside prior to commencement of any construction activity within that development. Protected acreage equal to the total acreage of offsite improvements shall be set aside prior to development of the improvement. Protected acreage equal to the total acreage of the sports park shall be set aside prior to the commencement of grading on the sports park. Acreage set aside required by Mitigation Measure 4.2-1 (4.2, Agricultural Resources) for loss of agricultural land may be used jointly to satisfy all or a portion of this mitigation requirement, so long as it meets the habitat needs of the species and is retained in active agricultural uses. The land shall be managed via an agreement satisfactory to the City and Department of Fish and Game, governing operations such that it remains agriculturally productive and also provides hawk habitat. Land that does not meet the intent of both measures can not be used as joint mitigation, in which case more acreage would be needed in order to satisfy both mitigations.			See Mitigation Measure 4.2-1.		
	OR (b) If adopted, the project applicant shall participate in the Yolo County Habitat Conservation Plan (HCP). (c) At build-out of the Specific Plan area, not less than 350 acres of the Mitigation Land shall be located within the Target Area. The Mitigation Land within the Target Area shall be provided s the Specific Plan area builds out, with milestones at the 33% and 67% build-out levels. Thus, at the point at which the Specific Plan acreage subject to the Habitat mitigation requirement is 33% and 67% built out, 33% and 67% of the Mitigation	Prior to approval of First Tentative Map.	CDD	Take appropriate actions as required by the adopted HCP or NCCP.	Each SLSP developer.	

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	Land within the Target Area, respectively, must be provided. This requirement must be satisfied at the point at which developer submit an application for a tentative map that causes the cumulative number of acres of land subject to the Habitat mitigation requirement for which map applications have been submitted to exceed the 33% and 67% milestones. The following table summarizes the build-out levels and corresponding target-area mitigation requirements:					

Number of acres of land within Specific Plan area subject to hawk mitigation requirement	Amount of hawk Mitigation Land that must be within Target Area
33% -- 313	33% -- 117
67% -- 626	67% -- 234
100% -- 939	100% -- 350

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4.5-6 The proposed project would convert approximately one acre of wetland to urban uses.	4.5-6 (a) Prior to approval of a tentative map for the area immediately west of Road 102 (see Figure 4.5-1, as revised), the project applicant shall prepare a wetland delineation and seek a verification from the U.S. Army Corps of Engineers to determine where jurisdictional wetlands are present in the project site. (b) If jurisdictional wetlands are verified, the project applicant shall provide for no net loss of wetland acreage through the federal permitting process. If the total acreage of the jurisdictional wetland is less than 1/3 of an acre, then the project applicant shall obtain a nationwide permit to fill the wetlands, and provide for a minimum 1:1 mitigation ratio. If the total area exceeds 1/3 of an acre then the project applicant shall obtain a individual permit through the U.S. Army Corps of Engineers. (c) If wetlands are delineated in project site that exceed 1/3 of an acre, then the project applicant shall mitigate the filled amount in a 2:1 ratio at an onsite or 3:1 ratio at an offsite location; OR (d) If adopted, the project applicant shall participate in the Yolo County Habitat Conservation Plan (HCP).	Prior to approval of Tentative Map for APN 042-010-46.	USACOE	Prepare delineation and secure USACOE verification. Secure appropriate federal permit. Identify mitigation area and method. OR Take appropriate actions as required by the adopted HCP or NCCP.	Developer	
4.5-7 The proposed project would require offsite infrastructure (wastewater and storm drainage), which would result in conversion of additional agricultural land and the loss of general wildlife habitat.	4.5-7 (a) If the construction of offsite roadway, sewer, water or drainage infrastructure occurs in undeveloped areas, the City shall ensure that surveys have been conducted that are appropriate to the habitats where the infrastructure will be located. Construction of offsite infrastructure shall not begin until such surveys have been completed, the appropriate agencies have been consulted, mitigation measures outlined and permits (e.g. 404, 1603) have been obtained, as necessary. Mitigation for these potential impacts could include preservation, onsite construction, or the purchase of mitigation credits through the HCP or an agency-approved mitigation bank or in lieu fee program, e.g., Wildlands Inc. This measure may be implemented through the proposed project, or the expansion of the City' s infrastructure systems.	Prior to approval of Improvement Plans for backbone and offsite infrastructure.	PWD/CDD DFG/USFWS/ USACOE	Prepare and secure acceptance of biological surveys and results for all off-site infrastructure areas.	Applicant/First developer.	

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	(b) Implement Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	See Mitigation Measures 4.5-1(a), 4.5-2, 4.5-3, 4.5-4 and 4.5-6.	
4.5-8 The proposed project may be inconsistent with General Plan goals and policies for the protection of biological resources.	4.5-8 Implement Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6 and 4.5-7.	
4.5-9 The proposed project, in combination with other cumulative development, would convert undeveloped land to urban uses, resulting in the loss of general wildlife habitat for resident and migratory species.	4.5-9 Implement Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	See Mitigation Measures 4.5-1, 4.5-2, 4.5-3, 4.5-4, 4.5-6, and 4.5-7.	

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4.6 Traffic and Circulation						
4.6.1 The proposed project would cause an increase in a.m. and p.m. peak hour traffic volumes at study intersections, resulting in unacceptable levels of service and warranting the installation of traffic signals.	4.6-1 (a) A traffic signal shall be installed at the E. Gum Avenue/Matmor Road intersection and each approach shall be widened to include one exclusive left-turn lane, one through lane, and one right-turn lane. These improvements were warranted by previously approved development and are included in the City of Woodland Major Projects Financing Plan (MPFP) as being funded by development fees. However, the proposed project could require implementation of the improvements prior to their programmed installation in the MPFP. Therefore, the project applicant shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City' s LOS thresholds identified in General Plan Policy 3.A.2. If this intersection requires signalization and widening prior to the programmed installation of these improvements in the MPFP, then the project applicant shall be required to install the improvements and shall be reimbursed by development fees.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
	(b) A traffic signal shall be installed at the Pioneer Avenue/E. Gum Avenue intersection and each approach shall be widened to include an exclusive left-turn lane and a shared through/right-turn lane. These improvements were warranted by previously approved development and are included in the City of Woodland Major Projects Financing Plan (MPFP) as being funded by an assessment district. However, the proposed project could require implementation of the improvements prior to their programmed installation in the MPFP. Therefore, the project applicant shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City' s LOS thresholds identified in General Plan Policy 3.A.2. If this intersection requires signalization and widening prior to the programmed installation of these improvements in the MPFP, then the project applicant shall be required to install the improvements and shall be reimbursed by the	Prior to approval of each Tentative map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	

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	assessment district.					
	(c) The project applicant shall install geometric design features to prohibit left-turn movements at the Gibson Road/Road 101 intersection. These improvements shall be completed prior to the issuance of building permits. (d) A traffic signal shall be installed at the Gibson Road/Ogden Street intersection and the northbound and southbound approaches shall be widened to include an exclusive left-turn lane and a shared through/right-turn lane. These improvements were warranted by previously approved development and are included in the City of Woodland Major Projects Financing Plan (MPFP) as being funded by an assessment district. However, the proposed project could require implementation of the improvements prior to their programmed installation in the MPFP. Therefore, the project applicant shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City' s LOS thresholds identified in General Plan Policy 3.A.2. If this intersection requires signalization and widening prior to the programmed installation of these improvements in the MPFP, then the project applicant shall be required to install the improvements and shall be reimbursed by the assessment district.	Prior to issuance of building permits. Prior to approval of each Tentative map.	PWD/BD PWD	Design, construct, and secure acceptance of identified improvement. Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	First Developer. Developer	
4.6-5 The proposed project would disrupt existing bikeway facilities and create inconsistencies with bicycle- and pedestrian-related policies of the City of Woodland General Plan and the City of Woodland Bikeway Master Plan.	4.6-5 (a) (i) The Specific Plan shall be modified to include the following: . Development Regulations 2.28, 2.38, and 2.47 shall be modified to specify the provision of other bicycle support facilities such as showers and lockers.	Prior to approval of Specific Plan.	CDD	Make appropriate revisions to the SLSP text.	Each developer.	
4.6-6 The proposed project, in conjunction with cumulative development, would increase cumulative a.m. and p.m. peak hour traffic volumes at study intersections, causing unacceptable levels of service and warranting the installation of traffic signals.	4.6-6 (a) Based on the Specific Plan-wide CIP and financing plan required by Mitigation Measure 4.6-8, each development shall contribute its fair-share cost to modify the traffic signal at the East Street/E. Main Street intersection and widen the eastbound approach to include an exclusive left-turn lane, two exclusive through lanes, and one exclusive right-turn lane. This improvement was previously identified in the East Street	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of	Developer	

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	Corridor Specific Plan, City of Woodland, May 19, 1998. The City of Woodland shall determine the method and timing of the contribution for this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City' s LOS thresholds identified in General Plan Policy 3.A.2.			improvement.		
	(b) Based on the Specific Plan-wide CIP and financing plan required by Mitigation Measure 4.6-8, each development shall contribute its fair share cost to modify the traffic signal at the Gibson Road/East Street intersection and widen the northbound and southbound approaches to include two exclusive left-turn lanes, one exclusive through lane, and one shared through/right-turn lane. These improvements were previously identified in the East Street Corridor Specific Plan, City of Woodland, May 19, 1998. The City of Woodland shall determine the method and timing of contribution for this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City' s LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
	(c) Based on the Specific Plan-wide CIP and financing plan required by Mitigation Measure 4.6-8, each development shall contribute its fair share cost to modify the traffic signal at the Gibson Road/Matmor Road intersection and widen the northbound and southbound approaches to include one exclusive left-turn lane, one through lane, and one right-turn lane. The City of Woodland shall determine the method and timing of contribution for this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City' s LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	

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	(d) Implement Mitigation Measure 4.6-1(c). (e) Based on the Specific Plan-wide CIP and financing plan required by Mitigation Measure 4.6-8, each development shall contribute its fair share cost to install a traffic signal at the Road 25A/East Street intersection and widen the northbound, southbound, and eastbound approaches to include an exclusive left-turn lane and a shared through/right-turn lane. The westbound approach shall be widened to include one exclusive left-turn lane, one through lane, and one right-turn lane. The City of Woodland shall determine the method and timing of contribution for this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City' s LOS thresholds identified in General Plan Policy 3.A.2.	See Mitigation Measure 4.6-1(c). Prior to approval of each Tentative Map.	See Mitigation Measure 4.6-1(c). PWD	See Mitigation Measure 4.6-1(c). Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	See Mitigation Measure 4.6-1(c). Developer	
	(f) A traffic signal shall be installed at the Road 25A/SR 113 Southbound Ramps intersection. The City of Woodland shall determine the timing of this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City' s LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
	(g) A traffic signal shall be installed at the Road 25A/SR 113 Northbound Ramps intersection. The City of Woodland shall determine the timing of this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City' s LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	

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	(i) A traffic signal shall be installed at the Parkway Drive/Collector 2 intersection and the northbound and southbound approaches shall be constructed to include an exclusive left-turn lane and a shared through/right-turn lane. In addition, the eastbound and westbound approaches shall be constructed to include an exclusive left-turn lane, two exclusive through lanes, and an exclusive right-turn lane. The City of Woodland shall determine the timing of this mitigation measure. To assist the City in its determination, the developer shall prepare a traffic impact study for each tentative map as required by General Plan Policy 3.A.4 to confirm existing conditions and to determine the specific mitigation timing that is required to maintain the City' s LOS thresholds identified in General Plan Policy 3.A.2.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	
	(j) The intersection of CR 25A/ CR 101 (north) shall be signalized and shall provide for an exclusive left-turn lane and a shared through/right-turn lane on all approaches. Signalization of this intersection may also require access control modification at the CR 25A/CR 101 (south) intersection due to its close proximity. This issue will be addressed as a part of subsequent traffic impact studies for new development in this area. 4.6-6(k) The intersection of Parkway Drive and CR 24C shall be identified as a potential signal location and the intersection with Pioneer should be shifted northward approximately 400 feet.	Prior to approval of each Tentative Map.	PWD	Prepare "map-specific" traffic impact study to identify traffic improvements needed for development included in the Tentative map, including timing of planned improvement. Construct improvement as needed according to traffic study. Set up reimbursement to developer as appropriate for non-project related portion of improvement.	Developer	

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4.7 Air Quality						
4.7-3 Operational emissions resulting from project-related energy consumption and motor vehicle trip generation could exceed ROG, NO_X and CO standards.	4.7-3 The Specific Plans shall be revised to include the following residential design features to be incorporated in the project development regulations and required for all residential development: (a) Energy Star labeled appliances (e.g. water heaters) shall be installed to the greatest feasible extent. Solar, electric (efficiency rating of at least 0.92), or lower-NOx (as defined by the AQMD) gas-fired water heaters are strongly encouraged in a least 50 percent of the units. (e) New home buyers shall be provided with a packet of information from the YSAQMD, including information about the mower exchange program, encouraging them to take advantage of opportunities for lowering air emission through their own actions and choices.	Prior to approval of the Specific Plan. Prior to approval of the Specific Plan.	CDD CDD	Make appropriate revisions to the SLSP text. Make appropriate revisions to the SLSP text.	Applicant Applicant	
4.8 Noise						
4.8-7 The Regional Park east of the southeast corner of the project site could result in clearly audible noise levels at the proposed low-density residential uses.	4.8-7 (b) If the operation of the model airplanes is shown to exceed City standards at noise-sensitive land uses within the project site, additional noise mitigation measures shall be implemented as necessary and appropriate. Such measures could include limiting the allowable flight patterns, limiting operations to muffled airplanes, restricting the loudest engine types, and limiting hours of operation of the model aircraft operations.	Ongoing	CDD	Monitor noise levels at residential boundaries as needed. Identify additional operational controls.	Parks Dept/ Aeromodelers	
4.8-8 Noise-producing aspects of certain land uses developed within the project site could exceed the City of Woodland General Plan noise standards or expose future residents within the project site to substantial short-term increases in ambient noise levels.	4.8-8 (a) Active recreation areas of school playgrounds and neighborhood parks shall be located as far as possible from residential property lines and solid noise barriers shall be constructed at the interfaces of such playgrounds and residential areas. Noise barrier heights shall be sufficient to intercept line of sight from the play areas,(including elevated play structures) to the center of adjacent back yards at a height of 5 feet. In most cases, a barrier height of 6 feet would be sufficient. Noise barriers shall be constructed of solid materials such as masonry or precast concrete, rather than wood, or shall be earthen berms or a combination of berm and wall.	Prior to approval of school and/or park site plans or facilities design.	CDD for parks; School District for schools.	Verify that site and facilities plans include specified noise measures.	Parks Dept for parks; School District for schools.	

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4.9 Visual Resources						
No measures to be monitored.						
4.10 Cultural Resources						
4.10-1 The proposed project could damage or destroy unidentified prehistoric and historic cultural resources.	4.10-1 In addition to Specific Plan Policy 5.5.P., the following measures which shall be implemented during project construction: (a) If a Native American site is discovered, then the evaluation process shall include consultation with the appropriate Native American(s). (b) If human remains are discovered, California law requires that work must stop immediately and the County Coroner must be notified, according to Section 7050.5 of the California Health and Safety Code. If the remains are Native American, the coroner shall notify the Native American Heritage Commission, which in turn shall inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods which may include in-situ reinterment of the remains and any associated artifacts and capping the site or relocation and reinterment.	During site work or construction.	PWD/BD	Verify that these provisions are included in construction contracts.	Developer	
4.10-2 The proposed project could substantially alter a potentially significant historic resource and/or its context.	4.10-2 Prior to modification or removal of any potentially historic existing structures, the project applicant submit a report from a professional architectural historian assessing the historical significance of the structure/resource. If significant historic structures are identified, mitigation pursuant to Sections 15064.5 and 15126.4 of the CEQA Guidelines, as identified and applied in the architectural historian' s recommendations, shall be followed.	Prior to removal of any structure.	CDD	Determine age of structures to be removed through review of USGS maps, assessor maps, and other documents. If potentially historic, a qualified architectural historian shall document historical significance. If structure is potentially historically significant, it shall be avoided and.or recorded, as recommended by the historian.	Developer	

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4.10-3 Construction of offsite infrastructure could damage or destroy undiscovered archeological and/or historic resources.	4.10-3 (a) Phase I archaeological surveys (archival research and visual surface inspections) shall be required for all offsite infrastructure, prior to final design. If potentially significant cultural resources are identified during the Phase I archaeological survey(s), mitigation pursuant to Section 21083.1 of the Public Resources Code and Sections 15064.5 and 15126.4 of the CEQA Guidelines and any other applicable regulations, as identified and applied in management recommendations made by a qualified expert, shall be followed. (b) In the event that cultural resources are uncovered during project construction (e.g., foundations, historic tools, refuse/trash piles, shell deposits, arrowheads, chip stone, objects that appear to be out of place are observed), implement Mitigation Measures 4.10-1 (a) and (b).	Prior to approval of Improvement Plans for offsite infrastructure. During site work and construction.	PWD/CDD PWD/BD	Undertake Phase 1 archeological surveys for all offsite infrastructure routing prior to approval of Improvement Plans. Implement mitigation plan, if needed consistent with measure and CEQA requirements. Verify that contractor's contract includes identified specifications.	Developer Developer	
4.10-5 Cumulative development in the City of Woodland, in conjunction with the development of the proposed project, could contribute incrementally to the regional loss of cultural resources in Yolo County.	4.10-5 Implement Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	See Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	See Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	See Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	See Mitigation Measures 4.10-1 (a) and (b), 4.10-2 and 4.10-3(a) and (b).	
4.11 Population, Employment and Housing						
4.11-2 The proposed project would increase demand for affordable housing.	4.11-2 (a) The City shall find that the Spring Lake Specific Plan is consistent with the Housing Element.	At the time of approval of SLSP.	CDD	Make appropriate findings of fact.	City Council	
4.11-5 The proposed project, in combination with future buildout in the City of Woodland, would increase the City's population.	4.11-5 (a) The City shall regulate growth in the Master Plan Remainder Area so that the City of Woodland population does not exceed 60,000 by the Year 2015. OR (b) Find that the proposed project is consistent with the General Plan. OR	Until 2015 OR Prior to approval of the SLSP. OR	CDD	For each new project, calculate projected City population. Residential projects that would cause the City's population to exceed 60,000 shall not be approved prior to 2015. OR Find that the project is consistent with the General Plan. OR	CDD OR City Council OR	

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	(c) Amend the General Plan to allow for growth beyond 60,000 by 2015.	Prior to approval of projects that would cause the City's population to exceed 60,000.		Amend the General Plan to allow for population growth of more than 60,000 before 2015.	City Council	
4.12 Public Health and Safety						
4.12-1 The proposed project could expose future occupants and construction workers to localized soil or groundwater contamination due to prior site uses.	4.12-1 (a) Prior to tentative map approval for each development within the project site, the applicant shall complete an Environmental Site Assessment (Phase 1) in accordance with professional standards to determine the potential for past or current uses within the project site to have resulted in soil or groundwater contamination at any location that will be developed under the proposed project, or for releases from offsite locations (e.g., the former City landfill) to have adversely affected groundwater under the project site. Results of the site assessment shall be provided to the City of Woodland Planning Department and Yolo County Environmental Health Department.	Prior to approval of each tentative Map.	PWD	Document that a Phase 1 Site Assessment has been completed.	Developer	
	(b) If contamination is suspected, the applicant shall proceed with additional investigation (Phase 2), including, but not limited to, soil and groundwater testing. A work plan for and results of the investigation shall be submitted to the City of Woodland Community Development Department and Yolo County Environmental Health Department for review and concurrence. The results of the study shall identify recommended measures to reduce potential risks, if any, to individuals and the environment that could occur during site development or future occupancy.	Prior to approval of each Tentative Map where Phase 1 study indicates that contamination could be present.	PWD	Document that a Phase 2 Site Assessment has been completed.	Developer	

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	(c) If risk management measures are determined to be necessary, the applicant shall develop a plan for use prior to, during, and after site development that identifies requirements for soil management (e.g., excavation, re-use, or disposal), construction dewatering, and air monitoring to protect construction workers, current and future onsite occupants and visitors, and offsite populations. The plan shall also identify contingency measures in the event previously unidentified hazards are encountered during site development. Contract specifications shall reflect identified risk management measures.	After completion of a Phase 2 Site Assessment, and prior to approval of Tentative Map.	PWD	The applicant shall prepare and submit a risk management plan consistent with the terms of the measure, accepted engineering practice, and best available technology.	Developer	
	(d) The applicant shall obtain necessary agency approvals prior to implementing any identified measures in the risk management plan. The results of additional testing, monitoring, tank removal, soil or groundwater cleanup, or other equally effective risk management measures shall be submitted to the regulatory agency/agencies with jurisdiction over the particular risk management activity prior to, during, or after development, as appropriate for the type of activity. Agencies that could require notification would include, but would not be limited to, Woodland Fire Department, Yolo County Environmental Health Department, Yolo-Solano Air Pollution Control District, Central Valley Regional Water Quality Control Board, or California Department of Toxic Substances Control. All activities shall comply with applicable federal, State, and local laws and regulations pertaining to hazardous materials management.	Prior to approval of Tentative Map for projects requiring a risk management plan.	PWD	Document that agency approvals have been obtained.	Developer	
4.12-5 Detention basins and other storm drainage system water features could increase mosquito and other vector populations.	4.12-5 (a) Prior to final design of storm drainage system features that convey or store water, the City shall ensure compliance with applicable vector control standards as adopted by the Sacramento-Yolo Mosquito and Vector Control District. Vector control measures shall include, but would not be limited to: . Adequate drainage shall be incorporated to drain minor flows and prevent ponding; . Detention/retention facilities shall be designed to minimize mosquito production and shall be capable of	Prior to approval of Improvement Plans for backbone infrastructure and subsequent infrastructure for each Tentative Map.	SYMVCD	Documentation that storm drainage system incorporates vector control standards.	Applicant/ Developer	

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	being completely drained; . Adequate access and clearance for motorized vector and weed control equipment shall be provided; and . Project design shall incorporate features to minimize the amount of surface runoff carrying nutrients into slow-moving channels or standing water. (b) During project operation, the City shall coordinate with the Sacramento-Yolo Mosquito and Vector Control District to ensure onsite open drainages, channels, and detention/retention facilities are monitored and managed to control mosquitoes and other vectors. If the District determines additional controls are necessary, the City shall ensure implementation of the controls.					
4.12-6 If the private airstrip remains operational, development of the proposed project could expose people and property to aircraft hazards.	4.12-6 (a) As long as the airstrip remains operational, the project applicant shall ensure that the placement and height of structures east of the airstrip runway achieve the 20:1 approach surface criterion. This may be accomplished by limiting the height of structures and selection of appropriately sized landscape trees, or providing adequate distance separation where limiting the height is not practical or feasible. At no time shall the distance between the east end of the runway and the nearest project feature be less than 200 feet. (b) Prior to occupancy of any structure where height or siting design standards have been imposed to meet the 20:1 approach surface criterion, the applicant shall provide proper notification to the Caltrans Division of Aeronautics and/or Federal Aviation Administration, as appropriate. The notification shall provide required details of proposed development in accordance with agency regulations (FAR Part 77). (c) If warranted by safety and/or nuisance concerns, the City shall require closure of the airstrip by revocation of the use permit, or amortization/abatement of the use as non-conforming.	Prior to approval of Tentative Map for parcel 042-010-46. Prior to final inspection. Prior to final inspection.	CDD BD BD	Document that the placement and height of proposed structures are designed per the mitigation measure. Document that modification was provided. Document that modification was provided.	Developer Developer Developer	

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4.12-7 The proposed project, in combination with development that could occur with General Plan buildout, would increase the number of people who could be exposed to potential hazards associated with hazardous materials (including agricultural operations), vectors (primarily mosquitoes), and aircraft operations.	4.12-7 (a) Implement Mitigation Measure 4.12-1(a) through 4.12-1(d) (Contaminated Sites). (b) Implement 4.12-5(a) through 4.12-5(b) (Mosquitoes and Vectors). (c) Implement 4.12-6(a) through 4.12-6(d) (Private Airstrip Operations).	See Mitigation Measures 4.12-1(a) through 4.12-1(d); 4.12-5(a) through 4.12-5(b); and 4.12-6(a) through 4.12-6(d).	See Mitigation Measures 4.12-1(a) through 4.12-1(d); 4.12-5(a) through 4.12-5(b); and 4.12-6(a) through 4.12-6(d).	See Mitigation Measures 4.12-1(a) through 4.12-1(d); 4.12-5(a) through 4.12-5(b); and 4.12-6(a) through 4.12-6(d).	See Mitigation Measures 4.12-1(a) through 4.12-1(d); 4.12-5(a) through 4.12-5(b); and 4.12-6(a) through 4.12-6(d).	
4.13 Public Services and Facilities						
4.13-1 The proposed project would increase demand for fire protection services.	4.13-1 (b) The Fire Department shall monitor growth in SLSP via their standard review of all building permits in the City. Should the 4-minute threshold appear likely to be exceeded earlier than the planned 2007 occupancy date for the fire station would address, the station shall be brought online sooner, or growth in the plan area shall be otherwise controlled or stopped in order to avoid service or safety impacts. (e) The City' s existing Major Projects Financing Plan shall be amended and fee schedule revised to incorporate construction of the new fire station.	Ongoing Prior to approval of first Tentative Map.	Fire Dept/ CDD/PWD Fire Dept/ PWD	Regular review and comments on all proposed new developments in SLSP. Present appropriate MPFP amendment to City Council for action.	Fire Dept.	
4.13-3 The proposed project would have adequate fire flow to service the project site.	4.13-3 The water distribution system installed for the proposed project shall meet the requirements of the City of Woodland fire hydrants and mains installed to meet current fire protection standards and the most current City design standards.	Prior to approval of Improvement Plans for backbone infrastructure.	PWD	Document that the water distribution system is adequate per mitigation measures.	Applicant	
4.13-4 The proposed project may be inconsistent with the City of Woodland General Plan policies related to fire protection.	4.13-4 (a) Implement Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	
4.13-5 The proposed project, in conjunction with future development in the City of Woodland, would create demand for additional fire protection services.	4.13-5 Implement Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	See Mitigation Measure 4.13-1.	

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4.13-7 The proposed project may be inconsistent with the City of Woodland General Plan policies related to police protection.	4.13-7 (c) Find that the proposed project is consistent with General Plan policy 4.H.1.	At the time of approval of the Specific Plan.	CDD	Make appropriate findings of fact.	City Council.	
4.13-9 The proposed project would increase the demand for wastewater treatment.	4.13-9 Prior to approval of each tentative map, the applicant shall demonstrate that WWTP treatment capacity is adequate to serve the flows generated by new development covered by the tentative map.	Prior to approval of each Tentative Map.	PWD	Document that the WWTP treatment capacity is adequate. If inadequate capacity will be available when square footage or units come online, approval of improvement plans for those projects shall be withheld until a satisfactory solution can be determined.	Developer	
4.13-13 The proposed project would increase demand for domestic water.	4.13-13 (a) The City' s existing Major Projects Financing Plan shall be amended and fee schedule revised to include the development of wells to serve project development.	Prior to approval of each Tentative map.	PWD	Document that the MPFP has been amended and the fee schedule revised. SLSP Public Facilities Financing Plan and CIP shall be finalized and accepted by the City.	Applicant	
4.13-18 The proposed project would generate construction debris.	4.13-18 (a) RECOMMENDATION: At the beginning of each job, the construction contractor shall set up bins or other means of containment to hold separated scraps of recyclable material (i.e., cardboard, lumber, etc.). The contractor shall identify processors in the area that are interested in the materials. The paper, cardboard, and metal packaging that the building materials and major appliances come in shall also be separated and stored for future recycling. (b) RECOMMENDATION: The contractor shall work with the City of Woodland Recycling Coordinator to establish construction recycling measures to reduce the amount of construction waste disposed of at the landfill.	During construction.	PWD/BD	Requirements of mitigation measure shall be reflected in construction contracts. The Recycling Coordinator shall verify that means of containment to hold separated scraps of recyclable material have been established and are in use.	Developer	
4.13-22 Installation of the offsite sewer pipeline could intercept the high-pressure natural gas line.	4.13-22 Prior to the installation of offsite wastewater infrastructure, all potential conflict locations with the existing PG&E high-pressure natural gas line shall be potholed and verified.	Prior to approval of Improvement Plans.	PWD	Document that potential conflict locations are potholed and verified.	Developer	

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4.14 Recreational, Educational and Community Services						
4.14-2 The proposed project may be inconsistent with the City of Woodland General Plan and Parks Master Plan policies.	4.14-2 Find that the proposed project is consistent with the General Plan.	At the time of approval of Specific Plan.	CDD	Make appropriate findings of fact.	City Council	
4.14-8 The proposed project would increased demand for the City of Woodland Library facilities.	4.14-8 (b) The City' s existing Major Projects Financing Plan shall be amended and fee schedule revised to include lease or construction of +/–5,700 square feet of additional space for the Woodland Library.	Prior to approval of the first Tentative map.	PWD	Document that the MPFP has been amended and the fee schedule revised. SLSP Public Facilities Financing Plan and CIP shall be finalized and accepted by the City. Verify that fees have been paid.	Developer	

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