

Item 9-ATT D

Final
City of Woodland Annexation
Initial Study



Prepared for:

City of Woodland

AECOM

June 2022

Final City of Woodland Annexation Initial Study

Prepared for:
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Acronyms and Abbreviations

AB	Assembly Bill
AMMs	avoidance and minimization measures
A-N	Agricultural Intensive
AQAPs	Air quality attainment plans
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standard
CalGreen	California Green Building Standards Code
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CGS	California Geological Survey
C-H	Highway Service Commercial
City	City of Woodland
C-L	Local Commercial
D	Urban and Built-up Land
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
DWQ	Division of Water Quality
DWR	California Department of Water Resources
EIR	Environmental Impact Report
EO	Executive Order
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program
FR	Federal Register
FSA	Flood Study Area
G	Grazing Land
<i>g</i>	percentage of gravity
GHG	Greenhouse Gas
GIS	geographic information systems
GVFZ	Great Valley Fault Zone

HCP	Habitat Conservation Plan
HVAC	heating, ventilation, and air conditioning
I	Industrial
IF	Light Industrial Flex Overlay
I-H	Heavy Industrial
in/sec	inches per second
L	Farmland of Local Importance
LAFCo	Local Agency Formation Commission
LOS	level of service
LP	Farmland of Local Potential
L-R	Low Density Residential
Lv	velocity level in decibels referenced to 1 microinch per second and based on the root mean square velocity amplitude
MBTA	Migratory Bird Treaty Act
MRZ	mineral resource zone
MS4	Municipal Separate Storm Sewer System
msl	mean sea level
MT CO _{2e}	metric tons carbon dioxide equivalent
NAAQS	national ambient air quality standards
NCCP	Natural Community Conservation Planning
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
P	Prime Farmland
PM ₁₀	particulate matter with aerodynamic diameter less than 10 microns
PQP	Public/Quasi-Public
RC	Regional Commercial
ROG	reactive organic gases
RR-2	Residential Rural-2 acre
RWQCB	Regional Water Quality Control Board
SIP	State Implementation Plan
SMAQMD	Sacramento Metropolitan Air Quality District
SOI	Sphere of Influence
SWPPP	storm water pollution prevention plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant

ULL	Urban Limit Line
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
VMT	vehicle miles travelled
VOC	volatile organic compound
WJUSD	Woodland Joint Unified School District
YSAQMD	Yolo-Solano Air quality Management District

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1 INTRODUCTION

1.1 OVERVIEW

The City of Woodland (City) has prepared this Initial Study to comprehensively assess the potential impacts associated with annexations of six (6) distinct locales, and identify applicable mitigation as appropriate to each annexation area. Each of the six areas proposed for annexation are within the City's Sphere of Influence (SOI). Annexation would include land use designations for each of the annexation areas that is consistent with the current land use designations under the City's 2035 General Plan, but would not propose any development or other physical change to the proposed annexation areas.

1.2 PURPOSE OF THIS ENVIRONMENTAL CHECKLIST

The California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) requires that all state and local government agencies consider the environmental consequences of projects they propose to carry out or over which they have discretionary authority, before implementing or approving those projects. The public agency that has the principal responsibility for carrying out or approving a project is the lead agency for CEQA compliance (CEQA Guidelines Section 15367); in this case, the City has principal responsibility for carrying out any development that would occur within the proposed annexation areas and is therefore the CEQA lead agency, though the Yolo Local Agency Formation Commission (LAFCo) will also use this Environmental Checklist to fulfill its CEQA obligations in its role in approving annexations to the City.

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. CEQA Guidelines Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or the parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent (including off-site or cumulative impacts); or c) are previously identified significant effects which, as a result of substantial new information that was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. CEQA Guidelines Section 15183(c) further specifies that "if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

In 2017, the City adopted the Findings of Fact and the Statement of Overriding Considerations, pursuant to the CEQA Guidelines Sections 15091 and 15093, and certified the Final EIR for the 2035 General Plan and Climate Action Plan (CAP) (henceforth referred to as the 2035 General Plan and CAP EIR). The 2035 General Plan and CAP EIR addresses impacts associated with development of the City's Planning Area, inclusive of all area within the City's SOI. Although the proposed annexations would not result in a direct or indirect physical change in the environment, and may thereby be considered exempt from CEQA under CEQA Guidelines Section 15060(b)(2), this initial study follows the format of Appendix G of the CEQA Guidelines to comprehensively evaluate the proposed annexations relative to that assumed under the City's 2035 General Plan and CAP EIR. As such, this

initial study has been prepared in accordance with the CEQA Guidelines to comprehensively demonstrate applicability of CEQA Guidelines Section 15183 and qualification for CEQA exemption, as well as isolate the effects of annexation and identify the applicable policies and implementation measures of the City’s 2035 General Plan and CAP that the City will impose as conditions for future project applications in the annexation areas to ensure compliance with these measures. Pursuant to CEQA Guidelines Section 15150, relevant information from the 2035 General Plan and CAP EIR (State Clearinghouse Number 2013032015) (City of Woodland 2016a) is hereby incorporated by reference into this initial study, and should be considered as part of the information upon which the evaluation of the proposed annexations under this initial study is based.

1.3 DESCRIPTION OF PROPOSED ANNEXATIONS

1.3.1 ANNEXATION AREA LOCATIONS

The proposed project (proposed annexations) proposed by the City is to annex six distinct areas within the City’s SOI that are not currently within its limits, as shown in Exhibit 1-1. The proposed project does not include any application for development of these areas¹. The proposed annexation areas were included in the City’s map of Opportunity Sites on page LU 2-7 of the City’s General Plan; the Opportunity Sites and the geographic information systems (GIS) data used to inform the 2035 General Plan and CAP EIR assumed a range of employment densities in these areas. These land use change assumptions were used to prepare the rigorous environmental analysis that was included in the City’s 2035 General Plan and CAP EIR and to identify detailed mitigation requirements for future projects developed under the General Plan in the form of environmental policies and implementation programs (in General Plan Appendix A).

1.3.2 EXISTING AND PROPOSED LAND USE

The existing land use designations identified in the City’s General Plan and the existing zoning per the County of Yolo Zoning Code within each of the proposed annexation areas are listed in Table 1-1 below. The proposed annexations include rezoning for each annexation area, consistent with the current General Plan land use designations; zoning would become effective upon finalization of annexation.

Annexation Area 1: The majority of Barnard Street Annexation Area is undeveloped, but there is an existing fast-food restaurant as well as a gasoline station with attached convenience store in the northwest portion of the Barnard Street Annexation Area. County Road 99 (West Street) is the western boundary and Interstate 5 serves as the northwest to southeast boundary of the Barnard Street Annexation Area, with undeveloped and agricultural land to the north of Interstate-5. Undeveloped and agricultural land uses are to the west, southwest, and south of the Barnard Street Annexation Area. The land to the west and south is designated Flood Study Area by the City.

Annexation Area 2: Westucky Annexation Area consists of existing industrial uses and several existing homes throughout the annexation area. Surrounding the Westucky Annexation Area, land is designated Industrial to the north and west, Corridor Mixed Use to the south and Specific Plan-3A to the east.

¹ An application for development within the Barnard Annexation Area (ZF #2020-0041 Chevron Gas Station and RFC2019-0033 Lakeview Petroleum, Arco Gas Station) is being reviewed by the County, including documentation under CEQA, as required. Application review and, if approved, entitlement under the County is anticipated to be complete prior to any action by the City for annexation, although construction of this development may occur after annexation would be complete.

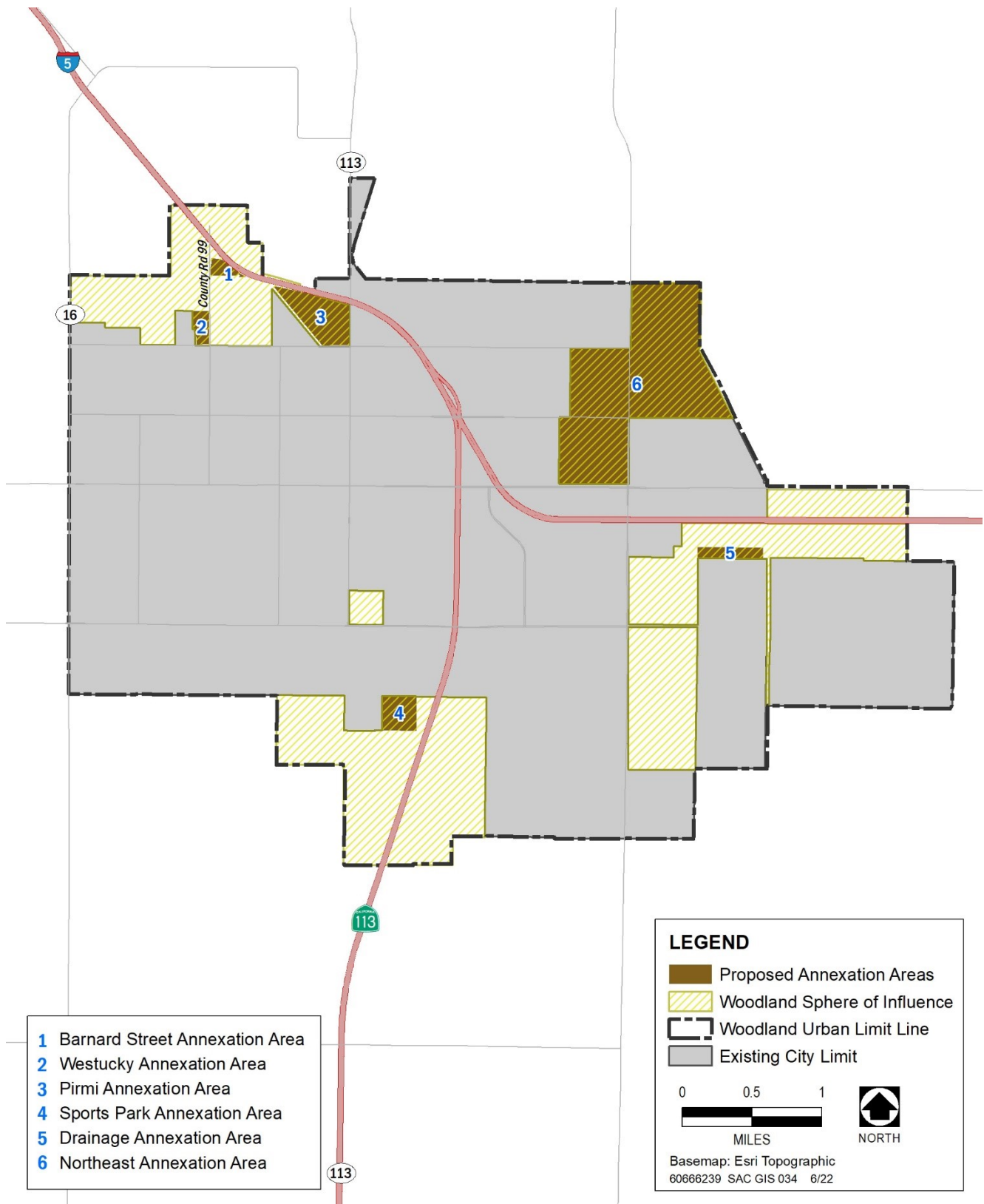


Exhibit 1-1. Proposed Annexation Areas

Table 1-1. Existing Land Use Designations and Zoning for Proposed Annexation Areas

Annexation Area	Size (acres)	Existing City of Woodland General Plan Designation	Existing Yolo County Zoning
Annexation Area 1: Barnard Street Annexation Area	12	Flood Study Area (FS)	Highway Service Commercial (C-H)
Annexation Area 2: Westucky Annexation Area	16	Industrial (I)/Light Industrial Overlay (IF)	Agricultural Intensive (A-N); Local Commercial (C-L); Low Density Residential (L-R); Public/Quasi-Public (PQP); Residential Rural-2 acre (RR-2);
Annexation Area 3: Pirmi East Street Annexation Area	79	Industrial (I)/Light Industrial Overlay (IF); Public/Quasi-Public with Light Industrial Overlay; One parcel of 8.75 acres designated as Flood Study Area (FSA)	Heavy Industrial (I-H)
Annexation Area 4: Sports Park Annexation Area	40	Public/Quasi Public (PQP)	Agricultural Intensive (A-N)
Annexation Area 5: Drainage Annexation Area	23.5	Regional Commercial (RC)	Agricultural Intensive (A-N)
Annexation Area 6: Northeast Annexation Area	635	Industrial (I) Eastern perimeter designated as Flood Study Area (FSA)	Parcels West of County Road 102 and North of East Beamer Street are Public/Quasi-Public (PQP); Parcels West of County Road 102 and South of East Beamer Street are Heavy Industrial (H-I); Parcels East of County Road 102 are Agricultural Intensive (A-N)

Annexation Area 3: Pirmi East Street Annexation Area is primarily developed with industrial/light industrial uses. A stormwater detention basin exists in the public-open space designated area in the northwest of the annexation area on land currently owned by the City of Woodland. Interstate 5 serves as the Pirmi East Street Annexation Area’s northern perimeter and the southern perimeter that runs northwest to southeast Union Pacific Railroad tracks are adjacent to. Land east of the annexation area is designated by the City as Regional Commercial and Corridor Mixed Use/Light Industrial Overlay to the east; land to the west is designated as Corridor Mixed Use/Light Industrial Overlay and a small area of Flood Study Area in the northwest; land to the south is designated Low Density Residential and Corridor Mixed Use.

Annexation Area 4: Sports Park Annexation Area is currently developed as a community park with a baseball field and minor supporting infrastructure. The surround open space to the east and south is outside the Woodland City Limit but is within the City’s SOI and is designated by the City as Specific Plan (1C). State Route 113 runs southwest to northeast near the Sports Park Annexation Area eastern boundary. Land to the west is designated by the City as Public/Quasi-Public and includes the City’s Community and Senior Center. Land to the north across

Sports Park Drive is designated by the City as Low-Density Residential and contains single-family residential homes.

Annexation Area 5: Drainage Annexation Area consists of approximately 23.5 acres. It sits in the eastern portion of the city and is bounded by the Woodland-Davis Clean Water agency to the south, private land to the north, an unnamed road to the east, and private land to the west. The parcel is largely undeveloped apart from some access roads. Surrounding land use is utilized by the Clean Water Agency and commercial activities.

Annexation Area 6: Northeast Annexation Area is approximately 635 acres in the northeastern portion of the City's SOI. Land within the Northeast Annexation Area is predominantly undeveloped, with just under 40 acres of industrial development directly northwest of the intersection of East Main Street and County Road 102, and an existing drainage basin within the parcel north of East Beamer Street and West of County Road 102. The majority of the Northeast Annexation Area is designated by the City as Industrial, with the easternmost portion running from the northwest to the southeast designated as Flood Study Area. Land to the east and south of the Northeast Annexation Area is designated as Industrial and Regional Commercial with a Light Industrial Overlay.

Annexations of the proposed areas would be consistent with the City's planning assumption over the horizon of the 2035 General Plan, would include rezoning consistent with the 2035 General Plan land use designations for the respective areas, and would not propose any land use designation changes nor physical changes within the proposed annexation areas.

1.4 SUMMARY OF FINDINGS

Section 2 of this document contains the evaluation and discussion of potential environmental impacts of the proposed annexations. The analysis in this Environmental Checklist concludes that the proposed annexations would have no physical impacts on the environment. In addition, the analysis in this Environmental Checklist has identified mitigation measures in the form of uniformly applied development standards that would apply to all future development within the annexation areas and consistent with the land use designations proposed for each annexation area.

Consistent with CEQA Guidelines Section 15183, the proposed annexations qualify for an exemption because they would be consistent with the following CEQA requirements:

- ▶ The proposed annexations would be consistent with the development type and density established by existing land use designations under the General Plan policies for which an EIR was certified in 2017.
- ▶ There would be no effects which are peculiar to the proposed annexations or annexation areas that were not otherwise identified under the 2035 General Plan and CAP EIR.
- ▶ There would not be potentially significant off-site and/or cumulative impacts that the 2035 General Plan and CAP EIR failed to evaluate.
- ▶ There is no substantial new information that would result in more severe impacts than anticipated by the 2035 General Plan and CAP EIR.
- ▶ The proposed annexations would be subject to uniformly applied policies, regulations, and development standards that implement the 2035 General Plan, as applicable to any future development located within the

annexation areas. Where the 2035 General Plan includes policies and implementation programs developed for the purposes of minimizing and avoiding environmental impacts and that would not be otherwise enforced through existing regulations, the City would enforce implementation of such policies and implementation programs through Conditions of Approval or requirements incorporated within the respective Development Agreements (see Appendix A).

As such, further environmental review is not required by CEQA for the proposed annexations. The City, as a part of the annexations, has conditioned the approval of the annexations on the implementation of applicable Conditions of Approval and/or requirements included within respective Development Agreements to ensure that all policies from the City's General Plan developed for the purpose of minimizing and avoiding environmental impacts, and not otherwise achieved through uniformly applied policies, regulations, and development standards, are implemented in the case that any future development is proposed within an annexation area.

1.5 APPROVALS

Approvals associated with the proposed annexations include the City's approval of the request to annex for each annexation area (may be individually by annexation area or otherwise grouped), a General Plan amendment to adjust the city limit, and rezoning consistent with the City's General Plan. The proposed annexation(s) would also be reviewed by the LAFCo for approval to annex each proposed annexation area to the City and rezoning. Zoning would become effective upon finalization of annexation.

1.6 DOCUMENT ORGANIZATION

This Initial Study is organized into three sections:

- ▶ **Section 1, "Introduction and Project Description,"** describes the purpose and content of this Initial Study, provides the project location, project objectives, and detailed project description and phasing, and summarizes the findings as determined by the analysis contained in Section 2 of this initial study.
- ▶ **Section 2, "Environmental Evaluation,"** contains the completed environmental checklist, following the format of Appendix G of the CEQA Guidelines. The checklist contains an assessment and discussion of impacts associated with each particular environmental issue. In addition, while the proposed annexations do not propose any physical development or to alter the land in any way, each impact discussion acknowledges the planned development of the City's Planning Area, consistent with the 2035 General Plan Update and inclusive of the proposed annexation areas. For this purpose, the applicable General Plan and CAP policies and related mitigation measures or uniformly applied development standards from the 2035 General Plan and CAP EIR are also identified as conditions of approval of future proposed development within the annexation areas, as applicable, and provided as Appendix A to this initial study.
- ▶ **Section 3, "References,"** identifies the information sources used in preparing this initial study.

2 ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

1. Project Title:	City of Woodland Annexations
2. Lead Agency Name and Address:	City of Woodland Community Development Department 300 First Street Woodland, CA 95695
3. Contact Person and Phone Number:	Erika Bumgardner, Principal Planner / Business Development Liaison (916) 567-5468
4. Project Location:	Six (6) annexation areas, totaling approximately 806 acres, outside the Woodland City Limit but distributed throughout the City’s Sphere of Influence.
5. General Plan Designation(s):	Flood Study Area; Industrial; Industrial/Light Industrial Flex Overlay; Public/Quasi-Public; Regional Commercial
6. Zoning:	Zoning varies by and within each annexation areas, and includes A-N, C-L, L-R, PQP, RR-2, and I-H, per the Yolo County Zoning Code.
7. Description of Project:	The proposed project would involve annexation of six (6) distinct areas currently within the City’s Sphere of Influence, totaling approximately 806 acres, into the City’s jurisdictional limits. No development is proposed.
8. Surrounding Land Uses and Setting:	Land uses surrounding the proposed annexation areas vary for each area, but are primarily agricultural and open space, as well as some commercial, industrial, and residential.
9. Other public agencies whose approval is required:	Yolo Local Agency Formation Commission

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.

Y/N	Resource Area	Y/N	Resource Area	Y/N	Resource Area
N	Aesthetics	N	Agriculture and Forestry Resources	N	Air Quality
N	Biological Resources	N	Cultural Resources	N	Energy
N	Greenhouse Gas Emissions	N	Geology / Soils	N	Hazards & Hazardous Materials
N	Hydrology / Water Quality	N	Land Use / Planning	N	Mineral Resources
N	Noise	N	Population / Housing	N	Public Services
N	Recreation	N	Transportation	N	Tribal Cultural Resources
N	Utilities / Service Systems	N	Wildfire	N	Mandatory Findings of Significance

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. **No**

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. **No**

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. **No**

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. **No**

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. **Yes**

Signature

Date

Printed Name

Title

City of Woodland

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.

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2.1 AESTHETICS

a) Have a substantial adverse effect on a scenic vista?

No Impact. The 2035 General Plan and CAP EIR found that aesthetic impacts associated with effects on a scenic vista would be less than significant. As discussed in the 2035 General Plan and CAP EIR Impact 4.1-1 (pages 4.1-20 through 4.1-22), Woodland's relatively flat topography results in few scenic vistas. Views consist mainly of the farmland surrounding the built environment seen from some adjacent properties at the urban edge, as well as limited views of the Coastal Ranges from the western edge of the City's Planning Area. The 2035 General Plan and CAP EIR concluded that although views may be obstructed in localized areas due to proposed new development, views would not be affected on an area-wide basis. In addition, the Yolo County 2030 General Plan includes policies to protect farmland outside of incorporated cities' SOIs.

The annexation areas are located in an area where rural landscapes abut urban development. Agricultural lands are visible from the annexation areas, but urban development is also located immediately adjacent to the annexation areas. While limited views of the North Coast Range can be seen from Annexation Area 1, and the open space and farmland surrounding the other annexation areas could be considered scenic vistas to those on local roadways and adjacent properties in the vicinity, the flat topography in these areas makes views primarily limited to the near- and mid-distance landscape features. Similarly, vegetation to the east of the Northeast Annexation Area includes riparian woodland east of the drainage canal that parallels the eastern perimeter of the annexation area and obscures any potential scenic vistas to the east.

No existing scenic vistas are within the annexation areas, nor are the annexation areas within existing scenic vistas of surrounding parcels. Thus, **there would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The 2035 General Plan and CAP EIR found that aesthetic impacts associated with effects on scenic resources within a State scenic highway would be less than significant. There are no State-designated scenic highways in Yolo County (California Department of Transportation 2021). Old River Road, locally designated as a scenic highway by Yolo County, parallels the west side of the Sacramento River from the southern end of the Sacramento Bypass north to the Fremont Weir and is more than 5 miles east of the easternmost proposed annexation areas (e.g., the Water Plant and Northeast Area Annexation Areas) (Yolo County 2009). Because of the flat topography in the region, Old River Road is not visible from the Northeast Annexation Area, which is the furthest east of the proposed annexation areas. The 2035 General Plan and CAP EIR identifies scenic resources within the Downtown Woodland Historic District, including many structures that are listed or eligible for listing on the National Register of Historic Places. However, the Downtown District is not located in the immediate vicinity of and cannot be viewed from the annexation areas. Thus, **there would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized

area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No Impact. The 2035 General Plan and CAP EIR found that aesthetic impacts associated with the existing visual character or quality to be significant. The proposed annexation areas are within the City’s Urban Limit Line and adjacent to or surrounded by urbanized areas. The current zoning applicable to the annexation areas is that of the Yolo County Zoning Code, as the areas are currently outside the Woodland City Limit. Current Yolo County Zoning and the City’s General Plan Land Use Designations for the annexation areas are provided in Table 2-1.

Table 2-1. Existing Land Use Designations and Zoning for Proposed Annexation Areas

Annexation Area	Existing City of Woodland General Plan Designation	Existing Yolo County Zoning
Annexation Area 1: Barnard Street Annexation Area	Flood Study Area (FS)	Highway Service Commercial (C-H)
Annexation Area 2: Westucky Annexation Area	Industrial (I)/Light Industrial Flex Overlay (IF)	Agricultural Intensive (A-N); Local Commercial (C-L); Low Density Residential (L-R); Public/Quasi-Public (PQP); Residential Rural-2 acre (RR-2);
Annexation Area 3: Pirmi East Street Annexation Area	Industrial (I)/Light Industrial Flex Overlay (IF); Public/Quasi-Public with Light Industrial Flex Overlay; One parcel of 8.75 acres designated as Flood Study Area (FSA)	Heavy Industrial (I-H)
Annexation Area 4: Sports Park Annexation Area	Public/Quasi Public (PQP)	Agricultural Intensive (A-N)
Annexation Area 5: Drainage Annexation Area	Regional Commercial (RC)	Agricultural Intensive (A-N)
Annexation Area 6: Northeast Annexation Area	Industrial (I) Eastern perimeter designated as Flood Study Area (FSA)	Parcels West of County Road 102 and North of East Beamer Street are Public/Quasi-Public (PQP); Parcels West of County Road 102 and South of East Beamer Street are Heavy Industrial (H-I); Parcels East of County Road 102 are Agricultural Intensive (A-N)

The 2035 General Plan proposes land use designations for all parcels within the City’s Planning Area, including on unincorporated county land within the City’s SOI. Yolo County has jurisdiction over unincorporated land in the County, including the proposed annexation areas, but annexation requires no discretionary review by the County as land that is within the City’s SOI, so the County’s policies and standards do not apply.

Annexation of the proposed areas would be consistent with the City’s planning assumption over the horizon of the 2035 General Plan and would not propose any land use designation changes from that presented in the 2035 General Plan, nor development projects within the proposed annexation areas. Therefore, the visual character and quality of the annexation areas would not change as a result of annexation into the Woodland City Limits and **there would be no impact**. There are no impacts that are peculiar to the proposed annexations that were not

addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. As discussed in the 2035 General Plan and CAP EIR Impact 4.1-3 (pages 4.1-25 through 4.1-31), much of the new development in the City would be of a similar type and mass, and of an equal or higher quality design than the development that already exists. The City of Woodland Community Design Standards reduce impacts on the visual character and quality of the City by establishing site planning and architectural design standards for new development and modifications to existing buildings. The 2035 General Plan and CAP EIR concluded that, despite proposed policies and implementation programs, implementation of the 2035 General Plan would still accommodate development in new growth areas that would inherently change Woodland's visual character. The General Plan includes numerous policies that promote high quality design to ensure that new urban development in the City is visually attractive and aesthetically pleasing. The City's design review process ensures new development is consistent with the design standards outlined in the 2035 General Plan and the City's Community Design Standards current at the time of any future project application for development within the proposed annexation areas.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. The 2035 General Plan and CAP EIR found that aesthetic impacts associated with new sources of light or glare adversely affecting day or night views to be significant. The proposed annexation areas are along the periphery of the existing Woodland City Limits, but within the City's Urban Limit Line. Each of the annexation areas includes some level of urban development at one or more adjacent perimeters. Proposed annexations do not include any development or other sources of light or glare. Thus, **there would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. As discussed in the 2035 General Plan and CAP EIR Impact 4.1-4 (pages 4.1-32 through 4.1-33), the City anticipates that new development could produce light and glare in areas that currently do not experience these effects. General Plan Policies 2.F.4 and 2.F.5 were identified as new policies to implement as mitigation to address potential new sources of substantial light or glare with buildout of the 2035 General Plan. These policies require the control of artificial lighting to avoid spill-over and prevent glare. Section 9 of the City's *Engineering Standards: Design Standards, Standard Details and Construction Specifications* (City of Woodland 2016b) include requirements for lighting values for each type of street; street light locations, types, and spacing; poles; mast arm lengths; service connections; pull boxes; and conductors. Lighting requirements are also set forth in the City's Community Design Standards (2004). Furthermore, future development must include improvement plans for City review of proposed street lighting. The City of Woodland Municipal Code Section 17.92.060(f) and the City's Interim Zoning Code Article 3 also contain design regulations and performance standards for lighting and glare. These design standards and local codes would serve as uniformly applied development standards of any future proposed development within the annexation areas, as detailed in Appendix A, Table A-1, thereby ensuring consistency with the 2035 General Plan and CAP EIR.

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2.2 AGRICULTURE & FORESTRY RESOURCES

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?

No Impact. As discussed in the 2035 General Plan and CAP EIR Impact 4.2-1 (pages 4.2-28 through 4.1-36), development in new growth areas within the City’s Planning Area would convert farmland, including Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance, to urban land uses. Proposed annexations do not include any proposed development or physical alteration of the land in any way. Thus, **there would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. General Plan Policy 2.A.1 establishes an Urban Limit Line (ULL) that permanently circumscribes urban development and complies with provisions for protection of agricultural lands. The proposed annexation areas are located inside the City’s Urban Limit Line. The 2035 General Plan included site-specific conversion of this farmland to urban land uses as shown in the 2035 General Plan and CAP EIR Figure 2-5, “Land Use Diagram” (page LU 2-33 of the 2035 General Plan). The 2035 General Plan and CAP EIR concluded that, despite proposed policies, implementation of the 2035 General Plan would still accommodate development in new growth areas that would convert farmland, including Important Farmland, defined as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance, to urban uses. As shown in Table 2-2, based on the California Department of Conservation Farmland Mapping and Monitoring Program (2016) and information in the 2035 General Plan and CAP EIR (pages 4.2-2 to 4.2-3), Prime Farmland associated with the proposed annexation areas is within the Barnard Street Annexation Area, Sports Park Annexation Area, and Northeast Annexation Area. Lands within the Drainage Annexation Area and Northeast Annexation Area are also identified as Urban and Built-up Land, Farmland of Local Importance, and Farmland of Local Potential; these lands are not prime farmland, unique farmland, or farmland of statewide potential.

Table 2-2. Acreage per Farmland Mapping and Monitoring Category by Annexation Area

Farmland Category	Annexation Area 1: Barnard Street Area	Annexation Area 2: Westucky Area	Annexation Area 3: Pirmi Area	Annexation Area 4: Sports Park Area	Annexation Area 5: Drainage Area	Annexation Area 6: Northeast Annexation Area
Urban and Built-up Land (D)	NA	16.06	50.49	6.53	1.56	193.38
Grazing Land (G)	NA	NA	NA	NA	16.10	4.71
Farmland of Local Importance (L)	NA	NA	NA	NA	0.78	402.42
Farmland of Local Potential (LP)	NA	NA	NA	NA	5.06	27.91
Prime Farmland (P)	0.34	NA	NA	33.02	NA	3.08
Other Land (X)	11.68	NA	28.77	NA	NA	3.72

Source: California Department of Conservation, Farmland Mapping and Monitoring Program, 2016.

The 2035 General Plan and CAP EIR Mitigation Measure 4.2-1 recommending new General Plan Policy 2.A.3 (requiring for every acre of farmland that is converted, an acre of that same type (or better) of farmland will be conserved) was adopted as part of the 2035 General Plan. Chapter 15.33 of the City of Woodland Municipal Code implements Policy 2.A.3 of the 2035 General Plan, requiring that, for every acre converted to urban development, one acre of mitigation will be required (1:1 ratio); agricultural mitigation land must be of same quality of land or higher than the land being converted; and specified agricultural mitigation lands must be located wholly within Yolo County.² In addition, Yolo LAFCo prepared a municipal service review and SOI study for the City of Woodland (Yolo LAFCo 2019) and determined that:

“Development of the proposed SOI would result in the loss of prime agricultural land. However, most of Yolo County is fertile agricultural soils and it is difficult to expand the City’s footprint without impacting agricultural land and the City’s Urban Limit Line preempts any uncontrolled sprawl. The City’s General Plan Environmental Impact Report mitigates for this loss consistent with LAFCo policies and concludes that this loss is significant and unavoidable.”

The City of Woodland Ordinance No. 1642, to implement the agricultural land conservation policies contained in the City of Woodland 2035 General Plan with a program designed to permanently protect agricultural land located in Yolo County, as implemented by the City of Woodland Municipal Code Chapter 15.33, would serve as a uniformly applied development standard, as provided in Appendix A, Table A-1, for any future proposed development that would convert existing farmland within the annexation areas. General Plan Policy 7.C.5 requires new development that occurs at the edge of the ULL (i.e., eastern portion of the Northeast Annexation Area) to accommodate an agricultural buffer; this policy would be implemented as a Condition of Approval of future proposed development within the annexation areas, as applicable, as detailed in Appendix A, Table A-2.

b) Conflict with existing zoning for agricultural use or a Williamson Act contract?

No Impact. The annexations will be approved by the City and will not need any approval from Yolo County that relates to the existing zoning of the annexation areas. Annexation of the proposed areas would be consistent with the City’s planning assumption over the horizon of the 2035 General Plan and would not propose any land use designation changes. In addition, as identified in the 2035 General Plan and CAP EIR (Exhibit 4.2-2, page 4.2-9), no lands are under Williamson Act contract within the proposed annexation areas. Therefore, the proposed annexations would not conflict with existing zoning for agricultural use or a Williamson Act contract that would lead to any adverse impact under CEQA, and **there would be no impact**. There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

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

² Chapter 15.33 states that the determination of quality will be based on the most current classification from the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation, Division of Land Resource Protection and take into consideration any utilization of the property that may have changed the farmland quality.

section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. None of the annexation areas are zoned as forest land, timberland, or a Timberland Production Zone. Therefore, the proposed annexations would not conflict with existing zoning for, or cause rezoning of, forest land or timberland. **There would be no impact.**

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The annexation areas are within the City of Woodland's Urban Limit Line. While some of the annexation areas are undeveloped, they do not contain timberland as defined by Public Resources Code Section 4526 or contain 10 percent native tree cover that would be classified as forestland under Public Resources Code Section 12220(g). In addition, the proposed annexations do not propose any development or other alteration of the physical environment. Thus, the annexations would not result in conversion of forest land to non-forest use. Thus, **there would be no impact.**

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?

No Impact. Urban development can result in direct and indirect impacts on agricultural. This impact focuses on the indirect effects. Urban development has the potential to divide large tracts of agricultural land leaving smaller, less viable tracts of land for farming. Urban development can result in conflicts at the urban edge with adjacent agricultural practices, and lead to restrictions on the use of agricultural chemicals, complaints regarding noise, dust and odors, trespassing, and vandalism. The Yolo County Agricultural Commissioner requires a buffer between pesticide application and environmentally sensitive areas, including residential developments, as explained in the Regulatory Settings. The farmer has responsibility for providing this buffer, and therefore the buffer potentially limits the amount of land that can be used for agriculture.

These conflicts may increase costs of agricultural operations and, together with other factors, encourage the conversion of additional farmland to urban uses. In addition, urban growth may increasingly compete with agriculture for the use of water resources, and may conflict with farm-to-market use and/or operational use of area roadways.

As stated in item d) above, there is no forest land within the proposed annexation areas. The direct conversion of farmland within the annexation areas is addressed in item c) above. As explained above, the proposed annexations do not include any proposed development or any physical change. Therefore, there would be no other changes in the existing environment that could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

Any potential future development, as accounted for within the 2035 General Plan and CAP EIR for opportunity areas, including the proposed annexation areas, would occur within the City's SOI and Urban Limit Line, and therefore would not divide large agricultural tracts in any way not already accounted for under the 2035 General Plan and CAP EIR or addressed by General Plan Policy and mitigation, as addressed under item a) above.

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2.3 AIR QUALITY

a) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. Air quality plans describe air pollution control strategies to be implemented by a city, county, or regional air district. The primary purpose of an air quality plan is to bring an area that does not attain the national ambient air quality standards (NAAQS) and California Ambient Air Quality Standard (CAAQS) into compliance with those standards pursuant to the requirements of the Clean Air Act and California Clean Air Act.

The Yolo-Solano Air quality Management District (YSAQMD) is responsible for preparing air quality attainment plans for each criteria pollutant that does not meet the standard. Air quality attainment plans (AQAPs) are transmitted to the California Air Resources Board (CARB) and the Environmental Protection Agency (EPA) for incorporation into the State Implementation Plan (SIP), a comprehensive plan that describes how an area will attain and maintain the NAAQS for complying with the federal Clean Air Act.

A project is non-conforming with an air quality plan if it conflicts with or delays implementation of any applicable attainment or maintenance plan. YSAQMD recommends that an evaluation for consistency with the AQAP and SIP consider consistency with the AQAP and SIP population and vehicle use projections and AQAP and SIP transportation control measures, as well as a consideration of buffer zones around sources of odors and toxics (YSAQMD 2007). The proposed annexations would not result in a change in any population or vehicle use from that analyzed under the 2035 General Plan and CAP EIR and would not include any proposed development. Therefore, the proposed annexations would have no bearing on the implementation of applicable air quality plans. **There would be no impact** Therefore, there are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. While, as explained above, the proposed annexations would not include any development, any future proposed development within the annexation areas would be required to comply with all applicable rules and regulations, including YSAMD Rules and Regulations and permitting requirements for any stationary sources, adopted for the purposes of reducing air pollutant emissions and supporting regional attainment of the CAAQS and NAAQS pursuant to the AQAP and SIP. Adopted YSAQMD rules and regulations, as well as the YSAQMD-recommended thresholds of significance, have been developed with the intent to ensure continued attainment, or work toward attainment, of the NAAQS and CAAQS, consistent with the air quality plans. By exceeding the YSAQMD's mass emission thresholds, a project may be considered to conflict with or obstruct implementation of the YSAQMD air quality planning efforts. Impacts 4.3-1 and 4.3-2 (pages 4.3-21 through 4.3-33) of the 2035 General Plan and CAP EIR identify General Plan and CAP policies and additional mitigation measures with which future development must comply, as applicable. These policies and mitigation measures would serve as conditions of approval for future development, and are summarized in Appendix A, Table A-2, as they pertain to item b) below.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

No Impact. The nonattainment status of regional pollutants is a result of past and present development within the Sacramento Valley Air Basin, and this regional impact is cumulative in nature rather than being attributable to any one source. A single project's emissions may be individually limited, but could be cumulatively considerable when considered in combination with past, present, and future emissions sources within the air basin. The YSAQMD has established project-level construction and operational emissions thresholds of significance for reactive organic gases (ROG), nitrogen oxides (NO_x), and particulate matter with aerodynamic diameter less than 10 microns (PM₁₀). As identified in the YSAQMD Handbook for Assessing and Mitigating Air Quality Impacts, "[a]ny proposed project that would individually have an air quality impact [as identified by the project-level thresholds of significance] would also be considered to have a significant cumulative impact." (YSAQMD 2007). Therefore, if a project's emissions are below the YSAQMD thresholds of significance, the project is not considered to result in a cumulatively considerable contribution to a significant impact on regional air quality.

As described above, the proposed annexations do not include any proposed development or any physical change that would result in a net increase in criteria air pollutant or ozone precursor emissions. **There would be no impact.** Therefore, there are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

The 2035 General Plan and CAP EIR assumes development within the annexation areas, with the exception of the areas designated as Flood Study Area (i.e., within the Barnard Street Annexation Area, Pirmi Annexation Area, and Northeast Annexation Area), based upon the 2035 General Plan land use designations and development density assumptions. While, as explained above, the proposed annexations would not include any development, any future development within the annexation areas could result in a net increase in short-term and/or long-term emissions of criteria air pollutants or ozone precursors for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

Impacts 4.3-1 and 4.3-2 (pages 4.3-21 through 4.3-33) of the 2035 General Plan and CAP EIR identify General Plan and CAP policies and additional mitigation measures, including General Plan Policy 7.F.2 and Implementation Program 7.18, with which future development must comply, as applicable, to reduce criteria air pollutant and ozone precursor emissions associated with future projects. For Industrial land use, Woodland's Municipal Code Section 17.92.060(B) requires a conditional use permit for any use that could generate offensive or objectionable dust, fumes, noise, odors, smoke, or vibration offensive or objectionable beyond the premises. In addition, applicable to Industrial/Light Industrial Flex zones, the City's Interim Zoning Section 3.11.B.5 requires construction best management practices to minimize dust. Finally, the YSAQMD Rules and Regulations are also applicable to all projects within the City of Woodland and have been developed and adopted by the YSAQMD for the purposes of improving air quality and minimizing criteria air pollutant emissions from existing and future construction and operations within the region in order to attain and maintain the applicable CAAQS and NAAQS. These City regulations and YSAQMD Rules and Regulations would ensure compliance with General Plan Policy 7.F.2. However, General Plan Implementation Program 7.18 includes additional requirements not otherwise included in the above noted regulations; this Program would serve as a Conditions of Approval for future development, as provided in Appendix A, Table A-2.

c) Expose sensitive receptors to substantial pollutant concentrations?

No Impact. As explained under Section 2.3.2 above, the proposed annexations would not result in a net increase in air pollutant emissions. Therefore, the proposed annexations would not result in carbon monoxide hotspots, substantial short-term or long-term generation of diesel particulate matter emissions in proximity to sensitive receptors, or other substantial emissions sources that would expose sensitive receptors to substantial pollutant concentrations. **There would be no impact.** Therefore, here are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations would not include any proposed development or physically alter the land in any way that would result in a net increase in air pollutant emissions, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. Potential future projects within the annexation areas could result in the generation of air pollutant emissions, including those that could result in the exposure of sensitive receptors to substantial pollutant concentrations.

Children, pregnant women, the elderly, those with existing health conditions, and athletes or others who engage in frequent exercise are especially vulnerable to the effects of air pollution. Accordingly, land uses that are typically considered sensitive receptors include schools, daycare centers, parks and playgrounds, and medical facilities. Residential areas are considered sensitive to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to pollutants present. Recreational land uses are considered moderately sensitive to air pollution. Exercise places a high demand on respiratory functions, which can be impaired by air pollution, even though exposure periods during exercise are generally short. In addition, noticeable air pollution can detract from the enjoyment of recreation. Industrial and commercial areas are considered the least sensitive to air pollution. Exposure periods are relatively short and intermittent as the majority of the workers tend to stay indoors most of the time.

The 2035 General Plan and CAP EIR (pages 4.3-33 to 4.3-35) discusses potential impacts related to generation of local mobile-source emissions of carbon monoxide near roadway intersections within the General Plan. Although transport of carbon monoxide is extremely limited because it disperses rapidly with distance from the source under normal meteorological conditions, under specific meteorological conditions, carbon monoxide concentrations near roadways may reach unhealthy levels for local sensitive land uses. The 2035 General Plan and CAP EIR evaluated the potential for future hotspots using a screening analysis and considering buildout of the City's Planning Area, and determined that the impact from potential carbon monoxide hotspots would be less than significant.

Heavy-duty construction equipment, haul trucks, on-site generators, and construction worker vehicles associated with construction could generate diesel PM (DPM), which the CARB has identified as a toxic air contaminant (TAC). The 2035 General Plan and CAP EIR (pages 4.3-35 to 4.3-36) discusses potential impacts related to exposure of sensitive receptors to construction-related TACs due to buildout of the General Plan. Although transport of TACs is extremely limited because it disperses rapidly with distance from the source and exposure duration would be limited to temporary periods of construction, the exact location with respect to sensitive receptors and length of construction activities could not be determined at the time of the analysis of the General Plan. Therefore, it was conservatively assumed that certain construction activities could expose sensitive receptors to substantial TAC concentrations and this impact of the General Plan was considered potentially significant.

The 2035 General Plan and CAP EIR (pages 4.3-37 to 4.3-45) discusses potential impacts related to exposure of sensitive receptors to operational TACs. To analyze potential impacts due to proximity of sensitive receptors to roadways, the General Plan EIR used the Sacramento Metropolitan Air Quality District (SMAQMD) Recommended Protocol for Evaluating the Location of Sensitive Land Uses Adjacent to Major Roadways guidance, which is consistent with the CARB recommendations in the CARB Air Quality and Land Use Handbook: A Community Health Perspective (CARB 2005), and with detailed guidance for the Sacramento region (SMAQMD 2011). The protocol states that if the nearest sensitive receptor's increase in individual cancer risk is lower than the evaluation criterion of 276 cases per million, no further roadway-related air quality evaluation is recommended. Based on analysis within the 2035 General Plan and CAP EIR, the General Plan was found to be consistent with the protocol recommendations, and no adverse health risks were anticipated from the roadways in the City's Planning Area.

The 2035 General Plan and CAP EIR also discusses potential impacts related to exposure of sensitive receptors to operational TACs due to proximity to operational sources of TACs associated with specific future land uses. Operational activities that require the use of diesel-fueled vehicles for extended periods, such as commercial trucking facilities or delivery/distribution areas, may generate emissions that could expose sensitive receptors to DPM emissions. In addition, it is possible that projects developed under the General Plan would include stationary sources of TACs, such as gasoline-dispensing facilities and diesel-fueled backup generators. Stationary sources in the City's Planning Area would be permitted and regulated to prevent land use compatibility conflicts with existing uses. However, because the actual proposed uses had not been determined at the time of the analysis for the General Plan, it was assumed possible that future development planned under the General Plan could generate substantial TAC emissions as a result of long-term operations and that existing and future sensitive land uses could be exposed to substantial TAC concentrations and this impact of the General Plan was considered potentially significant.

The 2035 General Plan and CAP EIR identified General Plan Policies 7.F.2 and 7.F.3. and Mitigation Measures 4.3-3c and 4.3-3d (implemented as part of the Final General Plan as Implementation Programs 7.17 and 7.19, respectively). As explained for Air Quality impact discussion b) above, City policies and YSAQMD Rules and Regulations would ensure compliance with General Plan Policy 7.F.2. However, General Plan Policy 7.F.3 and Implementation Programs 7.17 and 7.19 would be required as Conditions of Approval of future proposed development within the annexation areas to both reduce the generation of TAC emissions and reduce exposure of sensitive receptors to such TAC emission, as provided in Appendix A, Table A-2.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No Impact. YSAQMD has developed a list of facilities that are known producers of odors where more analysis may be warranted or where greater distance should separate a project from the odor source. Those facilities include, but are not limited to, wastewater treatment facilities, chemical manufacturing, sanitary landfills, transfer stations, painting/coating operations (e.g., auto body shops), and food processing facilities. The proposed annexations due not include any development, and therefore would not result in the establishment of any other emissions sources, such as those leading to odors. **There would be no impact.** Therefore, there are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change that would result in a net increase in air pollutant emissions, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. The 2035 General Plan and CAP EIR (pages 4.3-45 to 4.3-48) discusses potential impacts related to exposure of a substantial number of people to objectionable odors. The General Plan EIR identified construction of proposed land uses as well as diesel-fueled trucks traveling on local roadways as a minor source of odors that would generate exhaust odors from diesel engines. The construction activities would also generate volatile organic compound (VOC) emissions associated with asphalt paving and the application of architectural coatings, which may be considered offensive odors to some individuals. However, because odors associated with diesel fumes would be temporary and would disperse rapidly with distance from the source, construction-generated and mobile-source odors would not result in the frequent exposure of on-site receptors to objectionable odor emissions. The General Plan EIR also identified operational sources of odors, such as garbage collection areas and charbroilers associated with commercial uses as potential minor sources of odors relevant that may be relevant to the existing or future development within the proposed annexation areas. These are known to have some temporary, less concentrated odorous emissions, but not uses that are typically associated with numerous odor complaints. The General Plan EIR concluded that compliance with permitting requirements, air district rules and regulations, and state and local requirements would reduce potential odor-related impacts, and accounted for compatible uses in the land use planning to support the 2035 General Plan Update. The proposed annexations would not propose any changes to the land use designations of the 2035 General Plan and therefore would be consistent with the development assumptions used to inform the 2035 General Plan and CAP EIR.

2.4 BIOLOGICAL RESOURCES

Since the adoption of the 2035 General Plan and CAP EIR, the Yolo Habitat Conservation Plan (HCP)/Natural Community Conservation Planning (NCCP) was adopted in 2018, and incidental take permits were issued in 2019 (CDFW 2019). Because the proposed annexation areas are within the Yolo HCP/NCCP coverage area, any future projects within the proposed annexation areas, regardless of annexation status, would be subject to the HCP/NCCP; this would include applying for the HCP/NCCP coverage and payment of relevant fees prior to issuance of a grading permit, as well as carrying out species-specific preconstruction surveys, as applicable, and implementing all relevant avoidance and minimization measures (AMMs) from the HCP/NCCP.

- 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?**

No Impact. Land use development can directly or indirectly adversely affect species through destruction of active nests and other direct harm or degradation or loss of suitable or occupied habitat. As the proposed annexations do not include any proposed development or physical alteration of the land in any way, they do not have the potential to adversely affect any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS). **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. A reconnaissance-level biological resources survey for the proposed annexation areas was conducted on September 7 and September 8, 2021. The purpose of the survey was to evaluate habitats, map land cover, and identify sensitive biological resources present within the proposed annexation areas. The detailed methodology and results are provided as a Biological Resources Memorandum for the Woodland Annexations (AECOM 2021a).

As detailed in the Biological Survey Report, based on the literature review and nearby records, as well as the results of the field surveys, four species were deemed to have high potential occurrence in the annexation areas. Specifically, the annexation areas, with the exception of the Westucky Annexation Area, contain grassland and agricultural areas that may provide suitable foraging habitat for Swainson's hawk, burrowing owl, and tricolored blackbird, as well as emergent wetlands and/or ditches that may provide suitable nesting habitat for tricolored blackbird and/or burrowing owl. Some ditch banks in the project area, specifically within the NE and Sports Park Annexation areas, were observed to have small mammal burrows present, potentially suitable for burrowing owl use. All these burrows appeared inactive at the time of the survey. Nest trees for Swainson's hawk within the project area a virtually absent, however, they are plentiful in the form of shade trees along parcel-side roads, the most notable concentration of which occurring within the Westucky Annexation Area and adjacent areas. Wetlands in the study area, particularly irrigation ditches containing standing water, may also provide suitable habitat for giant garter snake. All four species have numerous records within 3 miles of the proposed annexation areas and are species are covered under the Yolo HCP/NCCP (Ascent 2018).

Based on the results of the biological reconnaissance survey and literature review, the trees, irrigation ditches, vegetation, and agricultural fields present in and around the proposed project area could also provide marginally suitable nesting substrate for migratory birds covered by the Migratory Bird Treaty Act (MBTA). The MBTA prohibits the killing, possessing, or trading of migratory birds, and essentially all native bird species in California are covered by the MBTA. Migratory bird and raptor nests are protected further by Sections 3503 and 3503.5, respectively, of the California Fish and Game code. Common raptors that could nest on or near the proposed annexation areas include red-tailed hawk, great horned owl, and barn owl. If trees were to be removed during the raptor breeding season (February – August), mortality of eggs and chicks of tree-nesting raptors could result if an active nest were present. In addition, construction could disturb active nests near a construction area, potentially resulting in nest abandonment by the adults and mortality of chicks and eggs.

Potential effects to the special-status species above and migratory birds covered by the MBTA may be minimized by avoiding impacts to wetlands and conducting nesting bird surveys prior to ground disturbing activities. As noted above, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas, and the proposed annexations would not propose and land use designations inconsistent with that of the 2035 General Plan Land Use Plan. Because the proposed annexation areas are within the Yolo HCP/NCCP coverage area, any future projects within the proposed annexation areas would be required to individually apply for HCP/NCCP coverage prior to grading permit issuance. Developers for each individual project would be responsible for applying for the HCP/NCCP coverage and payment of relevant fees. Each project proponent would be required to carry out species-specific preconstruction surveys in accordance with the conditions of approval described below and included in Appendix A to this initial study.

General Plan Policy 7.B.11 and Implementation Program 7.4 minimize potential impacts to any species identified as a candidate, sensitive, or special-status species. Local, state and federal regulations are in place to ensure compliance with these policies, including the City of Woodland Tree Ordinance (City of Woodland Municipal Code Chapter 12.48), City of Woodland Municipal Code Chapter 15.32 for the implementation of the Yolo HCP/NCCP, California Fish and Game Code Section 3505 for the protection of bird nests and raptors, and the federal Migratory Bird Treaty Act. As the Yolo HCP/NCCP has been adopted since the adoption of the 2035 General Plan, to supplement Implementation Program 7.4, the AMMs of the HCP/NCCP would also be applicable to the proposed annexation areas; specifically, AMMs 16 and 18 would be applicable to the proposed annexation areas. In addition, and as explained above, compliance with the MBTA is required by law; Compliance Measure 1 is included in Appendix A, Table A-1, outlining the details of compliance requirements by law of any future proposed development within the annexation areas in order to avoid direct loss of protected birds. Compliance with City of Woodland Municipal Code Chapter 15.32 shall be a Condition of Approval of any future development projects within the proposed annexation areas to ensure compliance with the Yolo HCP/NCCP and the aforementioned AMM's, regardless of whether discretionary approval is required. Appendix A contains the applicable mitigating policies and regulations in Table A-1 and the Condition of Approval for compliance with the Yolo HCP/NCCP in Table A-2. Additional detail for each individual annexation area is also provided in the Biological Survey Memorandum (AECOM 2021a).

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?

No Impact. CDFW maintains a list of plant communities that are native to California (CDFW 2020). Within that list, CDFW identifies special-status plant communities (a.k.a. sensitive natural communities), which they define

as communities that are of limited distribution statewide or within a county or region and often vulnerable to environmental effects of projects; these are afforded consideration as sensitive habitats under CEQA. Oak woodland, riparian, and wetland habitats are considered sensitive natural communities by CDFW (CDFW 2020). Riparian and wetland habitats are also protected by the State under the CDFW Code Section 1600 to 1607. Additionally, the importance of protecting and preserving wetland and riparian habitats is recognized in the County's General Plan policies (Ascent 2018). As the proposed annexations do not include any proposed development or physical alteration of the land in any way, they do not have the potential to adversely affect any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or USFWS. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. The State of California, through the Oak Woodland Conservation Act, also considers oak woodland preservation important. The proposed project encompasses approximately 11.41 acres of land cover types considered to be sensitive habitat. These include Fresh Emergent Wetland, Valley Foothill Riparian, and Valley Oak Woodland. Specifically, as detailed in the Biological Resources Memorandum (AECOM 2021a), Valley foothill riparian landcover is present in the Pirmi East Street Annexation Area and Sports Park Annexation Area. Approximately 1.99 acres total of features mapped as valley foothill riparian woodland are present within these two annexation areas; such features did not abut standing water, but rather, features mapped as fresh emergent wetlands. Freshwater emergent wetland type is typically associated with level to gently rolling landscapes along rivers, lakes, and creeks, but can be found anywhere the topography permits perennial or seasonal soil saturation or flooding by fresh water. Saline emergent wetlands are also included in this category in the HCP. Areas mapped as Fresh Emergent Wetland in the project area vary widely in topography and vegetative communities, although the most common feature is an irrigation ditch. Most areas mapped were done so based on vegetation alone, although a few contained standing water at the time of the survey. Based on the results of the field study and database review, future proposed development within the annexation areas would be subject to the 2035 General Plan Policies 7.B.8 and 7.B.11 and Implementation Programs 7.5 and 7.6. City of Woodland Community Design Standards and Municipal Code Chapter 12.48 (Woodland Tree Ordinance) address the requirements of General Plan Policy 7.B.8, and requirements under California Fish and Game Code Section 1602 address Implementation Program 7.6, as shown in Appendix A, Table A-1. As detailed under Biological Resource impact discussion a) above, compliance with the City of Woodland Municipal Code Chapter 15.32 shall be required of any future proposed development projects, by-right or discretionary, as a Condition of Approval, as detailed in Appendix A, Table A-2.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. There are approximately 9.12 acres of freshwater emergent wetland land cover mapped within the annexation areas, specifically within Pirmi East Street, Sports Park, Water Plant, and Northeast Annexation Areas. Freshwater emergent wetland type is typically associated with level to gently rolling landscapes along rivers, lakes, and creeks, but can be found anywhere the topography permits perennial or seasonal soil saturation or flooding by fresh water. Saline emergent wetlands are also included in this category in the HCP. Areas mapped as Fresh Emergent Wetland in the project area vary widely in topography and vegetative communities, although

the most common feature is an irrigation ditch. Most areas mapped were done so based on vegetation alone, although a few contained standing water at the time of the survey. The proposed annexations do not include any proposed development or any physical change. Therefore, there would be no potential for the annexations to have a substantial adverse effect on state or federally protected wetlands, and **there would be no impact**. There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. Potential future projects within the annexation areas could allow development in areas that currently support, or may support, wetlands and other waters, including vernal pools and other freshwater wetlands, ponds, and drainage canals. Impacts on wetlands and other waters could occur through habitat conversion, encroachment, routine maintenance, or other activities in the immediate vicinity of waterways and in habitat supporting wetlands. Land conversion could result in direct fill of wetlands and other waters. Indirect impacts could result from adjacent development that leads to habitat modifications such as changes in hydrology and reduction in water quality caused by urban runoff, erosion, and siltation.

It is likely that some wetlands and waterways in the proposed annexation areas would qualify as waters of the United States due to hydrological connectivity to navigable waters (e.g., the Sacramento River via Willow Slough, Cache Creek, and the Yolo Bypass) or adjacency to other waters of the United States; however, some wetlands may be disclaimed by the U.S. Army Corps of Engineers (USACE) as isolated waters or may be excluded from regulation under the Clean Water Act. Ditches, including agricultural ditches that were not constructed in streams, are not modified streams, do not drain wetlands, and have only ephemeral or intermittent flow are generally excluded from the Clean Water Act according to the Clean Water Rule issued July 13, 2015 (80 Federal Register [FR] 37053). As required, compliance with Section 404 of the Clean Water Act would reduce potential impacts on federally protected wetlands because it would require project applicants to obtain a permit from the USACE for any activity resulting in fill of wetlands and other waters of the United States. A wetland mitigation plan that satisfies USACE requirements will be needed as part of the permit application. Project applicants that obtain a Section 404 permit would also be required to obtain water quality certification from the Central Valley Regional Water Quality Control Board (RWQCB) pursuant to Section 401 of the Clean Water Act. If the project involves work in areas containing waters disclaimed by the USACE, project applicants would be required to obtain a Waste Discharge Requirement permit from the Central Valley RWQCB pursuant to the Porter Cologne Act. In accordance with these state and federal regulations, mitigation resulting in no net loss of functions and values of affected wetlands and waters is required. General Plan Policy 7.B.11 requires that new development be sited to maximize the protection of native tree species and special-status plant and wildlife habitats and General Plan Implementation Programs 7.4 (as provided under item 'a' above) and 7.5 minimize the loss and degradation of federally protected wetlands. Compliance with the policies would be required as Conditions of Approval of any future proposed development within the annexation areas, thereby reducing the potential direct removal, filling, hydrological interruption, or other adverse effects on state or federally protected wetlands. In addition, in order to avoid loss or degradation of federally protected waters, Compliance Measure 2 would be required as a Condition of Approval of any future development within the proposed annexation areas, as applicable. These policies, implementation programs, and the compliance measure are identified in Appendix A, Table A-2.

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?

No Impact. The City of Woodland is located within the Pacific flyway, which is a major north-south route for migratory birds along western North America. Large numbers of waterfowl and shorebirds may move through the area seasonally and may congregate and forage in wetlands, grasslands, and agricultural fields during winter or use them as resting grounds during longer migrations from the Arctic to Central or South America. There are no native wildlife nursery sites within the proposed annexation areas. The proposed annexations do not include any proposed development or any physical change. Therefore, there would be no potential for the annexations to have a substantial adverse effect on state or federally protected wetlands, and **there would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. As detailed in Impact 4.4-5 of the 2035 General Plan and CAP EIR, the City's Planning Area and areas designated for development under the do not currently provide an important connection between any areas of natural habitat that would otherwise be isolated and the Planning Area is not located within any of the ecological corridors identified in the Yolo HCP/NCCP as important to maintaining connectivity between communities, habitat patches, species populations, or the Yolo HCP/NCCP proposed reserve system, and development envisioned under the 2035 General Plan would not cause any areas of natural habitat to become isolated. No native wildlife nursery sites have been identified in the City's Planning Area. Potential future projects within the annexation areas would be consistent with that accounted for under the 2035 General Plan and CAP EIR.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. Although a tree inventory has not been completed for the annexation areas, the reconnaissance surveys confirmed several trees are present in the annexation areas. The proposed annexations would not propose any development or physically alter the land in any way, and therefore would not have any effect on these resources and **there would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. Potential future projects within the annexation areas could propose development with the potential to affect these trees, and several of these trees could be potential, heritage trees or other trees protected under the City of Woodland Tree Ordinance (Woodland Municipal Code Chapter 12.48). However, the City requires compliance with the Tree Ordinance as a part of the City's review process development applications, minimizing the potential for loss or damage to such trees.

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?

No Impact. Annexation areas are within the Yolo HCP/NCCP, and any future development will be required to comply with all applicable AMMs as provided in Chapter 7 of the Yolo HCP/NCCP (Yolo Habitat Conservancy 2018). The proposed annexations would not propose any development or physically alter the land in any way, and therefore would not have any effect on these resources and **there would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. The avoidance, minimization, and mitigation measures included in Appendix A to address biological resources are consistent with the Yolo HCP/NCCP (Yolo Habitat Conservancy 2018), as well as the 2035 General Plan policies and implementation programs, which maintain consistency with the Yolo HCP/NCCP. General Plan General Plan Implementation Program 7.4 requires implementation of the Yolo HCP/NCCP to mitigate the impacts of growth projected under the General Plan on plant and wildlife habitats in the Woodland area. There are no sensitive habitats or other lands in the proposed annexation areas that are identified in the Yolo HCP/NCCP as a part of the future reserves system. Therefore, any potential future projects within the proposed annexation areas would not reduce the effectiveness of the Yolo HCP/NCCP conservation strategy and would not interfere with attaining the overall biological goals and objectives of the Yolo HCP/NCCP. Furthermore, the Conditions of Approval identified to address impact questions a) and b) above would ensure consistency of future projects with the provisions of the Yolo County HCP/NCCP. The City of Woodland is a permittee and participant of the Yolo HCP/NCCP, and will avoid, minimize, and mitigate impacts on covered species and habitats consistent with the Yolo HCP/NCCP conservation strategy, as described above.

2.5 CULTURAL RESOURCES

a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

No Impact. As documented in support of the 2035 General Plan Update and CAP EIR, there are no California Register of Historical Resources eligible or otherwise resources within the City's Planning Area, and a California Native American Heritage Commission review of the Sacred Lands File resulted in no identified resources of concern within the City's Planning Area, inclusive of the proposed annexation areas. Furthermore, a reconnaissance pedestrian cultural resources survey of the proposed annexation areas was conducted on September 15, 16, 23, 30, and October 4, 2021. The detailed methodology and results are provided as a Cultural Resources Memorandum for the Woodland Annexations (AECOM 2021b). As detailed in this memorandum, no cultural resources either historic or prehistoric were observed during these surveys.

Though record searches and reconnaissance pedestrian cultural resources survey did not identify historical resources in the proposed annexation areas, the broader vicinity does have an elevated sensitivity for cultural resources, due to the long-standing Native American inhabitation and past historical agricultural and settlement uses. It is reasonable to assume that there could be unknown resources in the vicinity that could be historical resources under CEQA.

Land use modifications with intensive grading, trenching, excavation, soil stockpiling, and other earthmoving activities could impact previously unrecorded cultural resources, including the potential to damage or destroy unknown cultural resources that qualify as historical resources under CEQA. The significance of such resources could be materially impaired because their ability to convey significance could be destroyed or diminished. As the proposed annexations do not include any proposed development or physical alteration of the land in any way, they do not have the potential to change the significance of a historical resource pursuant to Section 15064.5. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. As noted above, no known historical resources pursuant to Section 15064.5 are present within the proposed annexation areas. However, the potential exists for previously undiscovered resources to occur within the proposed annexation areas. If previously undiscovered resources were to be found during construction of future projects within the proposed annexation areas, such activity could cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5. In order to minimize impacts associated with the potential occurrence and disturbance of previously undiscovered resources, any future proposed development within the annexation areas would be subject to 2035 General Plan Policy 7.E.2 and related Implementation Program 7.13 as Conditions of Approval to address the discovery of resources, including evaluation and protection, as appropriate, in accordance with applicable federal and state laws and regulations. In addition, Compliance Measure Cultural 1 would be required as a Condition of Approval, to provide appropriate cultural resources sensitivity training to all on-site workers to identify potential resources and be informed of required actions in the case of discovery. These Conditions of Approval for future development projects within the proposed annexation areas are detailed in Appendix A, Table A-2.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

No Impact. As documented in support of the 2035 General Plan Update and CAP EIR, there are no previously recorded archaeological resources within the City’s Planning Area. Furthermore, a reconnaissance pedestrian cultural resources survey of the proposed annexation areas was conducted on September 15, 16, 23, 30, and October 4, 2021, as detailed in Appendix C to this initial study; there were no signs of subsurface artifacts. Nonetheless, projects involving intensive grading, trenching, excavation, soil stockpiling, and other earthmoving activities could impact previously unrecorded cultural resources including the potential to damage or destroy archaeological and historic architectural resources that qualify as historical resources or unique archaeological resources under CEQA. The significance of such resources could be materially impaired because their ability to convey significance could be destroyed or diminished. However, as the proposed annexations do not include any proposed development or physical alteration of the land in any way, they do not have the potential to change the significance of a historical resource pursuant to Section 15064.5. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. As noted above, the potential exists for previously undiscovered archaeological resources to occur within the proposed annexation areas. If previously undiscovered resources were to be found during construction of future projects within the proposed annexation areas, such activity could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5. As explained above under the discussion of Cultural Resources impact topic a), 2035 General Plan Policy 7.E.2 and related Implementation Program 7.13, as well as Compliance Measure Cultural 1, would be required as Conditions of Approval for future development projects within the proposed annexation areas, as detailed in Appendix A, Table A-2.

c) Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. The proposed annexations do not include any proposed development or physical alteration of the land in any way, they do not have the potential to change the significance of a historical resource pursuant to Section 15064.5. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. While there is no indication that any particular area in the City’s Planning Area, including the proposed annexation areas, has been used for human burial purposes outside of designated cemeteries in the recent or distant past, there is nonetheless the potential for discovery during construction of development and infrastructure projects. To minimize this potential, 2035 General Plan and CAP EIR Mitigation Measure 4.6-2 (incorporated into the final 2035 General Plan as Implementation Program 7.14) requires the City and any contractor take steps in accordance with the California Health and Safety Code, Section 6050 through 7052 and Sections 8010 through 8030. Any potential future development within the annexation areas would be

required to comply with these regulations, which would serve as uniformly applied development standards, as detailed in Appendix A, Table A-1.

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2.6 ENERGY

a) **Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

No Impact. The proposed annexations would not include development or physically alter the land in any way. Therefore, it would not result in the consumption of energy resources. **There would be no impact.** Therefore, there are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. While, as explained above, the proposed annexations would not include any development, any future development within the annexation areas could result in the consumption of energy. Energy could be consumed during multiple phases of potential future development construction and operations. Energy-requiring activities range from equipment operating during construction, to building operations, to transportation serving both construction and operational phases.

With regard to construction-related energy consumption, the 2035 General Plan and CAP determined that the Planning Area and anticipated development do not have any unusual characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient than at comparable construction sites in the City. With regard to operational transportation and building energy consumption, the General Plan contains several policies that promote mixed-use and infill development and site residents, jobs, and retail amenities in proximity of each other to reduce the need for motor vehicle travel, including within new growth areas and opportunities sites, which include land within the proposed annexation areas. Many policies through various mechanisms also support development of pedestrian and bicycle facilities and encourage alternative transportation and transit that would promote non-vehicular modes of travel. General Plan policies also encourage minimizing energy and water demand and wastewater generation and encourage methods to minimize solid waste generation and increase waste diversion systems. Similarly, in addition to several City-led initiatives and programs, General Plan Policies 2.E.4, 3.F.4, and 5.H.9 require design features of new development to accommodate alternative modes of transportation and reduce water and wastewater demand and generation, further reducing associated energy consumption. These policies are consistent with components of the California Building Code, Title 20 and Title 24, respectively containing appliance and building energy efficiency standards, and the California Code of Regulations, Title 23, Waters, Divisions 2 (the California Department of Water Resources, Chapter 2.7 Model Water Efficient Landscape Ordinance). The City's Municipal Code also contains provision for water conservation in landscaping water use and the City's Interim Zoning Ordinance contains guidelines for new development within Community Commercial Zones to be designed to include connectivity for pedestrian, bicycle, and vehicle access, to enhance opportunities for non-vehicular travel, provide for outdoor spaces and parking lot shading. In addition, Policy 2.C.2 also requires new development to be consistent with the objectives and targets of the City's CAP, which specifically provides objectives, strategies, and implementation measures to reduce energy demand associated with the City's Planning Area. The actions identified as required of new development and applicable to the land uses that would be consistent with the rezoning and future zoning of the proposed annexation areas would be achieved through compliance with the California Building Code, including Title 20 and 24. In addition, since the adoption of the General Plan and CAP, the City has implemented several actions to realize the goals of the CAP, including those related to energy conservation and efficiency; these action include, but are not limited to

becoming a member of the Valley Clean Energy Alliance Joint Powers Authority to offer increased options for renewable and carbon-free power sources to the community, incremental replacement of the City's infrastructure with energy efficient technology, and conversion of gasoline and diesel-powered City vehicles with those powered by alternative fuel technology. Therefore, any future proposed development within the annexation areas would achieve energy efficiency and conservation through uniformly applied development standards, as included in Appendix A, Table A-1.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. As described in Section 2.6.1 above, the proposed annexations would result in any energy consumption. In addition, they would not include any land use change and would obstruct a state or local plan for renewable energy or energy efficiency. **There would be no impact.** Therefore, there are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. While, as explained above, the proposed annexations would not include any development, any future development within the annexation areas would comply with the most current California Building Energy Efficiency Standards Code and California Green Building Standards Code (CalGreen), and City's Design Review Standards and Municipal Code, as applicable, which implement design features consistent with the actions identified as required of new development within the City's CAP, as outlined in Appendix A. Therefore, any future proposed development within the annexation areas would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

2.7 GEOLOGY AND SOILS

- a) **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**
 - i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)**

No Impact. The annexation areas are not located within or adjacent to a fault zoned under the Alquist-Priolo Earthquake Fault Zone Act. (California Geological Survey [CGS] 2015). As detailed in the 2035 General Plan and CAP EIR (page 4.7-5), the nearest fault zoned under the Alquist-Priolo Act is the Green Valley Fault Zone, in the Howell Mountains (also called the Mt. George Range), approximately 29.5 miles to the southwest. Thus, **there would be no impact.**

- ii) **Strong seismic ground shaking?**

No Impact. There are no known fault traces within or adjacent to the annexation areas or the City's Planning Area as a whole. However, segments 3 and 4 of the Great Valley Fault Zone (GVFZ), which is a blind-thrust fault belt located along the margin between the Central Valley and the Coast Ranges, is located approximately 6 miles to the west of the City's border.

The intensity of ground shaking depends on the distance from the earthquake epicenter to the site, the magnitude of the earthquake, and site soil conditions. Peak horizontal ground acceleration, which is a measure of the projected intensity of ground shaking from seismic events, can be estimated by probabilistic method using a computer model. The CGS Probabilistic Seismic Hazards Assessment Model (CGS 2008) indicates that a minimum peak horizontal acceleration of 0.26 *g* (where *g* is the percentage of gravity) could be expected. This means there is a 1-in-10 probability that an earthquake will occur within 50 years that would result in a peak horizontal ground acceleration exceeding 0.26 *g* in the City's SOI, which indicates that a moderate level of seismic ground shaking could occur. The 2007 Working Group on California Earthquake Probabilities (2008) has projected that segments 3 and 4 of the GVFZ could produce an earthquake with a maximum moment magnitude of 6.6–6.8. An earthquake of this magnitude along the GVFZ or any of the other active faults in the Coast Ranges would result in strong seismic ground shaking within the city of Woodland.

The proposed annexations would not include any proposed development and therefore would not have the potential for any risk of loss, injury, or death involving strong seismic ground shaking. **There would be no impact.** Therefore, there are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. While, as explained above, the proposed annexations would not include any development, any future development within the annexation areas would comply with state earthquake protection law (Health and Safety Code Section 19100 et seq.), which requires that structures be designed to resist stresses produced by lateral forces caused by wind and earthquakes, as well as the California Code of Regulations Title 5,

Division, Chapter 14, Sections 14001–14036, which require preparation of a site-specific geotechnical and engineering report that contains recommendations to reduce seismic, geologic, and soils hazards. Furthermore, any potential future development would be required by law to be designed and constructed in accordance with the current edition of the California Building Code, which contains engineering and design requirements (including preparation of a geotechnical report) that are specifically intended to reduce the loss of life and property from seismic hazards, including strong seismic ground shaking. Any future development within the proposed annexation areas would be consistent with that anticipated under the 2035 General Plan and CAP EIR and the potential for substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking would be addressed through regulatory compliance, including design standards, where applicable, as uniformly applied development standards, as detailed in Appendix A, Table A-1.

iii) **Seismic-related ground failure, including liquefaction?**

No Impact. Soil liquefaction occurs when ground shaking from an earthquake causes a sediment layer saturated with groundwater to lose strength and take on the characteristics of a fluid, becoming similar to quicksand. Factors determining liquefaction potential are soil type, level, and duration of ground motions, and depth to groundwater. Liquefaction is most likely to occur in low-lying areas where the substrate consists of poorly consolidated to unconsolidated water-saturated sediments, recent Holocene-age sediments, or deposits of artificial fill. The locations that are most susceptible to liquefaction-induced damage have loose, water-saturated, granular sediment that is within 40 feet of the ground surface. However, where this condition is known to exist, proper structural and foundation design can usually minimize or eliminate liquefaction hazards to new construction.

Groundwater elevations in the Woodland area have varied over time depending on the amount of precipitation and the amount of groundwater pumping. Historically, groundwater elevations in the region have ranged from approximately 20 feet to 50 feet mean sea level (msl) (City of Woodland 2011). Furthermore, portions of the city, including within the annexation areas, are composed of unconsolidated Holocene-age alluvial deposits, and an active seismic source (the GFVZ) is located nearby. Therefore, these areas could be subject to liquefaction in the event of a large magnitude earthquake. However, the proposed annexations do not include any proposed development and therefore would not have the potential for any risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. Therefore, **there would be no impact**. There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. While, as explained above, the proposed annexations would not include any development, any future development within the annexation areas would be required to be designed and constructed in accordance with the current edition of the California Building Code, which contains engineering and design requirements (including preparation of a geotechnical report) that are specifically intended to reduce the loss of life and property from seismic hazards. The California Building Code regulates all aspects of building and foundation design and construction, including regulations that are specifically designed to reduce the risks from seismic hazards to the maximum extent practicable. Compliance with the CBC is required by law, and would serve as uniformly applied development standards for future proposed development within the annexation areas, as applicable.

iv) Landslides?

No Impact. Landslide susceptibility is based on various combinations of factors such as rainfall, rock and soil types, slope, vegetation, seismic conditions, and human construction activities. Generally, landslides are expected to occur most often on slopes steeper than 15 percent, in areas with a history of landslides, and in areas underlain by geologic units that are weakly cemented. The proposed annexation areas are located on a nearly flat alluvial plain in the central Sacramento Valley. There are no steep slopes within the annexation areas or in the vicinity where landslides could occur. Thus, **there would be no impact.**

b) Result in substantial soil erosion or the loss of topsoil?

No Impact. As discussed in the 2035 General Plan and CAP EIR Impact 4.7-2 (pages 4.7-27 through 4.7-29), construction projects have the potential to cause an increase in soil erosion due to increased grading, excavation, movement of construction vehicles, and other development-related construction activities. However, the proposed annexations do not include any proposed development or any physical change, and therefore would not have the potential to cause an increase in soil erosion or the loss of topsoil. **There would be no impact.** Therefore, there are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. Potential future development within the annexation areas would be designed and constructed in accordance with the Central Valley Regional Water Quality Control Board and City permitting requirements, which are specifically designed to minimize construction-related soil erosion to the maximum extent feasible. Chapter 15.12 of the City of Woodland Municipal Code addresses erosion and sediment control under the City's Grading Ordinance. Proposed development within the city must obtain a grading permit that includes submittal of a soils engineering report and an engineering geology report specific to the project site, as required by Appendix Chapter 33 of the CBC, Section 3309. Chapter 8.08 of the City's Municipal Code regulates discharges into the municipal storm drain system, including compliance with applicable provisions of construction National Pollutant Discharge Elimination System (NPDES) permit requirements. Furthermore, projects that would disturb more than 1 acre of land, must comply with the requirements in the State Water Resources Control Board (SWRCB) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order 2009-009-Division of Water Quality [DWQ] as amended by Order No. 2012-0006-DWQ). The SWRCB general permit contains a numeric, two-part, risk-based analysis process and requires development of a storm water pollution prevention plan (SWPPP) and implementation of Best Management Practices (BMPs). The SWPPP must include a site map and a description of construction activities, and must identify the BMPs that will be employed to prevent soil erosion and discharge of other construction-related pollutants. Project applicants for any potential future projects would be required to comply with the City's Engineering Standards: Design Standards, Standard Details and Construction Specifications (City of Woodland 2016b). These standards apply to transportation, storm drainage, sewer, wastewater pumping, water distribution, graywater distribution, underground pipelines, and other improvements, and are designed, in part, to avoid impacts related to geologic and seismic constraints. In addition, General Plan Policy 5.I.4 requires new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code, and Policy 5.I.5 prohibits grading activities during the rainy season, unless adequately mitigated, such as through implementation of BMPs and the SWPPP consistent with Municipal Code Chapter 8.08, as detailed above, to avoid sedimentation of storm drainage facilities. These

General Plan policies would be achieved through the above noted City Municipal Code and State regulations, that would serve as uniformly applied development standards applicable to future proposed development within the annexation areas and are provided in Appendix A, Table A-1.

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?

No Impact. As discussed in the 2035 General Plan and CAP EIR Impact 4.7-3 (pages 4.7-30 and 4.7-31), construction in unstable and expansive soils could result in structural damage to buildings, roads, and bridges. Expansive soils shrink and swell as a result of moisture change. These volume changes can result in damage over time to building foundations, underground utilities, and other subsurface facilities and infrastructure if they are not designed and constructed appropriately to resist the damage associated with changing soil conditions. Low soil bearing strength and long periods of soil saturation can result in subsidence from the weight of overlying structures. The proposed annexations do not include any proposed development or physically alter the land in any way, and therefore would not have the potential to cause an increase in soil erosion or the loss of topsoil. **There would be no impact.** Therefore, there are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. As discussed in Section 2.7.a (iv), there are no slopes within the annexation areas or in the vicinity where landslides would be likely to occur. However, as discussed in Section 2.7.a (iii) above, groundwater elevations in the region have historically ranged from approximately 20 feet to 50 feet msl (City of Woodland 2011) and active seismic sources are located nearby, making these areas reasonably subject to liquefaction, lateral spreading, and subsidence in the event of a large magnitude earthquake. Future development within the annexation areas would be designed and constructed in accordance with the California Building Code and City permitting requirements, which contain engineering and design requirements (including preparation of a geotechnical report) that are specifically intended to reduce the loss of life and property from geologic hazards, including unstable soils. Any future development within the annexation areas would be consistent with that anticipated under the 2035 General Plan and CAP EIR and the potential for on- or off-site landslide, lateral spreading, liquefaction, or collapse would be addressed through compliance with regulatory compliance, including design standards, where applicable.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating direct or indirect substantial risks to life or property?

No Impact. Expansive soils are composed largely of clays, which greatly increase in volume when saturated with water and shrink when dried. Expansive soils shrink and swell as a result of moisture change. These volume changes can result in damage over time to building foundations, underground utilities, and other subsurface facilities and infrastructure if they are not designed and constructed appropriately to resist the damage associated with changing soil conditions. Based on a review of the U.S. Natural Resources Conservation Service (2015) soil survey data, most of the soil types in the City, including the annexation areas (as shown in General Plan Figure 4.7-3, page 4.7-11), have a moderate to very high shrink-swell potential, indicating that the soils are expansive.

Because of this shrink-swell effect, structural foundations may rise during the rainy season and fall during the dry season. If this expansive movement varies beneath different parts of a structure, the foundation may crack and portions of the structure may become distorted. Retaining walls and underground utilities may be damaged for the same reasons. However, the proposed annexations do not include any development and therefore would not have the potential to create a direct or indirect substantial risk to life or property due to structures or infrastructure located on expansive soil. **There would be no impact.** Therefore, there are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or physically alter the land in any way, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. Future development within the annexation areas would be designed and constructed in accordance with the California Building Code (CBC). Chapter 18 of the CBC regulates the excavation of foundations and retaining walls. This chapter regulates the preparation of a preliminary soil report, engineering geologic report, geotechnical report, and supplemental ground-response report. Chapter 18 also regulates analysis of expansive soils and the determination of the depth to groundwater table. Compliance with the CBC is required by law. The CBC requires preparation of geotechnical engineering reports that include specific recommendations for construction in expansive soil, which would ensure that buildings, roads, and parking lots are designed appropriately based on site-specific conditions. In addition, future development within the proposed annexation areas would be subject to General Plan Policy 8.A.3, requiring the evaluation and avoidance of siting structures across soil materials of substantially different expansive properties, as well as appropriate design specification in areas of expansive soils. This General Plan policy is detailed in Appendix A and would serve as a Condition of Approval of future proposed development within the annexation areas in areas of expansive soils as defined in Table 18-1-B of the Uniform Building Code (1994, as updated).

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?

No Impact. Based on a review of Natural Resources Conservation Service (2015) soil data, the soils within Woodland are rated with moderate limitations for construction of buildings and roads because of low soil strength, subsidence potential, and ponding and soil saturation, as well as a moderate to very high shrink-swell potential, indicating that the soils are expansive. Construction in unstable soils could result in structural damage to buildings, roads, and bridges. Soils within Woodland have a low permeability rate and a high water holding capacity and thus tend to “perc” too slowly, rendering them unsuitable for conventional septic systems. Based on a review of Natural Resources Conservation Service (2015) soil data, the soils are generally unsuitable for conventional septic systems. However, the proposed annexations do not include any development and therefore there would be no use of septic tanks or alternative wastewater disposal systems. There would be no impact. Therefore, there are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or physically alter the land in any way, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. Future development within the annexation areas would be designed and constructed in accordance with the California Building Code. The General Plan also contains policies to address

unstable soils and on-site wastewater treatment for any future proposed development. Policy 5.H.6 requires that all sewage generators within its service area to connect to the City's system, except those areas where the City has determined a connection to the City's sewage collection system would be infeasible. In addition, in accordance with Mitigation Measure 4.7-3a of the 2035 General Plan and CAP EIR was incorporated as part of the Final General Plan (Implementation Program 5.14) to require site-specific evaluation where soils are proposed for use as leach fields associated with wastewater treatment and require that all septic systems or other forms of on-site wastewater treatment and disposal facilities by design to meet specific criteria. This General Plan policy and mitigation measure are detailed in Appendix A and would serve as conditions of approval of any future proposed development within the annexation areas.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. Geologic units that are exposed at the surface in the Woodland area consist of levee, channel, and basin deposits, and the Modesto and Riverbank Formations (see Exhibit 4.7-1 of the 2035 General Plan and CAP EIR). These deposits are underlain by the Pleistocene-age Red Bluff Formation, and the Plio-Pleistocene-age Tehama Formation. Collectively, the thickness of the Holocene deposits and the Modesto, Riverbank, and Red Bluff Formations is approximately 100–200 feet (City of Woodland 2011: Appendix C). As a common industry threshold, a fossil is typically considered a unique paleontological resource if it is more than 11,700 years old (i.e., the generally accepted end of the last glacial period of the Pleistocene Epoch). The levee, channel, and basin deposits in the Woodland Area are of the Holocene age (i.e., 11,700 years Before Present to present day), and contain only the remains of extant, modern taxa, if any resources are present; therefore these formations are not considered “unique” paleontological resources. The Modesto Formation and Riverbank Formation deposits are of the Pleistocene age and more likely to contain a unique paleontological resource or site or unique geologic feature. In addition, a records search conducted in support of the 2035 General Plan and CAP EIR (page 4.7-17) identified several vertebrate fossil localities referable to either the Modesto or the Riverbank Formations in the region. Because of the age and number of vertebrate fossils that have been recovered from the Modesto and Riverbank Formations, they are considered to be of high paleontological sensitivity. The proposed annexations do not include any proposed development or physically alter the land in anyway and therefore would not have the potential to, directly or indirectly, destroy a unique paleontological resource or site or unique geologic feature. **There would be no impact.** Therefore, there are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or physically alter the land in any way, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. Future development within the annexation areas could include ground disturbance and other construction or operational activities that could impact a unique paleontological resource or site or unique geologic feature. Exhibit 4.7-1 of the 2035 General Plan and CAP EIR depicts geologic formations in the City's Planning Area and shows that the only potentially paleontologically sensitive deposits are within the southernmost corner of Annexation Area 3. General Plan Policy 7.E.2, which requires the evaluation and protection of any cultural, archaeological, or paleontological resources that are discovered during construction in accordance with applicable federal and State laws and regulations, as appropriate. Furthermore, the 2035 General Plan and CAP EIR Mitigation Measure 4.7-4 (incorporated into the Final General Plan as Implementation Program 7.15) outlines requirements in the case that paleontological resources are discovered and would be applicable to any ground disturbing work within the proposed annexation areas. This General Plan policy and

Implementation Program are detailed in Appendix A; Implementation Program 7.15 would serve as a Conditions of Approval of any future proposed development within the annexation areas to ensure the appropriate handling of such resources in the case of unanticipated discovery, even in areas of low potential for unique paleontological resources.

2.8 GREENHOUSE GAS EMISSIONS

a, b) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with an Applicable Plan, Policy, or Regulation Adopted for the Purposes of Reducing Emissions of Greenhouse Gas Emissions?**

No Impact. The proposed annexations do not include development or any physical change. Therefore, it would not result in the generation of greenhouse gas emissions. **There would be no impact.** Therefore, there are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

The 2035 General Plan and CAP EIR assumes development within the annexation areas, with the exception of the areas designated as Flood Study Area (i.e., within the Barnard Street Annexation Area, Pirimi Annexation Area, and Northeast Annexation Area), based upon the 2035 General Plan land use designations and development density assumptions. While, as explained above, the proposed annexations do not include any development, any future development within the annexation areas could result in the generation of greenhouse gas emissions during multiple phases of potential future development construction and operations. Greenhouse gas-generating activities range from equipment operating during construction, to building operations, to transportation serving both construction and operational phases.

The 2035 General Plan and CAP EIR Impact 4.5-1 (pages 4.5-20 to 4.5-41) discusses potential impacts related to generation of Greenhouse Gas (GHG) emissions from implementation of the 2035 General Plan and CAP. The EIR estimates the maximum annual and total GHG emissions from development throughout the City's Planning Area anticipated under the 2035 General Plan, in addition to short-term emissions associated with equipment upgrades, renewable energy facility installations, energy efficiency building upgrades, tree planting, and other measures included in the City's 2035 CAP. Maximum annual emissions (operations plus amortized annual construction emissions) and the projected service population within the City's Planning Area for the year 2035 were used to estimate the GHG efficiency rate for implementation of the 2035 General Plan and CAP.

The General Plan contains several policies that promote mixed-use and infill development and site residents, jobs, and retail amenities in proximity of each other to reduce the need for motor vehicle travel, which is a primary source of greenhouse gas emissions from implementation of the 2035 General Plan. Many policies through various mechanisms also support development of pedestrian and bicycle facilities and encourage alternative transportation and transit that would promote non-vehicular modes of travel. General Plan policies also encourage minimizing water use and wastewater generation and encourage methods to minimize solid waste generation and increase waste diversion systems. Policy 2.C.2 requires new development to be consistent with the objectives and targets of the City's CAP3, and Policy 7.F.9 requires the CAP be implemented to achieve the City's GHG reduction targets by 2020, 2035, and 2050. In addition, the 2035 General Plan and CAP EIR identified Mitigation Measure 4.5-1a to ensure that the City maintain and update its GHG inventory and CAP as new information becomes available and to ensure the City stays on target to achieve its GHG emissions targets for future years.

³ The City of Woodland 2035 CAP establishes GHG emissions targets for the years 2020 and 2035 for the City's Planning Area. The 2020 target of the 2035 CAP was set to achieve emissions 15 percent below 2005 levels. The 2035 target of the 2035 CAP was developed to achieve an emissions efficiency level of 2.25 MT CO₂e per service population (residents + employees).

Ultimately, the 2035 General Plan and CAP EIR determined that implementation of the CAP would achieve local annual reductions that, when combined with estimated future anticipated statewide reductions, would achieve a GHG efficiency per service population that would contribute a fair share of the emissions reductions required by the State’s emissions reductions consistent with Assembly Bill (AB) 32, Executive Order (EO) B-30-15 (since signed into law via SB 32), and Executive Order S-3-05 emissions reductions, based on the contemplated land use within the 2035 General Plan. Achieving this level of GHG emissions efficiency in Woodland for the 2035 General Plan horizon year demonstrates the City’s share of the State’s emissions targets for 2020, 2035, and 2050. The proposed annexations do not propose any change in land use designation from what was analyzed under the 2035 General Plan and CAP EIR and the rezoning for each annexation area would be consistent with the General Plan land use designations within each of the proposed annexation areas.

CEQA Guidelines 15183.5(b) states “a lead agency may determine that a project’s incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan or mitigation program under specified circumstances.” As noted above, General Plan Policy 2.C.2 requires that new development, including that which could be proposed in the future within the proposed annexation areas, be consistent with the objectives and targets of the City’s CAP⁴, which specifically provides objectives, strategies, and implementation measures to reduce GHG emissions so that such development would not result in a cumulatively considerable contribution to the significant cumulative impact of global climate change. Since the adoption of the 2035 General Plan and CAP, the City has implemented several actions to reduce GHG emissions associated with the City’s Planning Area, including establishing a CAP Consistency Checklist for proposed development, subject to CEQA, to demonstrate consistency with the City’s CAP; those strategies identified as required of land uses consistent with the zoning of the proposed annexation areas would be achieved through compliance with the California Building Code, including Title 20 and 24. In addition, as described in Section 2.17, “Transportation,” of this Initial Study, General Plan Policy 3.A.4 is required as a Condition of Approval of any future proposed development within the annexation areas, thereby achieving GHG emissions reductions from vehicle travel consistent with the 2035 General Plan and CAP EIR. However, the City’s CAP is required to be reviewed and revised periodically to reflect the evolving state targets and regulatory framework for GHG reductions over time. Therefore, General Plan Policy 2.C.2 would serve as a Condition of Approval required of any future proposed development within the annexation areas to ensure such development is consistent with the City’s then-current CAP and state targets, plans and regulations for the reduction of GHG emissions.

⁴ The City of Woodland 2035 CAP establishes GHG emissions targets for the years 2020 and 2035 for the City’s Planning Area. The 2020 target of the 2035 CAP was set to achieve emissions 15 percent below 2005 levels. The 2035 target of the 2035 CAP was developed to achieve an emissions efficiency level of 2.25 MT CO₂e per service population (residents + employees).

2.9 HAZARDS AND HAZARDOUS MATERIALS

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact. As discussed in the 2035 General Plan and CAP EIR (page 4.8-2), major transportation routes within Woodland include Interstate 5 and State Route 113, surface streets, the California Northern Railroad, and the Sierra Northern Railway. Natural gas pipelines also extend throughout Woodland, roughly following Interstate 5 to the northwest and Farnham Avenue to the southeast; along North Pioneer Avenue and Bourn Drive from East Beamer Street to the southern City limits; Main Street and East Gibson Road between Bourn Drive and East Street; and County Road 98 from Interstate 5 to West Main Street. Transportation accidents involving hazardous materials could occur on any of the routes, potentially resulting in explosions, physical contact by emergency response personnel, environmental degradation, and exposure to the public.

New land uses may require the routine use, transport, and disposal of hazardous material and waste and may increase exposure to risk of hazards. Construction activities may also generate hazardous materials and waste, such as fuels and oils from construction equipment and vehicles. However, the proposed annexations do not include any proposed development or related transport, use, or disposal of hazardous materials. Therefore, **there would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

The 2035 General Plan and CAP EIR assumes development within the annexation areas, with the exception of the areas designated as Flood Study Area (i.e., within the Barnard Street Annexation Area, Pirmi Annexation Area, and Northeast Annexation Area), based upon the 2035 General Plan land use designations and development density assumptions. While, as explained above, the proposed annexations do not include any development, any potential future development within the annexation areas could include the transport, use, or disposal of hazardous materials during construction or operational phases.

Federal and State regulations require adherence to specific guidelines regarding the use, transportation, disposal, and accidental release of hazardous materials. The U.S. EPA is responsible for administering the Federal Toxic Substances Control Act and Resource Conservation and Recovery Act, which regulate the generation, transportation, treatment, storage, and disposal of hazardous waste. The Yolo County Department of Community Services Environmental Health Services Division is the Certified Unified Program Agency for the County and responsible for implementing hazardous waste and materials State standards, including a Hazardous Materials Business Plan, California Accidental Release Prevention Program, and managing fuel storage tanks. The U.S. Department of Transportation, Caltrans, and the California Highway Patrol regulate and manage routine transport of hazardous materials on Interstate 5 and State Route 113. The Yolo County Environmental Health HazMat Unit and Multi-Agency Emergency Response Team, which includes the City of Woodland, respond to local hazardous materials emergencies. The City's General Plan Policies 8.E.2 and 8.E.3 are designed to reduce the potential for adverse impacts from hazardous materials and would be achieved, as applicable, through compliance with requirements administered by the Yolo County Department of Community Services Environmental Health Division. Furthermore, the City of Woodland Building Division, as the City's responsible division for coordinating the enforcement of the City's Building Code and related policies concerning construction within the City, provides oversight through a "plan check" and "inspection" process that ensures projects are designed and constructed according to the state and local codes. The City includes a Hazardous Materials Survey, as a part of

this process, to identify applicable measures with regard to hazardous materials prior to the issuance of a building permit. In addition, City of Woodland Municipal Code 8.20.010 prescribes regulations of state codes governing conditions hazardous to life and property from fire, explosion, or hazardous materials. Any impacts from the routine transport, use, or disposal of hazardous materials associated with future potential development within the annexation areas would be mitigated through compliance with the aforementioned local and regional uniformly applied development policies, and consistent with those impact identified under the 2035 General Plan and CAP EIR, as detailed in Appendix A, Table A-1.

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?

No Impact. Releases, leaks, or disposal of chemical compounds, such as petroleum hydrocarbons, on or below the ground surface, can lead to contamination of underlying soil and groundwater. Disturbance of a previously contaminated area through grading or excavation operations could expose the public to health hazards from physical contact with contaminated materials or hazardous vapors. Improper handling or storage of contaminated soil and groundwater can further expose the public to these hazards, or potentially spread contamination through surface water runoff or air-borne dust. However, the proposed annexations do not include any proposed development or physically alter the land in any way, and therefore would not have the potential for upset and/or accident conditions involving the release of hazardous materials into the environment. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

The 2035 General Plan and CAP EIR assumes development within the annexation areas, with the exception of the areas designated as Flood Study Area (i.e., within Annexation Areas 1, 3, and the Northeast Annexation Area), based upon the 2035 General Plan land use designations and development density assumptions. While, as explained above, the proposed annexations do not include any development, certain land uses under any future proposed development within the annexation areas could result in upset and accident conditions involving the release of hazardous materials into the environment.

Currently, there are no reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment within the proposed annexation areas. As detailed in the 2035 General Plan and CAP EIR (pages 4.8-1 to 4.8-3) and based upon the Department of Toxic Substances Control (DTSC) EnviroStor hazardous waste facility and cleanup sites databases (DTSC 2016), as well as the State Water Resources Control Board GeoTracker permitted Underground Storage Tanks and cleanup sites databases (SWRCB 2016), there are no sites with known or suspected release of hazardous materials to soil and groundwater, and where current cleanup activities monitored by the State Water Resources Control Board or the Department of Toxic Substances Control are active, within the proposed annexation areas. The nearest open cleanup sites to the proposed annexation areas identified in the 2035 General Plan and CAP EIR are one at Kentucky Avenue at the southwest corner of the Westucky Annexation Area, and one at East Beamer Street just west of the Northeast Annexation Area.

Although the risk of upset and accident conditions involving the release of hazardous materials into the environment cannot be completely eliminated, it can be reduced to a manageable level. Any potential future development would be subject to federal, State, and local regulations, as detailed under impact discussion a)

above. These regulations and policies are designed to reduce the potential for adverse impacts from accidental release of hazardous materials, including risks associated with future operation of the various types of land uses that would be allowable under the existing land use designations for the proposed annexation areas, and would serve as uniformly applied development standards for any discretionary development project or new development that will generate hazardous wastes or utilize hazardous materials within the proposed annexation areas, as detailed in Appendix A, Table A-1.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less-than-Significant Level. There are no existing or proposed schools within one-quarter mile of the proposed annexation areas. **There would be no impact.**

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. In October 2021, AECOM performed a search of publicly available databases maintained under Public Resources Code Section 65962.5 (i.e., the “Cortese List”) to determine whether any known hazardous materials are present either on or within 0.25 mile of the project site. The results of these records searches indicated that the proposed annexation areas do not include a known hazardous materials site (DTSC 2021, SWRCB 2021, EPA 2021). Therefore, the proposed annexation areas would not result in a significant hazard to the public or the environment, and **there would be no impact.**

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The nearest public use airport is the Yolo County Airport located at 25170 Aviation Avenue in Davis, approximately 6.2 miles southwest of the City’s boundaries. The nearest Airport Land Use Compatibility Plan area is that of the Sacramento International Airport; the plan area extends within the eastern extent of the City’s boundaries, but not to the proposed annexation areas. The proposed annexation areas are not located within an Airport Land Use Plan area nor within two miles of a public airport or public use airport. **There would be no impact.**

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The adopted Yolo County Emergency Operations Plan (in which the City is a participant) addresses the County and incorporated Cities’ planned response to extraordinary emergency situations associated with any type of natural disaster, technological incident, or state of war emergency. General Plan Policy 8.F.2 supports the continued coordination between the City and relevant agencies in preparing for and operating during an emergency. The proposed annexations do not propose any development nor any physical change, and therefore would not have the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

The 2035 General Plan and CAP EIR assumes development within the annexation areas, with the exception of the areas designated as Flood Study Area (i.e., within the Barnard Street Annexation Area, Pirmi Annexation Area, and Northeast Annexation Area), based upon the 2035 General Plan land use designations and development density assumptions. While, as explained above, the proposed annexations do not include any development, potential future development within the proposed annexation areas could result in an increased population that may require emergency response services or evacuation. However, any proposed development would be subject to design review by the City, and are required to comply with City standards relating to appropriate street design to accommodate emergency vehicles and emergency evacuation thoroughfares to ensure that emergency response or evacuation would not be impaired.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

No Impact. As shown on General Plan Figure 8-7, “Fire Hazards,” and Exhibit 4.8-4 in the 2035 General Plan CAP EIR, the proposed annexation areas are not located in or near a State Responsibility Area, but are located in a Local Responsibility Area. Furthermore, the proposed annexation areas are not located in a high or very high fire hazard severity zone and are not located in a wildland-urban interface fire area. As a result, the wildland fire threat is considered low by the local agency responsible for fire protection services (i.e., the City of Woodland). Therefore, **there would be no impact** related to wildland fire hazards.

2.10 HYDROLOGY AND WATER QUALITY

a) **Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

No Impact. As discussed in the 2035 General Plan and CAP EIR Impact 4.9-1 (pages 4.9-33 through 4.9-38), land use changes have the potential to alter the types, quantities, and timing of contaminant discharges in stormwater runoff. Sediment, trash, organic contaminants, nutrients, trace metals, pathogens (e.g., bacteria and viruses), and oil and grease compounds are common urban runoff pollutants that can affect receiving water quality. In addition, agricultural runoff commonly contains elevated levels of nutrients, pesticides, and herbicides. As the proposed annexations do not include any proposed development or physical alteration of the land in any way, they do not have the potential to degrade surface or ground water quality in any way. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or physically alter the land in any way, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. However, before new urban development can proceed, a grading and drainage plan must be submitted to the City Department of Public Works that must incorporate stormwater pollution control, as well as storm drainage design features to control increased runoff, as required by the Woodland Municipal Code Chapter 8.08. The City's Urban Stormwater Quality Management and Discharge Control Ordinance requires implementation of BMPs where a discharge has the potential to cause or contribute to pollution or contamination of stormwater, the City's storm drainage system, or receiving waters. Urban development projects are also required to comply with the City's *Post-Construction Standards Plan (2015)* to reduce post-construction runoff through the incorporation of BMPs, low impact development, and hydromodification management techniques. Industrial and commercial facilities require appropriate NPDES permits/waste discharge requirements, and implementation of BMPs consistent with the *California Stormwater Quality Association Industrial/Commercial BMP Handbook (2019)* or its equivalent, including annual reporting of any structural control measures and treatment systems. Urban development projects must also comply with the requirements in the SWRCB's *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit)* (Order 2009-009-DWQ as amended by Order No. 2012-0006-DWQ) with requires preparation of a SWPPP and implementation of BMPs designed to reduce erosion and pollutant transport. General Plan Policies 5.I.3, 5.I.4, 5.I.5, and 7.A.4 were designed to reduce the potential for violation of water quality standards and waste discharge requirements, and are implemented through the above noted regulations and permit requirements as uniformly applied development standards, as detailed in Appendix A, Table A-1.

b) **Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that there the project may impede sustainable groundwater management of the basin?**

No Impact. As discussed in the 2035 General Plan and CAP EIR Impact 4.9-4 (page 4.9-48), an increase in water demands and associated depletion of groundwater supplies could result from the land use changes throughout the City's Planning Area. The proposed annexations do not propose any new development or otherwise result in an increase in water demand or otherwise deplete groundwater supplies. Therefore, **there would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or physically alter the land in any way, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. As noted above, new development could generate an increased demand and associated depletion of groundwater supplies. In a partnership with the City of Davis, Woodland has secured water rights on the Sacramento River and the Woodland-Davis Clean Water Agency Regional Water Treatment Facility was designed to provide up to 18 million gallons per day (55 acre-feet per day) of surface water to Woodland. As part of the Woodland-Davis Regional Water Supply Project (which was completed in 2016), Woodland now has direct use of surface water, as well as the ability to store some of the treated surface water in the aquifer during low water demand months to be recovered and distributed to customers during high water demand months, under the City's aquifer storage and recovery program. The City also maintains wells for emergency use and for landscape irrigation in City parks. A limited amount of groundwater from three existing City wells is blended with the surface water; by adding surface water as well as recycled water (for industrial use) to the water supply that has previously been entirely dependent on groundwater, the potential for groundwater depletion is decreased even though implementation of the 2035 General Plan would involve projects that could increase water demand. The 2015 Urban Water Management Plan projects zero retail water to come from groundwater sources between 2020 and 2040; 100 percent of water supplies would come from surface water and recycled water supplies. Thus, the addition of surface water to Woodland's water supply portfolio will substantially reduce groundwater extractions, reduce reliance on groundwater resources, as well as improved water quality.

The Sacramento Valley Groundwater Basin – Yolo Subbasin is a high priority basin as designated by California Department of Water Resources (DWR), but is not in a state of critical overdraft (DWR 2019). The Yolo Subbasin Groundwater Agency is the Groundwater Sustainability Agency responsible for preparation of the required groundwater sustainability plan. The Yolo Subbasin Groundwater Sustainability Plan is in process and will be completed by January 1, 2022, as required by DWR (Yolo Subbasin Groundwater Agency 2020).

As discussed in the 2035 General Plan and CAP EIR Impact 4.9-4 (pages 4.9-47 through 4.9-50), the primary areas of groundwater recharge in the Woodland area are the Sacramento River and other active stream channels. There are no major groundwater recharge areas in the city. Groundwater recharge also occurs as rainfall infiltrating through the soil to the aquifer, particularly in agricultural and open space areas. When impervious surfaces associated with new urban development are constructed on soils with a high water infiltration rate, a localized reduction in groundwater recharge can occur. However, most soils in the city are composed of loams and clays, which typically have low infiltration rates. Although potential future development within the proposed annexation areas could generate an increased demand for water supply, the proposed annexations do not propose any change in land use designation from that under the 2035 General Plan and accounted for in the 2035 General Plan and CAP EIR. Furthermore, any potential future development would be required to comply with the City's *Technical Guidance Manual for Stormwater Quality Control Measures* (2006) and *Post Construction Standard Plan* (2015) and incorporate BMPs, such as conserving natural areas and minimizing impervious area, which would reduce potential project interference with groundwater recharge. General Plan Policy 5.I.4 requires the implementation of low impact development features, which could have the potential to locally, and likely minimally, increase groundwater recharge through the construction of infiltrative storm drainage facilities, and would be achieved by any future development within the annexation areas through compliance with the aforementioned state and local regulations and Municipal Code. Therefore, substantial depletion of groundwater supplies or substantial interference with groundwater recharge that would impede sustainable groundwater management of the basin as a result of potential future development within the proposed annexation areas would

be substantially mitigated by City-administered uniformly applied development standards, as detailed in Appendix A, Table A-1.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site;

No Impact. As discussed in the 2035 General Plan and CAP EIR Impact 4.9-2 (pages 4.9-40 through 4.9-43), earth-moving activities associated with construction of new urban development would result in increased erosion and sedimentation, that could in turn result in degradation of waterways and conflict with beneficial uses, water quality objectives, and standards established in the as set forth in the Water Quality Control Plan for the Sacramento and San Joaquin River Basins (CVRWQCB 2018). In addition, accidental spills of construction-related contaminants (e.g., fuels, oils, paints, solvents, cleaners, concrete) could also occur during construction, thereby degrading water quality. Construction dewatering also has the potential to degrade water quality if proper dewatering procedures are not followed and water is not properly stored and disposed of. As the proposed annexations do not include any proposed development or physical alteration of the land in any way, they do not have the potential to result in erosion or siltation on- or off-site. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or physically alter the land in any way, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. General Plan Policies such as 5.I.3, 5.I.4, 5.I.5, and 7.A.4 were developed to minimize potential erosion impacts from potential development throughout the City's Planning Area. Consistent within these policies and as required by the City's Municipal Code, before new urban development can proceed, project applicants must comply with Chapter 15.12 of the City's Municipal Code, which addresses erosion and sediment control under the City's Grading Ordinance, and Chapter 8.08 of the City's Municipal Code, which regulates discharges into the municipal storm drain system including compliance with applicable provisions of construction NPDES permit requirements. Furthermore, projects applicants must obtain grading permits that include submittal of a soils engineering report and an engineering geology report specific to the project site, as required by Appendix Chapter 33 of the CBC, Section 3309. Projects that disturb more than 1 acre of land must comply with the requirements in the SWRCB *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Order 2009-009-DWQ as amended by Order No. 2012-0006-DWQ). The SWRCB general permit contains a numeric, two-part, risk-based analysis process and requires development of a SWPPP and implementation of BMPs. The SWPPP must include a site map and a description of construction activities, and must identify the BMPs that will be employed to prevent soil erosion and discharge of other construction-related pollutants. Finally, project applicants for future projects proposed must comply with the City's *Engineering Standards: Design Standards, Standard Details and Construction Specifications* (City of Woodland 2016b).

Any future development within the proposed annexation areas would be required to occur in compliance with the existing land use, stormwater, grading, and erosion control regulations described above. Project applicants for future projects proposed within the proposed annexation areas would be required to implement BMPs and develop and implement SWPPPs as required by CVRWQCB, and obtain grading permits from the City, all of which are

specifically designed to minimize erosion and siltation on- and off-site to the maximum extent feasible. Therefore, substantial erosion or siltation on- or off-site as a result of potential future development within the proposed annexation areas would be substantially mitigated by City-administered uniformly applied development standards, as detailed in Appendix A, Table A-1.

- ii, iii) **Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; 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;**

No Impact. Land use changes contribute different relative amounts of stormwater runoff corresponding to the percentage of impervious surface added. The relative amount of impervious surface associated with development ranges from low (e.g., open space) to high (e.g., large commercial projects with large parking areas, major roads, etc.). The proposed annexations do not include any proposed development or physical alteration of the land in any way and, therefore, would not change the rate or amount of surface runoff. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or physically alter the land in any way, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. As discussed in the 2035 General Plan and CAP EIR Impact 4.9-3 (pages 4.9-43 through 4.9-45), potential future development, including that which could occur within the proposed annexation areas, could increase the rate and amount of surface water runoff (primarily from construction of new impervious surfaces), which could exceed the capacity of stormwater conveyance systems, result in on-site or off-site flooding, and result in additional sources of polluted runoff. However, the proposed annexation areas are identified within the 2035 General Plan as opportunity areas and anticipated for potential development within the City's Planning Area, and rezoning for each annexation area would be consistent with the land use designations for these areas within the 2035 General Plan. In addition, all projects within the City of Woodland are required to comply with City's Post Construction Standard Plan to reduce post-runoff in compliance with the City's Phase II Municipal Separate Storm Sewer System (MS4) permit with the State Water Resources Control Board through the incorporation of BMPs, low impact development features, and hydromodification management techniques. In addition to the above-described requirement, all development projects disturbing more than an acre of soil are required to submit a Storm Water Pollution Prevention Plan prepared per the State Water Resources Control Board Construction General Permit, prepared by a Qualified SWPPP Developer. Projects smaller than one acre shall meet all requirements to prevent storm water runoff from entering the City's storm system per the City's Stormwater Ordinance (Municipal Code Chapter 8.08), and may be required to submit an Erosion and Sediment Control Plan prepared by a Qualified SWPPP Developer. The City's *Engineering Standards: Design Standards, Standard Details and Construction Specifications* (City of Woodland 2016b) include design capacities for storm drains, open channels, bridges, culverts, regional storage facilities, and drains, as well as requirements to ensure access for maintenance and operation of drainage systems. These permit requirements and design standards implement General Plan Policies such as 5.I.3, 5.I.4, 5.I.5, and 7.A.4, which are designed to reduce the alteration of drainage patterns.

Any future development within the proposed annexation areas would be required to occur in compliance with the existing land use, stormwater, grading, and erosion control regulations described above. Project applicants for any future proposed projects proposed within the proposed annexation areas would be required to implement BMPs

and develop and implement SWPPPs as required by Central Valley RWQCB, and obtain grading permits from the City, all of which are specifically designed to maintain or improve current rate and amount of surface runoff. Therefore, changes in the rate or amount of surface runoff in a manner which would result in flooding on- or off-site or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff as a result of potential future development within the proposed annexation areas would be substantially mitigated by City-administered uniformly applied development standards, as detailed in Appendix A, Table A-1.

iv) Impede or redirect flood flows.

No Impact. Portions of the Barnard, Pirmi, and Northeast Annexation Areas are within the lands designated Flood Study Area under the 2035 General Plan. In addition, the entirety of these annexation areas and the Water Plant Annexation Area are within the 200-year flood hazard area. The Flood Study Area land use designation was developed under the 2035 General Plan for areas that may be needed to support future flood infrastructure. The Flood Study Area designation is applied to areas restricted from urban development due to health and safety concerns related to flood risk or because the property falls within a likely future flood project improvement area. Only agriculture, recreation, and open space uses are permitted in the Flood Study Area, although existing structures and business operations in areas designated as Flood Study Area may remain but may not expand. Until a comprehensive flood solution is implemented, infill development in the flood hazard area is permitted to proceed provided that it mitigates risk from flooding to an urban flood level of protection, consistent with Federal Emergency Management Agency (FEMA) and State requirements, and does not create flood impacts on other properties. The proposed annexations do not include any proposed development or physical alteration of the land in any way and, therefore, would not change the rate or amount of surface runoff. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or physically alter the land in any way, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. 2035 General Plan Policies 8.B.2, 8.B.3, 8.B.5, 8.B.7, and 8.B.11 establish requirements for approval of new development to ensure the project approvals are based on thorough evaluations and that projects are in compliance with existing regulations and protected from the effects of flooding. As discussed in the 2035 General Plan and CAP EIR Impact 4.9-5 (pages 4.9-50 through 4.9-58), potential future development within the flood hazard zone could impede or redirect flood flows. Specifically, potential future development within a designated flood hazard zone could require soil cut and fill to raise the site's ground elevation or other protective design features, which could create an obstruction to overland flow within the floodplain and increase maximum flood elevations in a project's vicinity. As described in impact discussions 2.10.c.i and 2.10.ii, iii above, development within the City's jurisdiction would be required to comply with the City's Municipal Code Chapters 8.08 and 15.12, as well as described state regulations, for the purpose of managing surface water runoff and discharges into the municipal storm drain system. In addition, the City's Municipal Code Chapter 17.96 provides protection against flood damage for uses and service facilities in designated flood prone areas by requiring proper design at the time of initial construction. Therefore, the potential for any potential future development within the flood hazard areas of the proposed annexation areas to impede or redirect flood flows would be substantially mitigated by City-administered uniformly applied development standards, as detailed in Appendix A, Table A-1.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. See impact discussion c.iv) above for the discussion of potential hazards related to development within a flood zone.

Tsunamis are defined as sea waves created by undersea fault movement or other underwater disturbance that displace a large volume of water, resulting in flooding hazards to coastal development. A seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir. The proposed annexation areas are not located in proximity to a coastline, nor adjacent to or within close proximity to a large, closed body of water, and would not be potentially affected by flooding risks associated with tsunamis or seiches. **There would be no impact.**

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. For the reasons described in impact discussions a) and b) above, the proposed project would not conflict with or obstruct implementation of the Water Quality Control Plan for the Sacramento and San Joaquin River Basins (CVRWQCB 2018), and would not interfere with planning efforts for the Yolo Subbasin Groundwater Sustainability Plan that is in process and will be completed by January 1, 2022. **There would be no impact** associated with implementation of the proposed annexations. Any potential future development within the proposed annexation areas would be consistent with the anticipated development under the 2035 General Plan and subject to the uniformly applied development standards, as described in impact discussions a) and b) above.

2.11 LAND USE AND PLANNING

a) Physically divide an established community?

No Impact. Implementation of the proposed annexation areas would not result in impacts that would physically divide any of Woodland's established communities. The type of linear project most likely to have this effect would be a major new road, highway, or similar infrastructure. The proposed annexations do not propose any development or physically alter the land in any way, and therefore would not have any effect on these resources and **there would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or physically alter the land in any way, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. A project risks dividing an established community if the project would introduce infrastructure or alter land uses so as to change the land use conditions in the surrounding community, or isolate an existing land use. However, rezoning for each annexation area would be consistent with the land use designations for these areas within the 2035 General Plan, for which land use compatibility was considered in the City's land use planning process for the General Plan. The proposed annexation areas are identified within the 2035 General Plan as opportunity areas and anticipated for potential development within the City's overall Planning Area. In addition, the existing land use designations are not proposed to change and were considered in the City's overall land use and transportation planning in support of the 2035 General Plan.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The proposed annexation areas are identified opportunity sites within the City's 2035 General Plan and are within the City's approved SOI. The rezoning for the proposed annexation areas would be consistent with the General Plan land use designations for the respective areas; the proposed annexations would not include any change to the land use designations from that identified in the 2035 General Plan and analyzed under the 2035 General Plan and CAP EIR.

Yolo County has jurisdiction over unincorporated land in the county and while some of the City's proposed land use designations are consistent with those of the County, including portions of Annexation Area 3 and the Northeast Annexation Area, other land use designations in the 2035 General Plan differ from the County's current zoning, as noted in Table 1-1. For example, there is a large parcel west of County Road 102 and north of Beamer Street within the Northeast Annexation Area, for which the County zoning is Public/Quasi-Public and the 2035 General Plan designates Industrial.

Land use inconsistencies between the City's land use designations for the proposed annexation areas under the 2035 General Plan and Yolo County's zoning requirements are not physical effects on the environment under CEQA unless the inconsistency would cause a physical impact on the environment. Each technical section of this Initial Study provides a detailed analysis of relevant physical environmental effects, as appropriate. The proposed annexations would not conflict with the land use designation or zoning in a way that would generate any adverse physical impacts beyond those addressed in detail in the environmental sections of this Initial Study (air quality, agricultural resources, biological resources, cultural resources, etc.). In addition, the proposed annexation areas

are outside of the Yolo County Airport and Sacramento International Airport Influence Areas.⁵ Issues relating to potential conflicts with an Airport Land Use Compatibility Plan are discussed in Section 2.9, “Hazards and Hazardous Materials,” of this Initial Study. **There would be no impact.**

⁵ Airport Influence Areas are defined as the area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses.

2.12 MINERAL RESOURCES

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?

No Impact. Under the Surface Mining and Reclamation Act, the State Mining and Geology Board may designate certain mineral deposits as being regionally significant to satisfy future needs. The Board's decision to designate an area is based on a classification report prepared by the California Geological Survey and on input from agencies and the public. The City of Woodland lies within the designated Sacramento-Fairfield Production-Consumption Region for Portland cement concrete aggregate. The largest and one of the most important mineral resource sectors within the Sacramento-Fairfield Production-Consumption Region is located along Cache Creek between the towns of Capay and Yolo. Mining and other environmental resource issues for this area are guided by the Cache Creek Resources Management Plan (Yolo County 2002) and the Off-Channel Mining Plan (Yolo County 1996). As detailed in the City's 2035 General Plan and CAP EIR (page 4.7-13 and Exhibit 4.7-4), the City's Urban Limit Line is approximately 0.25 mile (1,300 feet) southeast of the Cache Creek resource sector and the Cache Creek Resources Management Plan boundaries; the 2035 General Plan and CAP EIR determined that there would be no impact related to the loss of availability of a known mineral resource that would be of value to the region and the residents of the state from implementation of the General Plan, which included consideration of development within the annexation areas as part of the City's Planning Area. Furthermore, there are no areas of known mineral resources within or immediately adjacent to the proposed annexation areas (i.e., areas that have been classified as mineral resource zone [MRZ]-2 by CGS), and the nearest annexation areas to the designated Cache Creek mineral resource sector are Annexation Area 1 and Annexation Area 2, which are each more than 1 mile west of the Cache Creek mineral resource sector. Therefore, **there would be no impact** related to the loss of availability of mineral resources.

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?

No Impact. The City's 2035 General Plan indicates that the only locally important mineral resource recovery sites in the county are those designated by CGS as MRZ-2. As described in item a) above, these MRZ-2 areas are outside of the City's Urban Limit Line. There are no mineral resources within the annexation areas or in the immediate vicinity. Thus, **there would be no impact**.

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2.13 NOISE AND VIBRATION

a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

No Impact. The proposed annexations do not include any proposed development or any physical change. Therefore, the proposed annexations would not include any temporary or permanent noise-generating sources, nor have the potential to increase ambient noise levels temporarily or permanently. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any other physical change, the 2035 General Plan and CAP EIR accounts for potential future proposed development within opportunity areas, which include the proposed annexation areas. Future development or other infrastructure within the annexation areas could generate a temporary increase in ambient noise from construction-related activities, including use of equipment and construction-related traffic, and a long-term (or permanent) increase in ambient noise from operational activities including area noise sources (e.g., heating, ventilation, and air conditioning [HVAC], landscape, parking lot, commercial and industrial cavities, and recreation activities and events, agricultural activities) and traffic noise.

As detailed in the 2035 General Plan and CAP EIR (pages 4.11-48-49), noise levels anticipated over temporary periods of time as a result of construction for buildout of the General Plan could expose sensitive receptors to noise levels that would exceed the City's noise standards. In accordance with General Plan Policy 8.G 11, the City considers construction noise an acceptable impact that is an expected byproduct of planned growth, so long as the land use is consistent with the General Plan, and noise levels are consistent with the General Plan and Construction Noise Ordinance. In addition, the City has established guidelines for construction noise within or near residential areas limiting noisy construction activities to weekdays and Saturdays between 7:00 A.M. and 6:00 P.M. and Sundays between 9:00 A.M. and 6:00 P.M.⁶ The City incorporated this construction noise guideline into the Final General Plan as Implementation Program 8.13, implemented through Municipal Code Chapter 9.28.

Similarly, as detailed in the 2035 General Plan and CAP EIR (pages 4.11-51 to 55), noise-sensitive uses that exist or are developed near noise-generating commercial, industrial, or agricultural uses with outdoor operations and noise-sensitive uses near higher-volume roadways could experience noise levels in excess of the General Plan noise standards. General Plan Policy 8.G addresses noise compatibility for residential uses, as a noise-sensitive land use, to ensure that existing and planned land uses are compatible with the current and projected noise environment. However, the policy also acknowledges that urban development and increased density, as supported by the City in the General Plan, generally results in greater ambient (background) noise than lower density areas. It is the City's intent to meet specified indoor noise thresholds, and to create peaceful backyard living spaces where possible, but ambient outdoor thresholds may not always be achievable. Where residential development is allowed pursuant to the General Plan, these greater noise levels are acknowledged and accepted, notwithstanding the guidelines in Table 8-5 of the General Plan. General Plan Policy 8.G.2 requires that the General Plan's Land Use Noise Compatibility Standards (Table 8-5 of the General Plan) be used as a review criteria for new land uses, as implemented through Municipal Code Chapter 9.28, Chapter 17.92 for Industrial Uses, and Interim Zoning

⁶ Please see the Code Compliance Division of the Community Development Department website for more details: <http://www.cityofwoodland.org/gov/depts/cd/divisions/code/cng.asp>.

Ordinance Section 3.11.B.7.g (Noise Standards, applicable to Industrial/Light Industrial Flex Overlay land uses, and in the process of being revised to require General Plan Noise standards of all land use zones) and the City's Community Design Standards; where it is not possible to reduce noise levels to the "normally acceptable" range using practical application of the best-available noise reduction measures, greater exterior noise levels may be allowed, provided that all available reasonable and feasible exterior noise level reduction measures have been implemented. General Plan Policies 8.G.3, 8.G.5, 8.G.6, 8.G.7, 8.G.8, 8.G.10, 8.G.13, 8.G.14, and 8.G.15 were developed for the purpose of minimizing impacts associated with new development and infrastructure generating an increase in ambient noise levels, particularly in proximity to noise-sensitive land uses. Compliance with these General Plan polices, as well as General Plan Implementation Program 8.13, for any potential future development within the proposed annexation areas would be achieved through compliance with the City's Municipal Code, as detailed above. Therefore, the potential for any future development within the proposed annexation areas to result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies would be substantially mitigated by City-administered uniformly applied development standards, as detailed in Appendix A, Table A-1.

b) Generation of excessive groundborne vibration or groundborne noise levels?

No Impact. The proposed annexations do not include any proposed development or any physical change. Therefore, the proposed annexations would not include any temporary or permanent vibration-generating sources, nor have the potential to generate excessive groundborne vibration or groundborne noise levels. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. Construction and demolition activities have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used, the location of construction activities relative to sensitive receptors, and operations/activities involved. Vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. The type and density of soil can also affect the transmission of energy. These vibration levels drop off at a rate of about 9 vibration decibels per doubling of distance between the noise source and receptor. Heavy truck traffic can generate groundborne vibration, which varies considerably depending on vehicle type, weight, and pavement conditions. However, groundborne vibration levels generated from vehicular traffic are not typically perceptible outside of the road right-of-way.

Temporary, short-term vibration levels from construction sources could exceed the Federal Transit Authority's maximum-acceptable vibration standard of 80 vibration decibels with respect to human response for residential uses (i.e., annoyance) at vibration-sensitive land uses. If construction activities were to occur during more noise-sensitive hours, vibration from construction sources could annoy and/or disrupt the sleep of occupants of residences and expose persons to excessive groundborne vibration or groundborne noise levels. General Plan Implementation Program 8.12 requires the use of project-specific vibration mitigation measures (preparation of vibration analysis and implementation of vibration abatement measures, as necessary and to the greatest extent feasible) and best practices during construction to mitigate vibration impacts to sensitive land uses. This Implementation Program is detailed in Appendix A and would serve as a Condition of Approval of future projects

within the annexation areas that would occur within proximity of vibration sensitive uses and would be anticipated to otherwise exceed the standards of General Plan Implementation Program 8.12.

- c) **For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

Less-than-Significant Impact. The proposed annexation areas are not located within 2 miles of a public airport. The proposed annexations are not located in the vicinity of any public or private airports. Medlock Field is the closest private airport, located 4.7 miles from the project annexation areas, and the Yolo County Airport is the closest public airport, located approximately 10 miles from the project site. As such, the proposed annexation areas are not located within two miles of any public airports or private airstrips and does not fall within an airport land use plan area. Therefore, the proposed annexations would not expose people working or residing in the area to excessive noise produced by an airport. Because the proposed annexation areas are located outside of the Airport Comprehensive Land Use Plan area and the proposed annexations would not involve any aircraft uses for construction or operation, the proposed annexations would not affect any airport operations; and would not expose people on- or off-site to excessive aircraft noise levels **There would be no impact.**

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2.14 POPULATION AND HOUSING

- a) **Induce substantial unplanned 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)?**

No Impact. As discussed in the 2035 General Plan and CAP EIR Impact 4.10-1 (pages 4.10-26 through 4.10-30), the 2035 General Plan anticipates development of currently undeveloped areas that would result in infrastructure being extended into areas that are currently undeveloped and could result in pressure to plan for and entitle development beyond that anticipated under the 2035 General Plan. The proposed annexations do not propose any development, and therefore would not induce population growth directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. Any potential future development within the proposed annexation areas could directly and indirectly induce population growth. The 2035 General Plan includes specific policies for both infill and new development that would avoid unplanned development that could be induced through infrastructure expansions into new growth areas. This reduces the potential for unplanned, induced growth. In addition, the City's ultimate boundaries are circumscribed by a permanent Urban Limit Line established by a vote of the people in 2006 (Policy 2.A.1). The Urban Limit Line may only be modified by another vote by the people, and the initiative measure also places restrictions on the provision of services outside of the Urban Limit Line. The proposed annexation areas are within the Urban Limit Line. This provides an effective constraint to induced growth outside of the boundary. In addition, the proposed annexations would not propose any change to the land use designations from those in the 2035 General Plan and therefore would not result in a change in land use type or density associated with the proposed annexation areas from that anticipated under the 2035 General Plan and CAP EIR.

As stated in the 2035 General Plan and CAP EIR, growth inducement may indirectly lead to environmental effects. Such environmental effects may include increased traffic, degradation of air quality, conversion of agricultural land to urban uses directly from population and employment growth and indirectly from development associated with goods and services needed by such growth. Physical impacts associated with development of residential and nonresidential land uses, such as traffic, air quality degradation, noise, greenhouse gas emissions, and increased demand for public services and utilities, are evaluated in the respective specific resource areas throughout this Initial Study.

- b) **Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

No Impact. The proposed annexation areas do not contain a substantial amount of existing housing. In addition, the proposed annexations would not propose any development or any physical change. Therefore, the proposed annexations would not result in the displacement or relocation of any residents that would necessitate the construction of replacement housing elsewhere. Any potential future development within the proposed annexation areas would be consistent with the land use designations and land use development planned for under the 2035

General Plan and anticipated in the analysis under the 2035 General Plan and CAP EIR. **There would be no impact.**

2.15 PUBLIC SERVICES

- 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 Services?

No Impact. The Woodland Fire Department provides fire and emergency medical services in the Planning Area. In 1982, the City of Woodland Fire Department merged with the Springlake Fire Protection District. Now, the Fire Department protects an area of 56 square miles, which includes 15 square miles of land within the City limits and 41 square miles of rural area north, east, and south of the City limits in unincorporated Yolo County.

The City staffs three fire stations, with a minimum of 13 personnel on duty per day. This provides enough personnel to meet the National Fire Protection Association's Standard 1910 for residential structure fire responses. The City has robust automatic aid agreements with neighboring jurisdictions to ensure sufficient firefighting personnel arrive at a fire in a commercial building. The current fire service areas, inclusive of the proposed annexation areas, would not change with the proposed annexations. The proposed annexations would not propose any development, and therefore would not result in new or physically altered fire protection facilities or the need for new or physically altered fire protection facilities. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. As discussed in the 2035 General Plan and CAP EIR Impact 4.12-1 (pages 4.12-29 through 4.12-32), General Plan Goal 5.B establishes a comprehensive program of fire protection services as a priority in the 2035 General Plan. Policy 5.B.4 requires development projects to develop and/or fund fire protection facilities, equipment, personnel, and operations and maintenance that maintain the City's fire protection service standards. Policy 5.B.7 reduces the need for new facilities through enforcement of safe building standards, and Policy 5.B.8 requires review of development applications by the fire department. Policy 5.B.10 of the 2035 General Plan specifically addresses the location of new fire stations in relation to planned growth. The environmental effects from construction and operation of new or expansion of existing fire stations were evaluated in the 2035 General Plan and CAP EIR throughout the individual environmental topic sections.

The Fire Prevention Division of the Woodland Fire Department provides plan review services for both new and existing construction projects. Services include the review of designs and installation of automatic fire sprinkler and fire alarm. The Fire Prevention Division is responsible for ensuring these projects adhere to code requirements regulating the safety of people who will occupy the building or area. Project applicants for any potential future proposed projects within the proposed annexation areas would be required to submit project design plans to the City of Woodland Community Risk Reduction Division and implement recommended conditions, as well as provide funding to ensure fire protection personnel and equipment is provided to meet increased demand for fire protection services (General Plan Policy 5.B.4). Incorporation of all California Fire Code, City development standards, and Woodland Fire Department requirements into project designs would reduce the dependence on fire department equipment and personnel by reducing fire hazards. The City's

Municipal Code Chapter 8.20.010 formally adopted the 2019 [California Building Standards Code](#), Title 24, California [Code of Regulations](#), Part 9, ([California Fire Code](#)) in its entirety. In addition, the City's Community Risk Reduction Division consists of a Fire Marshal and Fire Prevention Specialists directly responsible for code enforcement, fire plans review, fire investigation, and fire and life safety education. Therefore, impacts associated with fire services as a result of potential future development within the proposed annexation areas would be substantially mitigated by City-administered uniformly applied development standards, as detailed in Appendix A, Table A-1.

Police Protection?

No Impact. Law enforcement services in unincorporated portions of Yolo County are typically provided by the County Sheriff-Coroner Department. The department has a staff of 276 full time employees, 95 of which are full-time sworn officers, and is located at 140 Tony Diaz Drive in Woodland. Each of the proposed annexation areas is currently served by City Fire and Police services through an agreement with the County. The Woodland Police Department could also respond to an emergency if needed. With annexation, the priority service response would switch such that police services would be provided primarily by the Woodland Police Department, but the Yolo County Sheriff-Coroner Department could also respond, if needed.

The Woodland Police Department provides a full range of police services. The Woodland Police Department determines staffing needs based on the amount of uncommitted time per officer, number of calls for service per officer per day, and number of major crimes assigned to detectives per day. The proposed annexations do not propose any development, and therefore would not result in new or physically altered police protection facilities or the need for new or physically altered police protection facilities. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. As discussed in the 2035 General Plan and CAP EIR Impact 4.12-2 (pages 4.12-32 through 4.12-35), future development consistent with the General Plan is not expected to require new Woodland Police Department facilities, but may require additional staff and policing resources to account for workload and to meet response time standards. Goal 5.A provides for sufficient law enforcement services that will adequately meet the needs of increasing population and non-residential development. Development projects are required to fund police facilities. General Plan Policy 5.A.7 ensures projects are reviewed for consideration of adequate police services through project application review by the Police Department. In the event that new police facilities would be needed, they would be located within the development footprint analyzed in the 2035 General Plan and CAP EIR, and individual development projects would be required to conduct environmental review pursuant to CEQA prior to approval. There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

Schools?

No Impact. Woodland Joint Unified School District (WJUSD) calculates school capacities for each school based on the number of permanent classrooms, the number of portable classrooms, the number of classrooms used for programs other than classroom instruction, and loading standards (i.e., students per classroom for each grade

level). In addition, the WJUSD uses student generation factors (students per new dwelling units) for single- and multi-family development in order to project student enrollment. The proposed annexations do not propose any development, and therefore would not result in new or physically altered school facilities or the need for new or physically altered school facilities. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. As discussed in the 2035 General Plan and CAP EIR Impact 4.12-3 (pages 4.12-35 through 4.12-38), the 2035 General Plan and CAP EIR analyzed the projected student enrollment of full buildout of the General Plan. However, the proposed annexation areas are not designated as residential land use under the 2035 General Plan and, therefore, if there is future proposed development within the annexation areas, this would not be anticipated to contribute substantially to future student generation within the City's Planning Area or WJUSD enrollment.

Parks? Other Public Facilities?

No Impact. The proposed annexations do not propose new development. Therefore, the proposed annexations would not involve the construction of new housing or other land uses that would increase demand for parks, recreation facilities, or other public facilities. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. As discussed in the 2035 General Plan and CAP EIR Impact 4.12-6 (pages 4.12-46 through 4.12-48), additional population growth would induce demand for parks and other public facilities throughout the City's Planning Area. However, the 2035 General Plan and CAP EIR fully accounted for the City's planned growth, and General Plan Policy 5.C.3 requires that new development of parks and recreation facilities keeps pace with development and growth within the city in order to achieve and maintain the City's standard of 6.0 acres of parks per 1,000 residents, and General Plan Policy ensures that new development provide for its fair share of this standard. In addition, the proposed annexation areas are not designated as residential land use under the 2035 General Plan and, therefore, if there is future proposed development within the annexation areas, this would not be anticipated to contribute substantially to future demand for parks and recreational facilities within the City's Planning Area.

Public utilities and service systems are addressed in Section 2.19 of this Initial Study.

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2.16 RECREATION

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

No Impact. The Sport Park Annexation Area is the only existing park and recreational facility within or adjacent to the proposed annexation areas. There are several small neighborhood parks within less than a mile of the Pirmi Area and Westucky Avenue annexation areas. Pioneer Park and Klenhard Park are the nearest existing parks to the Water Plant and Northeast annexation areas, more than a mile from each of the nearest point of each of the respective annexation areas.

The proposed annexations do not propose new development. Therefore, the proposed annexations would not involve the construction of new housing or other land uses that would increase the use of existing parks or other recreational facilities. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. As discussed in the 2035 General Plan and CAP EIR Impact 4.12-6 (pages 4.12-46 through 4.12-48), additional population growth would place added physical demands on existing park facilities by increasing the number of people using the parks, lengthening the periods of time during which the parks would be in active use, and/or increasing the intensity of use over the course of a typical day. However, the City also anticipated that new parkland would be created to serve new residential growth areas. As discussed in the 2035 General Plan and CAP EIR Impact 4.12-4 (pages 4.12-35 through 4.12-43), the 2035 General Plan Policy 5.C.3 requires 6 acres of parkland per 1,000 residents. For any new future master or specific plan area, parkland would be required to support residential development according to the 2035 General Plan standard. However, the proposed annexation areas are not designated as residential land use under the 2035 General Plan and, therefore, if there is future proposed development within the annexation areas, there would not be an increase in use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?**

No Impact. The proposed annexations would not propose new development. Therefore, the proposed annexations would not involve the construction of new housing or other land uses that would increase the use of existing parks or other recreational facilities. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. New or relocated recreational facilities would be located consistent with specified

land use designations and allowable development densities and intensities of the 2035 General Plan. As stated in the 2035 General Plan and CAP EIR, physical impacts such as traffic, air quality degradation, noise generation, greenhouse gas emissions, and degradation and biological or cultural and tribal resources, associated with the construction and operation of new or relocated facilities are evaluated in the respective specific resource areas throughout this initial study. The proposed annexations would include rezoning consistent with the City's 2035 General Plan land use designations analyzed as part of the 2035 General Plan, and therefore anticipated recreational requirements were analyzed as part of the General Plan and CAP EIR.

2.17 TRANSPORTATION

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact. The proposed annexations do not propose new development. Therefore, the proposed annexations would not involve the construction of new land uses that would affect current or planned programs, plans, ordinances, or policies addressing the circulation system, including transit, roadway, bicycle, or pedestrian facilities. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. As discussed in the 2035 General Plan and CAP EIR Impact 4.13-4 (pages 4.13-23 through 4.13-27), population and employment growth would increase demand for transit, bicycling and pedestrian activity. Goals and policies documented in the 2035 General Plan call for the development of a multi-modal transportation system (Goal 3.A) and providing complete streets (Goal 3.B). Roadway functional classifications and street typology are described in Goal 3.C. Other key policies address protecting residential streets (Goal 3.D), providing a comprehensive pedestrian system (3.E) and bicycle system (3.F), promoting an effective transit system (3.G), and maintaining the safe and efficient movement of goods (3.I). The 2035 General Plan also complies with AB 1358 requiring the inclusion of a complete streets policy in city and county general plans to promote balance and compatibility across transportation modes. Any future proposed development within the annexation areas will be required to be consistent with the land use designations of the 2035 General Plan, and development of public right-of-way will be reviewed for consistency with General Plan Policies, including Policy 2.J.6 that states that the City will “[r]equire convenient, attractive, and safe pedestrian, bicycle, and transit connections both within commercial centers and between centers and surrounding neighborhoods and other destinations”, and Policy 3.A.11 that “[r]equire[s] all new development to provide convenient bicycle and pedestrian environments and access through building orientation, site layout, traffic management, and connections to transit service and local commercial and community facilities.” Future proposed development within the annexation areas would also be reviewed for consistency with the City Master Plans as a part of the Site Plan/Design Review process and would be required to comply with the City of Woodland Interim Zoning Code Section 3.06.E.7 for Connectivity within Community Commercial Zones and the California Building Code requirements, including Title 24, which includes provisions for alternative modes of transportation and safety requirements associated with bicycle and pedestrian access, thereby providing for consistency with the City’s efforts to address transit, roadway, bicycle, and pedestrian facilities.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

No Impact. Section 15064.3 (b)(3) of the CEQA Guidelines allows a qualitative analysis of potential impacts related to vehicle miles travelled (VMT). The proposed annexations do not propose new development. Therefore, the proposed annexations would not involve the construction of any land use that would generate VMT. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. Future proposed development within the annexation areas could generate vehicle trips from construction and operational activities. CEQA Guidelines section 15064.3 establishes VMT as the most appropriate measure of transportation impacts, shifting away from the level of service (LOS) analysis that evaluated a project's impacts on traffic conditions on nearby roadways and intersections. The 2035 General Plan and CAP EIR demonstrated that the mix of actions and policies to reduce emissions, inclusive of a 10-percent reduction in VMT across the City's Planning Area, would achieve the necessary GHG reductions for the City's Planning Area. The City's CAP provides for interim monitoring and reevaluation over time to ensure that reduction targets are being met and to allow for adjustments in reduction strategies and policies if they are not being met.

Any future proposed development within the annexation areas will be required to be consistent with the land use designations of the 2035 General Plan and CAP EIR. General Plan Policy 3.A.4 would serve as a Condition of Approval (see Appendix A) of any future proposed development within the annexation areas, requiring that new development projects achieve a 10-percent reduction in VMT per capita or VMT per service population compared to the General Plan 2035 performance, or a 10-percent reduction compared to baseline conditions for similar land use when measuring transportation impacts for subsequent projects and making General Plan consistency findings. This would ensure the any proposed future development within the annexation areas would be consistent with the 2035 General Plan and CAP EIR for the purposes of impacts associated with consistency with CEQA Guidelines Section 15064.3, subdivision (b).

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The proposed annexations do not propose new development. Therefore, the proposed annexations would not involve the construction of any land use or transportation facility that would have the potential to increase hazards due to a geometric design feature or incompatible use. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. Potential future development within the annexation areas could modify the existing transportation network generally to expand existing facilities or to construct new facilities to accommodate planned population and employment growth. Any future proposed development within the annexation areas would be required to adhere to applicable design standards, including the *City of Woodland Engineering Standards: Design Standards, Standard Details and Construction Specifications* (2016b), which have been developed to minimize the potential for conflicts or collisions.

d) Result in inadequate emergency access?

No Impact. The proposed annexations do not propose new development or any physical change. Therefore, the proposed annexations would not involve construction or operational activities and would not have the potential to affect emergency access. **There would be no impact.** There are no impacts that are peculiar to the proposed

annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. Slow-moving trucks entering and exiting future project sites could slightly delay the movement of emergency vehicles. However, the trucks would typically pull to the side of the road when emergency vehicles use their sirens. Additionally, truck traffic would be temporary and intermittent during construction. Operations of any future proposed development within the proposed annexation areas would be required to meet City standards for turning radii, drive aisle width, and other road geometry, and comply with City landscaping standards requiring that vegetation be set back to maintain the line of sight. Maintaining adequate safety and operation at internal intersections and drive aisles and trimming the shrubbery and landscaping near the internal intersections and site access points would ensure adequate emergency access associated with any future proposed development within the annexation areas.

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2.18 TRIBAL CULTURAL RESOURCES

- a) **Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geologically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**
- i) **Listed or eligible for listed in the California Register of Historical Resources, or in local register of historical resources as defined in Public Resources Code section 5020.1(k).**
 - ii) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

No Impact. As the proposed annexations do not include any proposed development or physical alteration of the land in any way, they do not have the potential to change the significance of a tribal cultural resource. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or physically alter the land in any way, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. The 2035 General Plan and CAP EIR addresses impacts of development of the City's Planning Area, including the proposed annexation areas. As noted under Impact 4.6-1 of the 2035 General Plan and CAP EIR (page 5.4-21) a California Native American Heritage Commission search of the Sacred Lands File resulted in no identified resources within the City's Planning Area. Nevertheless, the possibility exists that construction of future proposed development projects within the annexation areas could result in substantial adverse change in the significance of a tribal cultural resource if previously unknown tribal cultural resources are encountered during ground-disturbing activities. As explained above under the discussion of Cultural Resources impact topic a), 2035 General Plan Policy 7.E.2 and related Implementation Program 7.13, as well as Compliance Measure Cultural 1, would be required as Conditions of Approval for future development projects within the proposed annexation areas, as detailed in Appendix A, Table A-2.

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2.19 UTILITIES AND SERVICE SYSTEMS

- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

No Impact. As discussed in the 2035 General Plan and CAP EIR Impact 4.5-4 (pages 4.5-63 through 65), Impact 4.14-2 (pages 4.14-37 through 4.14-42), and Impact 4.14-3 (pages 4.14-42 through 4.14-46), the 2035 General Plan anticipates development of currently undeveloped areas, which would result in infrastructure being extended into areas that are currently undeveloped and could result in the need for new or relocated utilities and services systems. The proposed annexations do not propose any development, and therefore do not require any extension, expansion, relocation, or construction of any public facilities, utilities, or infrastructure. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or physically alter the land in any way, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. Several General Plan Policies focused on City actions promote planning and coordination, as well as ensure appropriate funding mechanisms are in place, to ensure that demand on utilities and services systems are minimized but also that adequate utilities and service systems are provided for new and existing development throughout the City's Planning Area. In addition, any potential future proposed development will be required to comply with Municipal Code Chapter 13.32, Water Conservation, and Chapter 8.08, Urban Stormwater Quality Management and Discharge Control, as detailed in Appendix A, Table A-2. 2035 General Plan policies are consistent with these regulations that would minimize the need for new utility facilities and ensure appropriate planning and implementation for any new or relocated utilities, including water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. General Plan Policy 5.H.9 requires water-conserving design and equipment in new development, and General Plan Policy 5.I.4 require new development design features to minimize runoff rates, filter out pollutants, and facilitate groundwater infiltration. These policies reduce the increase in demand on water, wastewater, and storm drainage facilities resulting from new development.

As stated in the 2035 General Plan and CAP EIR, physical impacts such as traffic, air quality degradation, noise generation, greenhouse gas emissions, and degradation and biological or cultural and tribal resources, associated with the construction and operation of new or relocated utilities are evaluated in the respective specific resource areas throughout this initial study. The proposed annexations would include rezoning consistent with the City's 2035 General Plan land use designations analyzed as part of the 2035 General Plan, and therefore anticipated utility requirements were analyzed as part of the General Plan and CAP EIR.

- b) **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

No Impact. As discussed in the 2035 General Plan and CAP EIR Impact 4.14-4 (pages 4.14-46 through 4.14-49), development anticipated under the General Plan would result in water demand to serve the associated land uses. The proposed annexations do not propose any development, and therefore would not result in an increased water demand. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that

were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. The 2035 General Plan and CAP EIR determined that, based on the supply of surface water and groundwater, the City is expected to successfully meet water demand through 2035 (Table 4.14-3 of the 2035 General Plan and CAP EIR). As detailed in the 2035 General Plan and CAP EIR, according to the Woodland 2015 Urban Water Management Plan, Woodland's surface water availability in 2035 is expected to meet the demand. It is expected that there will be sufficient water supplies available to serve the City from existing entitlements and resources. The City's Urban Water Management Plan considered anticipated development of the City's Planning Area under the 2035 General Plan, which included the proposed annexation areas. The proposed annexations would include rezoning consistent with the City's 2035 General Plan land use designations analyzed as part of the 2035 General Plan, and therefore anticipated water demand analyzed as part of the General Plan and CAP EIR would be the same, if not less due to recent regulatory changes and conservation measures, as that analyzed in the 2035 General Plan and CAP EIR.

c) 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?

No Impact. As discussed in the 2035 General Plan and CAP EIR Impact 4.14-1 (pages 4.14-32 through 4.14-36), Impact 4.14-2 (pages 4.14-37 through 4.14-42), and Impact 4.14-5 (pages 4.14-49 through 4.14-51) additional residential, commercial, and industrial uses anticipated under the General Plan would generate greater amounts of wastewater effluent compared to existing conditions. The proposed annexations do not propose any development, and therefore would not result in an increased generation of wastewater effluent. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. General Plan Policy 5.H.6 requires all sewage generators within the City's Planning Area to connect to the City's system. General Plan Policies 5.F.1 ensures that there would be sufficient public services, including wastewater treatment facility capacity, to serve existing and new development in Woodland. Policies 5.F.2, 5.F.3, 5.F.4, and 5.F.5 address fiscal and funding impacts of new development to ensure there is funding available to support public facilities and services. Policies 5.H.2, 5.H.3, 5.H.4, and 5.H.5 address the need to plan for wastewater needs by requiring updates to the Sanitary Sewer Management Plan, consideration of the wastewater needs, active planning for maintenance and repairs, and evaluation and updates to the Capital Improvement Program. Policy 5.H.9 requires a reduction in wastewater system demand. Implementation of policies in the 2035 General Plan, along with existing local, State, and federal requirements would ensure that the wastewater treatment requirements of the CVRWQCB would continue to be met for the anticipated amount of wastewater effluent from existing and future development within the City's Planning Area. In terms of wastewater treatment, as explained in the 2035 General Plan and CAP EIR, the hydraulic capacity of the City's Water Pollution Control Facility is expected to meet the city's projected needs through 2035. The environmental effects from placement of infrastructure were evaluated in the 2035 General Plan and CAP EIR throughout the individual environmental topic area sections.

The proposed annexations would include rezoning consistent with the City's 2035 General Plan land use designations analyzed as part of the 2035 General Plan, and therefore anticipated wastewater flows analyzed as part of the General Plan and CAP EIR would be the same, if not less due to recent regulatory changes and conservation measures, as that analyzed in the 2035 General Plan and CAP EIR.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

No Impact. As discussed in the 2035 General Plan and CAP EIR Impacts 4.14-6 (pages 4.14-51 through 4.14-55), future residential, commercial, and industrial land uses anticipated under the General Plan would increase solid waste generation compared to existing conditions. The proposed annexations do not propose any development, and therefore would not result in an increased generation of solid waste. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. General Plan Policies 5.J.1 and 5.J.2 require adequate solid waste services and compliance of solid waste collection in new development with local regulations for the purposes of waste reduction. The 2035 General Plan and CAP EIR determined that existing State laws and regulations would reduce the potential environmental impact associated with solid waste generation (AB 341's solid waste diversion requirements and AB 1826's mandatory commercial organics recycling requirements). Furthermore, the City of Woodland Municipal Code reduces the potential environmental impact by regulating solid waste receptacles and disposal services, recyclable materials, and construction and demolition debris. The 2035 General Plan and CAP EIR determined existing landfills have sufficient capacity to accommodate the solid waste disposal needs from anticipated future growth. Solid waste collected from the proposed annexation areas would be hauled to the Yolo County Central Landfill, which has a maximum permitted throughput of 1,800 tons per day, a remaining capacity of approximately 35 million cubic yards, and an expected closure date of 2081 (CalRecycle 2019). Due to the substantial amount of remaining capacity at the Yolo County Central Landfill, the General Plan and CAP EIR determination is still applicable and sufficient capacity is and will continue to be available to accommodate solid-waste disposal needs associated with any potential development within the proposed annexation areas, consistent with the 2035 General Plan.

e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

No Impact. Compliance with federal, State, and local management and reduction statutes and regulations related to solid waste is discussed in the 2035 General Plan and CAP EIR Impacts 4.14-7 (pages 4.14-55 through 4.14-56). As explained in impact discussion d) above, future residential, commercial, and industrial land uses anticipated under the General Plan would increase solid waste generation compared to existing conditions. The proposed annexations do not propose any development, and therefore would not result in an increased generation of waste. **There would be no impact.** There are no impacts that are peculiar to the proposed annexations that were not addressed in the 2035 General Plan and CAP EIR. As provided by CEQA Guidelines Section 15183(b), no additional CEQA review is required.

While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. Construction activities require site clearing and generate various construction-period wastes. Any future proposed projects within the annexation areas will be required to comply with both the City's Construction and Demolition Debris Recycling and Diversion Ordinance (Title 13, Chapter 13.40 of the City of Woodland Municipal Code) and the 2019 CALGreen Code (Title 24, Part 11 of the California Code of Regulations) as it pertains to construction and demolition debris handling. In addition, General Plan Policy 5.J.2 requires compliance of solid waste collection in new development with local regulation. In addition to compliance with State and local regulations pertaining to solid waste, future proposed development within the annexation areas would be required to comply with this General Plan policies as a condition of approval, as detailed in Appendix A.

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2.20 WILDFIRE

- a) **If Located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:**
- i) **Substantially impair an adopted emergency response plan or emergency evacuation plan?**
 - ii) **Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**
 - iii) **Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**
 - iv) **Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

No Impact. Per the California Department of Forestry and Fire Protection Fire and Resource Assessment Program (2007), the proposed annexation areas are not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. Thus, **there would be no impact.**

As noted on pages 4.8-43 through 4.6-46, most of the Planning Area is non-wildland/non-urban area that is not at risk for wildland fires and Policies 5.B.1, 5.B.2, and 5.B.3 of the 2035 General Plan set standards for and supports the capacity and ability of Fire Department staff. Policies 5.B.5 and 8.C.2 aim to improve public education and awareness of emergencies. Policies 5.B.4, 5.B.6, 5.B.7, 5.B.8, 5.B.10, 8.C.1, and 8.C.3 set standards for the safety of new buildings and developments. While the proposed annexations do not include any proposed development or any physical change, the 2035 General Plan and CAP EIR accounts for potential development within opportunity areas, which include the proposed annexation areas. As noted above, the proposed annexation areas are not within state responsibility areas or lands classified as very high fire hazard severity zones, therefore, there would be no impact. However, in the case of urban fire or wildland fire in surrounding areas, state and local regulation that would serve as uniformly applied development standards for the safety of new buildings and developments to minimize and avoid potential impacts related to fire are further discussed in Section 2.15 with regard to emergency response services, 2.17 with regard to emergency access, and 2.7 and 2.10 with regard to slope stability and erosion.

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2.21 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?**

No Impact. The proposed annexations do not include development or physically alter the land in any way. Therefore, it would not have the potential to 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 a rare or endangered plant or animal; or eliminate important examples of the major periods of California history or prehistory. There would be no impact.

- 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.)**

No Impact. The proposed annexations would not result in any impacts; therefore, there is no potential for project cumulative effects in combination with other planned or anticipated improvements.

- c) **Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?**

No Impact. The proposed annexations would have no impacts, and therefore would not cause adverse effects on human beings, either directly or indirectly.

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