



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

October 19, 2023
6:30 PM

Please Note: The numerical order of items on this agenda is for the convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

E. SUBCOMMITTEE REPORTS

F. COMMUNICATIONS FROM THE PUBLIC

This is an opportunity for the public to speak to the Planning Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chair may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to planningcommissionmeetings@cityofwoodland.org. Written Comments received at least two (2) hours prior to the scheduled start time of the Planning Commission meeting will be provided to the Commissioners and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the Planning Commission meeting and during the meeting will be provided to the Commissioners the day following the Commission meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

G. APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes of October 5, 2023

H. PUBLIC HEARING

2. SUBJECT: Citywide Annexation

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission hold a Public Hearing and Adopt Resolution No. PC23-____ (Attachment 1), recommending City Council take the following actions regarding the annexation of 764 acres into the City of Woodland:

- Adopt Rezoning for the Northeast Industrial, Pirmi, Barnard, Westucky, and Sports Park Annexation Areas.
- Initiate annexation of approximately 764 acres into the City of Woodland with associated Conditions of Approval.
- Approve a Development Agreement by and between the City and each of the following property owners within the Northeast Industrial Annexation Area, including: California Compass Logistics Center, LLC, Knaggs Commercial Properties Company, L.P., Three M-K Investors, LLC, and Netaj, LLC and Woodland/Spreckles Industrial Business Park LLC

I. BUSINESS ITEMS

3. SUBJECT: Comprehensive Zoning Code Workshop

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive a presentation on the Public Review Draft of the Comprehensive Zoning Code and hold a workshop to discuss proposed map amendments, zone standards, response to questions, and discussion.

J. STAFF OR COMMISSIONER COMMENTS

K. ADJOURNMENT

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: October 19, 2023
ITEM #: G.1
SUBJECT: Planning Commission Meeting Minutes of October 5, 2023

Recommendation for Action: Staff recommends that the Planning Commission receive, approve and adopt the Planning Commission Meeting Minutes of October 5, 2023.

Prepared by: Erika Bumgardner, Principal Planner / Business Development Liaison

Attachments:

1. October 5, 2023 Planning Commission Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, October 5, 2023

6:30 PM

A. CALL TO ORDER

Meeting called to order at 06:34 PM

B. ROLL CALL

Planning Commission Members Present: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Marco Lizarraga, Planning Commission Vice-Chairperson Fred Lopez, Planning Commission Member Jim Smith, Planning Commission Member Michael McLaughlin, Planning Commission Member Greg Ortiz

Absent: None

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Vice-Chair Lopez

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

Verbal updates provided by Planning Commission Members/Staff.

E. SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commission Members.

F. COMMUNICATIONS FROM THE PUBLIC

This is an opportunity for the public to speak to the Planning Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chair may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to planningcommissionmeetings@cityofwoodland.org. Written Comments received at least two (2) hours prior to the scheduled start time of the Planning Commission meeting will be provided to the Commissioners and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the Planning Commission meeting and during the meeting will be provided to the Commissioners the day following the Commission meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

G. APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes of September 21, 2023

On a motion by Member Holt, seconded by Member Smith, Planning Commissioners received, approved and adopted Planning Commission Meeting Minutes of September 21, 2023.

Ayes: Members Holt, Harris, Lizarraga, Lopez, McLaughlin, Ortiz, Smith

Noes: None

H. PUBLIC HEARING

I. BUSINESS ITEMS

2. SUBJECT: Comprehensive Zoning Code Workshop

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive a presentation on the Public Review Draft of the Comprehensive Zoning Code and hold a workshop to discuss proposed map amendments, zone standards, response to questions, and discussion.

Planning Commission members received and provided feedback on a staff presentation of the Public Review Draft Comprehensive Zoning Code. No formal action was taken.

3. SUBJECT: Election for the Positions of Chair and Vice Chair

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission (1) Hold elections; and (2) Vote and select among current membership the appointments of Chair and Vice Chair of the Planning Commission.

Election for the Positions of Chair and Vice Chair. On a recommendation by Commission Member Lopez, the Planning Commission voted to re-appoint Commission Member Lizarraga as Planning Commission Chairperson.

Ayes: Members Holt, Harris, Lizarraga, Lopez, McLaughlin, Ortiz, Smith

Noes: None

On a recommendation by Commission Member Harris, the Planning Commission voted to re-appoint Commission Member Lopez as Planning Commission Vice-Chairperson.

Ayes: Members Holt, Harris, Lizarraga, Lopez, McLaughlin, Ortiz, Smith

Noes: None

J. STAFF OR COMMISSIONER COMMENTS

K. ADJOURNMENT

Meeting adjourned at 09:13 PM.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: October 19, 2023
ITEM #: H.2
SUBJECT: Citywide Annexation

Recommendation for Action:

Staff recommends that the Planning Commission hold a Public Hearing and Adopt Resolution No. PC23-_____ (Attachment 1), recommending City Council take the following actions regarding the annexation of 764 acres into the City of Woodland:

- Adopt Prezoning for the Northeast Industrial, Pirmi, Barnard, Westucky, and Sports Park Annexation Areas.
- Initiate annexation of approximately 764 acres into the City of Woodland with associated Conditions of Approval.
- Approve a Development Agreement by and between the City and each of the following property owners within the Northeast Industrial Annexation Area, including: California Compass Logistics Center, LLC, Knaggs Commercial Properties Company, L.P., Three M-K Investors, LLC, and Netaj, LLC and Woodland/Spreckles Industrial Business Park LLC

Staff Contact:

Megan Meier, Senior Planner, (530) 661-5814, megan.meier@cityofwoodland.org
Erika Bumgardner, Principal Planner, (530) 661-5886, erika.bumgardner@cityofwoodland.org

Report in Brief:

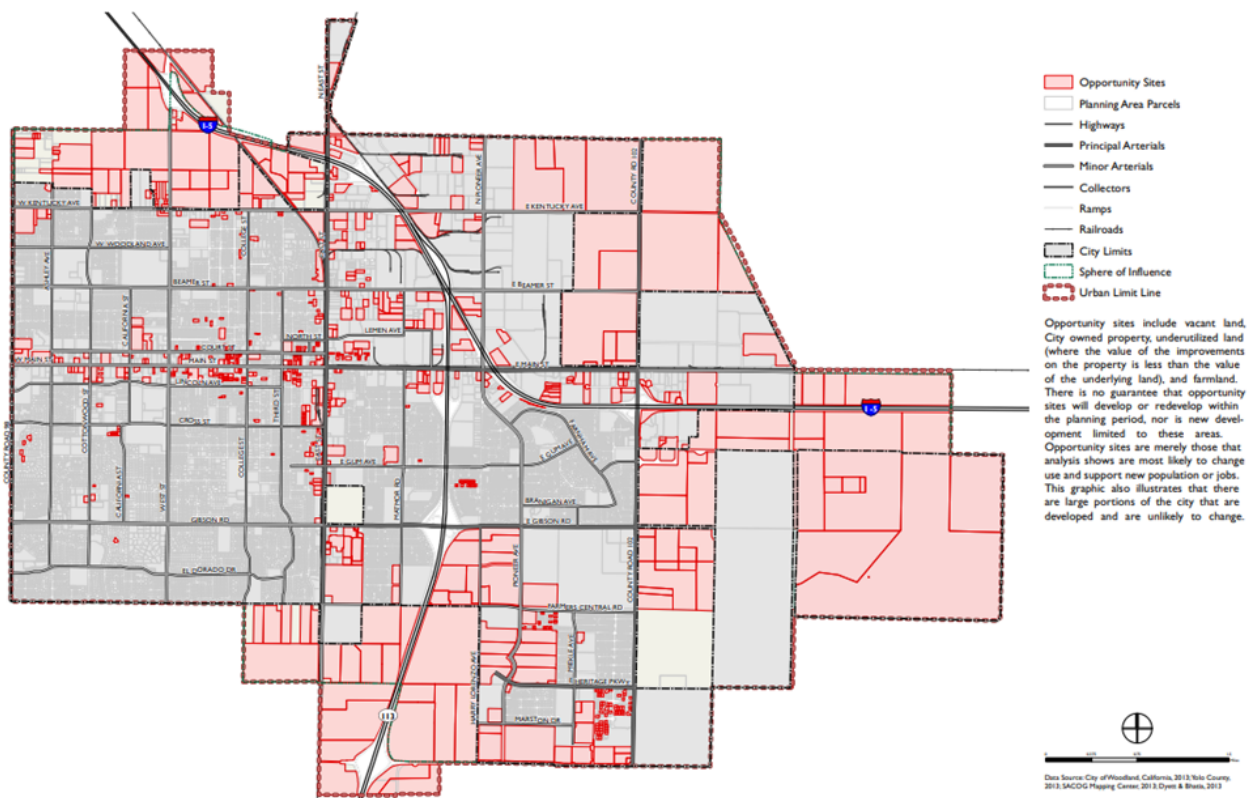
As part of the City's 2035 General Plan ("General Plan") update, the Sphere of Influence (SOI) was identified as a boundary encompassing lands expected to ultimately be annexed into the City and recognized by the Yolo Local Agency Formation Commission (LAFCo). Annexation of key areas within the City's SOI will allow the City to realize certain tax benefits and guide future development in these areas. Prompted by the individual annexation applications of property owners in two areas within the City's SOI, (Barnard Area and Northeast Industrial Area), city staff analyzed three additional areas also considered for near-term annexation, which is anticipated to save staff time and cost as compared to bringing them forward separately. To this end, the City is pursuing five annexation areas in total within the City's SOI that include City-owned properties ("Sports Park"), properties with mixed public and private ownerships ("Pirmi" and Northeast Industrial"), properties with recent development requests currently within Yolo County ("Barnard Area") and an existing housing cluster already served by the city ("Westucky Area"). This report provides an overview of the proposed annexation areas, the annexation process, and prezoning recommendation.

Background:

In 2021, the City received planning applications requesting annexation of approximately 616 acres within the northeast area of the city's SOI and identified by the 2035 General Plan as future Industrial land and Flood Study Area. Within the same year, the Planning division received service requests to provide city services at two proposed development sites within Yolo County at the interchange of County Road 99 and Interstate-5 for the Barnard Area. These two requests prompted the City to evaluate other areas identified in the General Plan SOI and within the Urban Limit Line (ULL) to be part of a "citywide" annexation proposal.

In May 2017, the City adopted the updated 2035 General Plan. The General Plan identified areas within the City's ULL, but outside of the City's municipal boundary as potential future growth areas, establishing appropriate land use designations for these areas. As a follow-on to the 2035 General Plan, on January 24, 2019, LAFCo ratified the adoption of the 2018 Municipal Service Review (MSR), which included a SOI boundary update for the City of Woodland. The SOI boundary establishes an area around and beyond the current city limit where future development is likely and where the City should proactively guide and anticipate the need for future extension of infrastructure and delivery of municipal services. The City's SOI boundary was updated in line with General Plan future growth expectations and now coincides with the 2006 voter-approved Urban Limit Line. The General Plan Opportunity Sites Map below (Exhibit-1) illustrates the areas identified within the city limits but also within the SOI and ULL where future development might be reasonably expected to occur in the next 20 years.

Exhibit 1 – General Plan Opportunity Sites



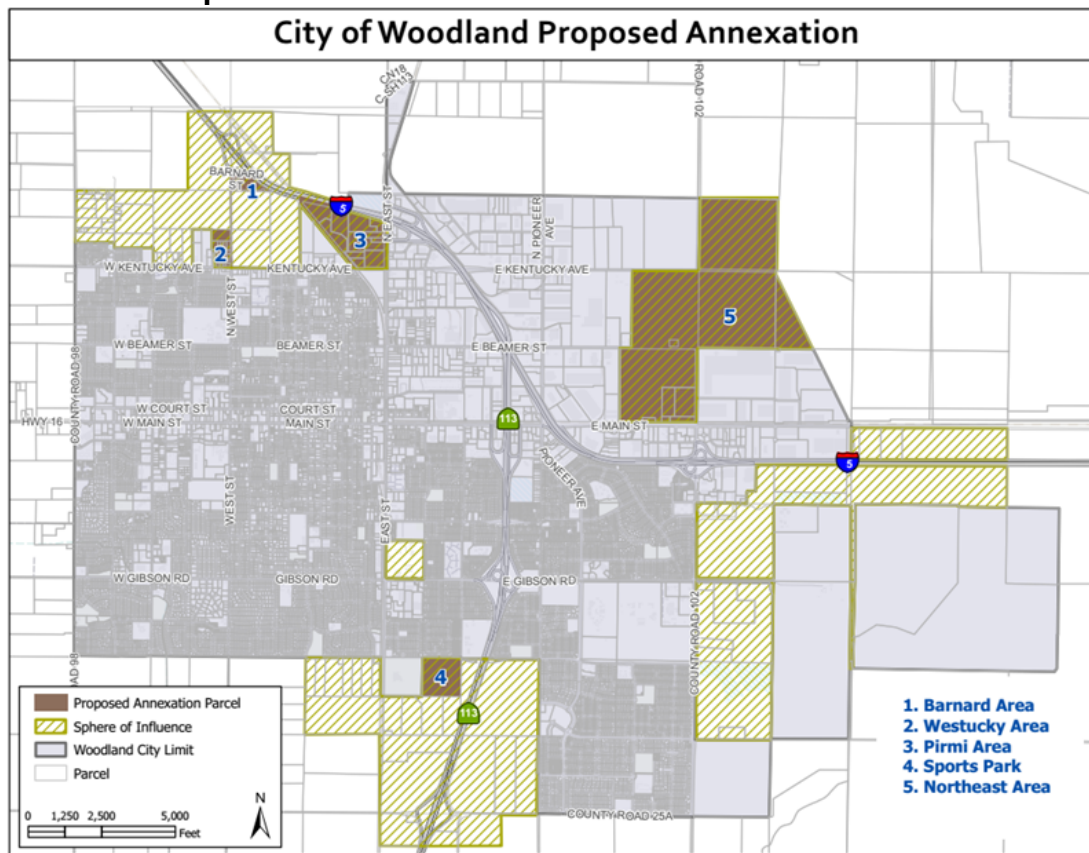
As well, both the 2035 General Plan and the Municipal Service Review identified land within the SOI as potential future annexation area(s) for the City of Woodland. Consistent with these two documents, the City identified five areas within the SOI as appropriate near-term annexation areas based on:

- location and/or development status,
- opportunity for economic growth and job creation,
- relationship to other projects,
- status as city-owned properties,
- city interest in compatible development at the edge of City limits and/or
- consideration of timing/efficiency to annex a number of properties at the same time.

When land is not annexed, regardless of location within the city's SOI, the County establishes and

retains control over land use and development. With annexation, the City will have greater oversight of development within the SOI with direct implications regarding the appropriateness of use, development intensity, job creation, and potential future revenue to the city. Exhibit- 2 provides a map of the five proposed annexation areas throughout the City's SOI.

Exhibit- 2 Proposed Annexation Areas



The proposed annexation areas identified in the above exhibit (see also Attachment 2) combine city-initiated and owner-initiated proposals and will ultimately expand the City's jurisdictional authority by approximately 764 acres. The proposed annexation areas are already within a city-served Fire District (Spring Lake Fire District) and City Police have a reciprocity agreement with the County. The full breadth of City services will now be supported in these areas after annexation, including utility service, and comprehensive Police response services and waste management services.

The five identified annexation areas include:

- The Barnard Area, where development was recently approved under the authority of Yolo County, and where the City has provided water and sewer service to development through approved service agreements;
- Westucky Area, identified in the 2035 General Plan as a disadvantaged community and therefore triggers annexation due to the proximity to the Barnard annexation area;
- Pirmi industrial area, where City services are already provided to privately developed and owned industrial properties and where the city owns two properties, including a stormwater facility;
- City-owned properties at the Woodland Sports Park, and
- Northeast Industrial Area, identified in the General Plan as a future opportunity site for economic growth, employment generation, and property and sales tax revenue.

The rationale for consideration of each annexation area is outlined in the following Discussion section of this report, followed by a summary of next steps in the annexation regulatory process.

Summary of actions taken to date in furtherance of annexation consideration:

- *Municipal Service Review*

On January 24, 2019, Yolo LAFCo ratified the adoption of the 2018 Municipal Service Review and SOI Update for the City of Woodland, at which time the city's SOI was updated to coincide with its 2006 voter-approved Urban Limit Line. The combined 764 acres proposed for annexation is located within the current City of Woodland SOI.

- *Public Outreach*

In August of 2021, staff began preliminary outreach to property owners to initiate discussion and address any question or concerns regarding the proposed annexations.

A majority of the properties in the Westucky annexation area are under a Memorandum of Understanding (MOU) with the City requiring future annexation in trade for prior authorized connection to City services such as sewer and water.

In all cases, staff sent informational notices regarding the proposed annexations, outlining the process and providing preliminary Frequently Asked Questions (FAQ). From the mailing, staff received only three inquiries about the annexation from property owners. Two property owners reached out from the Pirmi area related to any increase in taxes and a property owner in the Barnard annexation area inquired about the City's General Plan flood study designation for the area and the proposed annexation timeline.

- *Informational Annexation Overview Reviewed by City Council*

On August 17, 2021, staff provided an annexation update to the City Council regarding the pending petition for the five proposed annexation areas from property owners in addition to city-initiated areas in the City's SOI. The Council directed staff to pursue these entitlements through a combination of private project-based funding and general fund allocation (for the annexation of City properties).

- *Pre-Annexation Tax Sharing Agreement*

A Tax Share Agreement was approved by the City Council for the Northeast Industrial Area on February 20, 2018, and on November 8, 2022 for the remaining annexation areas.

- *California Environmental Quality Act (CEQA)*

Staff worked with AECOM consulting to conduct a General Plan consistency review for project clearance under CEQA.

Discussion:

The following is an overview of the proposed annexation areas along with the total acreage, parcel information, General Plan Designation, and pre-zoning. Each of the areas designated for annexation has unique characteristics that were factors for their inclusion into the larger Citywide annexation proposal.

Proposed Annexation Areas

BARNARD AREA (#1) - 11.46 ACRES

Assessor Parcel Numbers: 027-430-001, 002, 003, 004, 005

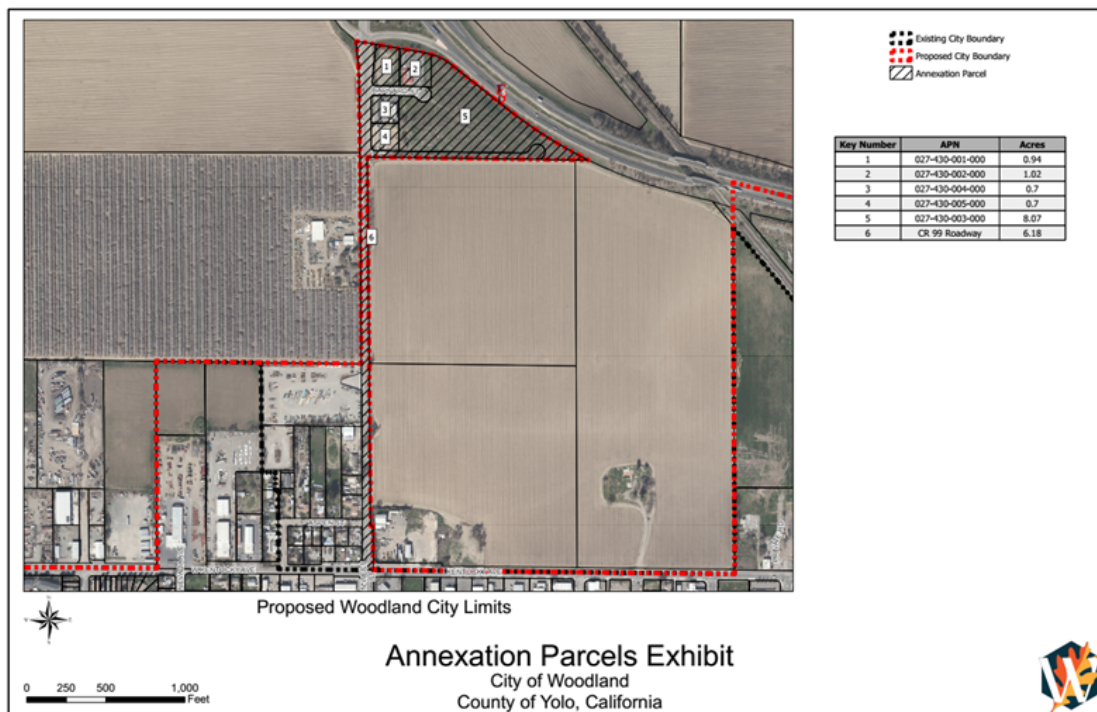
General Plan Land Use Designation: Flood Study Area (FSA)

Proposed Pre-Zoning Designation: Flood Study Area (FSA)

The Barnard Area is located in the southeast quadrant at the intersection of County Road 99 and Interstate-5. The area was identified as a potential annexation area due to its proximity to Interstate-5 and recent development applications with Yolo County that requested sewer and water services from the City. This area was identified in the City General Plan as a future growth area for its highway commercial uses; however, it is currently located in the flood plain and designated in the 2035 General Plan as a “Flood Study Area.” Due to life safety issues, this area requires an overall flood solution before further development can occur.

The Barnard Area is located in the southeast quadrant at the intersection of County Road 99 and south of Interstate-5 as shown in Exhibit-3. Interstate 5 serves as the northwest to southeast boundary of the Barnard Annexation Area, with undeveloped and agricultural land uses to the north of Interstate 5 and to the west, southwest, and south of the Barnard Annexation Area.

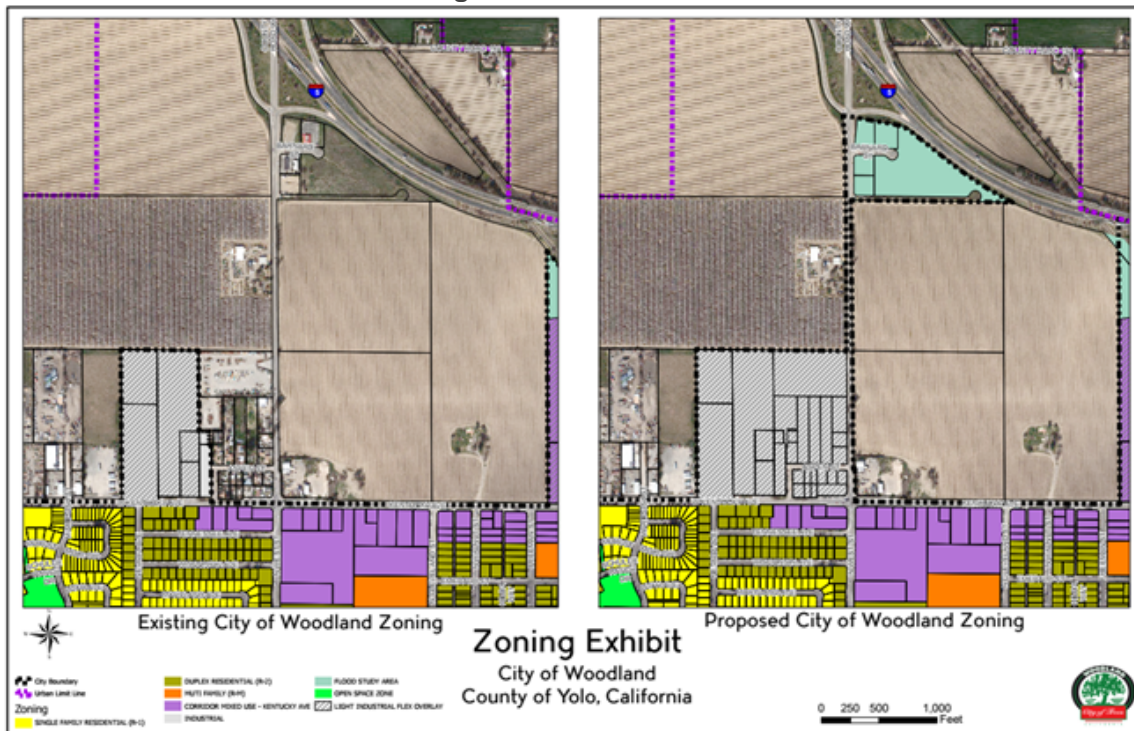
Exhibit – 3 Barnard Area Parcels



The Barnard Annexation Area is relatively undeveloped, but over the years, the City has received a number of requests from Yolo County to review proposed development projects in this area where the City currently provides sewer and water service. An existing restaurant as well as a gasoline station with an attached convenience store are located in the northwest portion of the Barnard Annexation Area. As previously noted, an existing MOU is in place with the property owners to annex upon request of the City in exchange for services provided. The County has recently entitled two new service/gas stations in this location.

The City has had ongoing communication with Yolo County and the property owners with active development proposals in this area to coordinate annexation with the current project review occurring with Yolo County. The City is also currently providing services to the Barnard Area under the MOU and given that additional development is moving forward under County review, the City is looking to receive a fair share of the tax revenue from the areas we currently service, Exhibit-4.

Exhibit – 4 Barnard Area Prezoning



WESTUCKY AREA & COUNTY ROAD 99 (#2) - 16.10 ACRES

Assessor Parcel Numbers: 027-081-002, 003, 004, 005, 006, 007, 012, 013, 014, 015, 016 027-082-001, 002, 012, 014, 015, 016, 019, 022, 023, 024, and 027-440-014.

General Plan Land Use Designation: Industrial/Light Industrial Overlay (I/LIO)

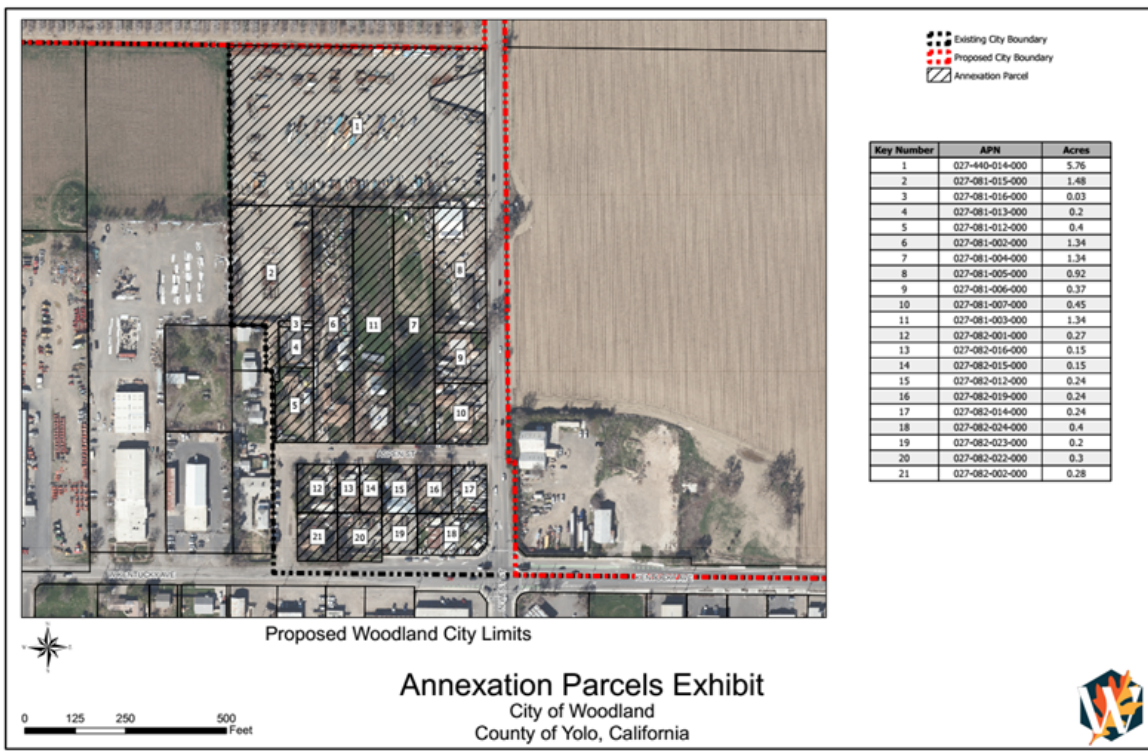
Proposed Pre-Zoning Designation: Industrial/Light Industrial Overlay (I/LIO)

The Westucky Area is a small residential pocket located at the northwest corner of Kentucky Avenue and County Road 99 as shown in Exhibit-5. As mentioned previously as part of State annexation requirements through LAFCo and outlined in the Cortese-Knox-Hertzberg Act (CKH), disadvantaged islands or fringe communities must annex along with any surrounding areas slated for possible annexation. The Westucky Area was identified in the City's 2035 General Plan as a "disadvantaged community" and under State guidelines is therefore considered for annexation with the adjoining Barnard Area. For cities, a "disadvantaged unincorporated community" is defined as a fringe or island community in which the median household income is eighty percent or less of the statewide median household income.

According to an income survey conducted by Yolo County in 2013, the unincorporated Westucky residential community has approximately 88 percent of residents with households that qualify as Low-Income (between 51 and 80 percent of area median income), Very Low-Income (31 to 50 percent AMI), or Extremely Low-Income (below 30 percent AMI). Located immediately north of Kentucky Avenue and west of West Street within the SP-3B the area is comprised of a mix of existing homes and industrial uses. Under the City's General Plan, the land use designations surrounding the Westucky area include Industrial/Light Industrial Overlay to the north and west, and Specific Plan-3A to the east.

Additionally, LAFCo regulations do not allow annexation islands of land, therefore the stretch of County Road 99 from the current City limits to the I-5 interchange is also proposed as part of the annexation.

Exhibit – 5 Westucky Area Parcels

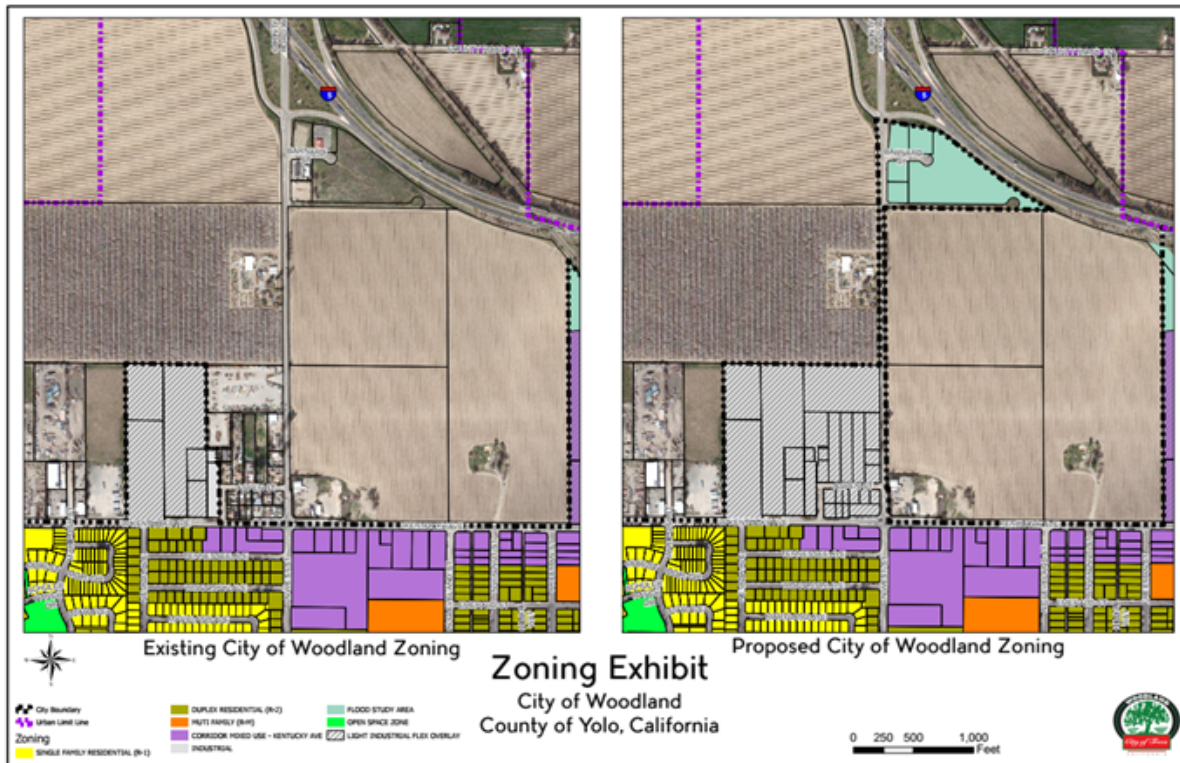


Additionally, in 2016, as part of the Memorandum of Understanding (MOU) between the City of Woodland and Yolo County, the fifteen (15) parcels located within the Westucky Area (APNs listed above) were identified for the extension of water and sewer service (Resolution No 2016-09/LAFCO No. 921). Each property owner in the subject territory signed an associated agreement with the City of Woodland approving the service extension and agreeing to annexation upon future request of the City.

The City is now looking to fulfill the terms of the agreement for the annexation of the Westucky parcels. The City has reached out to all property owners that are part of the original agreement (as well as current property owners, if different) to provide notification of the proposed annexation.

The area is designated under the City's General Plan as Industrial with a Light Industrial Overlay (I/LIO). The pre-zoning for this area is proposed to remain consistent with the General Plan as I/LIO, Exhibit - 6.

Exhibit – 6 Westucky Area Prezoning



PIRMI AREA (#3) - 76.43 ACRES

Assessor Parcel Numbers: 027-340-005, 008, 010, 020, 022, 027, 033, 034, 035, 037, 038.

General Plan Land Use Designation:

Industrial/Light Industrial Overlay (IN/IF)

Flood Study Area (FSA)

Public/Quasi Public (PQ)

Proposed Pre-Zoning Designation:

Industrial/Light Industrial Overlay (I/LIO)

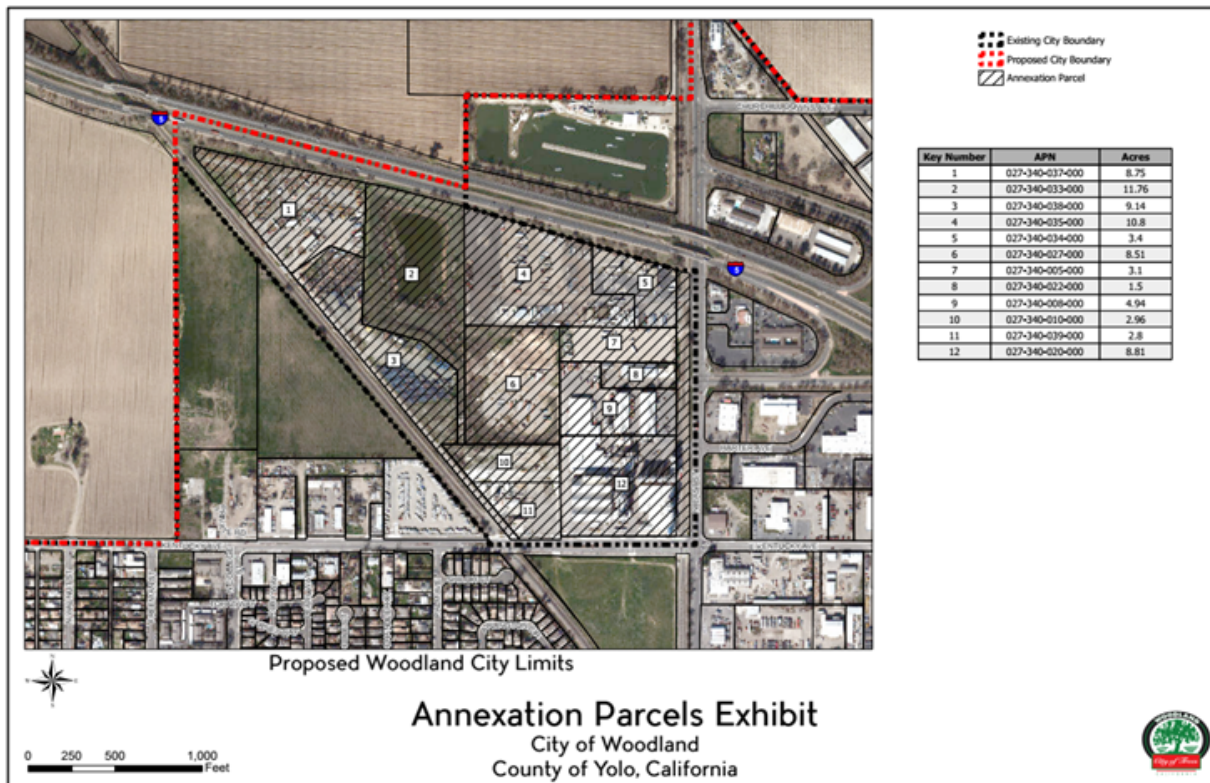
Flood Study Area (FSA)

Public/Quasi Public (PQ)

The Pirmi Area Annexation is located on the northwest corner of Kentucky Avenue and East Street, just south of Interstate-5. The Pirmi Area is identified by the City as a potential annexation area because of its proximity to existing Industrial and Light Industrial areas/uses already located within the City of Woodland. Interstate 5 serves as the Pirmi Annexation Area's northern perimeter and East Street as the eastern perimeter, also running adjacent to Union Pacific Railroad tracks, Exhibit-7.

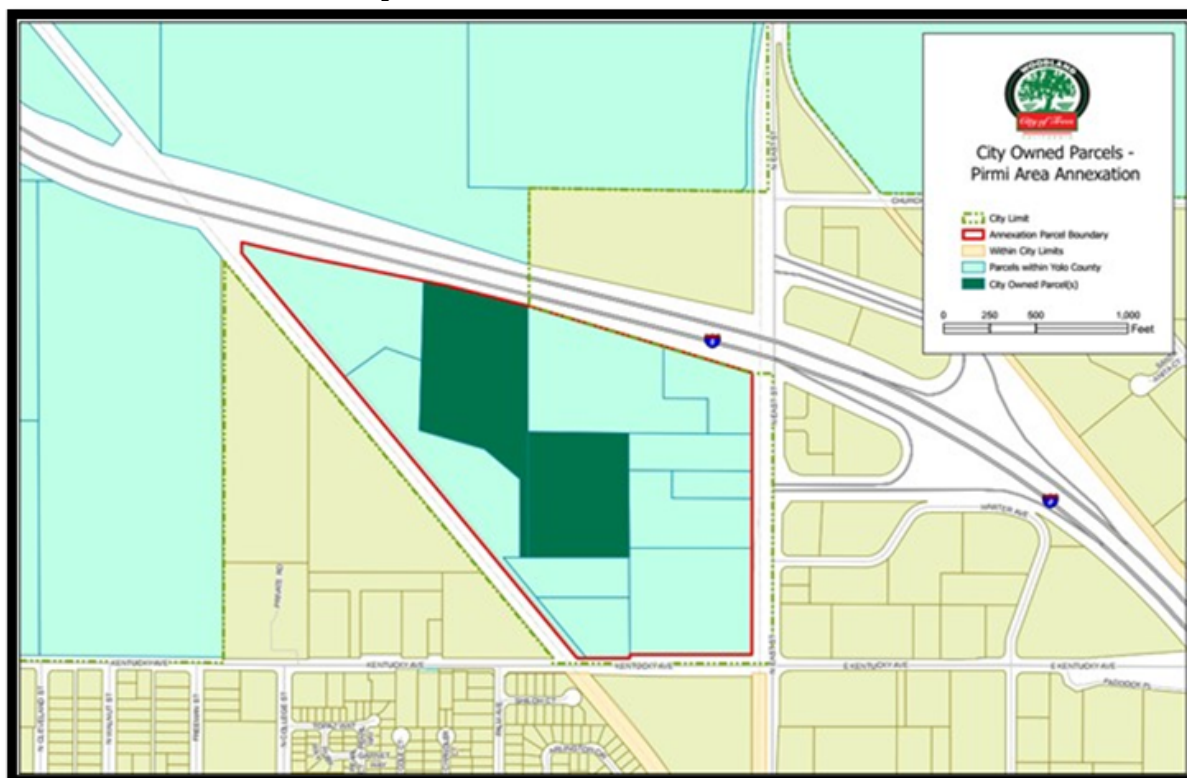
A majority of the area is developed with industrial uses such as agricultural processing, trucking, and heavy equipment storage. The area is surrounded almost entirely by developed property already located within the City of Woodland. A stormwater detention basin exists in the public-open space designated area in the northwest corner of the annexation area on land currently owned by the City of Woodland, see Exhibit-8 below.

Exhibit – 7 Pirmi Area Parcels



Annexation of this area will bring entitlement oversight under the jurisdiction of the City and will allow future new development or expanding businesses the ability to more easily connect to City water and sewer service without an out-of-agency agreement or MOU.

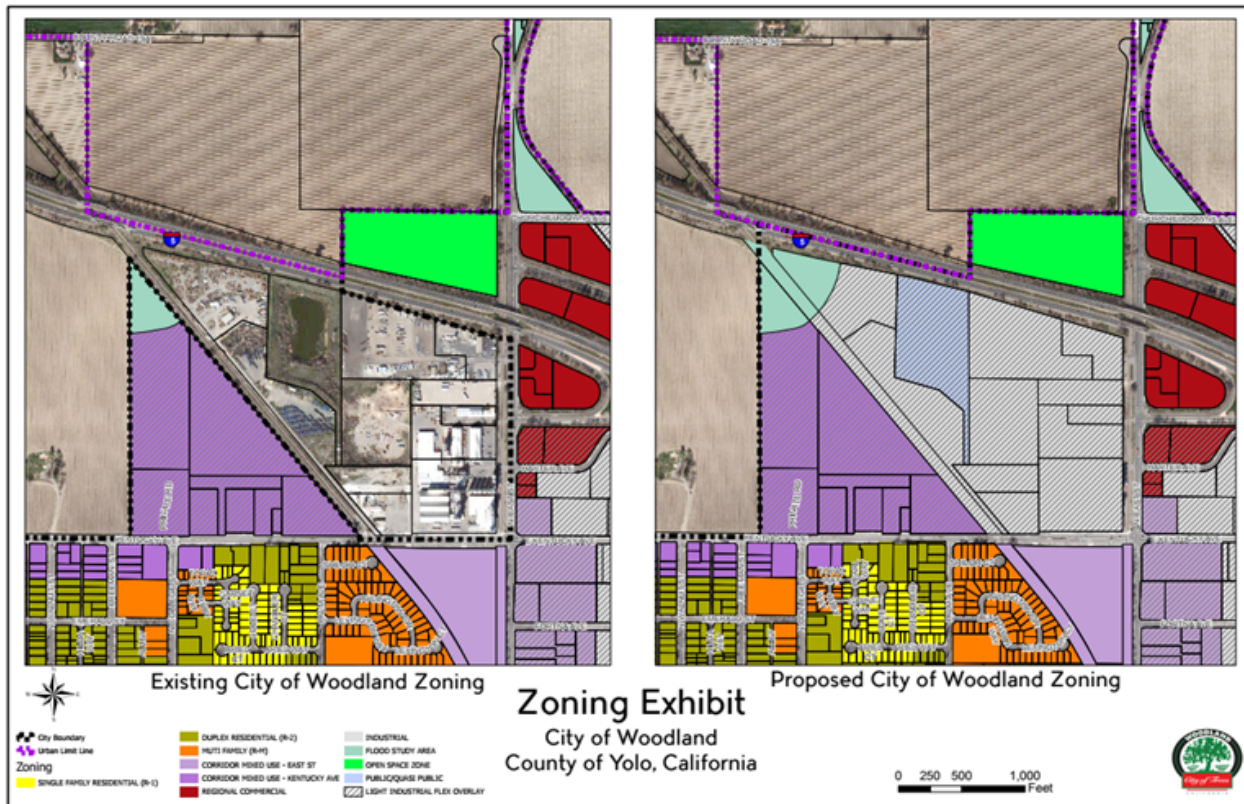
Exhibit – 8 Pirmi Area City-owned Parcels



The land east of the annexation area is designated by the City as Regional Commercial and Corridor Mixed Use/Light Industrial Overlay; 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. The pre-zoning for this area is proposed to remain consistent with the General Plan as shown in Exhibit-9.

Exhibit – 9 Pirmi Area Parcels



SPORTS PARK PARCEL (#4) - 40.04 ACRES

Assessor Parcel Numbers: 041-080-002

General Plan Land Use Designation: Public/Quasi Public (PQ)

Proposed Pre-Zoning Designation: Public/Quasi Public (PQ)

The Sports Park Parcel is located east of the existing City Community Center and baseball diamonds, just south of Sports Park Drive, as shown in Exhibit-10. The Sports Park Annexation Area is currently developed as a community park with a baseball field and minor supporting infrastructure. This is a City-owned parcel and is being proposed for annexation for future community recreational uses, Exhibit-11.

The surrounding open space to the east and south is outside the Woodland City Limit but is within the City's SOI and is zoned by Yolo County as Agricultural Intensive and designated by the City as Public/Quasi Public. State Route 113 runs southwest to northeast near the Sports Park Annexation Area eastern boundary. Land to the west is designated Public/Quasi-Public and includes the City's Community and Senior Center. Land to the north across Sports Park Drive is designated Low-Density Residential and contains single-family residential homes. Any proposed Capital Improvement Project by the City for the parcel will be able to proceed uninhibited if the City has full control of the parcel within the City limits.

The area is designated under the City's General Plan as Public Quasi Public (PQ). The pre-zoning for this area is proposed to remain consistent with the General Plan, as PQ, Exhibit-12.

Exhibit – 10 Sports Park Parcel

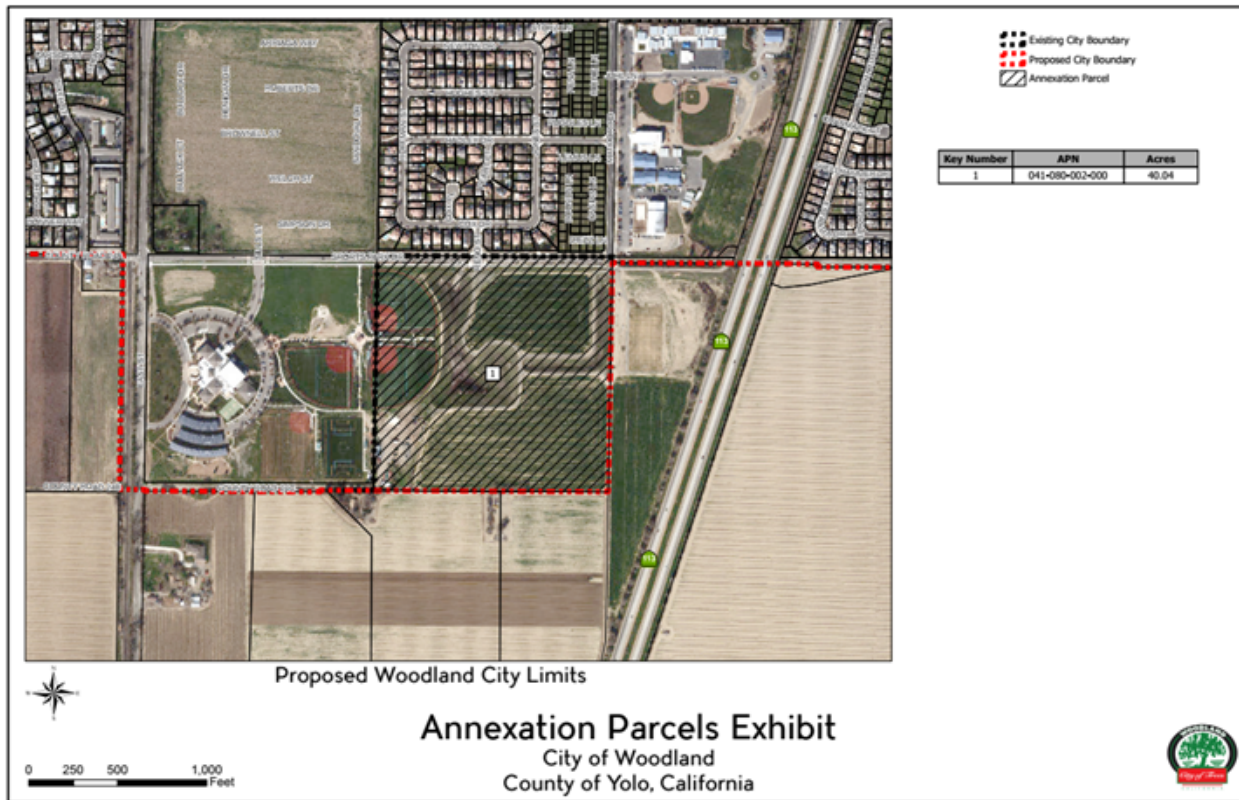


Exhibit – 11 Sports Park City-owned Parcel

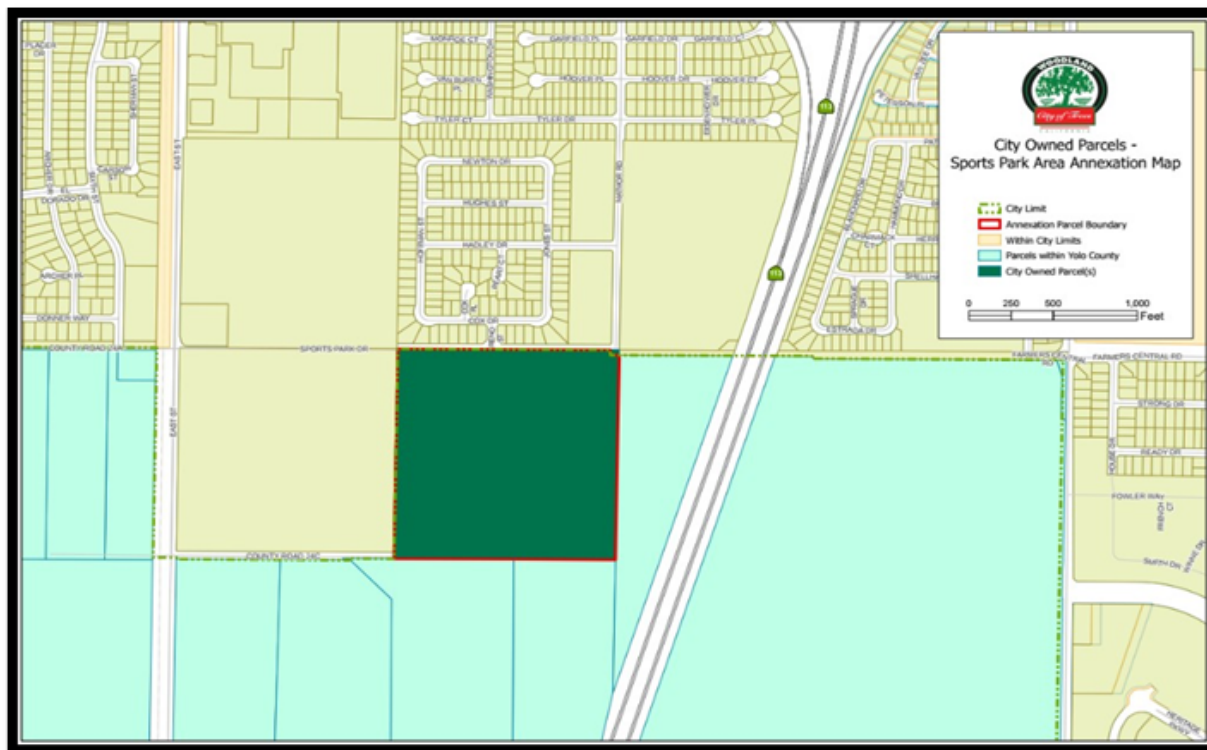
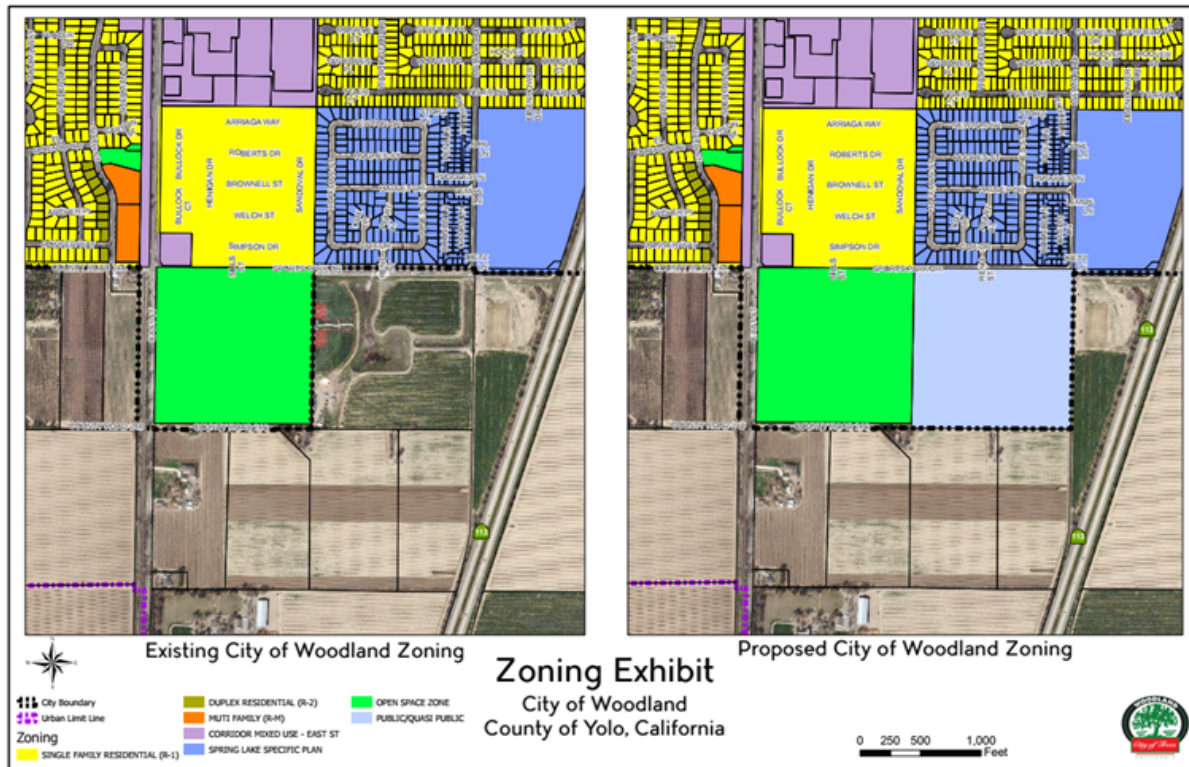


Exhibit – 12 Sports Park Parcel Prezoning



NORTHEAST INDUSTRIAL AREA (#5) - 616 ACRES

Assessor Parcel Numbers: 027-210-007; 027-350-001, -051; 027-360-042, -043, -044,-045; 027-370-008, -009, -019, -029, -034, -035.

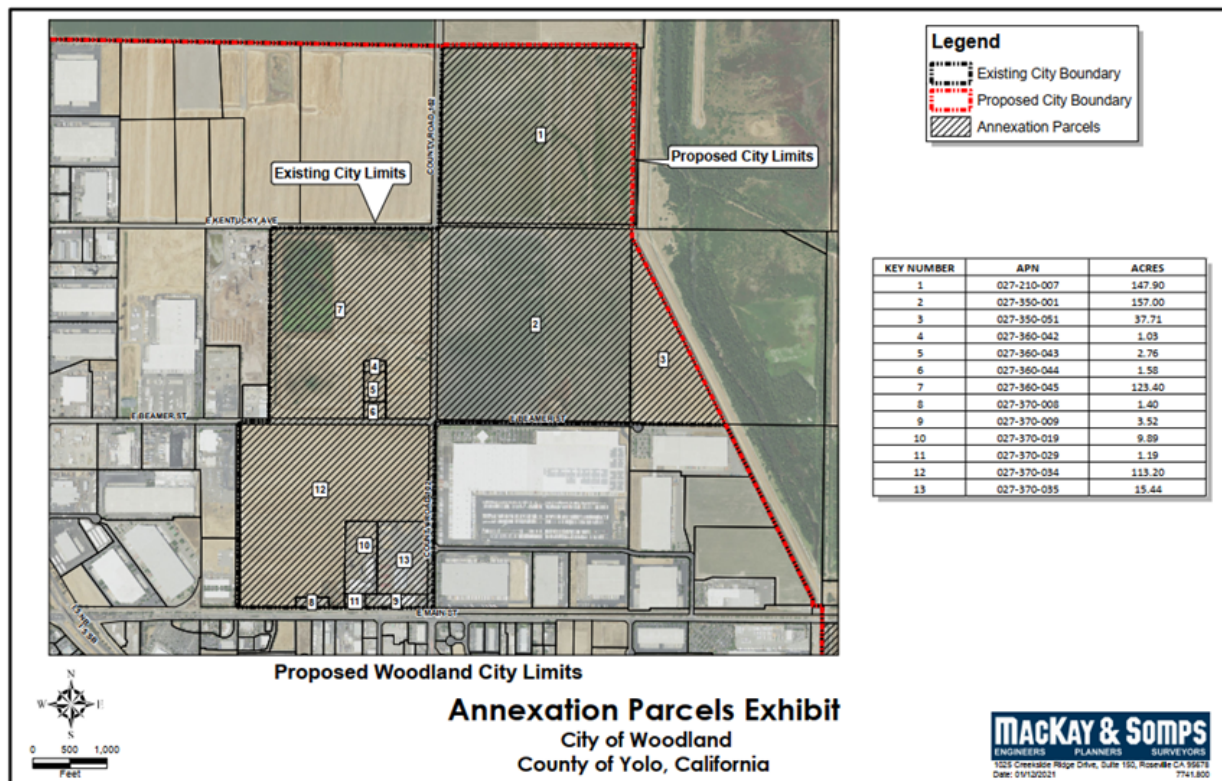
General Plan Land Use Designation: Industrial (I) and Flood Study Area (FSA)

Proposed Pre-Zoning Designation: Industrial (I) and Flood Study Area (FSA)

The broader northeast industrial area, located east of East Street and along County Road 102 is an area poised for future growth and business development. The eastern half of the area, generally east of Pioneer Avenue, is specifically identified in the General Plan as an opportunity site for future development of “larger industrial uses on larger parcels” such as warehouse and logistics centers, processing, manufacturing, and refining operations and similar uses with supporting commercial services and office space.

The Northeast Industrial Annexation Area is approximately 616 acres located in the northeastern portion of the City’s SOI, west and east of CR102, and north of E. Main Street (Exhibit -13). The Northeast Industrial Annexation Area, was initiated by five of the majority property owners in the area to provide more “shovel ready” sites for future development consistent with the land use and zoning designations of the Woodland General Plan and Zoning Code. Upon receiving the applications, city staff reached out to three additional property owners representing approximately 6.3 acres located within the larger 616-acres, to gauge their support of the annexation (areas numbered 4, 5,6, 8 and 11 in Exhibit 13 below). All three property owners expressed support for annexation. For the purposes of this report, the Flood Study Area running along the city’s easterly boundary of the Urban Limit Line is considered a part of the Northeast Industrial Annexation Area.

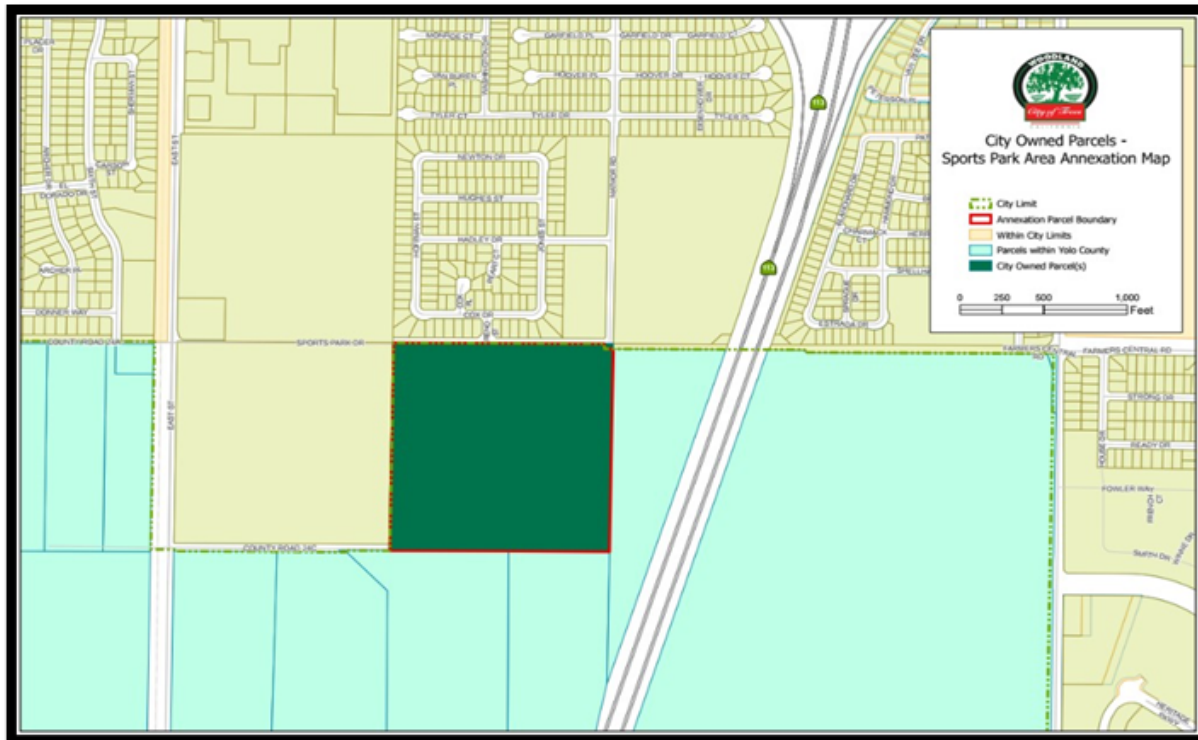
Exhibit – 13 Northeast Industrial Area Parcels



Within the Northeast Industrial Annexation Area, the City owns one, 123-acre parcel where it maintains existing City stormwater management facilities, Exhibits-14. A smaller portion of the city property is owned and operated by Friends of the Mission in support of the City's unhoused population. The service-based campus include, an emergency shelter and transitional housing facilities and a treatment facility currently under construction and is located immediately adjacent to the city parcel, north of Beamer Street.

Additional properties within the Project Area include the Adams Grain Co facility, Woodland Welding Works and Sierra Railroad Co, all located immediately north of E. Main Street at the southernmost boundary of the annexation area. Pre-zoning for the annexation area is consistent with the General Plan's Industrial and Flood Study Area Land Use Designations as shown in Exhibits-16, below.

Exhibit – 14 Northeast Industrial Area Parcels

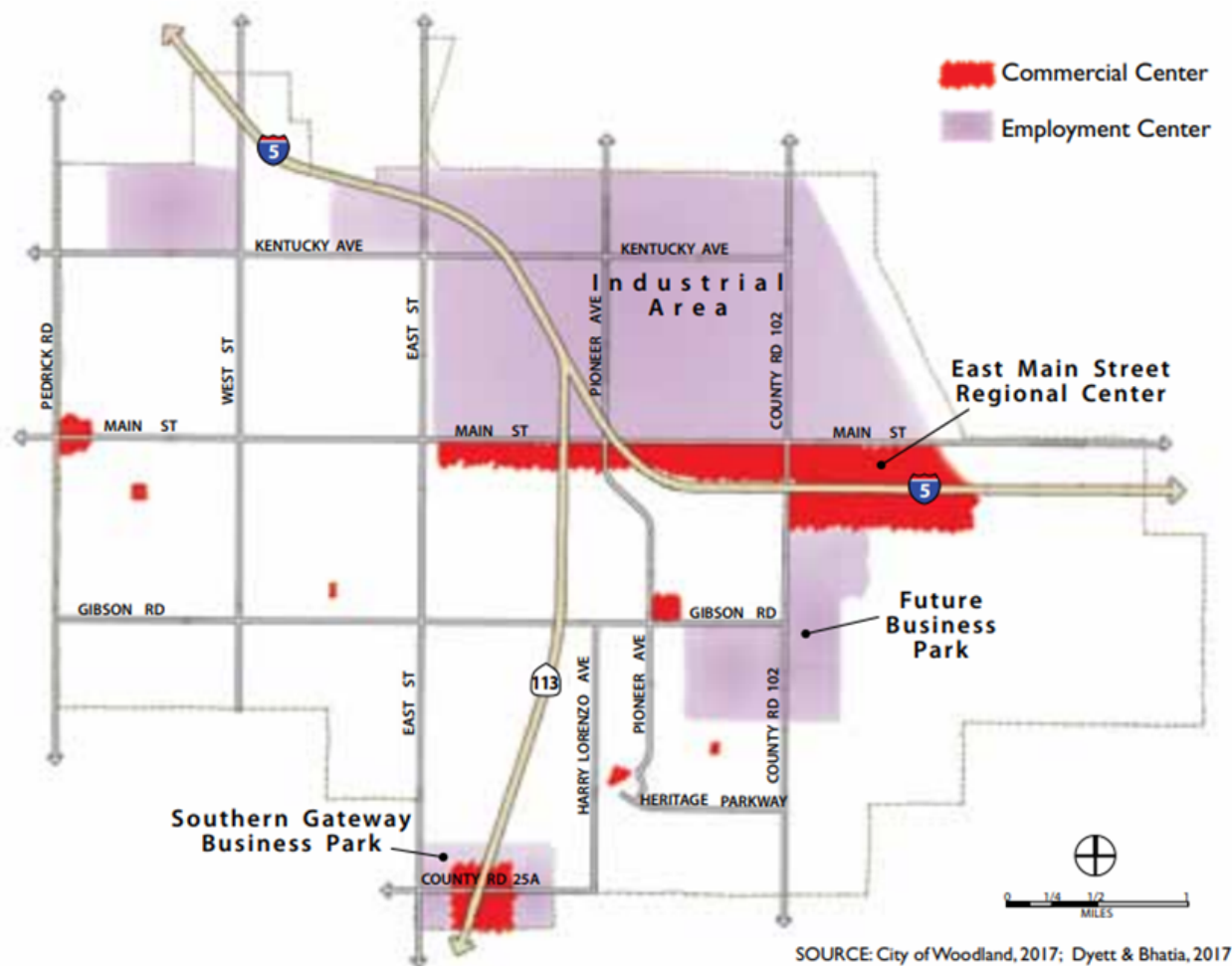


Land within the Northeast Industrial Annexation Area is predominantly undeveloped, with just under 40 acres of industrial development directly northwest of the intersection of East Main Street and County Road 102, and an existing drainage basin within the parcel north of East Beamer Street and West of County Road 102. There are no immediate plans for development; however, annexation would allow for a more streamlined process when and if future development should occur. At build out, it is anticipated that the annexation area will accommodate over 6 million square feet of industrial development as well as supporting commercial and retail uses, consistent with development priorities and vision of the 2035 General Plan.

Much of the Northeast Industrial Area is located within a 100 and 200-year flood plain. Any future development would be subject to offsite flood impact analysis and would likely require elevated building pads above the floodplain. It is beneficial for the Northeast Industrial Annexation Area to be located within the City's municipal boundary to prevent underutilization or inefficient use of land and conflicting uses with a future flood control project. Development is not permitted within the FSA until the boundaries of the property to be developed receives adequate flood protection as required by the General Plan through the development of a future flood project are determined or other means that are reviewed and determined to be satisfactory by the City Engineer.

The Northeast Industrial Annexation Area is also identified in the General Plan as a focus area for economic growth based on the potential for employment generation (Exhibits-15) as well as property and sales tax revenue. As noted above, a Tax Exchange Agreement entered into by the City and Yolo County in February 2018, provides favorable terms for the city's share of future property tax revenue, a foundational source of revenue for the Woodland General Fund.

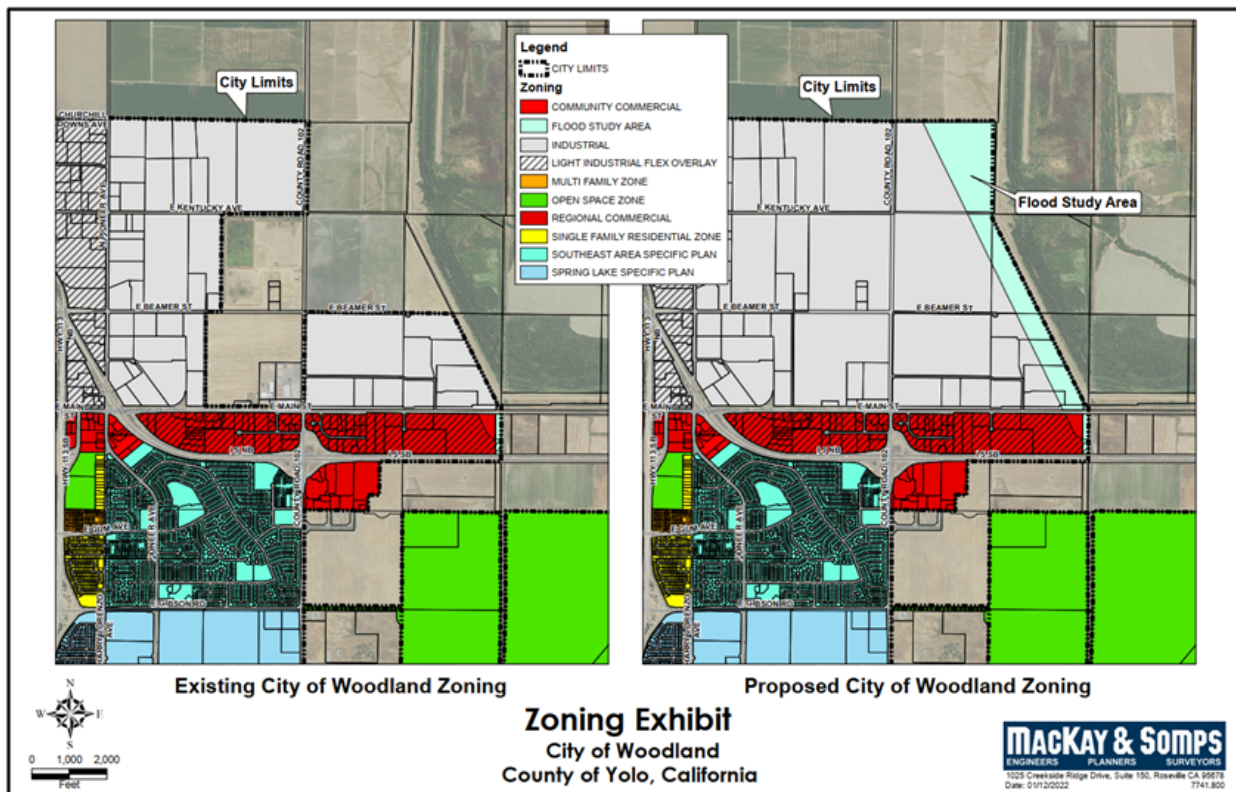
Exhibit – 15 Industrial Employment Center Areas



Additional land inventory is needed to support both existing Woodland-based companies looking to expand operations, and for new companies looking to locate in the city. The availability of land and/or building square footage for industrial uses is historically low, ranging from zero to three percent vacancy over the last several years. Industrial vacancy rates have hovered around one percent since 2021 and remain one of the lowest in the region. The Sacramento region's industrial market similarly experienced significantly low vacancy rates between 2.4 and 3.1 percent; record lows for the region. (Source: CBRE Research, Q2 2023).

Annexations of the proposed areas is consistent with the City's planning assumption over the horizon of the 2035 General Plan, includes pre-zoning consistent with the 2035 General Plan land use designations for the respective areas, and does not propose any land use designation changes nor physical changes within the proposed annexation areas.

Exhibit – 16 Northeast Industrial Area Prezoning



In order to specify the manner in which the necessary infrastructure, public facilities, and other programs or services as provided in the Northeast Industrial Annexation Area will be constructed and/or operated and financed, among other matters, the City and each property owner within the Northeast Annexation Area intend to have entered into Development Agreements in the attached form, which will be modified for each individual property owner (Attachment 6). Key terms of the Development Agreements, consistent with the goals and policies of the General Plan, include:

- 30 year agreement term.
- At the City's request, within four years of annexation, Property 1 (Exhibit 13 above) shall dedicate up to 70 acres to the City at no cost for possible future flood control project.
- Allocation of funds to City for fair share contribution to a possible future flood control project.
- Applicants shall fund a Transportation Demand Management assessment to reduce Vehicle Miles Traveled consistent with General Plan Policy 3.A.4.
- Construction of a Northeast Industrial Area gateway monument sign near E. Main Street and CR102.
- Install and maintain landscaping along the north side of E. Main Street from CR102 west to the annexation area boundary.

Next Steps in the Annexation Process

- *Pre-zoning*

Staff is currently at the point in the annexation process that the Planning Commission reviews the "pre-zoning," associated with annexation. The recent adoption of the General Plan provided the annexation areas with a land use designation but did not create Zoning for the individual properties. The action of "pre-zoning" provides a preliminary zoning designation in anticipation of formally completing the annexation process. The zoning becomes effective upon annexation.

- *Resolution of Intention*

City Council adopts a Resolution of Intention to annex the land within the boundaries of the annexation areas pursuant to the Cortese-Knox-Hertzberg Act (CKH). The resolution indicates that the proposed annexation is in compliance with the adopted SOI and ULL, and delineates the boundary of the annexation request. The Resolution of Intention for annexation will include authorization for the City Manager to file an application with LAFCo. The Resolution of Intention and pre-zoning action/authorization become part of the annexation application to LAFCo.

- *Formal LAFCo Application*

Once an application is made to LAFCo, the agency will notify property owners of the formal annexation application proceedings. Ultimately, the LAFCo Board must vote to approve or deny the application in a public hearing. LAFCo will forward the boundary changes to the County Recorder and to the State of California to be enacted.

It is anticipated that a formal recommendation on the Northeast Industrial Area and Citywide annexations will be presented to LAFCo in early December for review by the end of 2023.

Upon annexation, municipal services provided by the City will include: library; storm drainage; water and wastewater; police and fire protection; planning and zoning; parks and recreation; construction and maintenance of streets, roads, and infrastructure; and general administrative support services. The City will also take over responsibility for development review, including land use entitlements and building permits and inspections, as well as public works including street maintenance and construction and operation.

General Plan and (Pre) Zoning Consistency

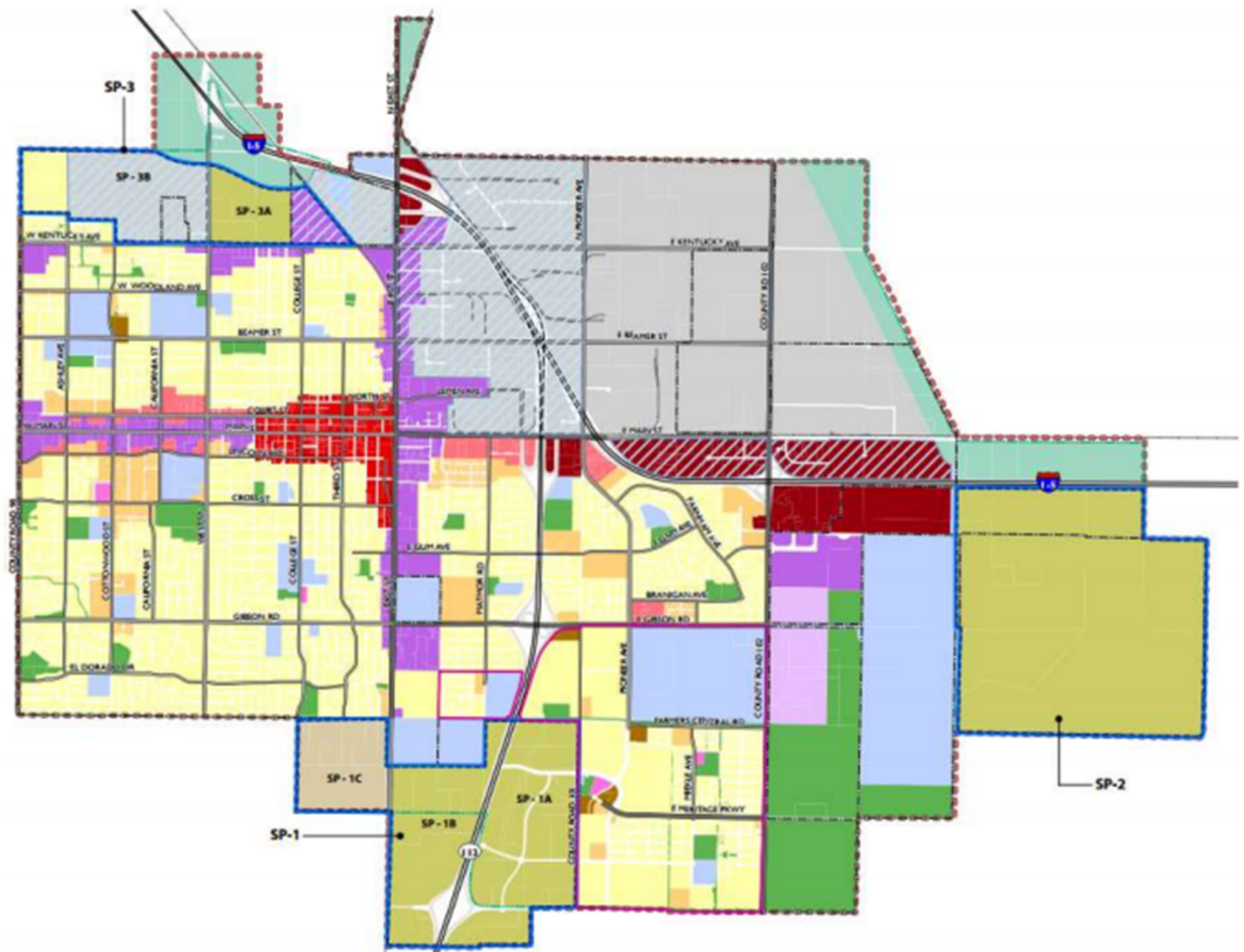
The City of Woodland 2035 General Plan established land use designations for the entirety of land within the 2006 voter approved Urban Limit Line and SOI boundary. Future development and pre-zoning will remain consistent with the General Plan land use designations as outlined in the description of the annexation areas and in the table below (Table-1 & Exhibit-17). Prezoning will take effect upon approval of the annexation by the Yolo LAFCo Commission.

The following sections outline the proposed annexation in consistency with the City's General Plan Goals and Policies.

Table – 1 Prezoning General Plan Consistency

Annexation Area	Existing Yolo County Zoning	Existing City of Woodland General Plan Designation	Pre-zoning
Annexation Area 1: Barnard Annexation Area	Highway Service Commercial (C-H)	Flood Study Area (FS)	Flood Study Area (FS)
Annexation Area 2: West Kentucky Annexation Area	Agricultural Intensive (A-N); Local Commercial (C-L); Low Density Residential (L-R); Public/Quasi-Public (PQP); Residential Rural-2 acre (RR-2);	Industrial (I)/Light Industrial Flex Overlay (IF)	Industrial (I)/Light Industrial Flex Overlay (IF)
Annexation Area 3: Pirimi East Street Annexation Area	Heavy Industrial (I-H)	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)	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)
Annexation Area 4: Sports Park Annexation Area	Agricultural Intensive (A-N)	Public/Quasi Public (PQP)	Public/Quasi Public (PQP)
Annexation Area 5: Northeast Annexation Area	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)	Industrial (I) Eastern perimeter designated as Flood Study Area (FSA)	Industrial (I) Eastern perimeter designated as Flood Study Area (FSA)

Exhibit – 17 General Plan Land Use Map



2035 General Plan Land Use Map

Policy 2.A.2 Finite Land Resources. *Given that the ULL serves to make land availability within the city a finite resource, maintain high expectations for development.*

General Plan Consistency: The County has continued to receive development proposals for the proposed annexation areas and annexation is a way to have greater control over the development in these growth areas. Upon annexation, the City will have full review authority on all new development proposals and/or entitlements to assure future development meets the City's General Plan Goals and Policies.

Policy 2.B.3 Tax Sharing. *As new growth areas are annexed to Woodland, advocate for favorable tax-sharing agreements that ensure that the City receives the revenues necessary to support the required municipal services and infrastructure required in new growth areas.*

General Plan Consistency: The City has an approved tax sharing agreements for all proposed annexation areas.

Policy 2.B.4 Development Agreements. *Use Development Agreements to maximize public benefit (beyond conditions of approval and mitigation measures) from new growth in Specific Plan areas and other major developments.*

General Plan Consistency: Development Agreements are required of the primary landowners in the Northeast Industrial Annexation Area.

Policy 2.B.5 Coordination. *Consult with other agencies and jurisdictions, including Yolo County, the Yolo County Local Agency Formation Commission (LAFCo), the Woodland Joint Unified School District (WJUSD), the Sacramento Area Council of Governments (SACOG), the Yolo County Transportation District (YCTD), and the Yolo County Resource Conservation District, as Specific Plan Areas are being planned to ensure that services and infrastructure can be adequately extended to serve new growth.*

General Plan Consistency: The City has been in coordination with Yolo County and LAFCo during preliminary discussions regarding the proposed annexation and throughout the planning process.

Policy 2.B.6 Other Development in Unincorporated Areas within the ULL. *Prior to the provision of City services to unincorporated areas within the ULL, require those unincorporated properties to be annexed into the City, or require a conditional service agreement to be executed agreeing to annex when deemed appropriate by the City.*

General Plan Consistency: Three of the proposed annexation areas are currently connected to sewer and water services and annexation will fulfill the requirement in the signed MOUs for these areas to annex upon request of the City. City services are available proximate to the remaining proposed annexation areas. Annexation will allow future development the ability to connect to these city services without the need for a conditional or out-of-agency services agreement. All areas are currently served by City Fire and Police. All areas are also currently served by Waste Management, although it is anticipated that service rates will be reduced for properties annexing into the city.

Policy 4.C.5 Strategic Land Inventory. *Maintain an adequate amount of land properly zoned, consistent with the General Plan, and ready to be expeditiously developed, redeveloped, and/or revitalized for economic development and job creation. The land inventory should include parcels of a range of sizes, locations and job-supporting land use designations in order to support a wide variety of industries and development needs.*

General Plan Consistency: Availability of land and/or building square footage for industrial uses remains historically low, ranging from zero to three percent vacancy over the last several years. Additional land inventory is needed to support both existing Woodland-based companies looking to expand operations and for new companies looking to locate in the city. There is significant interest in land availability for manufacturing as well as warehouse and logistic uses. Several companies interested in locating in Woodland have invested elsewhere due to lack of industrial inventory and/or land. The proposed annexation will incorporate over 400 acres of land for future industrial development. Additionally, the City identified key areas within the SOI that have existing and proposed development that allow the City to realize increased tax benefits and have greater influence on overall buildout within the SOI.

Policy 2.K.3 Northeast Industrial Area. *Promote clustering of industrial uses into areas that have common needs and impacts in order to maximize their efficiency and minimize conflicts. Provide for industrial uses that require a larger footprint on the east side of the northeast industrial area. Provide for smaller uses on the west side.*

General Plan Consistency: Properties suitable for future development within the proposed Northeast Industrial Annexation Area generally range in size from 113 to 157 acres, allowing for larger building and use footprints along the CR 102 corridor north of E. Main Street.

Policy 2.K.5 CR 102 North. *As the industrial area builds out, provide enhanced roadway and streetscape improvements to CR102 North to improve accessibility and the visual appearance of the eastern portion of the industrial area.*

General Plan Consistency: Annexation Development Agreements require the installation of an entryway monument sign near E. Main Street and CR102, identifying the Northeast Industrial Area as a professional industrial district. The Development Agreement also requires the installation of landscaping along the north side of E. Main Street, south of the railroad tracks, along the boundary of the annexation area to further enhance the visual appearance at this gateway location. As the area along CR 102, north of E. Main Street builds out, roadway improvements will largely consist of additional street lights, traffic signal(s), and additional road lanes or turn pockets as necessary to accommodate increased trip generation in these areas. Each development project will provide attractive on-site landscaping and signage along public right-of-ways, and any outdoor stored materials will be screened from public view by fencing and/or landscaping. Opportunities for public art will be explored where appropriate.

Fiscal Impact Summary:

Application and Processing.

The City entered into an Agreement for Advance of Funds with the project applicants to cover fair share costs incurred in processing the proposed annexation applications for the Northeast Industrial Annexation Area and the Barnard Annexation Area. The applicants covered staff time, city attorney fees, and consultant costs associated with processing the applications. Additionally, the City Council approved the use of matching General Fund money to cover any fair share expenses associated with the annexation of City property.

Fiscal Impact Analysis.

The California Revenue and Taxation Code requires a city seeking to annex property and a county affected by such annexation to agree upon an exchange of property taxes derived from the property and available to the city and county to pay for anticipated municipal and countywide services following the property's annexation. These agreements are known as Property Tax Revenue Exchange Agreements, or more commonly as "tax share agreements."

As part of the annexation, a Fiscal Analysis was prepared by the consulting firm BAE Urban Economics, for the annexation areas, excluding the Northeast area that already had a tax sharing agreement in place. The analysis includes an evaluation of both anticipated City expenditures to provide ongoing services to the identified annexation areas compared to current and expected revenues anticipated if development occurs in line with the development projections. The attached Fiscal Impact Analysis Memorandum provides a detailed summary of anticipated revenue, expenditures, and net fiscal impact (Attachment 3).

In brief, the total General Fund expenditures to support the full buildout of the Pirmi, Barnard and Westucky annexation areas identified in the Tax Exchange Agreement (Attachment 3) is projected to be just over two sixteen thousand dollars annually (\$216,149). The largest share of these costs is associated with police and fire services. Annual revenues to the City of Woodland General Fund by project buildout are projected at just over four hundred ninety thousand dollars (\$492,789). Most of these revenues are associated with property-related taxes, including direct property tax, In Lieu of Vehicle License Fee (ILVLF), and sales tax.

At full build out of the Plan Area, the development is projected to generate an annual General Fund surplus of just over two hundred seventy thousand dollars (\$276,646).

From the fiscal analysis, a tax-exchange agreement with Yolo County outlines an equitable fair share of existing and future tax revenue generated from these areas. In brief, the City agreed to share the property tax revenue with the County, each receiving 50% for the Pirmi, Barnard and Westucky annexation areas; the city receiving 100% of the property tax revenue for the Sports Park annexation area; and a revenue split of 30% County / 70% City for the Northeast Industrial area. The County will similarly receive a 50% share of Sale and Use tax revenue generated in the Barnard annexation area.

Infrastructure /Public Services/Municipal Service Review.

The City's recently updated General Plan 2035 and associated EIR provides analysis and implementation measures to ensure that the City has adequate facilities and capacity to accommodate existing and planned growth within its Sphere of Influence. General Plan policies require new development to fund its share of new construction, operations and maintenance such that growth should not result in a reduction in service levels or capabilities to existing service population.

As a general-purpose city, Woodland will provide essential municipal services to the areas upon annexation. The City will also take over responsibility for development review, including land use entitlements, building permits/inspections, and public works, as well as ongoing street maintenance, construction, and operation. The City has satisfactory staffing, equipment and resources, in part collected through project impact fees and/or maintenance districts, to respond to the demands for service in the proposed annexation areas without impacting existing services.

Planning, land use, and building and inspection services are provided by the City on a cost-for-service model. At the time of application, the City collects a service fee adequate to recover the costs of these services. These fees are updated as necessary to reflect current operating costs. Public Works services are funded through various sources, including the General Fund (property and sales tax) and special funds, including Gas Tax and Measure E and F sales tax. Capital improvements, repairs and maintenance are financed through a combination of utility user fees, Measure F, grants and the collection of Development Impact Fees. The City may also require new development to annex into one or more special taxing districts (e.g., Assessment Districts, Community Facilities Districts (CSD) to fund maintenance of specific operations. Development within the annexation area is subject to this annexation requirement.

Individual future development projects will connect to city services (water, sewer, and storm). Sewer and water, including recycled water, are available and proximate to a majority of the annexation properties. Storm drainage will generally be handled through the City's storm drainage system. The timing for roadway improvements are determined based on traffic analysis and trip generation/volume and are primarily a requirement of private development unless included in the city's Major Project Financing Plan (MPFP). Certain offsite improvements are captured in Development Agreements, including street light installation and landscape requirements.

Environmental Analysis:

Annexations are projects subject to the environmental review requirements of the California Environmental Quality Act (CEQA).

An Initial Study was prepared for the proposed annexations and contains the evaluation and discussion of potential environmental impacts. The analysis concluded that the proposed annexations would have no physical impacts on the environment and that the annexations qualify for an exemption, consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15183 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 Attachment 4, CEQA Initial Study).

As such, further environmental review is not required by CEQA for the proposed annexations. The City has conditioned the approval of the annexation on the implementation of applicable Conditions of Approval (Attachment 5) 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 as future development is proposed.

Legal/Public Notification:

Notice of Public Hearing was distributed to the following parties in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law on or before October 9, 2023:

- Legal advertisement was published in the Woodland Daily Democrat on October 8, 2023.
- Notices were mailed to all property owners and residents within the proposed annexation area boundaries
- Notices were mailed to all property owners and tenants/occupants within 300 feet of the boundaries of the annexation areas.

Copies of the factual staff report for the proposed project have been on file at City Hall since October 13, 2023.

Additionally, in August of 2021 prior to the formal public hearing, city staff mailed a courtesy notice to all property owners within each of the proposed annexation areas. The notice described the proposed annexation areas and relevant parcel and background information on any supporting MOU agreements with annexation requirements. Additionally, the notice provided a brief overview of the annexation process, addressed frequently asked questions, and provided city staff contact information for questions.

Recommendation for Action:

Staff recommends that the Planning Commission hold a Public Hearing and Adopt Resolution No.

PC23-_____ (Attachment 1), recommending City Council take the following actions regarding the annexation of 764 acres into the City of Woodland:

- Adopt Rezoning for the Northeast Industrial, Pirmi, Barnard, Westucky, and Sports Park Annexation Areas.
- Initiate annexation of approximately 764 acres into the City of Woodland with associated Conditions of Approval.
- Approve a Development Agreement by and between the City and each of the following property owners within the Northeast Industrial Annexation Area, including: California Compass Logistics Center, LLC, Knaggs Commercial Properties Company, L.P., Three M-K Investors, LLC, and Netaj, LLC and Woodland/Spreckles Industrial Business Park LLC

Prepared by: Megan Meier, Senior Planner

Reviewed by Erika Bumgardner, Principal Planner

Attachments:

1. Planning Commission Resolution
2. Annexation Map & Information Overview
3. YC and COW Tax Exchange Agreement
4. Woodland Annexation Initial Study_June 2022
5. Annexation Conditions of Approval
6. Woodland Development Agreement_Northeast Industrial Area Annexation

RESOLUTION NO. PC 23- _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND RECOMMENDING CITY COUNCIL TAKE THE FOLLOWING ACTIONS: APPROVE PREZONING FOR THE BARNARD, WESTUCKY, PIRMI, SPORTS PARK, AND NORTHEAST INDUSTRIAL ANNEXATION AREAS AND AMENDMENTS TO THE CITY OF WOODLAND ZONING CODE AND ZONING MAPS; REQUEST THE YOLO LOCAL AGENCY FORMATION COMMISSION PROCESS AN ANNEXATION APPLICATION FOR THE BARNARD, WESTUCKY, PIRMI, SPORTS PARK, AND NORTHEAST INDUSTRIAL ANNEXATION AREAS PURSUANT TO THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF 2000 AND AUTHORIZE AND DIRECT THE CITY MANAGER TO FILE AN ANNEXATION APPLICATION WITH THE YOLO LOCAL AGENCY FORMATION COMMISSION; APPROVE AND AUTHORIZE EXECUTION OF DEVELOPMENT AGREEMENTS BY AND BETWEEN THE CITY OF WOODLAND AND PROPERTY OWNERS WITHIN THE NORTHEAST INDUSTRIAL ANNEXATION AREA

BARNARD APN: 027-430-001, 002, 003, 004, 005

WESTUCKY APN: 027-081-002, 003, 004, 005, 006, 007, 012, 013, 014, 015, 016 027-082-001, 002, 012, 014, 015, 016, 019, 022, 023, 024, AND 027-440-014

PIRMI APN: 027-340-005, 008, 010, 020, 022, 027, 033, 034, 035, 037, 038

SPORTS PARK APN: 041-080-002

NORTHEAST INDUSTRIAL APN: 027-210-007; 027-350-001; 027-350-051; 027-360-042, -043, -044, -045; 027-370-008, -009, -019, -029, -034, -035

WHEREAS, in January, June and October 2021, the City of Woodland (“City”) received planning applications from four property owners representing a majority of land owners within the Northeast Industrial Annexation Area, requesting annexation of approximately 616 acres into the City; and

WHEREAS, in October of 2020 and February of 2021, the City received notification from Yolo County of two pending applications and a service requests for development occurring within the City’s Sphere of Influence (SOI) but outside of the city municipal boundary for the Barnard Area (Co Rd 99 and Interstate 5), an area that has an existing Memorandum of Understanding (MOU) with the City to annex upon the future request of the City; and

WHEREAS, the City identified other areas within the SOI identified in the 2035 General Plan for near-term development and annexation that would benefit from City services, or that already had some level of City services and/or are also part of an existing MOU to annex at the request of the City; and

WHEREAS, in July 2021, City staff conducted outreach to the five identified annexation areas (“Annexation Area(s)”) shown in **Exhibit A** (764 acres) and made contact with the remaining property owners in the Northeast Industrial Area, each of which expressed their support for annexation; and

WHEREAS, all of the Annexation Areas are located outside but adjoining via property boundary or roadways with the current corporate boundary of the City; and

WHEREAS, the Annexation Areas are located within the City’s 2006 voter approved Urban Limit Line; and on January 24, 2019, the Yolo Local Agency Formation Commission (“LAFCo”) ratified the adoption of the 2018 Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the City, incorporating the proposed Annexation Areas into the City’s SOI and adopting an SOI update that aligns the City’s SOI to coincide with the Urban Limit Line; and

WHEREAS, the City owns and maintains approximately 125 acres of land within the Annexation Areas, a majority of which is used and maintained for area-wide storm drainage; and

WHEREAS, it would benefit the City to have the 125 acres of City owned land located within the City municipal limits for ease of regulation; and

WHEREAS, the City adopted an extensive General Plan update in May 2017, including Land Use designations for all proposed Annexation Areas in anticipation of future annexation; and

WHEREAS, the proposed annexations will facilitate the orderly development of consistent with General Plan goals and policies; and

WHEREAS, Government Code Section 56375(a)(7) provides that a city shall establish zoning for an annexation area prior to, and as a condition of, completion of the annexation; and

WHEREAS, the proposed Prezoning (**Exhibit B**) within the Annexation Area is consistent with the General Plan land use designations; and

WHEREAS, a Tax Exchange Agreement between the County of Yolo and the City of Woodland for the Annexation Areas was entered into and made effective on November 8, 2022 for the Barnard, Westucky, Pirimi, and Sports Park areas, and on February 20, 2018 for the Northeast Industrial Area; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), the proposed Annexation and Prezoning is exempt from CEQA review per CEQA regulation Section 15183 which applies to projects consistent with the development density established by existing general plan policies for which an EIR was certified; and

WHEREAS, The City has conditioned the approval of the annexation on the implementation of applicable Conditions of Approval (**Exhibit C**) 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 as future development is proposed; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on October 19, 2023, as required by law to consider all of the information presented by staff, information presented by the Owners/Applicants, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on facts in the staff reports, written and oral testimony, and exhibits presented, makes the following findings of fact and adopts the following recommendations to the City Council:

A. PREZONING

1. The proposed Prezoning, including amendments to the Zoning Map, are in general conformance with the Woodland General Plan, and the public convenience and general welfare require adoption of the proposed amendments.
2. The proposed Prezoning implements the policies, concepts and design regulations of the General Plan.
3. The Planning Commission recommends that the City Council adopt the proposed Prezoning for the Barnard, Westucky, Pirmi, Sports Park and Northeast Industrial Annexation Areas.

B. DEVELOPMENT AGREEMENTS

1. Each of the proposed Development Agreements are consistent with the General Plan and will not be detrimental to the health, safety, and general welfare of persons residing in the immediate area of the Annexation Areas nor will any of the Agreements be detrimental or injurious to the general welfare of the residents of the City as a whole.
2. The Development Agreements will not adversely affect the orderly development of property or the preservation of property values.
3. Each of the Development Agreements are consistent with the provisions of Government Code sections 65864 through 65869.5.
4. The Planning Commission recommends that the City Council approve each of the Development Agreements in substantially the form provided with the agenda materials accompanying this Resolution with the following property owners within the Northeast Industrial Annexation Area:
 - KNAGGS COMMERCIAL PROPERTIES COMPANY, L.P.
 - Kilkenny-Marks Investors, LLC, a California Limited Liability Company
 - Netaj, LLC and Kamilos Companies, LLC
 - California Compass Logistics Center, LLC

C. ANNEXATION

1. The Rezoning and proposed Annexation are consistent with the General Plan policies and growth assumptions which include development outside of the current municipal boundary but within the 2006 voter approved Urban Limit Line.

2. The Planning Commission recommends that the City Council request Yolo LAFCo process an annexation application for the Annexation Areas pursuant to the Cortese-Knox-Hertzberg local government reorganization action of 2000 and authorize and direct the City Manager to file an annexation application with the Yolo LAFCo.

PASSED, APPROVED AND ADOPTED, by the Planning Commission of the City of Woodland at a regular meeting of the Planning Commission held on the 19th day of October 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marco C. Lizarraga, Chairperson

ATTEST:

Erika Bumgardner, Principal Planner

Date Signed: _____

Exhibit A – Annexation Areas

Exhibit B – Annexation Rezoning

Exhibit C – Conditions of Approval

EXHIBIT A
ANNEXATION AREAS

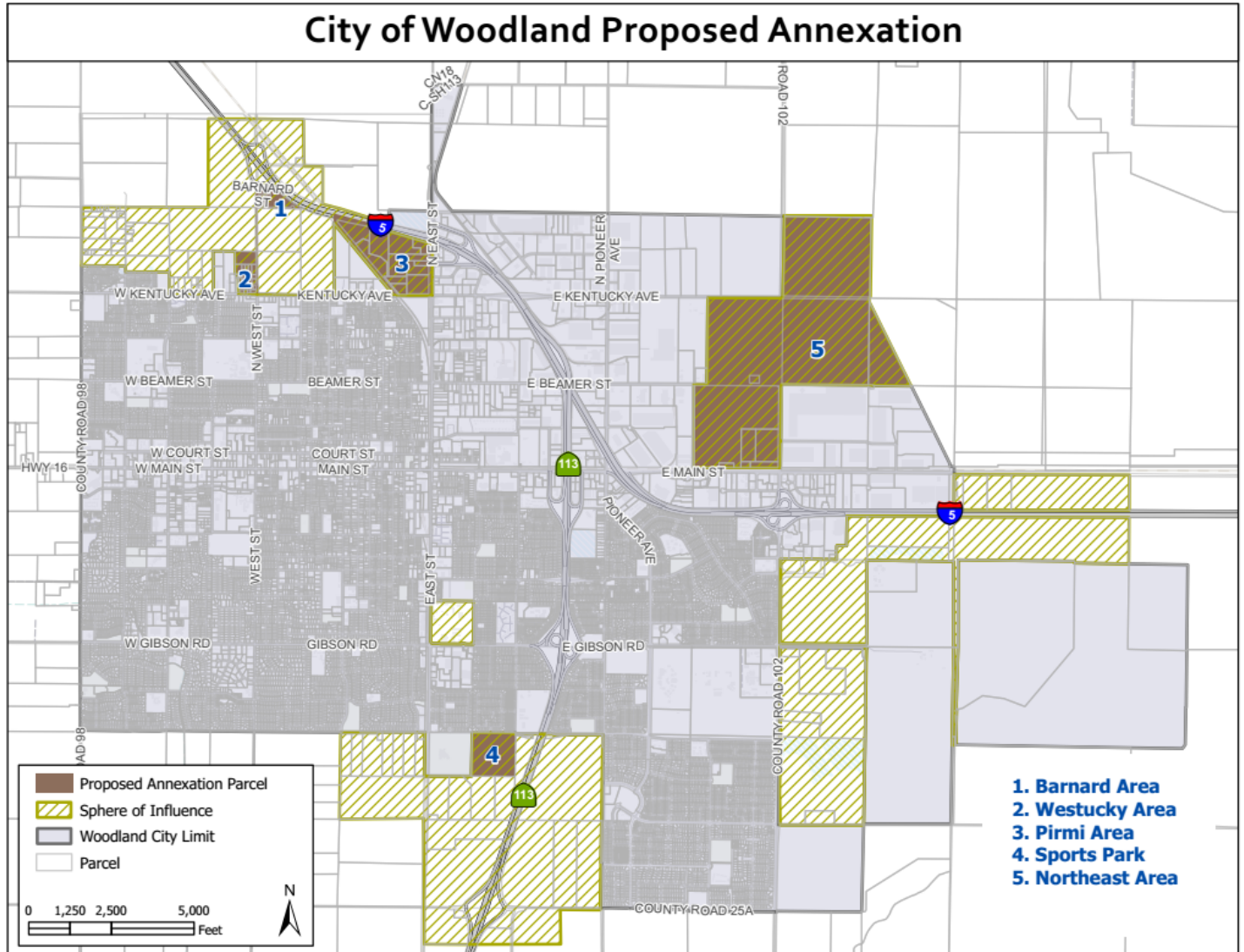


EXHIBIT B

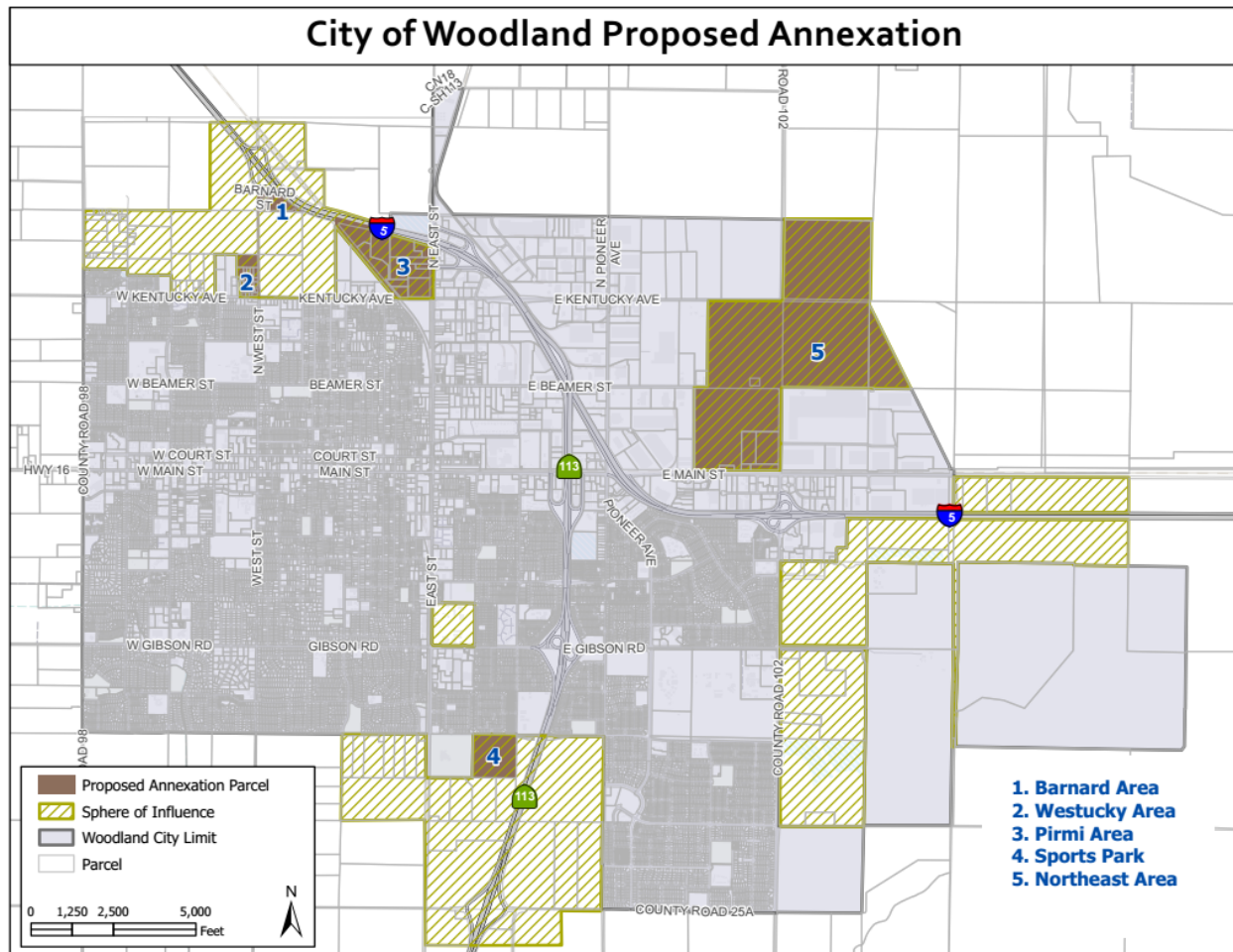
ANNEXATION AREA PREZONING

Annexation Area	Existing Yolo County Zoning	Existing City of Woodland General Plan Designation	Pre-zoning
Annexation Area 1: Barnard Annexation Area	Highway Service Commercial (C-H)	Flood Study Area (FS)	Flood Study Area (FS)
Annexation Area 2: West Kentucky Annexation Area	Agricultural Intensive (A-N); Local Commercial (C-L); Low Density Residential (L-R); Public/Quasi-Public (PQP); Residential Rural-2 acre (RR-2);	Industrial (I)/Light Industrial Flex Overlay (IF)	Industrial (I)/Light Industrial Flex Overlay (IF)
Annexation Area 3: Pirmi East Street Annexation Area	Heavy Industrial (I-H)	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)	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)
Annexation Area 4: Sports Park Annexation Area	Agricultural Intensive (A-N)	Public/Quasi Public (PQP)	Public/Quasi Public (PQP)
Annexation Area 5: Northeast Annexation Area	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)	Industrial (I) Eastern perimeter designated as Flood Study Area (FSA)	Industrial (I) Eastern perimeter designated as Flood Study Area (FSA)

EXHIBIT C
ANNEXATION CONDITIONS OF APPROVAL

[INSERT CONDITIONS]

Annexation Map and Information Overview



Annexation is the process of changing a property's governmental boundaries. In the case of the City of Woodland, it involves unincorporated Yolo County territory being included in the corporate boundaries of the City.

Cortese-Knox-Hertzberg Act (CKH)

In California, the process for a city to annex land is regulated by the Cortese-Knox-Hertzberg Local Government Reorganization Act (Government Code Section 56000, et seq.) The authority to approve an annexation rests with the Local Agency Formation Commission or LAFCo. Each county in the state has a LAFCo made up of representatives of the subject county, cities in the county, and special districts in the county. It also includes one public member. The Cortese-Knox-Hertzberg Local Government Reorganization Act directs LAFCOs to achieve three main purposes:

- 1) Discourage urban sprawl
- 2) Encourage orderly governmental boundaries
- 3) Preserve open-space and prime agricultural lands.

Before LAFCo approves an annexation, several factors are considered, including but not limited to:

- Whether the annexation area is physically contiguous with City boundaries and represents a logical expansion of the City.
- Whether the subject territory is within the Sphere of Influence, or SOI, of the annexing agency.
- Whether the annexation creates an area of unincorporated County “island,” where properties are surrounded by the City’s corporate boundaries. *Islands are discouraged as it becomes difficult for the County to provide services.*
- Whether the area involves a “Disadvantaged Unincorporated Community.” *California Senate Bill 244 pertaining to “Disadvantaged Unincorporated Communities” was passed in 2012. The law addresses county islands (areas mostly surrounded by cities), fringe communities (at or near the edge of cities), and legacy communities (geographically isolated areas) with annual Median Household Incomes that are 80% or less than the statewide median. This statute requires annexations of greater than 10 acres to be reviewed in regards to the presence of any contiguous Disadvantaged Unincorporated Communities, and includes specific requirements and restrictions when applicable.*
- Whether the area requesting annexation is proposed for development.
- Whether existing City facilities, services and infrastructure are adequate to serve the proposed annexation area.

FEB 01 2023

YOLO COUNTY AGREEMENT NO. 22-251BY Julie Rachtke
DEPUTY CLERK OF THE BOARDCITY OF WOODLAND AGREEMENT NO. 23-01

Tax Exchange Agreement Between the County of Yolo and the City of Woodland Relating to the Barnard Street, Westucky, Pirmi Rice Plant, Sports Park Area, and Water Treatment Plant Annexations

This Tax Exchange Agreement ("Agreement") is entered into as of NOVEMBER 8, 2022 ("Effective Date"), by and between the County of Yolo, a political subdivision of the State of California ("County"), and the City of Woodland, a municipal corporation ("City") (collectively with County, the "Parties").

RECITALS

WHEREAS, the Yolo County Local Agency Formation Commission ("LAFCo") occasionally receives applications for annexations of land from the unincorporated area of the County to a city; and

WHEREAS, the LAFCo Executive Officer is prohibited by law from issuing a Certificate of Filing for such applications until the requesting city and County determine, pursuant to Section 99 of the California Revenue and Taxation Code, the amount of property tax revenues to be exchanged between and among the local agencies whose service areas or responsibilities will be altered should the annexation occur; and

WHEREAS, Proposition 11, which was enacted by the electorate on November 3, 1998, added subsection (b) to section 29 of Article XIII of the State Constitution to authorize counties and cities to enter into contracts to apportion the revenues of sales or use taxes imposed by them pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law and collected by the state; and

WHEREAS, City is contemplating the annexation of unincorporated land in five areas: the Barnard Street, Westucky, Pirmi Rice Plant, Sports Park Area, and Water Treatment Plant Annexations (collectively, the "Annexations"); and

WHEREAS, rather than apply the existing Master Tax Sharing Agreement to any annexation(s) that may occur in connection with the Projects, City and County have negotiated in good faith to determine a proposed allocation of property tax and sales and use tax revenues from the proposed Annexations; and

WHEREAS, the Parties desire to enter into this Agreement to provide, pursuant to the provisions of California law referenced above, for the exchange of property tax revenues by and between the affected local agencies and for the apportionment of sales and use tax revenue between the City and County with regard to the Annexations, as set forth in further detail below; and

NOW, THEREFORE, based on the foregoing recitals the parties hereby agree as follows:

AGREEMENT

1. Purpose and Scope. The primary purpose of this Agreement is to describe an equitable exchange of Property Tax Revenue between the Parties as required by Revenue and Taxation Code § 99. Additionally, this Agreement ensures a fair allocation of sales and use tax revenues between the Parties based on the existing or anticipated City Land Use Designations described further below.

2. Definitions. For purposes of this Agreement, the following words, phrases, and terms shall have the meanings set forth below:

A. “Annexation Area(s)” shall refer to any or all of the parcels located within the five proposed annexation areas shown generally on Exhibit A hereto, incorporated herein by this reference, for which an application or resolution pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §§ 56000 *et seq.*) (the “Act”) is filed with LAFCo during the term of this Agreement.

B. “Annexation Date” shall mean the date specified by the Act as the effective date of each annexation covered by this Agreement.

C. “Barnard Street Area” shall mean the property annexed to the City, as authorized by LAFCo, as generally identified on Exhibit A, consisting of Assessor Parcel Numbers 027-430-001, 002, 003, 004, 005.

D. “Base Year” shall mean the fiscal year during which an annexation covered by this Agreement is completed, unless otherwise specified herein.

F. “Land Use Designations” shall mean the City’s existing or proposed Land Use Designations for parcels within each Annexation Area, in accordance with City’s General Plan.

G. “Pirmi Rice Plant Area” shall mean the property annexed to the City, as authorized by LAFCo, as generally identified on Exhibit A, consisting of Assessor Parcel Numbers 027-340-005, 008, 010, 020, 022, 027, 033, 034, 035, 037, 038, 039.

H. “Property Tax Revenue” shall mean all revenue from “ad valorem real property taxes on real property,” as that term is used in Section 1 of Article XIII.A of the California Constitution and as more particularly defined in Revenue and Taxation Code § 95(c), that is collected from within each Annexation Area and available for allocation to the City and County.

I. “Sales and Use Tax Revenues” shall mean the revenue from the Bradley-Burns sales, transactions and use taxes levied and received by City that are generated at a point of sale within certain Annexation Areas covered by this agreement.

J. “Special Districts” shall mean the Springlake Fire Protection District, the Sacramento-Yolo Mosquito and Vector Control District, the Yolo County Flood Control and Water Conservation District, the Yolo County Resources Conservation District, and any other entities that are considered special districts under California law.

K. “Sports Park Area” shall mean the property annexed to the City, as authorized by LAFCo, as generally identified on Exhibit A, consisting of Assessor Parcel Number 041-080-002.

L. “Water Plant Area” shall mean the property annexed to the City of Woodland, as authorized by LAFCo, as generally identified on Exhibit A, consisting of Assessor Parcel Number 027-852-007.

M. “Westucky Area” shall mean the property annexed to the City of Woodland, as authorized by LAFCo, as generally identified on Exhibit A, consisting of Assessor Parcel Numbers 027-081-002, 003, 004, 005, 006, 007, 012, 013, 015, 016 027-082-001, 002, 012, 014, 015, 016, 019, 022, 023, 024, 027-440-014.

3. Assumption of Services After Annexation; Detachment. The parties understand that commencing upon each Annexation Date, City shall assume full responsibility for providing road, library, fire protection, and all other municipal services to each Annexation Area. As such, City agrees to make a good faith effort to annex lands in a logical manner that minimizes transition problems from the previous service provider(s). With respect to fire services currently provided by Springlake Fire Protection District, City shall pursue detachment proceedings with LAFCo concurrently with the annexations covered by this Agreement.

4. Property Tax Revenue Distribution Methodology. The Parties agree that, as to each Annexation Area (or portion thereof) only, Property Tax Revenue shall be distributed as follows following the applicable Annexation Date:

A. For property tax revenue derived from the Barnard Street Area, fifty percent (50%) to the County and fifty percent (50%) to the City. No changes in existing Land Use Designations are proposed or anticipated in the near future.

B. For property tax revenue derived from the Westucky Area, fifty percent (50%) to the County and fifty percent (50%) to the City. No changes in existing Land Use Designations are proposed or anticipated in the near future.

C. For property tax revenue derived from the Pirimi Rice Plant Area, fifty percent (50%) to the County and fifty percent (50%) to the City. No changes in existing Land Use Designations are proposed or anticipated in the near future.

D. For property tax revenue derived from the Sports Park Area, one hundred percent (100%) to the City. No changes in existing Land Use Designations are proposed or anticipated in the near future. In the event the City proposes to sell or transfer the parcel or no longer uses the parcel for a municipal or public benefit, the allocation shall be subject to renegotiation and no sale or transfer may occur until an amendment to this Agreement is fully executed. In negotiating any such amendment, the Parties shall

J. “Special Districts” shall mean the Springlake Fire Protection District, the Sacramento-Yolo Mosquito and Vector Control District, the Yolo County Flood Control and Water Conservation District, the Yolo County Resources Conservation District, and any other entities that are considered special districts under California law.

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C. For property tax revenue derived from the Pirimi Rice Plant Area, fifty percent (50%) to the County and fifty percent (50%) to the City. No changes in existing Land Use Designations are proposed or anticipated in the near future.

D. For property tax revenue derived from the Sports Park Area, one hundred percent (100%) to the City. No changes in existing Land Use Designations are proposed or anticipated in the near future. In the event the City proposes to sell or transfer the parcel or no longer uses the parcel for a municipal or public benefit, the allocation shall be subject to renegotiation and no sale or transfer may occur until an amendment to this Agreement is fully executed. In negotiating any such amendment, the Parties shall

cooperate in good faith to determine an equitable revenue allocation that is generally consistent with any similar property tax sharing allocation(s) set forth in agreements between the Parties within the decade (or other relevant period mutually agreeable to the Parties) prior to the renegotiation, taking any unique circumstances into account. The failure to negotiate an amendment prior to a transfer shall not void the transfer, but the obligation to negotiate an amendment is a continuing obligation and shall continue in force after any transfer occurs.

E. For property tax revenue derived from the Water Treatment Plant Area, one hundred percent (100%) to the City. No changes in existing Land Use Designations are proposed or anticipated in the near future. In the event the City sells or transfer the parcels or no longer uses the parcel for a municipal or public benefit, the allocation shall be subject to renegotiation as set forth in the preceding subsection.

A partial annexation within an Annexation Area shall result in the transfer of a proportionate share of those revenues reflecting the percentage of the whole area for which the annexation was contemplated pursuant to this Agreement. For example, if the City annexes only half of the land within an Annexation Area, 50 percent of Property Tax Revenues within the entire Annexation Area will be subject to distribution pursuant to the methodology set forth above.

The distributions described above shall take effect for each new tax rate area in the first fiscal year following the Annexation Date for each Annexation Area. An interim period is expected to exist between the start of City service responsibilities for the Annexation Areas and the establishment of a new tax rate area by the Board of Equalization. Should that interim period occur the County Chief Financial Officer shall calculate a payment ("Interim Payment") due and payable from the County to the City no later than August 31 for the prior fiscal year. The Interim Payment shall be calculated based on the value of property taxes that would have been transferred from the County to the City had the new tax rate area been previously in effect and the proportional share due to the city based on the fraction of the fiscal year that the City was responsible for service provision.

The foregoing distributions are based on Property Tax Revenue currently allocated to the County General Fund. Revenues currently allocated to the County Accumulated Capital Outlay (ACO) Fund, County Library, and to County Road District No. 2 shall, after annexation, be allocated 100% to the City. It is understood that ACO funds shall be used for curb, gutter, sidewalk and street improvements in the Westucky, Barnard Street, and/or Pirmi Rice Areas. All allocations shall occur after the shift to the Education Revenue Augmentation Fund and all distributions to Special Districts pursuant to Section 6, below. The County Auditor will work with the State Board of Equalization to establish separate tax rate areas for each annexation occurring within the Annexation Areas prior to the allocation and distribution of Property Tax Revenue under this Agreement.

5. Sales and Use Tax Distribution Methodology. The Parties agree that, as to the Barnard Street Annexation Area only, Sales and Use Tax Revenue shall be distributed fifty percent (50%) to the County and fifty percent (50%) to the City following the Annexation Date.

6. Allocation to Other Public Entities. For all Annexation Areas, the City shall receive all Property Tax Revenue allocated to the Springlake Fire Protection District, Library District and Road District beginning in the first fiscal year following the completion of detachment proceedings.

7. Exchange by County Auditor. The Parties agree that all of the exchanges of Property Tax Revenue required by this Agreement shall be performed by the County Auditor in the customary time and manner for such exchanges based on other similar agreements with local jurisdictions.

9. Dispute Resolution. Disputes arising under this Agreement will be resolved, whenever possible, through the process of meeting and conferring in good faith. To that end, in the event of a dispute as to compliance with the terms and conditions of this Agreement, the Parties agree as follows:

A. Either party will provide the other, as soon as reasonably possible after an event giving rise to concern, a written notice setting forth, with specificity, the issues to be resolved;

B. The parties will meet and confer in a good faith attempt to resolve the dispute through negotiation no later than ten (10) days after receipt of the notice, unless both parties agree in writing to an extension of time;

C. If the dispute is not resolved to the satisfaction of the parties within 30 calendar days after the first meeting, then either party may seek to have the dispute resolved by arbitration offered by JAMS;

D. Each party shall bear its own costs, attorneys' fees and one half the costs and expenses of JAMS and the arbitrator. There shall be a single neutral named by mutual agreement of the Parties. If the Parties are unable to agree on the arbitrator within 30 days of initially receiving a list of qualified individuals, JAMS shall select the arbitrator;

E. The provisions of Section 1283.05 of the California Code of Civil Procedure will apply to the arbitration; however, no discovery authorized by that section may be conducted absent good cause and leave of the arbitrator. The arbitral award will be in writing, and provide reasons for the decision. However, either party may file an appeal pursuant to the procedures authorized by JAMS.

10. Development Impact Fees.

A. The City will require each developer within the Annexation Area to pay the County's Facilities Fees adopted pursuant to Chapter 14 of Title 3 of the Yolo County Code, as the fees may be amended from time to time (the "Capital Facilities Authorization and Fee Ordinance"). The City will fulfill this obligation by including the requirement in any development agreement or condition of approval adopted in connection with a development project proposed within the Annexation Area. Prior to issuance of building permits for construction of new building square footage, the City

will require the developer to confirm payment of applicable County Development Impact Fees to the County, all in accordance with the Capital Facilities Authorization and Fee Ordinance.

B. County agrees to allow the payment of County Development Impact Fees to be deferred to the time of final certificate of occupancy on all permits for which the City of Woodland has agreed to defer City Development Impact Fees owed by the project.

D. Notwithstanding the foregoing, City shall have no liability under this Section to County if the Capital Facilities Authorization and Fee Ordinance and/or the fee provisions of this Section are determined by a final judgment of a court of competent jurisdiction to be invalid.

11. Mutual Defense; Waiver of Retroactive Recovery. If the validity of this Agreement is challenged in a legal action by a party other than City or County, then the Parties agree to jointly defend the legal action and share equally all related costs, fees, and expenses arising from the action. Further, the Parties hereby waive any right to the retroactive recovery of any City or County tax revenues exchanged pursuant to this Agreement prior to the date on which such legal action is filed in a court of competent jurisdiction. The remedy available in any such legal action shall be limited to a prospective invalidation of the Agreement.

12. Amendment. This Agreement and all of the covenants and conditions set forth herein may be modified or amended only by a writing duly authorized and executed by the Parties.

13. Reformation. The Parties understand and agree that this Agreement is based upon existing California law and that such law may be substantially amended in the future. In the event California law is amended and this Agreement is rendered invalid or otherwise substantially affected in a manner that denies either party the full benefit of its terms, the Parties agree to renegotiate the Agreement in good faith with the goal of reaching a new arrangement that as closely as possible approximates the arrangement set forth herein.

14. Effect of Agreement. This Agreement applies solely to the Annexation Areas specifically identified herein and Property Tax Revenues and Sales and Use Tax Revenues in each such area. It does not constitute a master tax sharing agreement or an agreement on property tax exchanges that may be required for any other annexation to the City, nor does it alter or enlarge any other revenue sharing obligations of the Parties.

15. Notices.

A. Notices may be delivered or mailed to the respective representatives of the Parties at the following addresses:

City: City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Manager

Tel: (530) 661-5800
Fax: (530) 661-5844

County:

B. In lieu of written notice to the above addresses, any party may provide notices through the use of facsimile machines provided confirmation of delivery is obtained at the time of transmission of the notices and provided the following facsimile telephone numbers are used:

City: (530) 661-5813

County:

C. Any party may change the address or facsimile number to which such communications are to be given by providing the other parties with written notice of such change at least fifteen (15) calendar days prior to the effective date of the change.

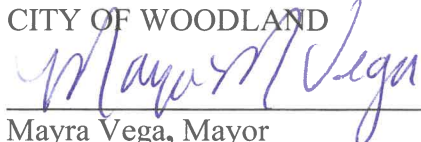
D. All notices shall be effective upon receipt and shall be deemed received through delivery if personally served or served using facsimile machines, or on the fifth (5th) day following deposit in the mail if sent by first class mail.

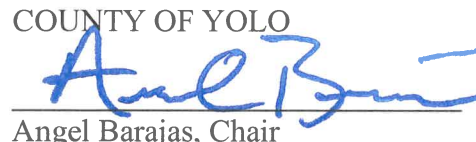
16. Amendments. This Agreement may be amended only by a written instrument approved by the respective governing bodies of the Parties.

17. Counterparts. This Agreement may be signed in one or more counterparts and shall be effective when signed by the Chair of the Yolo County Board of Supervisors and the Mayor of the City of Woodland. Faxed or electronic signature pages may be relied upon as evidence of execution.

18. Entire Agreement. This Agreement constitutes the entire agreement between the County and City and supersedes all prior negotiations, representations, or agreements, whether written or oral. In the event of a dispute between the parties as to the language of this Agreement or the construction or meaning of any term hereof, this Agreement shall be deemed to have been drafted by the parties in equal parts so that no presumptions or inferences concerning its terms or interpretation may be construed against any party to this Agreement.

IN WITNESS WHEREOF, the Parties hereby execute this Agreement as of the date first set forth above.

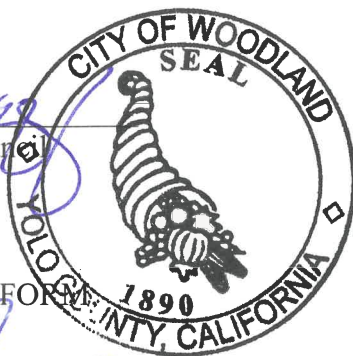
CITY OF WOODLAND

Mayra Vega, Mayor
City of Woodland City Council

COUNTY OF YOLO

Angel Barajas, Chair
Yolo County Board of Supervisors

ATTEST:
Ana B. Gonzalez, City Clerk

ATTEST:
Julie Dachtler, Senior Deputy Clerk

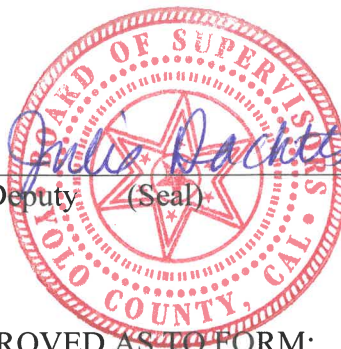
By: *Amber Goss*
Clerk of the City Council



APPROVED AS TO FORM:

By: *Ethan Walsh*
Ethan Walsh, City Attorney

By: *Philip J. Pogledich*
Deputy (Seal)



APPROVED AS TO FORM:

By: *Philip J. Pogledich*
Philip J. Pogledich, County Counsel

EXHIBIT A

Annexation Area Maps



Existing City Boundary
 Proposed City Boundary
 Annexation Parcel

Key Number	APN	Acres
1	027-430-001-000	0.94
2	027-430-002-000	1.02
3	027-430-004-000	0.7
4	027-430-005-000	0.7
5	027-430-003-000	8.08
6	027-440-014-000	5.76
7	027-081-015-000	1.48
8	027-081-016-000	0.03
9	027-081-013-000	0.2
10	027-081-012-000	0.4
11	027-081-002-000	1.34
12	027-081-003-000	1.34
13	027-081-004-000	1.34
14	027-081-005-000	0.92
15	027-081-006-000	0.37
16	027-081-007-000	0.45
17	027-082-001-000	0.27
18	027-082-016-000	0.15
19	027-082-015-000	0.15
20	027-082-012-000	0.24
21	027-082-019-000	0.24
22	027-082-014-000	0.24
23	027-082-002-000	0.28
24	027-082-022-000	0.3
25	027-082-023-000	0.2
26	027-082-024-000	0.4

Proposed Woodland City Limits

Annexation Parcels Exhibit City of Woodland County of Yolo, California





- Existing City Boundary
- Proposed City Boundary
- Annexation Parcel

Key Number	APN	Acres
1	027-340-037-000	8.75
2	027-340-033-000	11.76
3	027-340-038-000	9.14
4	027-340-035-000	10.8
5	027-340-034-000	3.4
6	027-340-027-000	8.51
7	027-340-005-000	3.1
8	027-340-022-000	1.5
9	027-340-008-000	4.94
10	027-340-010-000	2.96
11	027-340-039-000	2.8
12	027-340-020-000	8.81

Proposed Woodland City Limits

Annexation Parcels Exhibit City of Woodland County of Yolo, California



- Existing City Boundary
- Proposed City Boundary
- Annexation Parcel

Key Number	APN	Acres
1	041-080-002-000	40.04



Proposed Woodland City Limits

Annexation Parcels Exhibit

City of Woodland
County of Yolo, California





-  Existing City Boundary
-  Proposed City Boundary
-  Annexation Parcel

Key Number	APN	Acres
1	027-852-007-000	23.5

Proposed Woodland City Limits

Annexation Parcels Exhibit

City of Woodland
County of Yolo, California



Final City of Woodland Annexation Initial Study



Prepared for:

City of Woodland

AECOM

June 2022

Final City of Woodland Annexation Initial Study

Prepared for:

City of Woodland
Community Development Department
Woodland, CA 95695

Contact:

Erika Bumgardner
Principal Planner / Business Development Liaison
(530) 661-5886

Prepared by:

AECOM
2020 L Street, Suite 400
Sacramento, CA 95811

Contact:

Matthew Gerken
Project Manager
916/414-5800

AECOM

June 2022

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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.

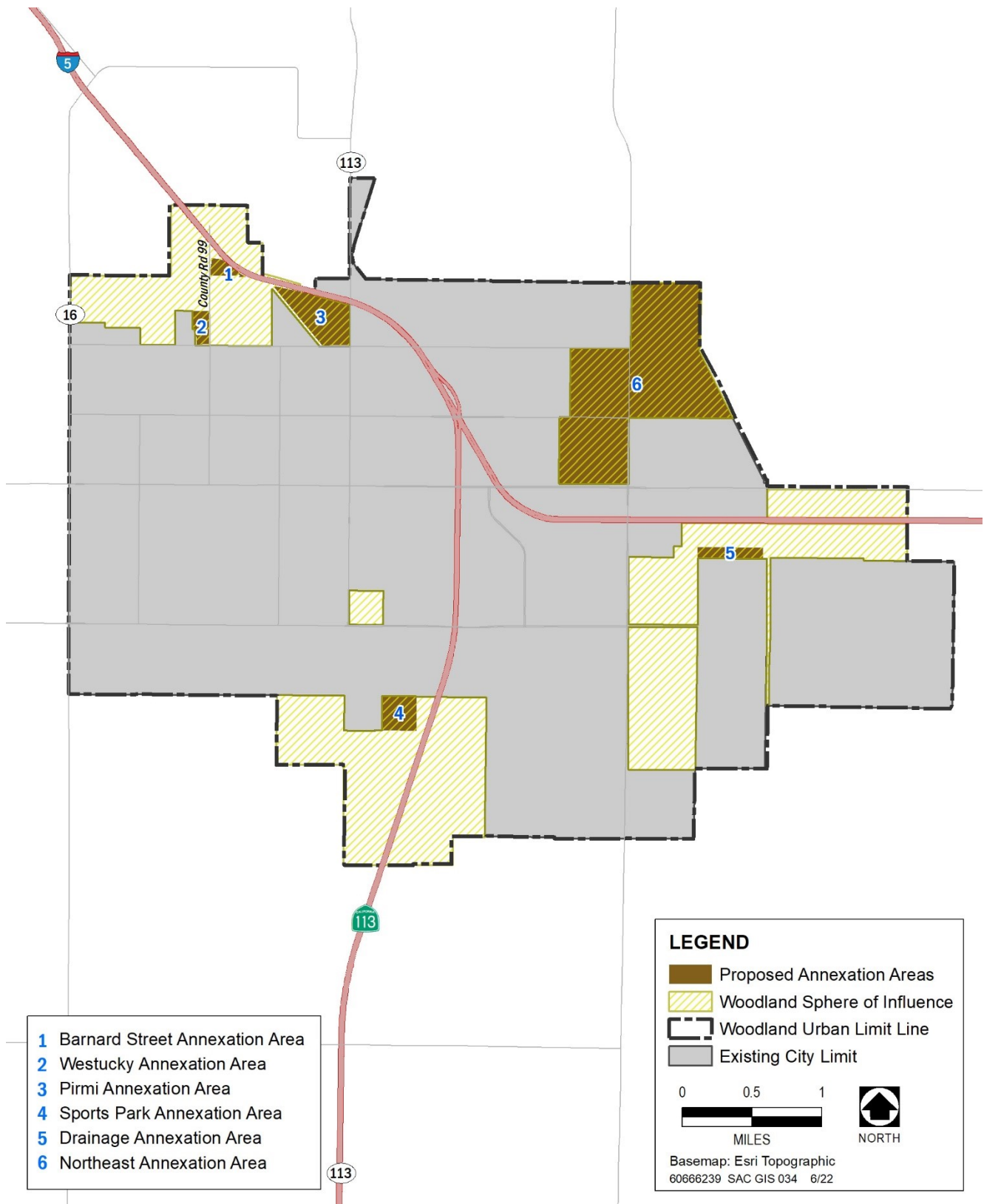


Exhibit 1-1. Proposed Annexation Areas

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, 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 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 are 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 affects 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 constructed-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 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, 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 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 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 activities, 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 policies, 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 therefor 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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None.

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3.16 PUBLIC SERVICES

None.

3.17 RECREATION

None.

3.18 TRANSPORTATION

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APPENDIX A

Uniformly Applied Development Standards and Stipulated Conditions of Approval

UNIFORMLY APPLIED DEVELOPMENT STANDARDS AND STIPULATED CONDITIONS OF APPROVAL

The following tables provide a detailed summary of the City’s General Plan Policies and Implementation Programs applicable to minimizing and avoiding potential environmental impacts, as analyzed and identified through the 2035 General Plan and Climate Action Plan (CAP) Environmental Impact Report (EIR). Table A-1 identifies those General Plan Policies and Implementation Programs that would be relevant to future development within the proposed annexation areas, such that future development would be consistent with the 2035 General Plan and CAP, as applicable, and implement required measures to minimize potential environmental impacts in accordance with the 2035 General Plan and CAP EIR. Within Table A-1, the relevant policies, regulations, and development standards that would be uniformly applied to all future development within the annexation areas, as applicable, are identified. In the case that no such uniformly applied policy, regulation, or development standard currently exists to implement a required General Plan Policy or Implementation Program, then the policy or program would be enforced through a Condition of Approval on any future development within the proposed annexation areas. Table A-2 specifically identifies the Conditions of Approval that would be required of any future development within the proposed annexation areas; the City would require a project demonstrate consistency with the applicable Conditions of Approval prior to the issuance of a grading permit or improvement plans.

Table A-1. 2035 General Plan Policies and Uniformly Applied Development Standards, Policies, and Regulations Applicable to Future Development Within Proposed Annexation Areas

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
Aesthetic Resources	a) Have a substantial adverse effect on a scenic vista?	None required.	
Aesthetic Resources	b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	None required.	

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
Aesthetic Resources	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?	None required.	
Aesthetic Resources	d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	General Plan Policy 2.F.4 Light Pollution. Control artificial lighting to avoid spill-over lighting and preserve the night sky. General Plan Policy 2.F.5 Glare. Control artificial lighting to prevent glare.	Woodland Municipal Code, Title 17 Zoning, Section 17.92.060 I Industrial Zone (Performance Standards) City of Woodland Interim Zoning Ordinance 2020, Section 3.11.A4 (Exterior Lighting) City of Woodland Community Design Standards, Lighting Standards
Agricultural and Forestry Resources	a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps	General Plan Policy 2.A.3 Agricultural Mitigation. For impacts to agriculture within the Urban Limit Line, require one acre to be permanently conserved for every acre converted to urban development. The farmland being conserved must be of the same Farmland Mapping and Monitoring Program type (Prime Farmland, Farmland of Statewide Importance, Unique Farmland,	City of Woodland Municipal Code, Section 15.33

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
	prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Farmland of Local Importance) as the farmland that is being converted, or of a type of higher quality, and the conserved farmland should be located as close to the Woodland Urban Limit Line as possible. General Plan Policy 7.C.5. Agricultural Buffer. Require new development that occurs at the edge of the ULL to be set back a minimum of 150 feet from adjacent agricultural land where possible. Equivalent means of providing agricultural buffers may be considered by the Planning Commission on a case-by-case basis for parcels where development potential would be precluded or severely limited as a result of the required buffer size. The buffer shall be landscaped/vegetated and may include public right of way.	Condition of Approval required for General Plan Policy 7.C.5; see Table A-2.
Agricultural and Forestry Resources	b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	None required.	
Agricultural and Forestry Resources	c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	None required.	
Agricultural and Forestry Resources	d) Result in the loss of forest land or conversion of forest land to non-forest use?	None required.	

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
Agricultural and Forestry Resources	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?	None required.	
Air Quality	a) Conflict with or obstruct implementation of the applicable air quality plan?	See Air Quality checklist question b) below.	
Air Quality	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?	General Plan Policy 7.F.2 Best Management Practices. Require all projects to implement Best Management Practices (BMPs) for reducing air pollutant emissions associated with the construction and operation of development projects as a standard City condition of approval. General Plan Implementation Program 7.18. New developments that could generate a potentially significant short-term air quality impact shall incorporate feasible construction mitigation strategies, including those listed below, those included in an updated set of mitigation recommendations prepared by the Yolo-Solano Air Quality Management District, or those determined by the City to be as effective: a. Water all active construction areas at least twice daily. b. Haul trucks shall maintain at least two feet of freeboard. c. Cover all trucks hauling soil, sand, and other loose materials. d. Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut-and-fill operations and hydroseed area. e. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).	Woodland Municipal Code Section 17.92.060(B) Woodland Interim Zoning Ordinance 2020, Article 3, Section 3.11.B.5 and 3.11.B.7.d Yolo-Solano Air Quality Management District adopted Rules and Regulations California Code of Regulations Sections 2449(2)(B) and 2485 Idling Restrictions Condition of Approval required for General Plan Implementation Program 7.18; see Table A-2.

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
		f. Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land. g. Plant vegetative ground cover in disturbed areas as soon as possible. h. Cover inactive storage piles. i. Sweep streets if visible soil material is carried out from the construction site. j. Treat accesses to a distance of 100 feet from the paved road with a 6 to 12 inch layer of wood chips or mulch. k. Treat accesses to a distance of 100 feet from the paved road with a 6-inch layer of gravel. l. Limit all idling of vehicles and equipment that use gasoline or diesel fuel to five minutes maximum. m. Use alternative power source, such as electricity, for construction equipment or use reformulated and emulsified fuels, incorporate catalyst and filtration technologies, and generally modernize the equipment fleet with cleaner and newer engines.	
Air Quality	c) Expose Sensitive Receptors to Substantial Pollutant Concentrations?	General Plan Policy 7.F.2 Best Management Practices. Require all projects to implement Best Management Practices (BMPs) for reducing air pollutant emissions associated with the construction and operation of development projects as a standard City condition of approval. General Plan Policy 7.F.3 Protect Sensitive Receptors. For the purposes of environmental review of potential toxic air contaminant impacts, consider residentially designated land uses, hospitals and other medical facilities, residential care facilities, schools, day care centers, playgrounds to be “sensitive receptors.” Discourage the location of new sensitive receptor uses within 500 feet of a limited access state highway (State Route 113 and Interstate 5). Implement applicable buffer distances recommended by the California Air Resources Board between sensitive uses and sources of substantial pollutant concentrations. General Plan Implementation Program 7.17. a. New development shall be required to demonstrate adherence with	Woodland Municipal Code Section 17.92.060(B) Woodland Interim Zoning Ordinance 2020, Article 3, Section 3.11.B.5 and 3.11.B.7.d Yolo-Solano Air Quality Management District adopted Rules and Regulations

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
		applicable YSAQMD-recommended health risk thresholds involving sensitive receptors, uses that involve substantial truck trips, and large gas stations, as defined by the applicable regulations. “Substantial truck trips” is defined as more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units per day, or transport refrigeration unit operations that exceed 300 hours per week. A “large gas station” is one that would be anticipated to accommodate a throughput of 3.6 million gallons per year or greater. b. Proposed uses that include sensitive receptors may demonstrate compliance with this implementation program by providing a minimum 1,000-foot buffer from existing uses that involve substantial truck trips and a minimum 50-foot buffer from existing large gas stations. c. Proposed uses that involve substantial truck trips may demonstrate compliance with this implementation program by providing a minimum 1,000-foot buffer from properties where the City’s land use designation would allow sensitive receptors. d. Proposed large gas stations may demonstrate compliance with this implementation program by providing a minimum 300-foot buffer, while typical gas dispensing facilities would provide a minimum 50-foot buffer from existing sensitive receptors and from properties where the City’s land use designation would allow sensitive receptors. e. Avoid siting new sensitive receptors within 500 feet of the edge of the closest travel lane of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. f. Avoid siting new sensitive land uses within 300 feet of any existing dry cleaning operation. g. As an alternative to these buffer distances, proposed sensitive receptors, uses that involve substantial truck trips, and large gas stations may provide a site-specific health risk assessment, using methods consistent with applicable guidance from the Office of Environmental Health Hazard Assessment, with mitigation, if necessary, to demonstrate compliance with applicable YSAQMD-recommended health risk thresholds. When health risk impacts exceed YSAQMD-recommended thresholds, feasible on-site	California Code of Regulations Sections 2449(2)(B) and 2485 Idling Restrictions Conditions of Approval required for General Plan Policy 7.F.3, and Implementation Programs 7.17 and 7.19; see Table A-2.

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
		mitigation measures to reduce TAC exposure shall be implemented to mitigate health risk impacts below YSAQMD thresholds. On-site measures could include, but are not limited to providing enhanced filtration systems (e.g., Minimum Efficiency Reporting Value 13 or greater) for near-by sensitive receptor buildings, changes to the TAC emission source's operation, and positioning of exhaust and intake for ventilation systems to minimize exposure among others. General Plan Implementation Program 7.19. a. New development that would require the use of diesel-fueled construction equipment within 300 feet of an existing sensitive receptor use an equipment mix, incorporate buffering, schedule construction activities, or use other strategies to reduce potential health risk consistent with guidance from the Yolo-Solano Air Quality Management District. b. Alternatively, a project applicant may prepare a site-specific estimate of diesel PM emissions associated with total construction activities and evaluate for health risk impact on existing sensitive receptors in order to demonstrate that applicable YSAQMD-recommended thresholds for toxic air contaminants would not be exceeded or that applicable thresholds would not be exceeded with the application of alternative mitigation techniques approved by the City.	
	d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	None required.	
Biological Resources	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	General Plan Policy 7.B.11 Sensitive Site Planning. Site new development to maximize the protection of native tree species and sensitive special-status plant and wildlife habitats. General Plan Implementation Program 7.4 a. The City will require biological inventory surveys for new developments that could affect special-status species or sensitive habitat in areas designated for development under the General Plan.	City of Woodland Tree Ordinance (Woodland Municipal Code Chapter 12.48) Migratory Bird Treaty Act, 16 U.S.C. Section 703, et. Seq

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
	local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	b. The City will work with project applicants to identify opportunities to preserve special-status species occurrences and sensitive habitats through design and planning. [...]he City shall implement the applicable requirements of the HCP/NCCP as relevant to any specific land use project. [The details of Implementation Program 7.4 have been revised from as written in the City’s 2035 General Plan to reflect the fact that the HCP/NCCP has been adopted and Incidental Take Permits have been issued. General Plan Implementation Program 7.4 is now achieved through compliance with the HCP/NCCP through the City of Woodland’s Municipal Code Chapter 15.32, as applicable to discretionary projects.] Based upon the initial biological reconnaissance surveys completed of the annexation areas, the following Avoidance and Minimization Measures of the HCP/NCCP would be applicable to portions of the annexation areas, as detailed in the Biological Survey Memorandum (AECOM 2021a): <i>Yolo County HCP/NCCP Avoidance and Minimization Measure 16. In accordance with AMM 16 of the Yolo HCP/NCCP:</i> a. In accordance with AMM 16 of the Yolo HCP/NCCP, the City will require project proponent/s to retain a qualified biologist to conduct species-specific surveys and identify any nesting habitat present within 1,320 feet of the footprint of a proposed project prior to any ground disturbing activities necessary to implement proposed development and infrastructure projects. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas. b. If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the City will require project proponent/s to retain a qualified biologist to conduct preconstruction surveys for active nests consistent with guidelines provided by the Swainson’s Hawk Technical Advisory Committee (2000), between March 1 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the Yolo Habitat Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project-related activities within the temporary nest	Protection of Bird Nests and Raptors, California Fish and Game Code, Section 3503 City of Woodland Municipal Code Chapter 15.32 - <i>This code applies only to discretionary projects; by-right projects within the Annexation Areas would be required to comply with the requirements of this code as a Conditional of Approval, as included in Table A-2.</i>

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
		disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the City, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. Up to 20 Swainson's hawk nest trees (documented nesting within the last 5 years) may be removed during the permit term, but they must be removed when not occupied by Swainson's hawks. c. For covered activities that involve pruning or removal of a potential Swainson's hawk or white-tailed kite nest tree, the City will require project proponent/s to conduct preconstruction surveys that are consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000). If active nests are found during preconstruction surveys, no tree pruning or removal of the nest tree will occur during the period between March 1 and August 30 within 1,320 feet of an active nest, unless a qualified biologist determines that the young have fledged and the nest is no longer active. d. Before any ground-disturbing activities, the City will require project proponent/s to identify and quantify (in acres) Swainson's hawk habitat (as defined in the Yolo County HCP/NCCP Appendix A, Covered Species Accounts [Yolo HCP/NCCP 2018]) in and within 1,320 feet of a project footprint. The City will require project proponent/s to submit the Yolo HCP/NCCP <i>Application Form</i> for non-member agency projects and <i>Member Agency Reporting Form</i> for member agency projects, as applicable, and will pay applicable fees to the Yolo Habitat Conservancy as specified in the appropriate form. <i>Yolo County HCP/NCCP Avoidance and Minimization Measure 18. In</i>	

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
		<i>accordance with AMM 18 of the Yolo HCP/NCCP:</i> Suitable habitat for the western burrowing owl is present within the proposed annexation areas. In accordance with AMM 18 of the Yolo HCP/NCCP, the City will require project proponent/s to retain a qualified biologist to conduct species-specific surveys and within 30-days but no less than 14 days prior to any ground disturbing activities necessary to implement proposed development and infrastructure projects, consistent with Appendix L of the Yolo HCP/NCCP, which follows CDFW guidelines. If burrowing owls are identified during the species-specific pre-project survey, the City will require project proponent/s to minimize activities that will affect occupied habitat, as follows. Occupied habitat is considered fully avoided if the project footprint does not impinge on a non-disturbance buffer around the suitable burrow. For occupied burrowing owl nest burrows, this non-disturbance buffer could range from 150 to 1,500 feet (Table 4-2 of the Yolo HCP/NCCP, Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for Burrowing Owls), depending on the time of year and the level of disturbance, based on current guidelines. Compliance Measure Bio 1: Avoid Direct Loss of Protected Bird Nests. While not required as mitigation for a significant impact under California Environmental Quality Act (CEQA), the following would be required for compliance with the MBTA and California Fish and Game Code: • To the extent feasible, the City will require that construction activities be carried out during the nonbreeding season (between September 1 and January 31) for protected bird species in this region to avoid and minimize impacts to common migratory nesting birds. • For any ground disturbance activity necessary to implement proposed development and infrastructure projects that would occur during the nesting season (between February 1 and August 31), the City will require the project applicant to conduct a preconstruction survey. The preconstruction survey shall be conducted by a qualified biologist before any activity occurring within 500 feet of suitable nesting habitat for any protected bird species. The survey shall be timed to maximize the potential	

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		to detect nesting birds, and should be repeated within 10 days of the start of project-related activity. • If an active common bird species protected by the MBTA or California Fish and Game Code nest is found, the qualified biologist shall establish a buffer around the nest. No project activity shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active. The size of the buffer shall be determined in consultation with CDFW. Buffer size is anticipated to range from 50 to 500 feet, depending on the nature of the project activity, the extent of existing disturbance in the area, and other relevant circumstances as determined by a qualified biologist in consultation with CDFW. • Monitoring of all protected nests by a qualified biologist during construction activities will be required if the activity has potential to adversely affect the nest. If construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the no-disturbance buffer shall be increased until the agitated behavior ceases. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.	
Biological Resources	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?	General Plan Policy 7.B.8 Native and Compatible Non-Native Plant Species. Require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in order to preserve the visual integrity of the landscape, provide benefits for native wildlife, and ensure that a variety of plants suited to the region are maintained. General Plan Policy 7.B.11 Sensitive Site Planning. Site new development to maximize the protection of native tree species and sensitive special-status plant and wildlife habitats. Implementation Program 7.6. If the project would result in fill or alteration of a waterway or any body of water supporting riparian forest habitat, the City will require project proponent/s to notify the California Department of Fish and Wildlife, obtain a Lake and Streambed Alteration Agreement if	City of Woodland Tree Ordinance (Woodland Municipal Code Chapter 12.48) City of Woodland Community Design Standards, Landscaping California Fish and Game Code Section 1602 City of Woodland Municipal Code Chapter 15.32 - <i>This code applies only to discretionary</i>

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		determined necessary by the California Department of Fish and Wildlife, and comply with all conditions of the Lake and Streambed Alteration Agreement. General Plan Implementation Program 7.4. (See Biological Resource impact area a) above)	<i>projects; by-right projects within the Annexation Areas would be required to comply with the requirements of this code as a Conditional of Approval, as included in Table A-2.</i>
Biological Resources	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?	General Plan Policy 7.B.11 Sensitive Site Planning. Site new development to maximize the protection of native tree species and sensitive special-status plant and wildlife habitats. General Plan Implementation Program 7.4. (See Biological Resources impact area a) above). General Plan Implementation Program 7.5. If the project would result in ground disturbance on sites containing waterways or other aquatic habitats, the City will require project proponent/s to complete a delineation of waters of the United States according to U.S. Army Corps of Engineers' methods, and to submit the completed delineation to the U.S. Army Corps of Engineers for jurisdictional determination. If the project would result in fill of wetlands or other waters of the United States, the City will require project proponent/s to obtain a Section 404 Clean Water Act permit from the U.S. Army Corps of Engineers and water quality certification from the Regional Water Quality Control Board pursuant to Section 401 of the Clean Water Act. If the project involves work in areas containing waters disclaimed by the USACE, project applicants shall obtain a Waste Discharge Requirement permit from the Regional Water Quality Control Board pursuant to the Porter Cologne Act. Project applicants shall be required to obtain all needed permits prior to project implementation, to abide by the conditions of the permits, including all mitigation requirements, and to implement all requirements of the permits in the timeframes required therein. Compliance Measure Bio 2: Avoid Loss of and Degradation of Federally Protected Waters. • If a proposed project would result in ground disturbance on the agricultural or roadside ditches, the City will require project proponent/s to conduct a delineation of waters of the United States according to USACE' methods,	City of Woodland Municipal Code Chapter 12.48, Tree Ordinance City of Woodland Community Design Standards, Landscaping Clean Water Act, Section 401 and Section 404 City of Woodland Municipal Code Chapter 15.32 - <i>This code applies only to discretionary projects; by-right projects within the Annexation Areas would be required to comply with the requirements of this code as a Conditional of Approval, as included in Table A-2.</i> To ensure appropriate review of potential impacts to wetlands and other waters of the United States, Conditions of Approval required for General Plan Implementation

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		and to submit the completed delineation to the USACE for jurisdictional determination. • If implementation of a proposed project would result in fill of waters of the United States, the City will require that project proponent/s obtain a Section 404 Clean Water Act permit from the USACE and water quality certification from the Regional Water Quality Control Board pursuant to Section 401 of the Clean Water Act. • If implementation of a proposed project involves work in areas containing waters disclaimed by the USACE, the City will require that the applicant obtain a Waste Discharge Requirement permit from the Regional Water Quality Control Board pursuant to the Porter Cologne Act. • The City will require that the applicant obtain all needed permits prior to project implementation, to abide by the conditions of the permits, including all mitigation requirements, and to implement all requirements of the permits in the timeframes required therein.	Program 7.5 and Compliance Measures Bio 2; see Table A-2.
Biological Resources	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?	None required.	
Biological Resources	e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	None required.	City of Woodland Municipal Code Chapter 12.48, Tree Ordinance

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Biological Resources	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?	See impact questions Biological Resources a) and b) above.	
Cultural Resources	a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	General Plan Policy 7.E.2. Discovery of Resources. If cultural, archaeological, or paleontological resources are discovered during construction, ensure their evaluation and protection, as appropriate, in accordance with applicable Federal and State laws and regulations. General Plan Implementation Program 7.13. a. During ground-disturbing activities necessary to implement proposed development and infrastructure projects, if any prehistoric or historic subsurface resources are discovered, all work within 100 feet of the resources shall be halted and a qualified archaeologist¹ shall be consulted within 24 hours to assess the significance of the find, according to CEQA Guidelines Section 15064.5, and implement, as applicable, CEQA Guidelines Sections 15064.5(d), (e), and (f). b. If any find is determined to be a historical resource according to CEQA Guidelines Section 15064.5, representatives from the City and the archaeologist will meet to determine the appropriate avoidance measures or other appropriate mitigation. Cultural resources shall be recorded on appropriate Department of Parks and Recreation forms, and all significant	California Public Resources Code 5097 Archaeological Resources Protection Act (16 U.S. Code 470aa-470mm) National Historic Preservation Act (54 U.S. Code Section 300101 et seq.) Conditions of Approval required for General Plan Implementation Program 7.13 and Compliance Measure Cultural 1; see Table A-2.

¹ The California Office of Historic preservation utilizes the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation as found in Code of Federal Regulations, 36 CFR Part 61. The minimum professional qualifications in archeology are a graduate degree in archeology, anthropology, or closely related field plus: 1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration or management; 2. At least four months of supervised field and analytic experience in general North American archeology; and 3. Demonstrated ability to carry research to completion. In addition to these minimum qualifications, a professional in prehistoric archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the prehistoric period. A professional in historic archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the historic period.

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		cultural materials recovered shall be, as necessary and at the discretion of the qualified archaeologist and in consultation with the local Native American community if the discovery is prehistoric in age, subject to scientific analysis, professional curation, and documentation according to professional standards. If it is determined that the proposed development or infrastructure project could damage a historical resource or a unique archaeological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with Section 21083.2 of the California Public Resources Code and CEQA Guidelines Section 15126.4, with a preference for preservation in place. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out. Preservation in place may be accomplished by planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. c. If avoidance is not feasible, the qualified archaeologist shall develop and oversee the execution of a treatment plan. The treatment plan shall include, but shall not be limited to, data recovery procedures based on location and type of archaeological resources discovered and a preparation and submittal of report of findings to the Northwest Information Center of the California Historical Resources Information System. Data recovery shall be designed to recover the significant information the archaeological resource is expected to contain, based on the scientific/historical research questions that are applicable to the resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable resource questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by project proponents' actions. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical. Compliance Measure Cultural 1: Cultural Resources Sensitivity Training Prior to ground-disturbing activities necessary to implement proposed development and infrastructure projects, contractors shall receive cultural	

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		resource sensitivity training to identify potential archaeological resources and that all work should cease within 150 feet of prehistoric cultural resources that may be discovered during project implementation.	
Cultural Resources	b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	General Plan Policy 7.E.2. Discovery of Resources; see Cultural Resources checklist item a) above. General Plan Implementation Program 7.13; see Cultural Resources checklist item a) above. Compliance Measure Cultural 1; see Cultural Resources checklist item a) above.	
Cultural Resources	c) Disturb any human remains, including those interred outside of formal cemeteries?	General Plan Implementation Program 7.14. a. Consistent with Health and Safety Code, Section 7050 through 7052 and Health and Safety Code Section 8010 through 8030, in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery during construction, the City and contractor/s shall take the following steps: (1) No further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent human remains will occur until: (A) the coroner of Yolo County has been contacted to determine that no investigation of the cause of death is required, and (B) if the coroner determines the remains to be Native American: 1. the coroner shall contact the Native American Heritage Commission within 24 hours; 2. the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and 3. the most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, as provided in Section 5097.98 of the Public Resources Code; or	California Health and Safety Code, Section 7050 through 7052 California Native American Graves Protection and Repatriation Act, Health and Safety Code, Division 7, Part 2, Chapter 5 Section 8010 through 8030 National Historic Preservation Act (36 CFR 60) Procedures for the Protection of Historic Properties (33 CFR 325 Appendix C)

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		(2) Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: (A) the Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant fails to make a recommendation within 24 hours after being notified by the commission; (B) the most likely descendant identified fails to make a recommendation; or (C) the landowner or his or her authorized representative rejects the recommendation of the most likely descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.	
Energy	a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	General Plan Policy 2.C.2. Consistency with the Climate Action Plan. Ensure that new development is consistent with the objectives and targets of the City’s Climate Action Plan. General Plan Policy 3.E.4 Interconnected Network. Require new development to create complete pedestrian networks with linkages such as walkways, paseos, and shared-use paths that interconnect pedestrian facilities. Policy 3.F.4 Bicycle Facilities. Require residential, commercial, and industrial developments to include bicycle lanes or pathways in accordance with the Bikeway Master Plan or Specific Plans when constructing new roadways or upgrading existing streets. General Plan Policy 5.H.9 Reduce Demand. Reduce wastewater system demand through efficient water use by requiring water-conserving design and equipment in new construction; encouraging retrofitting with water-conserving devices; and designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.	City of Woodland Municipal Code 13.32 for Water Conservation City of Woodland Municipal Code Article 17.112 for Landscaping. City of Woodland Interim Zoning Code Section 3.06.E.7 through 10, and 11 for connectivity, pedestrian access, outdoor spaces and shading within Community Commercial Zones.

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			City of Woodland Community Design Standards California Code of Regulations, Title 24, Part 11 (CalGreen) California Code of Regulations, Title 20, Appliance Efficiency Standards California Code of Regulations, Title 23. Waters, Divisions 2. Department of Water Resources, Chapter 2.7, Model Water Efficient Landscape Ordinance
Energy	b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	General Plan Policy 2.C.2. Consistency with the Climate Action Plan. Ensure that new development is consistent with the objectives and targets of the City's Climate Action Plan.	See Energy impact topic a) above.
Geology, Soils, Minerals Resources, and Paleontological Resources	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	General Plan Policy 8.A.1. Minimize Seismic Risk. Continue to maintain and enforce appropriate standards to ensure new development is designed to meet current safety standards associated with seismic activity. Require public and private development to be located, designed, and constructed to minimize the risk of loss of life and injury in the event of a major earthquake or other natural disaster. General Plan Policy 8.A.2. Geologic-Seismic Analysis. Require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., groundshaking, liquefaction, expansive soils).	City of Woodland Municipal Codes Chapter 15.04 Building Codes Earthquake Hazards Reduction Act, Public Law 95-124 California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law)

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	the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.) ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?		California Code of Regulations Title 5, Division, Chapter 14, Sections 14001–14036
Geology, Soils, Minerals Resources, and Paleontological Resources	b) Result in substantial soil erosion or the loss of topsoil?	General Plan Policy 5.I.3. Overland Flow Requirements in New Development. Require development to provide for the overland flow of stormwater meeting or exceeding the City's standard design capacity of the storm drainage system. Overland flow waters should be conveyed over public streets where possible and should be at least one foot below building pad elevations and contain provisions for removal of silt and other contaminants. General Plan Policy 5.I.4. Low Impact Development. Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code. Such features may include, but are not limited to: • Canopy trees or shrubs to absorb rainwater; • Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate; • Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas; • Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces;	City of Woodland Municipal Code Chapter 8.08 Urban Stormwater Quality Management and Discharge Control City of Woodland Post Construction Standards Plan (Low Impact Development & Hydromodification) for compliance with the City's Phase II MS4 permit with the State Water Resources Control Board California State Water Resources Control Board General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities

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		- On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration; and - Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses. General Plan Policy 5.I.5. Prohibiting Grading Activities in Rainy Season. Prohibit grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of storm drainage facilities.	(Order 2009-0009-DWQ, as amended) Stormwater Best Management Practices for Construction Handbook, California Stormwater Quality Association
Geology, Soils, Minerals Resources, and Paleontological Resources	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?	None required.	
Geology, Soils, Minerals Resources, and Paleontological Resources	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?	General Plan Policy 8.A.3. Expansive Soils. Evaluate and avoid siting of structures across soil materials of substantially different expansive properties. Require appropriate design specification including special slabs where foundations are in areas of expansive soils.	Condition of Approval required for General Plan Policy 8.A.3; see Table A-2.
Geology, Soils, Minerals Resources, and Paleontological Resources	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	General Plan Policy 5.H.6. Connection to Sewer System. Require 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. General Plan Implementation Program 5. 14. Where soils are proposed for use as leach fields associated with wastewater treatment, the City shall require a site-specific evaluation by a licensed geotechnical engineer regarding the	City of Woodland Municipal Code Chapter 13.12 Sewer and Storm Drainage Services, Section 13.12.020 City of Woodland Municipal Code Chapter 13.12 Sewer and

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	water?	soil suitability, including a perc test, as appropriate. All septic systems or other forms of on-site wastewater treatment and disposal facilities shall be designed by a licensed geotechnical or civil engineer. On-site wastewater treatment systems shall be designed to meet the following parameters: • provide available effective absorptive area in both primary and reserve disposal fields; • provide appropriate separation between the disposal field bottom and groundwater or a restrictive soil layer; • factor the ground slope in both the primary and reserve disposal field areas; • factor the influent wastewater strength and quantity in wastewater system design; • accommodate requirements for setbacks from wells, surface waters, and property boundaries; and • provide treatment of wastewater such that it does not adversely affect water quality or endanger public health.	Storm Drainage Services, Section 13.12.030
Geology, Soils, Minerals Resources, and Paleontological Resources	f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	General Plan Policy 7.E.2. Discovery of Resources. If cultural, archaeological, or paleontological resources are discovered during construction, ensure their evaluation and protection, as appropriate, in accordance with applicable Federal and State laws and regulations. General Plan Implementation Program 7.15. • Prior to the start of earthmoving activities that would disturb 1 acre of land or more within the Riverbank or Modesto Formations, the project applicant shall inform all construction personnel involved with earthmoving activities regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. • If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City of Woodland Community Development Department. • The project applicant shall retain a qualified paleontologist to evaluate the	Conditions of Approval required for General Plan Implementation Program 7.15; see Table A-2.

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		resource and prepare a recovery plan. The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum curation for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered.	
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?	General Plan Policy 2.C.2. Consistency with the Climate Action Plan. Ensure that new development is consistent with the objectives and targets of the City's Climate Action Plan.	City of Woodland Municipal Code Article 17.112 for Landscaping. California Code of Regulations, Title 24, Part 11 (CalGreen) California Code of Regulations, Title 20, Appliance Efficiency Standards California Code of Regulations, Title 23. Waters, Divisions 2. Department of Water Resources, Chapter 2.7 Model Water Efficient Landscape Ordinance Condition of Approval required for implementation of General Plan Policy 2.C.2; see Table A-2.
Hazards and Hazardous Materials	a) Create a significant hazard to the public or the environment through the	General Plan Policy 8.E.2. Disposal and Storage Plan. Requires that new development for industries that will generate hazardous wastes or utilize	City of Woodland Municipal Code, Chapter 8.20, Section 8.20.010

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	routine transport, use, or disposal of hazardous materials?	hazardous materials include a detailed plan for hazardous waste reduction, recycling, and storage. General Plan Policy 8.E.3. Buffer Zone. Requires that new development for industries store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety.	City of Woodland Building Division Hazardous Materials Survey Compliance with the Yolo County Environmental Health Division Unified Program regulatory standards
Hazards and Hazardous Materials	b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	General Plan Policy 8.E.2. Disposal and Storage Plan. Requires that new development for industries that will generate hazardous wastes or utilize hazardous materials include a detailed plan for hazardous waste reduction, recycling, and storage. General Plan Policy 8.E.3. Buffer Zone. Requires that new development for industries store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety.	City of Woodland Municipal Code, Chapter 8.20, Section 8.20.010 City of Woodland Building Division Hazardous Materials Survey Compliance with the Yolo County Environmental Health Division Unified Program regulatory standards
Hazards and Hazardous Materials	c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	None required.	

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Hazards and Hazardous Materials	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?	None required.	
Hazards and Hazardous Materials	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?	None required.	
Hazards and Hazardous Materials	f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	None required.	
Hazards and Hazardous Materials	g) Expose people or structures, either directly or indirectly, to a significant risk of loss,	None required.	

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	injury, or death involving wildland fires?		
Hydrology and Water Quality	a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	General Plan Policy 5.1.3. Overland Flow Requirements in New Development. Require development to provide for the overland flow of stormwater meeting or exceeding the City’s standard design capacity of the storm drainage system. Overland flow waters should be conveyed over public streets where possible and should be at least one foot below building pad elevations and contain provisions for removal of silt and other contaminants. General Plan Policy 5.1.4. Low Impact Development. Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration. Such features may include, but are not limited to: • Canopy trees or shrubs to absorb rainwater; • Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate; • Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas; • Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces; • On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration; • Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses; and • Innovative engineering practices that allow for compact, connected, and walkable urban design. General Plan Policy 5.1.5 Prohibiting Grading Activities in Rainy Season. Prohibit grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of storm drainage facilities. Policy 7.A.4 Best Management Practices. Continue to require the use of feasible and practical best management practices (BMPs) and promote Low	City of Woodland Municipal Code, Chapter 8.08 Urban Stormwater Quality Management and Discharge Control City of Woodland Post Construction Standards Plan SWRCB’s <i>General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities</i> (Construction General Permit) (Order 2009-009-DWQ as amended by Order No. 2012-0006-DWQ) Stormwater Best Management Practices for Construction Handbook, California Stormwater Quality Association

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
		Impact Development to protect receiving waters from the adverse effects of construction activities and urban and agricultural runoff.	
Hydrology and Water Quality	b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that there the project may impede sustainable groundwater management of the basin?	General Plan Policy 5.1.4. Low Impact Development. Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration. Such features may include, but are not limited to: • Canopy trees or shrubs to absorb rainwater; • Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate; • Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas; • Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces; • On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration; • Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses; and • Innovative engineering practices that allow for compact, connected, and walkable urban design.	City of Woodland Municipal Code, Chapter 8.08 Urban Stormwater Quality Management and Discharge Control City of Woodland Post Construction Standards Plan SWRCB's <i>General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities</i> (Construction General Permit) (Order 2009-009-DWQ as amended by Order No. 2012-0006-DWQ) Stormwater Best Management Practices for Construction Handbook, California Stormwater Quality Association
Hydrology and Water Quality	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:	General Plan Policy 5.1.3. Overland Flow Requirements in New Development. Require development to provide for the overland flow of stormwater meeting or exceeding the City's standard design capacity of the storm drainage system. Overland flow waters should be conveyed over public streets where possible and should be at least one foot below building pad elevations and contain provisions for removal of silt and other contaminants. General Plan Policy 5.1.4. Low Impact Development. Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal	City of Woodland Municipal Code, Chapter 8.08 Urban Stormwater Quality Management and Discharge Control City of Woodland Post Construction Standards Plan

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
	i) Result in substantial erosion or siltation on- or off-site; 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; iv) Impede or redirect flood flows.	Code to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration. Such features may include, but are not limited to: • Canopy trees or shrubs to absorb rainwater; • Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate; • Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas; • Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces; • On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration; • Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses; and • Innovative engineering practices that allow for compact, connected, and walkable urban design. General Plan Policy 5.I.5 Prohibiting Grading Activities in Rainy Season. Prohibit grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of storm drainage facilities. General Plan Policy 7.A.4 Best Management Practices. Continue to require the use of feasible and practical best management practices (BMPs) and promote Low Impact Development to protect receiving waters from the adverse effects of construction activities and urban and agricultural runoff. General Plan Policy 8.B.2. Flood Hazard Evaluation. Require evaluation of potential flood hazards prior to approval of development projects. Require proponents of new development to submit accurate topographic and flow characteristics information. This will include depiction of the 200-year floodplain boundaries under fully developed, pre- and post-project runoff conditions. General Plan Policy 8.B.3. New Development in Flood Hazard Zones. No subdivisions, development agreements, or permits that would place development within a flood hazard zone can be approved unless the City	City of Woodland Municipal Code, Chapter 15.12. City of Woodland Municipal Code, Chapter 17.96 SWRCB's <i>General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities</i> (Construction General Permit) (Order 2009-009-DWQ as amended by Order No. 2012-0006-DWQ) Stormwater Best Management Practices for Construction Handbook, California Stormwater Quality Association

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
		makes explicit findings that either existing flood management facilities provide an adequate level of protection from flooding, the City has conditioned the project to provide an adequate level of protection, or the local flood management agency has made adequate progress on the construction of a flood protection system that will provide adequate protection. <i>[Further detailed requirements of review are provided on page SE-59 of the 2035 General Plan]</i> General Plan Policy 8.B.5. Protective Structures. Require installation of protective structures or other design measures to protect proposed building and development sites from the effects of flooding. General Plan Policy 8.B.7. Adjacent Property. Require that new flood management projects or development within areas subject to flooding ensure that floodwaters will not be diverted into adjacent property to increase flood hazards on properties located elsewhere unless secured through a flood easement or fee title buyout. General Plan Policy 8.B.11. Levee Inundation Area. Require new development in levee inundation areas to conduct an analysis of risk from levee failure.	
Hydrology and Water Quality	d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	None required.	
Hydrology and Water Quality	e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	See Hydrology and Water Quality impact questions a) and b) above.	
Land Use and Planning	a) Physically divide an established community?	None required.	
Land Use and Planning	b) Cause a significant environmental impact due	None required.	

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
	to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?		
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?	None required.	
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?	None required.	
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?	General Plan Policy 8.G.3 Noise Exposure from Transportation Sources. Require noise-reducing mitigation to meet allowable outdoor and indoor noise exposure standards in Table 8-7 [of the 2035 General Plan]. Noise mitigation measures that may be approved to achieve these noise level targets include but are not limited to the following: • Construct facades with substantial weight and insulation; • Use sound-rated windows for primary sleeping and activity areas; • Use sound-rated doors for all exterior entries at primary sleeping and activity areas; • Use minimum setbacks and exterior barriers; • Use acoustic baffling of vents for chimneys, attic and gable ends;	City of Woodland Municipal Code, Title 17 Zoning, Chapter 17.92 Industrial Zone, Section 17.92.060 Performance Standards City of Woodland Construction Noise Guidelines, Municipal Code, Section 9.28.090 (Noise Ordinance)

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
		• Install a mechanical ventilation system that provides fresh air under closed window conditions; and • Maximize site design so that buildings shelter outdoor areas. General Plan Policy 8.G.5 New Noise-Sensitive Receptors. Prohibit development of new noise-sensitive receptors where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 8-6 [of the 2035 General Plan] as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards. Create peaceful outdoor spaces where possible, but acknowledge that particular ambient outdoor thresholds may not always be achievable. Require noise mitigation to assure acceptable interior noise levels appropriate to the land use type: • 45 dB L_{dn} for residential, transient lodgings, hospitals, nursing homes, and other uses where people normally sleep; and • 45 dB L_{eq} (peak hour) for office buildings and similar uses. General Plan Policy 8.G.6 New Non-Transportation Noise Sources. Require that noise created by new non-transportation noise sources be mitigated so as not to exceed the noise level standards of Table 8-6 [of the 2035 General Plan] as measured immediately within the property line of lands designated for noise-sensitive receptors. General Plan Policy 8.G.7 Roadway Improvements. Where existing noise-sensitive receptors may be exposed to increased noise levels due to increased roadway capacity and increases in travel speeds associated with roadway improvements, apply the following criteria to determine the significance of increases in noise related to roadway improvement projects: • Where existing traffic noise levels are less than 70 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a +5 dB L_{dn} increase in noise levels due to a roadway improvement project, will be considered significant; and • Where existing traffic noise levels range between 70 and 75 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a +3 dB L_{dn} increase in	City of Woodland Interim Zoning Ordinance 2020, Article 3, Section 3.11.B.7.g (Noise Standards) City of Woodland Community Design Standards, Site Planning for Commercial Development City of Woodland Municipal Code, Section 9.52 (Right to Farm Ordinance)

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
		noise levels due to a roadway improvement project will be considered significant; and • Where existing traffic noise levels are greater than 75 dB L_{dn} at the outdoor activity areas of noise-sensitive receptors, a +1.5 dB L_{dn} increase in noise levels due to a roadway improvement project will be considered significant. General Plan Policy 8.G.8 Site and Building Design. Orient buildings such that the noise sensitive portions of a project are shielded from noise sources. General Plan Policy 8.G.9 Existing Development. Promote the use of noise attenuation measures to improve the acoustic environment where existing noise sensitive uses are located in noise-impacted environments, such as along arterial streets or adjacent to noise-producing uses. For non-conforming uses, the burden of noise attenuation falls on the non-conforming use. For allowed uses, the burden falls on the newest use, subject to possible later reimbursement based on benefit received by later use. Allowed uses that are developed simultaneously will share the burden of noise attenuation. General Plan Policy 8.G.10 Right-to-Farm Ordinance. Support the City and County's right-to-farm ordinances, especially as they relate to noise emanating from agricultural operations adjacent to urban uses, by requiring notification of the potential impacts to adjacent property owners, purchasers, residents, and users. General Plan Policy 8.G.11 Construction Noise. Consider construction noise to be 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. General Plan Policy 8.G.13 Noise Attenuation Barriers. Noise attenuation barriers are strongly discouraged, expect to attenuate noise for existing developed uses, and may be used in the context of new development only when no other approach to noise mitigation is feasible. General Plan Policy 8.G.14 Vehicle Traffic. New developments shall disperse vehicular traffic onto a network of fully connected smaller roadways and minimize funneling of local traffic onto large-volume, high speed	

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
		roadways near existing or planned noise-sensitive uses to the maximum extent feasible. General Plan Policy 8.G.15 Operational Noise. In new development areas, service, utility, loading areas, roof-mounted equipment, and noise-generating equipment shall be screened, designed, and located to reduce visibility and noise for surrounding properties and pedestrian areas. General Plan Implementation Program 8.13. a. Demolition, construction, site preparation, and related activities that would generate noise perceptible at the property line of the subject property are limited to the hours between 7:00 A.M. and 6:00 P.M. on Monday through Saturday and between 9:00 A.M. and 6:00 P.M. on Sunday and federal holidays. The building inspector may issue an exception to this limitation on hours in cases of urgent necessity where the public health and safety will not be substantially impaired. b. Idling times for noise-generating equipment used in demolition, construction, site preparation, and related activities shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes. c. Demolition, construction, site preparation, and related activities that do not involve pile driving proposed within 445 feet from the edge of properties with existing, occupied noise-sensitive uses shall incorporate all feasible strategies to reduce noise exposure for noise-sensitive uses, including: • Provide written notice to all known occupied noise-sensitive uses within 400 feet of the edge of the project site boundary at least 2 weeks prior to the start of each construction phase of the construction schedule; • Ensure that construction equipment is properly maintained and equipped with noise control components, such as mufflers, in accordance with manufacturers' specifications; • Re-route construction equipment away from adjacent noise-sensitive uses; • Locate noisy construction equipment away from surrounding noise-sensitive uses; • Use sound aprons or temporary noise enclosures around noise-generating	

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
		equipment; • Position storage of waste materials, earth, and other supplies in a manner that will function as a noise barrier for surrounding noise-sensitive uses; • Use the quietest practical type of equipment; • Use electric powered equipment instead of diesel or gasoline engine powered equipment; • Use shrouding or shielding and intake and exhaust silencers/mufflers; and • Other effective and feasible strategies to reduce construction noise exposure for surrounding noise-sensitive uses. d. For construction of buildings that require the installation of piles, an alternative to installation of piles by hammering shall be used. This could include the use of augured holes for cast-in-place piles, installation through vibration or hydraulic insertion, or another low-noise technique.	
Noise and Vibration	b) Generation of excessive groundborne vibration or groundborne noise levels.	General Plan Implementation Program 8.12. a. New development that proposes the use of piles for foundations shall include all feasible measures necessary with the goal to ensure that vibration exposure for adjacent buildings is less than 0.5 peak particle velocity and less than 80 VdB for adjacent vibration-sensitive uses and less than 0.2 peak particle velocity for adjacent historic buildings. These performance standards shall take into account the reduction in vibration exposure that would occur through coupling loss provided by each affected building structure. If it is determined necessary to avoid damage, the project applicant shall coordinate with the Chief Building Official to implement corrective actions, which may include, but is not limited to building protection or stabilization. b. New developments that would generate substantial long-term vibration shall provide analysis and mitigation, as feasible, to achieve velocity levels, as experienced at habitable structures of vibration-sensitive land uses, of less than 80 vibration decibels. General Plan Implementation Program 8.13; see Noise and Vibration checklist item a) above.	Condition of Approval required for implementation of General Plan Implementation Program 8.12; see Table A-2.

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
Noise and Vibration	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?	None required.	
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)?	None required.	
Population and Housing	b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	None required.	
Public Services	a) Result in substantial adverse physical impacts associated with the	General Plan Policy 5.B.4. Development Project Requirements. Require development projects to develop and/or fund fire protection facilities, equipment, personnel, and operations and maintenance that maintain the	City of Woodland Community Risk Reduction Division Plan

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
	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? Police Protection? Schools? Parks? Other Public Facilities?	City's standards, as demonstrated through positive fiscal impacts or through specific funding mechanisms in the event of fiscal deficits.	Submittal, Review and Inspection
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?	None required.	
	b) Does the project include recreational facilities or require the construction or	None required.	

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
	expansion of recreational facilities that might have an adverse physical effect on the environment?		
Transportation	a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	General Plan Policy 2.J.6. Multimodal Access. Require convenient, attractive, and safe pedestrian, bicycle, and transit connections both within commercial centers and between centers and surrounding neighborhoods and other destinations. General Plan Policy 3.A.11. New Development. Require 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. Development must provide appropriate pedestrian amenities such as street lighting, benches, arcades, canopies, shade trees, art, and seating areas.	City of Woodland Interim Zoning Code Section 3.06.E.7, Connection within Community Commercial Zones City of Woodland Engineering Standards: Design Standards, Standard Details and Construction Specifications City of Woodland Community Design Standards California Building Code, Title 24
Transportation	b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	General Plan Policy 3.A.4. Reduce Vehicle Miles Traveled (VMT). Require new development projects to achieve a 10 percent reduction in VMT per capita or VMT per service population compared to the General Plan 2035 VMT 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. reducing peak period VMT in particular is desirable due to the added benefit of minimizing severe congestion and reducing emissions. use of VMT reduction strategies such as those in the chart below [<i>see General Plan page TC 3-22</i>] (taken from quantifying Greenhouse Gas Mitigation Measures, CAPCOA, 2010) or similar professional research documents is encouraged.	Condition of Approval required to implement General Plan Policy 3.A.4; see Table A-2.

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
Transportation	c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	None required.	City of Woodland Engineering Standards: Design Standards, Standard Details and Construction Specifications
Transportation	d) Result in inadequate emergency access?	None required.	City of Woodland Engineering Standards: Design Standards, Standard Details and Construction Specifications
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	Conditions of Approval Required, see Cultural Resources Impact Topic a), above.	California Public Resources Code Division 5, Chapter 1.75 Section 5097.9 et. seq. Conditions of Approval required for General Plan Implementation Program 7.13 and Compliance Measure Cultural 1; see Table A-2.

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
	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?		
Utilities	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	General Plan Policy 5.H.9. Reduced Demand. Reduce wastewater system demand through efficient water use by requiring water-conserving design and equipment in new construction; encouraging retrofitting with water-conserving devices; and designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible. General Plan Policy 5.I.4. Low Impact Development. Require new development and redevelopment projects to incorporate site design and low	Woodland Municipal Code Chapter 13.32, Water Conservation City of Woodland Municipal Code Chapter 8.08 Urban Stormwater Quality Management and Discharge Control

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
	facilities, the construction or relocation of which could cause significant environmental effects?	impact development runoff requirements, in accordance with the Municipal Code to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration. Such features may include, but are not limited to: • Canopy trees or shrubs to absorb rainwater; • Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate and the number of required drain inlets; • Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas; • Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces; • On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration; • Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses; and • Innovative engineering practices that allow for compact, connected, and walkable urban design.	City of Woodland Post Construction Standards Plan (Low Impact Development & Hydromodification) Stormwater Best Management Practices for Construction Handbook, California Stormwater Quality Association
	b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	None required.	
	c) Result in a determination by the wastewater treatment provider that serves or may serve the	None required.	

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
	project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?		
	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?	None required.	
	e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	General Plan Policy 5.J.2. New Development. Require waste collection in all new development and ensure that all new development complies with applicable provisions of the City of Woodland Source Reduction and Recycling Element and the Yolo County Integrated Waste Management Plan.	City of Woodland Municipal Code Chapter 13.36 AB 341: Mandatory Commercial Recycling (MCR) Program AB 1826: Mandatory Commercial Organics Recycling (MORe) Program SB 1383: Short-Lived Climate Pollutant (SLCP) Reduction Strategy
Wildfire	a) If Located in or near state responsibility areas or lands classified as very high fire hazard severity	None required.	

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
	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		

Resource Topic Area	CEQA Checklist Question	2035 General Plan Policies and Implementation Programs	Uniformly Applied Development Standards, Policies, and Regulations
	significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?		

Notes:

AMM	=	avoidance and minimization measures
BMPs	=	best management practices
CAP	=	Climate Action Plan
CDFW	=	California Department of Fish and Wildlife
CEQA	=	California Environmental Quality Act
City	=	City of Woodland
Farmland	=	Prime Farmland, Unique Farmland, or Farmland of Statewide Importance
dB	=	decibel
EIR	=	Environmental Impact Report
HCP	=	Habitat Conservation Plan
L _{dn}	=	Day-Night Average Sound Level
L _{eq}	=	Equivalent Sound Level
NCCP	=	Natural Community Conservation Planning
PM	=	particulate matter
TAC	=	toxic air contaminant
USACE	=	U.S. Army Corps of Engineers
VdB	=	vibration decibels
VMT	=	Vehicle Miles Traveled
YSAQMD	=	Yolo-Solano Air quality Management District

Table A-2. Conditions of Approval Required of Future Development Within Proposed Annexation Areas

Resource Topic Area	CEQA Checklist Question	Applicable 2035 General Plan Policies to serve as Conditions of Approval
Aesthetic Resources	a) through d)	None. Applicable municipal codes and regulations provided in Table A-1.

Resource Topic Area	CEQA Checklist Question	Applicable 2035 General Plan Policies to serve as Conditions of Approval
Agricultural and 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?	Condition of Approval required to implement buffer requirements stipulated by General Plan Policy 7.C.5. Agricultural Buffer: Require new development that occurs at the edge of the ULL to be set back a minimum of 150 feet from adjacent agricultural land where possible. Equivalent means of providing agricultural buffers may be considered by the Planning Commission on a case-by-case basis for parcels where development potential would be precluded or severely limited as a result of the required buffer size. The buffer shall be landscaped/vegetated and may include public right of way.
Air Quality	a) Conflict with or obstruct implementation of the applicable air quality plan?	See Air Quality checklist question b) below.
Air Quality	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?	Condition of Approval required to implement emissions reductions requirements stipulated by General Plan Implementation Program 7.18: New developments that could generate a potentially significant short-term air quality impact shall incorporate feasible construction mitigation strategies, including those listed below, those included in an updated set of mitigation recommendations prepared by the Yolo-Solano Air Quality Management District, or those determined by the City to be as effective: a. Water all active construction areas at least twice daily. b. Haul trucks shall maintain at least two feet of freeboard. c. Cover all trucks hauling soil, sand, and other loose materials. d. Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut-and-fill operations and hydroseed area. e. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). f. Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land. g. Plant vegetative ground cover in disturbed areas as soon as possible. h. Cover inactive storage piles. i. Sweep streets if visible soil material is carried out from the construction site. j. Treat accesses to a distance of 100 feet from the paved road with a 6 to 12 inch layer of wood chips or mulch.

Resource Topic Area	CEQA Checklist Question	Applicable 2035 General Plan Policies to serve as Conditions of Approval
		k. Treat accesses to a distance of 100 feet from the paved road with a 6-inch layer of gravel. l. Limit all idling of vehicles and equipment that use gasoline or diesel fuel to five minutes maximum. m. Use alternative power source, such as electricity, for construction equipment or use reformulated and emulsified fuels, incorporate catalyst and filtration technologies, and generally modernize the equipment fleet with cleaner and newer engines.
Air Quality	c) Expose Sensitive Receptors to Substantial Pollutant Concentrations?	Condition of Approval required to implement requirements stipulated by: General Plan Policy 7.F.3 Protect Sensitive Receptors. For the purposes of environmental review of potential toxic air contaminant impacts, consider residentially designated land uses, hospitals and other medical facilities, residential care facilities, schools, day care centers, playgrounds to be “sensitive receptors.” Discourage the location of new sensitive receptor uses within 500 feet of a limited access state highway (State Route 113 and Interstate 5). Implement applicable buffer distances recommended by the California Air Resources Board between sensitive uses and sources of substantial pollutant concentrations. General Plan Implementation Program 7.17. a. New development shall be required to demonstrate adherence with applicable YSAQMD-recommended health risk thresholds involving sensitive receptors, uses that involve substantial truck trips, and large gas stations, as defined by the applicable regulations. “Substantial truck trips” is defined as more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units per day, or transport refrigeration unit operations that exceed 300 hours per week. A “large gas station” is one that would be anticipated to accommodate a throughput of 3.6 million gallons per year or greater. b. Proposed uses that include sensitive receptors may demonstrate compliance with this implementation program by providing a minimum 1,000-foot buffer from existing uses that involve substantial truck trips and a minimum 50-foot buffer from existing large gas stations. c. Proposed uses that involve substantial truck trips may demonstrate compliance with this implementation program by providing a minimum 1,000-foot buffer from properties where the City’s land use designation would allow sensitive receptors. d. Proposed large gas stations may demonstrate compliance with this implementation program by providing a minimum 300-foot buffer, while typical gas dispensing facilities would provide a minimum 50-foot buffer from existing sensitive receptors and from properties where the City’s land use designation would allow sensitive receptors.

Resource Topic Area	CEQA Checklist Question	Applicable 2035 General Plan Policies to serve as Conditions of Approval
		e. Avoid siting new sensitive receptors within 500 feet of the edge of the closest travel lane of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. f. Avoid siting new sensitive land uses within 300 feet of any existing dry cleaning operation. g. As an alternative to these buffer distances, proposed sensitive receptors, uses that involve substantial truck trips, and large gas stations may provide a site-specific health risk assessment, using methods consistent with applicable guidance from the Office of Environmental Health Hazard Assessment, with mitigation, if necessary, to demonstrate compliance with applicable YSAQMD-recommended health risk thresholds. When health risk impacts exceed YSAQMD-recommended thresholds, feasible on-site mitigation measures to reduce TAC exposure shall be implemented to mitigate health risk impacts below YSAQMD thresholds. On-site measures could include, but are not limited to providing enhanced filtration systems (e.g., Minimum Efficiency Reporting Value 13 or greater) for near-by sensitive receptor buildings, changes to the TAC emission source's operation, and positioning of exhaust and intake for ventilation systems to minimize exposure among others. General Plan Implementation Program 7.19. a. New development that would require the use of diesel-fueled construction equipment within 300 feet of an existing sensitive receptor use an equipment mix, incorporate buffering, schedule construction activities, or use other strategies to reduce potential health risk consistent with guidance from the Yolo-Solano Air Quality Management District. b. Alternatively, a project applicant may prepare a site-specific estimate of diesel PM emissions associated with total construction activities and evaluate for health risk impact on existing sensitive receptors in order to demonstrate that applicable YSAQMD-recommended thresholds for toxic air contaminants would not be exceeded or that applicable thresholds would not be exceeded with the application of alternative mitigation techniques approved by the City.
Biological Resources	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	Condition of Approval to implement requirements stipulated by the City of Woodland Municipal Code Chapter 15.32 for the implementation of the Yolo HCP/NCCP, for all proposed future development, by-right and discretionary, within the annexation areas. This shall achieve the intent of General Plan Policy 7.B.11 and Implementation Program 7.4: General Plan Policy 7.B.11 Sensitive Site Planning. Site new development to maximize the protection of native tree species and sensitive special-status plant and wildlife habitats. General Plan Implementation Program 7.4 a. The City will require biological inventory surveys for new developments that could affect special-status species or sensitive habitat in areas designated for development under the General

Resource Topic Area	CEQA Checklist Question	Applicable 2035 General Plan Policies to serve as Conditions of Approval
	Service?	Plan. b. The City will work with project applicants to identify opportunities to preserve special-status species occurrences and sensitive habitats through design and planning. [...]he City shall implement the applicable requirements of the HCP/NCCP as relevant to any specific land use project. [The details of Implementation Program 7.4 have been revised from as written in the City’s 2035 General Plan to reflect the fact that the HCP/NCCP has been adopted and Incidental Take Permits have been issued. General Plan Implementation Program 7.4 is now achieved through compliance with the HCP/NCCP through the City of Woodland’s Municipal Code Chapter 15.32, as applicable to discretionary projects.] Based upon the initial biological reconnaissance surveys completed of the annexation areas, the following Avoidance and Minimization Measures of the HCP/NCCP would be applicable to portions of the Annexation Areas, as detailed in the Biological Survey Memorandum (AECOM 2021a): Yolo County HCP/NCCP Avoidance and Minimization Measure 16. In accordance with AMM 16 of the Yolo HCP/NCCP: a. In accordance with AMM 16 of the Yolo HCP/NCCP, the City will require project proponent/s to retain a qualified biologist to conduct species-specific surveys and identify any nesting habitat present within 1,320 feet of the footprint of a proposed project prior to any ground disturbing activities necessary to implement proposed development and infrastructure projects. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas. b. If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the City will require project proponent/s to retain a qualified biologist to conduct preconstruction surveys for active nests consistent with guidelines provided by the Swainson’s Hawk Technical Advisory Committee (2000), between March 1 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the Yolo Habitat Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project-related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the City, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson’s hawk or white-tailed kite are

Resource Topic Area	CEQA Checklist Question	Applicable 2035 General Plan Policies to serve as Conditions of Approval
		not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. Up to 20 Swainson's hawk nest trees (documented nesting within the last 5 years) may be removed during the permit term, but they must be removed when not occupied by Swainson's hawks. c. For covered activities that involve pruning or removal of a potential Swainson's hawk or white-tailed kite nest tree, the City will require project proponent/s to conduct preconstruction surveys that are consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000). If active nests are found during preconstruction surveys, no tree pruning or removal of the nest tree will occur during the period between March 1 and August 30 within 1,320 feet of an active nest, unless a qualified biologist determines that the young have fledged and the nest is no longer active. d. Before any ground-disturbing activities, the City will require project proponent/s to identify and quantify (in acres) Swainson's hawk habitat (as defined in the Yolo County HCP/NCCP Appendix A, Covered Species Accounts [Yolo HCP/NCCP 2018]) in and within 1,320 feet of a project footprint. The City will require project proponent/s to submit the Yolo HCP/NCCP <i>Application Form</i> for non-member agency projects and <i>Member Agency Reporting Form</i> for member agency projects, as applicable, and will pay applicable fees to the Yolo Habitat Conservancy as specified in the appropriate form. Yolo County HCP/NCCP Avoidance and Minimization Measure 18. In accordance with AMM 18 of the Yolo HCP/NCCP: Suitable habitat for the western burrowing owl is present within the proposed annexation areas. In accordance with AMM 18 of the Yolo HCP/NCCP, the City will require project proponent/s to retain a qualified biologist to conduct species-specific surveys and within 30-days but no less than 14 days prior to any ground disturbing activities necessary to implement proposed development and infrastructure projects, consistent with Appendix L of the Yolo HCP/NCCP, which follows CDFW guidelines. If burrowing owls are identified during the species-specific pre-project survey, the City will require project proponent/s to minimize activities that will affect occupied habitat, as follows. Occupied habitat is considered fully avoided if the project footprint does not impinge on a non-disturbance buffer around the suitable burrow. For occupied burrowing owl nest burrows, this non-disturbance buffer could range from 150 to 1,500 feet (Table 4-2 of the Yolo HCP/NCCP,

Resource Topic Area	CEQA Checklist Question	Applicable 2035 General Plan Policies to serve as Conditions of Approval
		Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for Burrowing Owls), depending on the time of year and the level of disturbance, based on current guidelines. Compliance Measure Bio 1: Avoid Direct Loss of Protected Bird Nests. While not required as mitigation for a significant impact under California Environmental Quality Act (CEQA), the following would be required for compliance with the MBTA and California Fish and Game Code: • To the extent feasible, the City will require that construction activities be carried out during the nonbreeding season (between September 1 and January 31) for protected bird species in this region to avoid and minimize impacts to common migratory nesting birds. • For any ground disturbance activity necessary to implement proposed development and infrastructure projects that would occur during the nesting season (between February 1 and August 31), the City will require the project applicant to conduct a preconstruction survey. The preconstruction survey shall be conducted by a qualified biologist before any activity occurring within 500 feet of suitable nesting habitat for any protected bird species. The survey shall be timed to maximize the potential to detect nesting birds, and should be repeated within 10 days of the start of project-related activity. • If an active common bird species protected by the MBTA or California Fish and Game Code nest is found, the qualified biologist shall establish a buffer around the nest. No project activity shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active. The size of the buffer shall be determined in consultation with CDFW. Buffer size is anticipated to range from 50 to 500 feet, depending on the nature of the project activity, the extent of existing disturbance in the area, and other relevant circumstances as determined by a qualified biologist in consultation with CDFW. • Monitoring of all protected nests by a qualified biologist during construction activities will be required if the activity has potential to adversely affect the nest. If construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the no-disturbance buffer shall be increased until the agitated behavior ceases. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.
Biological Resources	b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional	General Plan Policy 7.B.11 and Implementation Program 7.4. (See Biological Resource impact area a) above)

Resource Topic Area	CEQA Checklist Question	Applicable 2035 General Plan Policies to serve as Conditions of Approval
	plans, policies, or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	
Biological Resources	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?	Condition of Approval required to implement requirements stipulated by: General Plan Policy 7.11.B and Implementation Program 7.4. (See Biological Resources impact area a) above). General Plan Implementation Program 7.5. If the project would result in ground disturbance on sites containing waterways or other aquatic habitats, the City will require project proponent/s to complete a delineation of waters of the United States according to U.S. Army Corps of Engineers' methods, and to submit the completed delineation to the U.S. Army Corps of Engineers for jurisdictional determination. If the project would result in fill of wetlands or other waters of the United States, the City will require project proponent/s to obtain a Section 404 Clean Water Act permit from the U.S. Army Corps of Engineers and water quality certification from the Regional Water Quality Control Board pursuant to Section 401 of the Clean Water Act. If the project involves work in areas containing waters disclaimed by the USACE, project applicants shall obtain a Waste Discharge Requirement permit from the Regional Water Quality Control Board pursuant to the Porter Cologne Act. Project applicants shall be required to obtain all needed permits prior to project implementation, to abide by the conditions of the permits, including all mitigation requirements, and to implement all requirements of the permits in the timeframes required therein. Compliance Measure Bio 2: Avoid Loss of and Degradation of Federally Protected Waters. • If a proposed project would result in ground disturbance on the agricultural or roadside ditches, the City will require project proponent/s to conduct a delineation of waters of the United States according to USACE' methods, and to submit the completed delineation to the USACE for jurisdictional determination. • If implementation of a proposed project would result in fill of waters of the United States, the City will require that project proponent/s obtain a Section 404 Clean Water Act permit from the USACE and water quality certification from the Regional Water Quality Control Board pursuant to Section 401 of the Clean Water Act. • If implementation of a proposed project involves work in areas containing waters disclaimed by the USACE, the City will require that the applicant obtain a Waste Discharge Requirement permit from the Regional Water Quality Control Board pursuant to the Porter Cologne Act. • The City will require that the applicant obtain all needed permits prior to project implementation,

Resource Topic Area	CEQA Checklist Question	Applicable 2035 General Plan Policies to serve as Conditions of Approval
		to abide by the conditions of the permits, including all mitigation requirements, and to implement all requirements of the permits in the timeframes required therein.
Biological Resources	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?	See impact questions Biological Resources a) and b) above.
Cultural Resources	a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	Condition of Approval required to implement requirements stipulated by: General Plan Implementation Program 7.13. a. During ground-disturbing activities necessary to implement proposed development and infrastructure projects, if any prehistoric or historic subsurface resources are discovered, all work within 100 feet of the resources shall be halted and a qualified archaeologist² shall be consulted within 24 hours to assess the significance of the find, according to CEQA Guidelines Section 15064.5, and implement, as applicable, CEQA Guidelines Sections 15064.5(d), (e), and (f). b. If any find is determined to be a historical resource according to CEQA Guidelines Section 15064.5, representatives from the City and the archaeologist will meet to determine the appropriate avoidance measures or other appropriate mitigation. Cultural resources shall be recorded on appropriate Department of Parks and Recreation forms, and all significant cultural materials recovered shall be, as necessary and at the discretion of the qualified archaeologist and in consultation with the local Native American community if the discovery is prehistoric in age, subject to scientific analysis, professional curation, and documentation according to professional standards. If it is determined that the proposed development or infrastructure project could damage a historical resource or a unique archaeological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with Section 21083.2 of the California Public Resources Code and CEQA Guidelines Section 15126.4, with a preference for

² The California Office of Historic preservation utilizes the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation as found in Code of Federal Regulations, 36 CFR Part 61. The minimum professional qualifications in archeology are a graduate degree in archeology, anthropology, or closely related field plus: 1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration or management; 2. At least four months of supervised field and analytic experience in general North American archeology; and 3. Demonstrated ability to carry research to completion. In addition to these minimum qualifications, a professional in prehistoric archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the prehistoric period. A professional in historic archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the historic period.

Resource Topic Area	CEQA Checklist Question	Applicable 2035 General Plan Policies to serve as Conditions of Approval
		preservation in place. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out. Preservation in place may be accomplished by planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. c. If avoidance is not feasible, the qualified archaeologist shall develop and oversee the execution of a treatment plan. The treatment plan shall include, but shall not be limited to, data recovery procedures based on location and type of archaeological resources discovered and a preparation and submittal of report of findings to the Northwest Information Center of the California Historical Resources Information System. Data recovery shall be designed to recover the significant information the archaeological resource is expected to contain, based on the scientific/historical research questions that are applicable to the resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable resource questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by project proponents' actions. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical. Compliance Measure Cultural 1: Cultural Resources Sensitivity Training Prior to ground-disturbing activities necessary to implement proposed development and infrastructure projects, contractors shall receive cultural resource sensitivity training to identify potential archaeological resources and that all work should cease within 150 feet of prehistoric cultural resources that may be discovered during project implementation.
Cultural Resources	b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Condition of Approval required to implement requirements stipulated by: General Plan Policy 7.E.2. Discovery of Resources. see Cultural Resources checklist item a) above. General Plan Implementation Program 7.13; see Cultural Resources checklist item a) above.
Energy	a) and b)	None. Applicable municipal codes and regulations provided in Table A-1.
Geology, Soils, Minerals Resources, and	a) through c) and e)	None. Applicable municipal codes and regulations provided in Table A-1.

Resource Topic Area	CEQA Checklist Question	Applicable 2035 General Plan Policies to serve as Conditions of Approval
Paleontological Resources		
Geology, Soils, Minerals Resources, and Paleontological Resources	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?	Condition of Approval required to ensure evaluation and siting with regard to expansive soils in accordance with General Plan Policy 8.A.3. Expansive Soils: Evaluate and avoid siting of structures across soil materials of substantially different expansive properties. Require appropriate design specification including special slabs where foundations are in areas of expansive soils.
Geology, Soils, Minerals Resources, and Paleontological Resources	f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Condition of Approval required to ensure appropriate action in the case of discovery of paleontological resources, in accordance with General Plan Implementation Program 7.15: • Prior to the start of earthmoving activities that would disturb 1 acre of land or more within the Riverbank or Modesto Formations, the project applicant shall inform all construction personnel involved with earthmoving activities regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. • If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City of Woodland Community Development Department. • The project applicant shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan. The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum curation for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered.
Greenhouse Gas Emissions	a) and b)	General Plan Policy 2.C.2. Consistency with the Climate Action Plan. Ensure that new development is consistent with the objectives and targets of the City's Climate Action Plan.
Hazards and Hazardous Materials	a) through g)	None. Applicable municipal codes and regulations provided in Table A-1.
Hydrology and Water Quality	a) through e)	None. Applicable municipal codes and regulations provided in Table A-1.

Resource Topic Area	CEQA Checklist Question	Applicable 2035 General Plan Policies to serve as Conditions of Approval
Land Use and Planning	a) and b)	None required.
Mineral Resources	a) and b)	None required.
Noise and Vibration	a)	None. Applicable municipal codes and regulations provided in Table A-1.
Noise and Vibration	b) Generation of excessive groundborne vibration or groundborne noise levels.	Condition of Approval required to ensure compliance with the performance standards to reduce short-term and long-term vibration, in accordance with General Plan Implementation Program 8.12: a. New development that proposes the use of piles for foundations shall include all feasible measures necessary with the goal to ensure that vibration exposure for adjacent buildings is less than 0.5 peak particle velocity and less than 80 VdB for adjacent vibration-sensitive uses and less than 0.2 peak particle velocity for adjacent historic buildings. These performance standards shall take into account the reduction in vibration exposure that would occur through coupling loss provided by each affected building structure. If it is determined necessary to avoid damage, the project applicant shall coordinate with the Chief Building Official to implement corrective actions, which may include, but is not limited to building protection or stabilization. b. New developments that would generate substantial long-term vibration shall provide analysis and mitigation, as feasible, to achieve velocity levels, as experienced at habitable structures of vibration-sensitive land uses, of less than 80 vibration decibels.
Noise and Vibration	c)	None required.
Population and Housing	a) and b)	None required.
Public Services	a)	None required.
Recreation	a) and b)	None required.
Transportation	a), c), and d)	None required.
Transportation	b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3,	Condition of Approval required to ensure compliance with the performance standards to reduce vehicle miles travelled, in accordance with General Plan Policy 3.A.4. Reduce Vehicle Miles Traveled (VMT): Require new development projects to achieve a 10 percent reduction in VMT per

Resource Topic Area	CEQA Checklist Question	Applicable 2035 General Plan Policies to serve as Conditions of Approval
	subdivision (b)?	capita or VMT per service population compared to the General Plan 2035 VMT 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.
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	Condition of Approval required to implement requirements stipulated by General Plan Implementation Program 7.13; see Cultural Resources checklist item a) above. Compliance Measure Cultural 1; see Cultural Resources checklist item a) above.

Resource Topic Area	CEQA Checklist Question	Applicable 2035 General Plan Policies to serve as Conditions of Approval
	American tribe?	
Utilities	a) through e)	None required.
Wildfire	a)	None required.

Notes:

AMM	=	avoidance and minimization measures
CDFW	=	California Department of Fish and Wildlife
CEQA	=	California Environmental Quality Act
City	=	City of Woodland
Farmland	=	Prime Farmland, Unique Farmland, or Farmland of Statewide Importance
HCP	=	Habitat Conservation Plan
NCCP	=	Natural Community Conservation Planning
PM	=	particulate matter
TAC	=	toxic air contaminant
USACE	=	U.S. Army Corps of Engineers
VdB	=	vibration decibels
VMT	=	Vehicle Miles Traveled
YSAQMD	=	Yolo-Solano Air quality Management District

Recording Requested By
And When Recorded Mail To:
City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Clerk

(Space Above This Line for Recorder's Use Only)
[Exempt from recording fee per Gov. Code § 27383]

**DEVELOPMENT AGREEMENT
(Northeast Industrial Area Annexation—[Name of Property Owner])**

DEVELOPMENT AGREEMENT BETWEEN

CITY OF WOODLAND

and

[*INSERT LEGAL NAME OF ENTITY***], a [***INSERT TYPE OF ENTITY, I.E., A
CALIFORNIA LIMITED LIABILITY COMPANY, ETC.***]**

DEVELOPMENT AGREEMENT
(Northeast Industrial Area Annexation—[Name of Property Owner])

This Development Agreement (hereinafter “Agreement”) is entered into effective on the date it is recorded with the Yolo County Recorder (hereinafter the “Effective Date”) by and among the City of Woodland, a California municipal corporation (hereinafter “CITY”), and [IDENTIFY PARTY], a [] (hereinafter “OWNER”):

RECITALS

WHEREAS, CITY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Section 65864 et seq. of the Government Code; and

WHEREAS, OWNER owns in fee or has a legal or equitable interest in the Property, as defined herein, which OWNER seeks to annex to the CITY, and further has requested CITY to enter into a development agreement for the Property, and proceedings have been taken in accordance with the rules and regulations of CITY; and

WHEREAS, by electing to enter into this Agreement, CITY shall bind CITY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of CITY, whether by action of future City Councils or voter initiative; and

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by CITY and the City Council and have been found to be fair, just and reasonable; and

WHEREAS, the best interests of the citizens of the CITY and the public health, safety and welfare will be served by entering into this Agreement; and

WHEREAS, all of the procedures of the California Environmental Quality Act have been met with respect to this Agreement; this Agreement, the proposed annexation and rezoning are exempt from CEQA review per CEQA regulation Section 15183 which applies to projects consistent with the development density established by existing general plan policies for which an EIR was certified; and

WHEREAS, this Agreement is consistent with the CITY’s General Plan; and

WHEREAS, the development of the Property as provided for herein is conditioned by this Agreement, is conditioned on the Property first meeting a 200-year level of flood protection, in accordance with the requirements of the City’s General Plan, and the Council hereby finds that this Agreement includes conditions that will protect the property to the urban level of flood projection for the City in conformance with Government Code Section 65865.5(a)(2); and

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

WHEREAS, development of the Property in accordance with this Agreement will provide substantial benefits to CITY and will further important policies and goals of CITY; and

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the future development of the Northeast Industrial Area, and generally serve the purposes for which development agreements under Sections 65864 et seq of the Government Code are intended; and

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “Annexation Date” means the date upon which the Property is annexed into the City.

1.1.3 “Approval”, “Approve” or “Approved” as used in this Agreement means approvals which shall not be unreasonably withheld, conditioned or denied, except in those cases where the approval refers to a legislative decision of the CITY or approval in the CITY’s sole discretion.

1.1.4 “CITY” means the City of Woodland, a municipal corporation, organized and existing pursuant to the laws of the State of California.

1.1.5 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising a Project or Projects as approved pursuant to Subsequent Development Approvals including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping. “Development” does not include the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.6 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by CITY in connection with development of the Property including, but not limited to:

- (a) tentative subdivision maps, tentative parcel maps, and final subdivision and parcel maps;
- (b) conditional use permits and plot plans;
- (c) zoning;
- (d) grading and building permits.

1.1.7 “Development Exaction” means any requirement of CITY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.8 “Development Impact Fee” means a monetary exaction other than a tax or special assessment, whether established for a broad class of projects by legislation of general applicability or imposed on a specific project on an ad hoc basis, that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, but does not include park “in lieu” fees specified in Government Code Section 66477, fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements adopted pursuant to Article 2.5 of the Government Code (commencing with Section 65864) of Chapter 4. “Development Impact Fee” shall not include processing fees and charges imposed by CITY to cover the estimated actual costs to CITY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued, including, without limitation, fees for zoning variances; zoning changes; use permits; building inspections; building permits; filing and processing applications and petitions filed with the local agency formation commission or conducting preliminary proceedings or proceedings under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3 (commencing with Section 56000) of Title 5 of the Government Code; the processing of maps under the provisions of the Subdivision Map Act, Division 2 (commencing with Section 66410) of Title 7 of the Government Code; or planning services under the authority of Chapter 3 (commencing with Section 65100) of Division 1 of Title 7 of the Government Code, fees and charges as described in Sections 51287, 56383, 57004, 65104, 65456, 65863.7, 65909.5, 66013, 66014, and 66451.2 of the Government Code, Sections 17951, 19132.3, and 19852 of the Health and Safety Code, Section 41901 of the Public Resources Code, and Section 21671.5 of the Public Utilities Code, as such codes may be amended or superseded, including by amendment or replacement. Development Impact Fees as defined herein shall comply with and be adopted and administered in conformance with the requirements of the Mitigation Fee Act (Gov’t Code §§66000 *et seq.*).

1.1.9 “Effective Date” means the date that the ordinance approving this Agreement becomes effective.

1.1.10 “General Plan” means the City of Woodland General Plan 2035 adopted on May 16, 2017 by Resolution No. 6836.

1.1.11 “Infrastructure Improvement” or “Infrastructure Improvements” means those public improvements required to support the development of the Property or which Developer has agreed to install pursuant to the terms of this Development Agreement as described and depicted in Exhibit “D” .

1.1.12 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of CITY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, timing and phasing of development, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the Property. “Land Use Regulations” does not include any CITY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) the conduct of businesses, professions, and occupations;
- (b) taxes and assessments;
- (c) the control and abatement of nuisances;
- (d) the granting of encroachment permits and the conveyance of similar rights and interests which provide for the use of or the entry upon public property;
- (e) the exercise of the power of eminent domain.

1.1.13 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.14 “Northeast Industrial Area” is that certain area of the City designated for industrial development in the General Plan, as more particularly depicted in Exhibit “G” to this Agreement. The Property is part of the Northeast Industrial Area, and certain Infrastructure Improvements to be constructed by OWNER or for which OWNER will contribute funds will benefit the Northeast Industrial Area generally.

1.1.15 “OWNER” means the persons and entities listed as OWNER on page 1 of this Agreement and their permitted successors in interest to all or any part of the Property.

1.1.16 “Project” means the development of the Property pursuant to Subsequent Development Approvals. OWNER may develop the Property as one or multiple Projects, at OWNER’s discretion.

1.1.17 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.18 “Public Improvement Agreement” means an improvement agreement required to be entered into pursuant to Woodland Municipal Code Section 16.44.020 to ensure completion of any public improvements required pursuant to the Subdivision Map Act (Gov’t Code Section 66410 *et seq.*) or the City’s Subdivision Ordinance (Woodland Municipal Code Title 16). The terms and requirements of the Public Improvement Agreement are described in Woodland Municipal Code Section 16.44.020, as it may be amended from time to time.

1.1.19 “Reservations of Authority” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to CITY under Section 3.5 of this Agreement.

1.1.20 “Subsequent Development Approvals” means all Development Approvals required subsequent to the Effective Date of this Agreement in connection with development of the Property.

1.1.21 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit “A” — Legal Description of the Property.

Exhibit “B” — Map showing Property and its location.

Exhibit “C” — Land Dedications

Exhibit “D” — Description and Depiction of Required Infrastructure Improvements

Exhibit “E” — Maintenance Community Facilities District Exhibit

Exhibit “F” — Uniformly Applied Development Standards and Stipulated Conditions of Approval

Exhibit “G” — Depiction of Northeast Industrial Area

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement, unless otherwise agreed to by the CITY.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of the fee simple title to the Property. [For Netaj property: OWNER collectively represents and covenants that as of the Effective Date, [Netaj] is the owner of fee simple title to the Property,

and [California Compass] has a binding option to acquire fee simple title to the Property, and therefore has a legal or equitable interest in the Property.

2.3 Term. The term of this Agreement shall commence on the Effective Date, except that the rights and obligations of this Agreement with respect to the Property are not effective until the Annexation Date. The term shall continue for a period of thirty (30) years from the Effective Date unless this term is modified or extended pursuant to the provisions of this Agreement.

2.4 Assignment.

2.4.1 Right to Assign. OWNER shall have the right to sell, transfer or assign the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410 et seq.), to any person, partnership, limited liability company, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such sale, transfer or assignment shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No sale, transfer or assignment of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such sale, transfer or assignment, or within fifteen (15) business days thereafter, OWNER shall notify CITY's City Manager, in writing, of such sale, transfer or assignment of the Property or a portion thereof, and shall provide CITY with (1) an executed assignment and assumption agreement, in a form reasonably acceptable to CITY, by the purchaser, transferee or assignee and providing therein that the purchaser, transferee or assignee expressly and unconditionally assumes all the rights, duties and obligations of OWNER under this Agreement with respect to the portion of the Property so sold, transferred or assigned; and (2) the payment of the applicable processing charge to cover the CITY's review and consideration of such assignment and assumption agreement.

Any sale, transfer or assignment not made in strict compliance with the foregoing conditions shall constitute a curable default by OWNER and the purchaser, transferee or assignee of the Property under this Agreement. Notwithstanding the failure of any purchaser, transferee or assignee to execute the assignment and assumption agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such purchaser, transferee or assignee, but the benefits of this Agreement shall not inure to such purchaser, transferee or assignee until and unless such assignment and assumption agreement is executed. The City Manager shall have the authority to review, consider and either approve, conditionally approve, or deny any assignment and assumption of the Development Agreement that is not made in compliance with this Section 2.4.

2.4.2 Release of Transferring Owner. Notwithstanding any sale, transfer or assignment, a transferring OWNER shall continue to be obligated under this Agreement unless such

transferring OWNER is given a release in writing by CITY, which release shall be provided by CITY upon the full satisfaction by such transferring OWNER of the following conditions:

(a) OWNER no longer has a direct legal or equitable interest in all or any portion of the Property sold, transferred, or assigned.

(b) OWNER is not then in Material Default under this Agreement.

(c) OWNER has provided CITY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.

(d) The purchaser, transferee or assignee provides CITY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Effect of Assignment and Release of Obligations. In the event of a sale, transfer or assignment pursuant to the provisions of Section 2.4.2 above:

(a) The assignee shall be liable for the performance of all obligations of OWNER with respect to transferred property, but shall have no obligations with respect to the portions of the Property, if any, not transferred (the "Retained Property").

(b) The owner of the Retained Property shall be liable for the performance of all obligations of OWNER with respect to Retained Property, but shall have no further obligations with respect to the transferred property.

(c) The assignee's exercise, use and enjoyment of the Property or portion thereof shall be subject to the terms of this Agreement to the same extent as if the assignee were the OWNER.

2.4.4 Subsequent Assignment. Any subsequent sale, transfer or assignment after an initial sale, transfer or assignment shall be made only in accordance with and subject to the terms and conditions of this Section 2.4.

2.4.5 Partial Assignment and Assumption. CITY and OWNER agree OWNER may partially assign its obligations and rights under this Agreement, and all amendments hereto, to a purchaser, transferee or assignee of a legal parcel, which exists or has been created through the recordation of a subdivision or parcel map subject to provisions of a partial assignment and assumption agreement in a form approved by CITY. Any such complete and executed partial assignment and assumption of this Agreement shall be submitted to CITY for approval pursuant to Section 2.4.1 of this Agreement, provided that any such assignment and assumption agreement must expressly state which party shall take responsibility for any remaining Improvements to be constructed pursuant to this Agreement. Within thirty (30) days following such complete submittal, CITY shall review, and if the above conditions are satisfied, shall approve the partial assignment and release and notify the purchaser, transferee or assignee in writing thereof. No such release approved pursuant to this Subsection 2.4.5 shall cause, or otherwise affect, a release of OWNER from the duties and obligations under this Agreement that are retained by OWNER on any Retained Property which shall be excluded from the transfer or assignment.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part by either party or a successor in interest only in the manner provided for in Government Code Sections 65865.1 or 65868. Any amendment of this Agreement, which amendment has been requested by OWNER, shall be considered by the CITY only upon the payment of the applicable processing charge. This provision shall not limit any remedy of CITY or OWNER as provided by this Agreement. For purposes of this section, the term “successor in interest” shall mean any person having a legal or equitable interest in the whole of the Property, or any portion thereof as to which such person wishes to amend or cancel this Agreement. The procedure for proposing and adopting an amendment to, or cancellation of, in whole or in part, this Agreement shall be the same as the procedure for adopting and entering into this Agreement in the first instance. Notwithstanding the foregoing sentence, if the CITY initiates the proposed amendment to, or cancellation of, in whole or in part, this Agreement, CITY shall first give notice to the OWNER of its intention to initiate such proceedings at least sixty (60) days in advance of the giving the public notice of intention to consider the amendment or cancellation.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

- (a) Expiration of the stated term of this Agreement as set forth in Section 2.3.
- (b) Entry of a final judgment setting aside, voiding or annulling the adoption of the ordinance approving this Agreement.
- (c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.
- (d) Development of the entirety of the Property in accordance with the terms of this Agreement including issuance of all required occupancy permits and acceptance by CITY or applicable public agency of all required dedications.
- (e) Termination of this Agreement based on any default of OWNER and following the termination proceedings required by this Agreement.

Termination of this Agreement shall not constitute termination of any other land use entitlements approved for the Property. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

2.7 Notices.

- (a) As used in this Agreement, “notice” includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either: (i) when delivered in person, including, without limitation, by courier, to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below. All notices shall be addressed as follows:

If to CITY:

City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Manager
Telephone: (530) 661-5930
Email: ken.hiatt@cityofwoodland.org

Copy to:

Best, Best & Krieger, LLP
500 Capitol Mall, Suite 1700
Sacramento, CA 95814
Attn: City Attorney
Telephone: (916) 551-2825
Email: ethan.walsh@bbklaw.com

If to OWNER:

with a copy to:

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. [For California Compass:] Subject to the terms of this Agreement including the Reservations of Authority, For a period of seven (7) years following the Annexation Date (the "Vesting Term"), OWNER shall have a vested right to develop the

Property in accordance with, and to the extent of, the General Plan as of the Annexation Date, and the Zoning Code as of the effective date of the ordinance which shall enact the Comprehensive Zoning Code update which is being processed by the City as of the Effective Date of this Agreement, provided, however that in the event that the CITY considers a Development Approval for the Property prior to the effective date of the Comprehensive Zoning Code Update, the CITY shall consider the Development Approval under the Zoning Code as of the Annexation Date. The development of the Property shall remain subject to all required Subsequent Development Approvals. Except as otherwise provided in this Agreement, for the Vesting Term, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings, and provisions for reservation and dedication of land for public purposes shall be those set forth in the General Plan as of the Annexation Date and Zoning Code as of the effective date of the ordinance which shall enact the Comprehensive Zoning Code update (unless the CITY considers a Development Approval prior to enactment of the Comprehensive Zoning Code, in which case the Zoning Code as of the Annexation Date shall apply), subject to the commitments set forth in this Agreement. Following the Vesting Term, the OWNER shall have the right to develop the Property in accordance with, and to the extent of, the General Plan and the Zoning Code as applied to the Property at the time of consideration of each Project proposed to be developed by OWNER on the Property. [For all other Property Owners:] OWNER shall have the right to develop the Property in accordance with, and to the extent of, the General Plan and the Zoning Code as applied to the Property at the time of consideration of each Project proposed to be developed by OWNER on the Property.

3.2 Effect of Agreement on Land Use Regulations. [For California Compass] Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, for the Vesting Term, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement and construction standards and specifications applicable to development of the Property shall be those set forth in the General Plan as of the Annexation Date and Zoning Code as of the effective date of the ordinance which shall enact the Comprehensive Zoning Code update (unless the CITY considers a Development Approval prior to enactment of the Comprehensive Zoning Code, in which case the Zoning Code as of the Annexation Date shall apply). In connection with any Subsequent Development Approval, CITY shall exercise discretion in the same manner that it exercises discretion under its police powers set forth herein; provided, however, that such discretion shall not prevent development of the Property for the uses and to the density or intensity of development set forth herein provided that such development complies with all conditions and requirements of this Agreement. [For all other Property Owners:] Except as otherwise provided under the terms of this Agreement the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement and construction standards and specifications applicable to development of the Property shall be those set forth in the General Plan and Zoning Code as of the date that the CITY considers each Development Approval. In connection with all Subsequent Development Approvals, CITY shall exercise discretion in the same manner that it exercises discretion under its police powers set forth herein; provided, however, that such discretion shall not prevent development of the Property for the uses and to the density or intensity of development set forth herein provided that such development complies with all conditions and requirements of this Agreement

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo, (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment.

3.4 Changes and Amendments. The parties acknowledge that development of the Property will require Subsequent Development Approvals. At the time that OWNER deems appropriate, OWNER shall apply for a Subsequent Development Approval to proceed with development of the Property, and CITY shall process and act on such application in accordance with the General Plan and Zoning Code designation for the Property applicable at the time of consideration of the Subsequent Development Approval based on Sections 3.1 and 3.2 of this Agreement, along with the then applicable Land Use Regulations, except as otherwise provided by this Agreement. Unless otherwise required by law, as determined in CITY's reasonable discretion, Subsequent Development Approvals shall not require an amendment to this Agreement provided such approvals do not:

- (a) Alter the permitted uses of the Property from what is allowed under the General Plan and Zoning Code; or,
- (b) Increase the density or intensity of use of the Property from what is allowed under the General Plan and Zoning Code; or,
- (c) Increase the maximum height and size of permitted buildings from what is allowed under the General Plan and Zoning Code; or,
- (d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole.

3.5 Reservations of Authority.

3.5.1 Limitations, Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the CITY shall not be prevented from applying new rules, regulations and policies upon the OWNER, nor shall a development agreement prevent the CITY from denying or conditionally approving any subsequent development project application on the basis of such new rules, regulations and policies where the new rules, regulations and policies consist of the following, all of which must be non-discriminatory when comparing the Property with other similar developments or areas of defined benefit within the City:

- (a) Processing fees and charges of every kind and nature imposed by CITY to cover the costs of processing applications for Development Approvals or for monitoring compliance with any Development Approvals.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations, policies, and rules governing engineering and construction standards and specifications applicable to public and private improvements, including all uniform codes adopted by the CITY and any local amendments to those codes adopted by the CITY; provided, however, that, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the standards and specifications that are expressly identified in the General Plan.

(d) Regulations imposing Development Exactions; provided, however, that no such subsequently adopted Development Exaction shall be applicable to development of the Property unless such Development Exaction is applied uniformly to development, either throughout the CITY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan.

(e) Regulations which conflict with this Agreement but which the City has demonstrated, based on substantial evidence, are reasonably necessary to protect a verifiable threat to public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which do not conflict with those rules, regulations and policies set forth in this Agreement, the General Plan and the Zoning Code, including but not limited to new or updated design review regulations applicable to the Property. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which may conflict with this Agreement or the Development Plan, but to which the OWNER consents in writing.

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent CITY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the General Plan and Zoning Code applicable to the Subsequent Development Approvals at the time of consideration based on this Agreement, nor shall this Agreement prevent CITY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Agreement.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or

Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce. In the event OWNER alleges that such State or Federal laws or regulations preclude or prevent compliance with one or more provisions of this Agreement, and the CITY does not agree, the OWNER may, at its sole cost and expense, seek declaratory relief (or other similar non-monetary remedies); provided, however, that nothing contained in this Section 3.5.3 shall impose on CITY any monetary liability for contesting such declaratory relief (or other similar non-monetary relief).

3.5.4 Intent. The parties acknowledge and agree that CITY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to CITY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to CITY all such power and authority which cannot be restricted by contract.

3.6 Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to CITY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to CITY or such other public agency should it have undertaken such construction.

3.7 Acquisition of Offsite Real Property Interests. In any instance where OWNER is required by any Development Approval, Land Use Regulation or this Agreement to construct any public improvement on land not owned by OWNER (together, "Offsite Improvements"), OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements (the "Offsite Property"). In the event OWNER is unable, after exercising reasonable efforts, including, but not limited to, the rights under Sections 1001 and 1002 of the Civil Code, to acquire the Offsite Property necessary for the construction of the Offsite Improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs CITY may reasonably incur, CITY agrees to use reasonable and diligent good faith efforts to acquire the Offsite Property from the owner or owners of record by negotiation to the extent permitted by law and consistent with this Agreement. If CITY is unable to acquire the Offsite Property by negotiation within ninety (90) days after OWNER's written request, CITY shall, in accordance with the procedures established by law, use its power of eminent domain to acquire the Offsite Property at a public hearing noticed and conducted in accordance with California Code of Civil Procedure Section 1245.235 for the purpose of considering the adoption of a resolution of necessity concerning the Offsite Property, subject to the conditions set forth in this Section 3.7. The CITY and OWNER acknowledge that the timelines set forth in this Section 3.7 represent the maximum time periods which CITY and OWNER reasonably believe will be necessary to complete the acquisition of any Offsite Property. CITY agrees to use reasonable good faith efforts to complete the actions described within lesser time periods, to the extent that it is reasonably able to do so, consistent with the legal constraints imposed upon CITY. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This section 3.7 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions

imposed by the CITY upon the development of the Project under the Subdivision Map Act or other legal authority.

3.7.1 Owner's Option to Terminate Proceedings. CITY shall provide written notice to OWNER no later than fifteen (15) days prior to making an offer to the owner of the Offsite Property. At any time within that fifteen (15) day period, OWNER may, at its option, notify CITY that it wants CITY to cease all acquisition proceedings with respect to the Offsite Property, whereupon CITY shall cease such proceedings. CITY shall provide written notice to OWNER no later than fifteen (15) days prior to the date of the hearing on CITY'S intent to consider the adoption of a resolution of necessity as to any Offsite Property. At any time within that fifteen (15) day period, OWNER may, at its option, notify CITY that it wants CITY to cease condemnation proceedings, whereupon CITY shall cease such proceedings. If OWNER does not notify CITY to cease condemnation proceedings within said fifteen (15) day period, then the CITY may proceed to consider and act upon the Offsite Property resolution of necessity. If CITY adopts such resolution of necessity, then CITY shall diligently institute condemnation proceedings and file a complaint in condemnation and seek an order of immediate possession with respect to the Offsite Property. OWNER acknowledges and agrees that in the event OWNER directs CITY to cease proceedings and does not otherwise provide for the Offsite Improvements in a manner that is satisfactory to the City, OWNER may not be able to proceed with the development of the Property.

3.8 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of CITY possess authority to regulate aspects of the development of the Property separately from or jointly with CITY and this Agreement does not limit the authority of such other public agencies. CITY agrees to cooperate, at no cost to CITY, with OWNER in obtaining any required permits or compliance with the regulations of other public agencies provided such cooperation is not in conflict with any laws, regulations or policies of the CITY.

3.9 Tentative Subdivision Maps and Tentative Parcel Maps. With respect to applications by OWNER for tentative maps for portions of the Property, CITY agrees that OWNER may file and process such tentative maps in accordance with Chapter 4.5 (commencing with Section 66498.1) of Division 2 of Title 7 of the California Government Code and the applicable provisions of CITY's subdivision ordinance, as the same may be amended from time to time. Any tentative maps approved by CITY for the Property shall have a duration (i) eight (8) years during which period no application to extend the expiration date of any tentative map need be filed, plus (ii) such time extensions authorized by state law currently or in the future. OWNER shall further be permitted to request extensions as permitted by Woodland Municipal Code Section 16.28.010(B), as it may be amended from time to time.

3.10 Utilities. The Project shall be connected to all utilities necessary to provide adequate water, sewer, gas, electric, and other utility service to the Project. OWNER shall contract with the CITY for CITY-owned or operated utilities serving the Project for such prices and on such terms as may be mutually agreed to between the parties.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will result in substantial public needs which will not be fully met by the development of the Property in the absence of this Agreement and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of the public needs resulting from the Project.

4.2 Development Impact Fees.

4.2.1 Amount and Components of Fee. Development Impact Fees shall be paid by OWNER. The Development Impact Fee amounts to be paid by OWNER shall be the amounts that are in effect at the time such amounts are due. Nothing contained in this Agreement shall affect the ability of the CITY to impose new Development Impact Fees or amend the amounts of existing Development Impact Fees. Additionally, nothing contained in this Agreement shall affect the ability of other public agencies that are not controlled by CITY to impose and amend, from time to time, Development Impact Fees established or imposed by such other public agencies, even though such Development Impact Fees may be collected by CITY. CITY and OWNER acknowledge and agree that Development Impact Fees shall be adopted and implemented by CITY in conformance with the Mitigation Fee Act (Government Code Section 66000 *et seq.*) and nothing herein shall limit or restrict OWNER's rights to object to or challenge Development Impact Fees adopted by the City in the manner and to the extent permitted under the Mitigation Fee Act.

4.2.2 Time of Payment. The Development Impact Fees required pursuant to Subsection 4.2.1 shall be paid to CITY prior to the issuance of building permits.

4.2.3. Compliance with Section 66006. The City acknowledges that in accordance with Government Code Section 65865(e), the City shall comply with Government Code Section 66006 with respect to any fee it receives or cost it recovers pursuant to this Agreement.

4.3 Dedication of Land. **[Use this first portion for all developers]** OWNER shall provide any dedications required pursuant to any subdivision or parcel maps processed by City in accordance with Chapter 4.5 (commencing with Section 66498.1) of Division 2 of Title 7 of the California Government Code and the applicable provisions of CITY's subdivision ordinance, as the same may be amended from time to time, and any dedications that are required as mitigation measures that are required in response to the traffic study prepared pursuant to Section 4.13 of this Agreement. **[for California Compass]** OWNER shall additionally dedicate to CITY, at no cost to City and with no Development Impact Fee credits for such dedication, the following real property: (1) certain real property in fee as depicted in Exhibit "D", attached hereto and incorporated herein by reference, of an exact size and configuration as required by the City, provided that the real property to be dedicated shall not exceed 70 acres. The real property to be dedicated shall be used as part of the Lower Cache Creek Flood Risk Reduction Project and it shall be free of all encumbrances. Until such land is dedicated to the CITY, OWNER shall not develop the real property depicted in Exhibit "D", or any portion of the Property within 200 feet of the boundary depicted in Exhibit "D"; and (2) a thirty (30) foot wide public utility and access

easement along the full length of the eastern border of the Property, which may include other easement areas. The terms pursuant to which these properties will be dedicated to the City are set forth in a separate agreement which shall be entered into by and between CITY and OWNER concurrently with entering into this Agreement. In the event that CITY requires additional portions of the Property for the development of the Lower Cache Creek Flood Risk Reduction Project, OWNER agrees that it will sell such real property at its appraised fair market value, based on an appraisal commissioned by the CITY. **[for Marks]** OWNER shall dedicate to CITY, at no cost to City and with no Development Impact Fee credits for such dedication, a twenty (20) foot wide public utility and access easement along the full length of the eastern edge of the Property. This easement shall be dedicated to CITY within ninety (90) days of the Effective Date of this Agreement. In the event that CITY requires additional portions of the Property for the development of the Lower Cache Creek Flood Risk Reduction Project, OWNER agrees that it will sell such real property at its appraised fair market value, based on an appraisal commissioned by the CITY. **[For Knaggs]** CITY shall convey to OWNER an option to purchase that certain forty (40) foot wide strip of real property owned by CITY in fee and immediately west of the full western boundary of the Property as more particularly shown on Exhibit "D" (the "City Dedication Property"), except that City shall retain a public utility and access easement over the entirety of the City Dedication Property. The purchase price for the City Dedication Property shall be One Hundred Thousand Dollars (\$100,000.00) if the City Dedication Property is acquired by OWNER prior to January 1, 2024. If OWNER has not acquired the City Dedication Property on or before January 1, 2024, the price to be paid by OWNER shall be adjusted annually by a percentage equal to the Construction Cost Index utilized by CITY to make adjustments to its Development Impact Fees, until such time that OWNER acquires the City Dedication Property. OWNER is required to acquire the City Dedication Property prior to receiving the first building permit for construction on the Property or approval of a subdivision or parcel map for all or any portion of the Property.

4.4 Responsibility for Construction of Public Improvements.

4.4.1 Timely Construction of Public Infrastructure. The phasing of any area wide infrastructure construction will be as approved by the CITY. OWNER shall be responsible for the timely construction and completion of all Infrastructure Improvements required for the development of the Property as shown on the attached Exhibit "E" and as included in any and all tentative subdivision or parcel map conditions. Unless otherwise specified in the Subdivision or Parcel Map conditions or Public Improvement Agreement, all other required Infrastructure Improvements for each Subdivision or Parcel Map, shall be completed and operational prior to, and as a condition precedent to, OWNER requesting and CITY's granting of the first building permit for units for each such Final/Parcel Map. In the event that no Final or Parcel Map is required for development on the Property, then the required Improvements shall be completed and operational prior to and as a condition precedent to issuance of a building permit for such development. All Infrastructure Improvements shall be completed as required by the applicable tentative map conditions and Public Improvement Agreement.

4.4.2 Construction of MPFP Infrastructure. To the extent OWNER is required to construct and complete construction of public improvements that are included in CITY's MPFP Fee Program, CITY agrees that CITY shall issue reimbursement consistent with the policies in the City's MPFP fee program and the City's MPFP administrative guidelines.

4.5 Flood Improvement Project. The Property is located in the 200-year floodplain of Cache Creek. The City's General Plan provides that the City will not enter into a development agreement for any property located within the floodplain unless the City makes certain findings or imposes conditions on the development sufficient to provide 200-year level of flood protection. The City has approved a Flood Risk Reduction Project to provide flood risk prevention and management for the City of Woodland and certain proximate areas that, when constructed, will provide 200-year level of flood protection to the Property. In order to comply with the requirements of the General Plan for approval of development agreements within the 200-year floodplain, OWNER and CITY agree that CITY shall not issue building permits for the Property until such time that (i) the Flood Risk Reduction Project has been constructed or improved to a level that will provide 200-year level of flood protection for the Property as determined by the City Engineer, or (ii) OWNER demonstrates to the satisfaction of the City Engineer that the OWNER will achieve a 200-year level of flood protection for the Project through other means, which flood protection shall be, as a minimum, supported by an engineer's report demonstrating the technical basis for the finding that the OWNER will achieve a 200-year level of flood protection and further provided that the flood engineering analysis prepared to demonstrate a 200-year level of flood protection for the Project shall further demonstrate to the satisfaction of the City Engineer in his or her sole discretion that the Project will not result in flood impacts to any other properties. Further, OWNER agrees that it will cooperate in, and will not object to or oppose the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities or improvements required as part of the Flood Risk Reduction Project, provided that any special assessment district shall be formed and assessments levied in conformance with applicable statutory and constitutional requirements applicable to the assessment district, and any special taxes levied through a community facilities district or alternative funding mechanism for the flood control project shall be allocated to property based on a rate and method of apportionment that allocates taxes to similarly situated properties within the area that is subject to the tax on a reasonably proportionate basis. Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring City or the City Council to form any such district or to issue and sell bonds to finance the improvements required as part of the Flood Project.

4.6 Flood Protection Contribution. OWNER acknowledges and agrees that the Flood Risk Reduction Project is necessary to facilitate the overall development of the Northeast Industrial Area and CITY would not move forward with annexation or development of the Northeast Industrial Area without the Flood Risk Reduction Project or a similar flood solution, and that CITY therefore desires that each developer in the Northeast Industrial Area shall contribute to the cost of such flood protection. OWNER therefore agrees that in the event that OWNER constructs one or more Projects prior to completion of the Flood Risk Reduction Project based on approval of an alternative means of flood protection approved by the City Engineer as allowed by Section 4.5 above, commencing at Certificate of Occupancy and for 30 years thereafter for each such Project approved by CITY, OWNER shall pay an annual payment in the amount of \$0.04/building square foot for each Project approved prior to completion of the Flood Risk Reduction Project to CITY to be used for the Flood Risk Reduction Project or other flood protection measures within the Northeast Industrial Area (the "Flood Protection Contribution"). In the event that a special assessment district, community facilities district or alternate financing mechanism is established to pay for the construction and/or maintenance and

operation of public infrastructure facilities or improvements required as part of the Flood Risk Reduction Project, for any improved area on the Property for which OWNER is paying the Flood Protection Contribution, the Flood Protection Contribution shall be reduced by an amount equivalent to the annual amount that would be paid by OWNER pursuant to such financing mechanism if the building foundation for the improved area was located below the base flood elevation and therefore received a direct benefit from the Flood Risk Reduction Project. For those areas of the Property that are improved prior to completion of the Flood Risk Reduction Project but remain below the base flood elevation (e.g., parking areas), OWNER shall not be required to pay the Flood Protection Contribution, but will pay any special tax or assessment allocated to such area in accordance with the financing mechanism adopted as contemplated in Section 4.5. The obligation to pay the Flood Protection Contribution shall survive expiration or termination of this Development Agreement.

4.7 Maintenance CFD.

4.7.1 Formation, Consent, Waiver, and Benefit. No building permits shall be issued for a Project on the Property until a Community Facilities District has been formed to include the Property for the purpose of funding costs of the Maintenance Services as defined below, or the Property has been annexed into such a Community Facilities District that has already been formed to serve the Northeast Industrial Area of the City (the "Maintenance CFD"). OWNER consents to and shall cooperate in such formation or annexation or the formation of an equivalent financing mechanism for maintenance purposes. If OWNER develops the first Project to develop in the Northeast Industrial Area, then OWNER will need to advance the funding for the formation of the CFD, and shall receive reimbursement from other property owners, and if another property owner within the district boundaries advances the funding for formation of the CFD, OWNER agrees it shall pay its proportionate share of the costs of formation. The reimbursement obligation shall be determined and administered in a manner consistent with the process set forth in Section 4.15 of this Agreement. Developer also consents to the levy of such special taxes or assessments as are necessary to fund the maintenance obligations described herein, pursuant to and consistent with the requirements of this Agreement and Government Code Section 53111, et seq., provided the special taxes shall be used for all Maintenance Services described below, and the rate and method of allocation of special taxes shall allocate such special taxes within the district on a reasonably proportionate basis between similarly situated properties.

4.7.2 Uses of Funds Collected. The Maintenance CFD will fund maintenance of certain storm drainage, street lighting, traffic signal, maintenance of the monument sign described in Section 4.11, landscaping and implementation of VMT reduction strategies (to the extent the VMT reduction measures are an eligible use of the CFD special taxes) ("Maintenance Services"). If deemed appropriate by the City, the Maintenance CFD may be established as two separate CFDs, with the special tax for VMT reduction strategies levied separately from the special taxes from the other Maintenance Services. The Maintenance Services, exclusive of any potential VMT reduction measures that may funded, are described in Exhibit E, attached hereto and incorporated herein by this reference.

4.8 Master TDM/VMT Study. Prior to the issuance of the first building permit in the Northeast Industrial Area, OWNER, in conjunction with other property owners whose properties

are being annexed into the City simultaneously with annexation of the Property, shall fund a Master Transportation Demand Management (“TDM”)/Vehicle Miles Traveled (“VMT”) Study that will show how the Projects within the Northeast Annexation Area will reduce VMT consistent with General Plan Policy 3.A.4, Reduce Vehicle Miles Traveled (VMT). At the City’s option, the City will manage the development of the study. If OWNER manages the study, then the City will need to review and approve the study. Compliance with the Master TDM/VMT Study as applied to an individual Project shall be a condition of approval included with any tentative subdivision or parcel map for such Project, and shall further be a condition of issue of building permits for a Project, if a subdivision or parcel map is not required. All costs to implement the VMT reduction strategies will be incorporated into the Maintenance CFD, or in the event that the VMT reduction strategies are not eligible uses of the special taxes generated by the Maintenance CFD, OWNER, in cooperation with other property owners whose properties are covered by the Master TDM/VMT Study, shall participate in an alternative funding mechanism to implement the VMT reduction strategies developed through the Master TDM/VMT Study. In the event that the City utilizes an alternative funding mechanism to implement VMT reduction strategies, the rate and method of allocation of such costs amongst that properties that are the subject of the Master TDM/VMT Study shall be reasonably related to the VMT reduction strategies that are required for each Project, based on the Master TDM/VMT Study. In order to verify that the VMT reduction strategies are implemented at the time the building is occupied, the OWNER may need to advance fund some VMT implementation strategies if the CFD is not able to fund these activities when the building is first occupied. It is the intent of the CITY and the OWNER to develop implementation strategies that are consistent between all OWNERS within the Northeast Industrial Area and other areas covered by the Master TDM/VMT Study as they will be funded from the same CFD. In the event that the OWNER or other property owners are required to advance funds costs of the Master TDM/VMT Study or the cost of some VMT implementation strategies, such advance funds shall be reimbursed in accordance with Section 4.15 of this Agreement.

4.9 Storm Drainage Fee. OWNER acknowledges that CITY intends to adopt a property related fee or assessment to fund ongoing maintenance and/or certain improvements to the City’s storm water management system that will benefit the Property, and agrees that, as such time that CITY proposes such fee, OWNER will not object to and will support the adoption of such storm drainage fee or assessment, including but not limited to voting in favor of such fee or assessment if required pursuant to any statutory or constitutional requirements, provided that such fee or assessment is adopted in a manner consistent with all applicable legal requirements, and such fee or assessment shall not exceed \$0.005 per square foot of [building or land square footage].

4.10 Uniformly Applied Development Standards and Stipulated Conditions of Approval. OWNER acknowledges that in order to ensure that each Project developed on the Property is consistent with the General Plan, CITY has developed certain Uniformly Applied Development Standards and Stipulated Conditions of Approval, attached hereto as Exhibit “F” and incorporated herein by this reference (the “Conditions of Approval”) that OWNER must comply with as part of the development of each Project. CITY shall not issue any building permits for a Project until OWNER has complied with the Conditions of Approval that are applicable to that Project.

4.11 Monument Sign.

4.11.1 OWNER shall be jointly responsible, with all other landowners in the Northeast Industrial Area, to fund the design and construction of a monument sign for the Northeast Industrial Area at a location in the public right of way or on public property as designated by the CITY. OWNER and the other property owners in the Northeast Annexation Area shall jointly fund and CITY shall design the monument sign, which shall be illuminated and approximately 120 square feet per side of a multi-sided sign, and each property owner in the Northeast Industrial Area shall pay their proportionate share of such design costs based on each owner's percentage ownership of the total area of the Northeast Industrial Area (excluding the approximately 70 acres currently owned by California Compass, which shall be dedicated to the City and is therefore not part of the developable area of the Northeast Industrial Area) as determined by the City.

4.11.2 The monument sign shall be constructed and installed as designed by CITY at such time that the CITY has issued building permits for 400,000 square feet of development within the Northeast Industrial Area. If OWNER receives the building permit or permits that results in a total amount of approved development of greater than 400,000 square feet in the Northeast Industrial Area, then OWNER shall be obligated to construct and install the monument sign as designed by the CITY. In such case, CITY shall grant to OWNER all necessary encroachment permits to construct the monument sign.

4.11.3 OWNER and other property owners that are issued building permits for development prior to the triggering of the requirement to construct the monument sign as set forth in Section 4.11.2 above shall be required to pay an estimated pro rata share of the cost of the monument sign at the time of issuance of building permits, until building permits are issued for 400,000 square feet of development in the Northeast Industrial Area. Within ____ days following the Annexation Date, the City shall develop an estimate of the cost of design, construction and installation of the monument sign, and shall notify each property owner of such estimated cost. Thereafter, with each building permit, each property owner shall be required to pay a proportionate share of the cost of the monument sign, which proportionate share shall be calculated by multiplying the estimated cost by a fraction for which the numerator is the total number of building square feet authorized for construction by the building permit, and the denominator is the total number of building square feet that can be constructed in the Northeast Annexation area, which is [_____] square feet. Following construction of the monument sign, CITY shall determine the actual proportionate share of each property owner in accordance with Section 4.15, and each property owner shall be required to pay the balance of their proportionate share of the cost of the monument sign in accordance with Section 4.15.

4.11.4 Upon completion of the monument sign, OWNER shall submit to CITY evidence of the total cost of construction and installation of the monument sign incurred by OWNER. Thereafter, each property owner in the Northeast Industrial Area shall be required to pay to CITY its proportionate share of the cost of the design, construction and installation of the monument sign, and shall not receive any further building permits after completion of the monument sign until said owner has paid its proportionate share of the monument sign. The reimbursement obligation shall be determined and administered in a manner consistent with the process set forth in Section 4.15 of this Agreement. CITY shall have no obligation for such

reimbursement of costs except for those funds received from other property owners in the Northeast Industrial Area as provided in this Section and Section 4.15. This provision shall be included in the development agreements for each property owner in the Northeast Industrial Area, and in the event that another property owner is required to construct the monument sign, rather than OWNER, then following construction of the monument sign, CITY shall notify OWNER of its proportionate share of the design, construction and installation of the monument sign. OWNER shall not receive any further building permits unless and until such amount is paid to CITY in full.

4.12 East Main Street Landscaping.

4.12.1 OWNER shall be jointly responsible, with all other landowners in the Northeast Industrial Area, to fund the cost of installation of landscaping along that certain frontage along East Main Street, on property and right of way owned by the Yolo Shortline Railroad Company ("Yolo Shortline"), in accordance with that certain Landscaping Agreement entered into by and between CITY and Yolo Shortline, the terms and obligations of which are incorporated herein by this reference (the "Landscaping Agreement"). The landscape design shall be submitted to the City for approval and shall be in accordance with current City development standards at such time that the CITY has issued building permits for 850,000 square feet of development within the Northeast Industrial Area (the "East Main Landscaping Improvements").

4.12.2 If OWNER receives the building permit or permits that results in a total amount of approved development of greater than 850,000 square feet in the Northeast Industrial Area, then OWNER shall be obligated to install the East Main Landscaping Improvements. OWNER shall install such East Main Landscaping Improvements on behalf of CITY pursuant to the Landscaping Agreement, and shall enter into such subsequent assignment or license agreements with OWNER and/or Yolo Shortline so as to allow OWNER to install such improvements.

4.12.3 OWNER and other property owners that are issued building permits for development prior to the triggering of the requirement to install the East Main Landscaping Improvements as set forth in Section 4.12.2 above shall be required to pay an estimated pro rata share of the cost of the monument sign at the time of issuance of building permits, until building permits are issued for 850,000 square feet of development in the Northeast Industrial Area. Within ____ days following the Annexation Date, the City shall develop an estimate of the cost of installation of the East Main Landscaping Improvements, and shall notify each property owner of such estimated cost. Thereafter, with each building permit, each property owner shall be required to pay a proportionate share of the cost of the East Main Landscaping Improvements, which proportionate share shall be calculated by multiplying the estimated cost by a fraction for which the numerator is the total number of building square feet authorized for construction by the building permit, and the denominator is the total number of building square feet that can be constructed in the Northeast Annexation area, which is [_____] square feet. Following installation of the East Main Landscaping Improvements, CITY shall determine the actual proportionate share of each property owner in accordance with Section 4.15, and each property owner shall be required to pay the balance of their proportionate share of the cost of the monument sign in accordance with Section 4.15.

4.12.4 Upon completion of the East Main Landscaping Improvements, OWNER shall submit to CITY evidence of the total cost of design and construction and installation of the East Main Landscaping Improvements incurred by OWNER. Thereafter, each property owner in the Northeast Industrial Area shall be required to pay to CITY its proportionate share of the cost of the design, construction and installation of the East Main Landscaping Improvements (excluding the approximately 70 acres currently owned by California Compass, which shall be dedicated to the City and is therefore not part of the developable area of the Northeast Industrial Area) , and shall not receive any further building permits after completion of the East Main Landscaping Improvements until said owner has paid its proportionate share of the East Main Landscaping Improvements. CITY shall then pass the amounts paid by the other property owners through to OWNER as reimbursement for its costs. CITY shall have no obligation for such reimbursement of costs except for those funds received from other property owners in the Northeast Industrial Area as provided in this Section.

4.12.5 This provision shall be included in the development agreements for each property owner in the Northeast Industrial Area, and in the event that another property owner is required to install the East Main Landscaping Improvements, rather than OWNER, then following installation of the East Main Landscaping Improvements, CITY shall notify OWNER of its proportionate share of the cost of installation of the East Main Landscaping Improvements. OWNER shall not receive any further building permits unless and until such amount is paid to CITY in full.

4.13 Traffic Study and Roadway Improvements.

4.13.1 Prior to approval of a tentative subdivision or parcel map for each Project undertaken by OWNER, or if parcel map or subdivision map is required for the Project, then prior to issuance of a building permit for the Project, OWNER shall fund a traffic study prepared pursuant to a scope of work and by a traffic engineer both approved by CITY, which shall analyze level of service (LOS”) impacts based on the City’s General Plan from the Project plus both existing and approved projects, as well as LOS impacts for the Project plus cumulative traffic impacts under the City’s General Plan. The traffic study shall also address safety and operational traffic impacts from the Project, and OWNER shall implement all mitigation measures recommended by the traffic study that are triggered by the applicable Project to assure compliance with the LOS standards set forth in the City’s General Plan. At the City’s option, the Traffic Study may be managed by the OWNER or by the CITY. OWNER shall provide security in a form and amount deemed satisfactory by the City Engineer to ensure construction and completion of all mitigation measures prior to issuance of any building permit for development of the Property and all required mitigation measures must be completed prior to and as a condition precedent to issuance of a certificate of occupancy for any building located on the Property.

4.13.2 In addition to the improvements required by the Traffic Study, certain pavement rehabilitation will need to be performed on the roadways adjacent to the Northeast Annexation Area (CR 102 from E Main Street to northern urban limit line, E Beamer St from the western boundary of the Knaggs parcel to the eastern urban limit line). At the time that any roadway improvements on the roadways described above that are conditioned by the Traffic Study are performed, then roadway rehabilitation work shall be performed by OWNER on the

same roadway segment. If the Traffic Study does not require roadway improvements on a road segment, then roadway rehabilitation work on any of the road segments described above that abuts the Property is required to be completed prior to the first building permit for the Property. Roadway rehabilitation work shall be performed consistent with the City's Engineering Standards.

4.14 Recycled Water Use Requirement. OWNER agrees and acknowledges that prior to issuance of any building permits for the Project, CITY shall evaluate in accordance with Section 13.44.190 of the Woodland Municipal Code whether the Project includes landscape irrigation and/or industrial water usage for which recycled water would be appropriate, and if so, OWNER shall utilize recycled water for the appropriate components of the Project. In accordance with Section 13.44.190, if the CITY determines based on its evaluation that use of recycled water is appropriate, but recycled water is not yet available to the Property, OWNER shall install an appropriate recycled water distribution system connection point within the Project to accommodate recycled water at such time as recycled water becomes available to the Property. The connection point shall be subject to the review and approval of the City.

4.15 Reimbursement for Costs Incurred under this Agreement. Upon completion by OWNER of any of the improvements described in this Article 4 that are subject to reimbursement from other property owners within the Northeast Annexation Area, CITY and OWNER shall enter into a reimbursement agreement that will provide for reimbursement of OWNER for costs incurred by OWNER in excess of its proportionate share of such costs. The reimbursement agreement shall establish the amount to be reimbursed by other property owners to OWNER, including the amount owed by each property owner. The outstanding amounts owed by each property owner shall adjusted annually by a percentage increase equal to the annual adjustment made to CITY's Development Impact Fees based on the Construction Cost Index as published in the Engineering News Report until such amounts are paid in full. Unless the CITY determines that there is a more appropriate way to allocate costs for certain improvements, the proportionate share of costs shall be determined based on the total acreage of the Property as compared to the total acreage of the Northeast Annexation Area in its entirety. Further, CITY may, at its discretion, adopt one or more fees based on an area of benefit comprised of the Northeast Annexation Area to facilitate collection of the reimbursements contemplated in this Agreement. In the event that CITY adopts such fee or fees, OWNER will consent to the levy of such fee, provided it is levied in a manner consistent with the reimbursement policies set forth in this Agreement.

5. FINANCING OF INFRASTRUCTURE IMPROVEMENTS AND OTHER OBLIGATIONS.

If deemed appropriate, CITY and OWNER, along with other property owners in the Northeast Annexation Area will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of the Infrastructure Improvements and other improvements required as set forth in this Development Agreement. CITY also agrees that, to the extent any such district or other financing entity is formed and sells bonds in order to finance such Infrastructure Improvements, OWNER may be reimbursed to the extent that OWNER spends funds or dedicates land for the establishment of public facilities. Notwithstanding the foregoing, it is

acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring CITY or the City Council to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Periodic and Special Reviews.

6.1.1 Time for and Initiation of Periodic Review. The CITY shall review this Agreement annually, on or before the anniversary of the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of this Agreement. OWNER shall submit an Annual Monitoring Report to CITY, in a form acceptable to the City Manager, along with any applicable processing charge, within ten (10) days after each anniversary date of the Effective Date of this Agreement. Within thirty (30) days after the receipt of the Annual Monitoring Report, CITY shall either issue a notice of continuing compliance or a notice of non-compliance and a notice of CITY's intent to conduct a Special Review pursuant to Sections 6.1.2 through 6.1.6. Issuance of a notice of continuing compliance may be issued by the City Manager or his designee. CITY staff time spent on the annual review shall be charged to OWNER on a time and materials basis.

6.1.2 Initiation of Special Review. A special review may be called either by agreement of the parties or by unilateral initiation by the CITY in one or more of the following ways:

- (a) Recommendation of the Community Development Director;
- (b) Affirmative vote of at least four (4) members of the Planning Commission; or
- (c) Affirmative vote of at least three (3) members of the City Council.

6.1.3 Notice of Special Review. The City Manager shall begin the special review proceeding by giving notice to OWNER that the CITY intends to undertake a special review of this Agreement. Such notice shall be given at least ten (10) days in advance of the time at which the matter will be considered by the Planning Commission.

6.1.4 Public Hearing. The Planning Commission shall conduct a hearing at which OWNER must demonstrate good faith compliance with the terms of this Agreement. The burden of proof on this issue shall be on OWNER.

6.1.5 Findings upon Public Hearing. The Planning Commission shall determine, upon the basis of substantial evidence, whether OWNER has, for the period under review, complied in good faith with the terms and conditions of this Agreement.

6.1.6 Procedure upon Findings.

(a) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, during the period under review, the review for that period shall be concluded.

(b) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has not complied in good faith with the terms and conditions of this Agreement, during the period under review, the Planning Commission may recommend to the City Council to terminate this Agreement, or exercise its remedies under Article 7 of this Agreement.

(c) OWNER may appeal a determination pursuant to paragraph (b) to the City Council in accordance with CITY's rules for consideration of appeals in zoning matters generally.

6.2 Proceedings regarding Termination. If, upon a finding under Section 6.1.6(b), CITY determines to proceed with termination of this Agreement, CITY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten (10) calendar days prior to the scheduled hearing and shall contain:

- (a) The time and place of the hearing;
- (b) A statement that CITY proposes to terminate the Agreement; and,
- (c) Such other information CITY considers necessary to inform OWNER of the nature of the proceeding.

In the event that the City opts to pursue other remedies available under this Agreement it shall do so in accordance with the provisions of Article 7 of this Agreement

6.3 Hearing on Termination. At the time and place set for the hearing on termination, OWNER shall be given an opportunity to be heard. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the City Council finds, based upon substantial evidence in the administrative record, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the City Council may terminate this Agreement. The decision of the City Council shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.4 Certificate of Agreement Compliance. If, at the conclusion of a Periodic or Special Review, OWNER is found to be in compliance with this Agreement, CITY shall, upon written request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER stating that after the most recent Periodic or Special Review and based upon the information known or made known to the Planning Director and City Council that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after a Periodic or Special Review and shall state the anticipated date of commencement of the next Periodic Review. OWNER may record the Certificate with the County Recorder.

Whether or not the Certificate is relied upon by assignees or other transferees or OWNER, CITY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the Community Development Director or City Council.

7. DEFAULT AND REMEDIES.

7.1 Remedies in General. It is acknowledged by the parties that CITY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that CITY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

- (a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or
- (b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or
- (c) Arising out of or connected with any dispute, controversy or issue regarding the application or interpretation or effect of the provisions of this Agreement.

7.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

- (a) Money damages are unavailable against CITY as provided in Section 7.1 above.
- (b) Due to the size, nature and scope of the anticipated development of the Property, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources in agreeing to the terms of this Agreement and will perform extensive planning and processing for the development of the Property and will be investing even more significant time and resources in implementing future Project or Projects in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

7.3 Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Sections 7.2, OWNER, for itself, its successors and assignees, hereby releases the CITY, its officers, agents and employees from any and all claims, demands, actions, or suits of any kind or nature arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, upon the CITY because it entered into this Agreement or because of the terms of this Agreement.

7.4 Termination of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 6.3 herein, CITY may terminate Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as “default”); provided, however, CITY may terminate this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

7.5 Termination of Agreement for Default of CITY. OWNER may terminate this Agreement only in the event of a default by CITY in the performance of a material term of this Agreement and only after providing written notice to CITY of default setting forth the nature of the default and the actions, if any, required by CITY to cure such default and, where the default can be cured, CITY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8. THIRD PARTY LITIGATION.

8.1 General Plan Litigation. CITY has determined that this Agreement is consistent with its General Plan, as such called General Plan exists as of the Effective Date (“General Plan”), and that the General Plan meets all requirements of law.

CITY shall have no liability in damages under this Agreement for any failure of CITY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

8.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys’ fees, indemnify, and hold harmless CITY, its agents, officers and employees from any claim, action or proceeding against CITY, its agents, officers, or employees to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. CITY shall promptly notify OWNER of any such claim, action or proceeding, and CITY shall cooperate in the defense. If CITY fails to promptly notify OWNER of any such claim, action or proceeding, or if CITY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless CITY. CITY may in its discretion participate in the defense of any such claim, action or proceeding.

8.3 Indemnity. In addition to the provisions of 8.2 above, OWNER shall indemnify and hold CITY, its officers, agents, employees and independent contractors free and harmless

from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of CITY. OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. CITY may in its discretion participate in the defense of any such legal action.

8.4 Environment Assurances. OWNER shall indemnify and hold CITY, its officers, agents, and employees free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents and employees in any action based or asserted upon any such alleged act or omission. CITY may in its discretion participate in the defense of any such action.

8.5 Reservation of Rights. With respect to Sections 8.2, 8.3 and 8.4 herein, CITY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend CITY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse CITY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

8.6 Survival. The provisions of this Sections 8.1 through 8.6, inclusive, shall survive the termination of this Agreement.

9. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property, provided that any such encumbrance shall be subject to the requirements of this Agreement, including but not limited to the dedication of certain property as set forth in Section 4.3 of this Agreement, which must be released from any such encumbrance prior to dedication to the CITY. CITY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. CITY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the CITY in the manner specified herein for giving notices, shall be entitled to receive written notification from CITY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If CITY timely receives a request from a mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, CITY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by CITY, the performance thereof shall continue to be a condition precedent to CITY's performance hereunder, and further provided that any sale, transfer or assignment by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

10. MISCELLANEOUS PROVISIONS.

10.1 Recordation of Agreement. This Agreement and any amendment or cancellation thereof shall be recorded with the Yolo County Recorder by the City Clerk within ten (10) days of CITY's entry into this Agreement, as required by Section 65868.5 of the Government Code. If the parties to this Agreement or their successors in interest amend or cancel this Agreement as provided for herein and in Government Code Section 65868, or if the CITY terminates or modifies the agreement as provided for herein and in Government Code Section 65865.1 for failure of the applicant to comply in good faith with the terms or conditions of this Agreement, the City Clerk shall have notice of such action recorded with the Yolo County Recorder.

10.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

10.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform

taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Section 4 of this Agreement, including the payment of the fees and dedications of land set forth therein, are essential elements of this Agreement and CITY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

10.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

10.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

10.6 Singular and Plural. As used herein, the singular of any word includes the plural.

10.7 Joint and Several Obligations. Subject to Section 2.4, if at any time during the term of this Agreement the Property is owned, in whole or in part, by more than one owner, all obligations of such owners under this Agreement shall be joint and several, and the default of any such owner shall be the default of all such owners.

10.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

10.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

10.10 No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

10.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force), government regulations, court actions (such as restraining orders or injunctions), or other causes beyond the party's control. If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

10.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

10.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

10.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

10.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Yolo, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

10.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between CITY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

10.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement. The City Manager may delegate his or her powers and duties under this Agreement to the Community Development Director or other management level employee of the CITY.

10.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by CITY of its power of eminent domain.

10.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or

joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the Community Development Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U.S.T. 361, T.I.A.S. No. 6638).

10.20 Estoppel Certificate. Within thirty (30) days following a written request by any of the parties, the other party shall execute and deliver to the requesting party a statement certifying that (i) either this Agreement is unmodified and in full force and effect or there have been specified (date and nature) modifications to the Agreement, but it remains in full force and effect as modified; and (ii) either there are no known current uncured defaults under this Agreement or that the responding party alleges that specified (date and nature) defaults exist. The statement shall also provide any other reasonable information requested. The failure to timely deliver this statement shall constitute a conclusive presumption that this Agreement is in full force and effect without modification except as may be represented by the requesting party and that there are no uncured defaults in the performance of the requesting party, except as may be represented by the requesting party. OWNER shall pay to CITY all costs incurred by CITY in connection with the issuance of estoppel certificates under this Section 10.20 prior to CITY's issuance of such certificates.

10.21 Authority to Execute. The person or persons executing this Agreement on behalf of OWNER warrants and represents that he or she/they have the authority to execute this Agreement on behalf of his or her/their corporation, partnership or business entity and warrants and represents that he or she/they has/have the authority to bind OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement on the day and year set forth below.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

**SIGNATURE PAGE
TO DEVELOPMENT AGREEMENT
([Name of Development])**

"OWNER"

[INSERT NAME],
[INSERT TYPE OF ENTITY]

By: _____
Name: _____
Its: _____
Date: _____

"CITY"

CITY OF WOODLAND
a California municipal corporation

By: _____
Victoria Fernandez
Mayor

Date: _____

ATTEST:

Ana Gonzalez
City Clerk

APPROVED AS TO FORM:

Ethan Walsh
City Attorney

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: October 19, 2023
ITEM #: I.3
SUBJECT: Comprehensive Zoning Code Workshop

Recommendation for Action: Staff recommends that the Planning Commission receive a presentation on the Public Review Draft of the Comprehensive Zoning Code (CZC) and hold a workshop to discuss proposed map amendments, zone standards, response to questions, and discussion.

Staff Contact:

Cindy Norris, Principal Planner (530) 661-5911, cindy.norris@cityofwoodland.org

Report in Brief:

On September 19 & September 21, 2023 respectively, the City Council and Planning Commission received an overview regarding the launch of the Public Review Draft Comprehensive Zoning Code (CZC). These informational updates were recorded and have been posted online for viewing. Copies of the staff reports and video of the meetings may be viewed at the following web link: <https://cityofwoodland.org/1167/Community-Outreach>. A copy of the September 21, 2023 staff report is also provided as an attachment to this report.

The Public Review Draft CZC document is available online at the following link: <https://cityofwoodland.org/1165/Comprehensive-Zoning-Update>, and in hard copy at City Hall and the Library.

This staff report outlines the proposed review topics for the October 19, 2023 Planning Commission workshop. Dates and times for additional public workshops are provided below in this report.

October 19, 2023

- Citywide standards and key issues
- Division IV – Administration and Procedures
- Housing Review Process and example (RLM and RM)
- Questions/clarifications
- Discussion

The goal of the CZC update is to facilitate new desired development through the provision of clear and understandable standards, guidelines, and procedures. An updated development review process will assist staff and decision makers to allow qualified development with expedited review, thereby helping to reduce the front-end design/development costs particularly for new housing projects.

Grant funding for the Code update from HCD was provided with the intended purpose of accelerating housing production and streamlining approval of housing development, as well as to prepare a code that utilizes best practices to facilitate livability, sustainability, increased density, and multi-modal access. A well-designed city that incorporates appropriate development standards into its regulations will directly elevate the quality of life and appearance of the community, attract investment, and increase community pride.

Background:

Relationship Between General Plan and Zoning Code

The General Plan outlines a vision for Woodland's long term physical and economic development and community enhancement. It also provides goals and policies that will allow this vision to be accomplished. The General Plan, inclusive of the Housing Element, provides the basis for establishing priorities for implementing plans and programs, such as the Zoning Ordinance. It sets broad general land use locations and densities and intensities for development. Residential development capacity is usually provided as density of development, expressed as dwelling units per acre (du/ac), whereas non-residential development capacity is provided as intensity of development, expressed as floor area ratio (FAR).

The staff has prepared a PowerPoint presentation that will provide a review of key factors and components of the topical discussion areas. As an example, the following graphic is an excerpt from a PowerPoint slide regarding density and intensity.

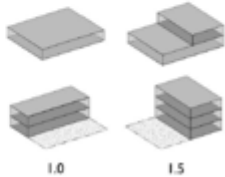
Density and Intensity

Density

- Residential based
- The ratio of Dwelling Units per gross acre.
- Gross density includes total acreage of a site measured to the centerline of proposed bounding streets and to the edge of the ROW of existing and dedicated streets.
- Example, an 6,000 square foot lot in the R-LM with a maximum allowed density of 15 du/ac
- 43,560 sq ft per acre
- $6,000 \text{ sf} = 0.137 \text{ acres}$
- $15 \times 0.137 = 2 \text{ dwelling units (du)}$

Intensity

- Non-Residential (Generally)
- Based on Floor Area Ratio
- Floor Area Ratio (FAR) is the ratio of the floor area of all principal and accessory buildings on a site to the site area.
- Example, if the floor area of all buildings is 20,000 and site area is 10,000, the FAR is 2:1 or 2.0



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The Zoning Ordinance is one of the most important tools for implementing the General Plan. While the General Plan provides broad land use classifications on the Land Use Map, zoning is more specific and may allow multiple zones per single general plan land use category on the Zoning Map, as long as the intensity and density of development are consistent with the General Plan. Zoning translates general policies into more specific regulations and standards.

For the period immediately following adoption of the General Plan, the city adopted a stand-alone Interim Zoning Ordinance (IZO) to address areas of land use inconsistency between the newly adopted General Plan and Zoning for the commercial, industrial and mixed-use zones. The IZO incorporated new standards and practices that have guided much of the new development that has occurred since 2018. The IZO has generally been considered successful and the CZC has built upon the best elements and lessons learned through use of the IZO.

Guiding Principles and Objectives for the Comprehensive Code Update:

The following are the key guiding principles and objectives for the CZC update:

1. Implement the 2035 General Plan and the 2021-2029 Housing Element.

2. Ensure compliance with state and federal requirements.
3. Build upon the Interim Zoning Ordinance (IZO). Utilize lessons learned to strengthen, clarify, and expand the Comprehensive code.
4. Ensure that the code is clear, concise, intuitive, and easy to use by the community, businesses, and development partners.
5. Provide clear decision protocols and a streamlined review process.
6. Allow increased intensity of development and compact form while retaining the character and scale of the community's neighborhoods.
7. Facilitate increased housing opportunities and variety. Encourage Multi-family, Missing Middle, and Lifestyle Housing
8. Address sustainability concerns including the heat island effect. Facilitate appropriate and increased tree planting and preservation.
9. Respect the existing community fabric and groundwork while reflecting current best practices in evaluation of uses, activities, and development patterns.
10. Incorporate historic and downtown design requirements, thereby incorporating the Downtown Specific Plan into the code.
11. Address citywide and special case situations that occur repeatedly.
12. Provide clear standards and requirements, but incorporate flexibility in order to adapt to new or unusual circumstances.
13. Add to the economic vitality of Woodland and allow appropriate adaptive reuse and reinvestment of properties.
14. Encourage mixed-use nodes, districts and corridors. Allow the integration of commercial uses within residential districts as well as residential into commercial districts.

Generally, the public, residents, and prospective developers value three central qualities in any zoning code: 1) certainty in the requirements and structure of the review process, 2) built-in flexibility to adjust development standards to the needs of individual projects, and 3) opportunities to request relief from requirements that constitute a substantial burden.

Comprehensive Code Features

The following summarizes key features incorporated into the draft Code:

1. Provides graphic examples and generalized tables to present information whenever possible.
2. Provides "objective design standards" for all districts.
3. Provides performance standards to address sensitive adjacency issues such as odors, dust, and contamination.
4. Updates parking standards and reduces overly burdensome requirements.
5. Continues to accommodate and incentivize food and agricultural industries where appropriate.
6. Updates and clarifies the non-conforming use standards.
7. Updates the allowed land use table to incentivize desired uses.
8. Updates the standards that apply to all properties, such as fencing, outdoor storage, landscaping, parking, and lighting.
9. Provides design standards and criteria that apply to specific uses such as alcohol, auto services, bed and breakfast, bee keeping, emergency shelters, mobile vendors, and temporary uses, etc.
10. Identifies height, setbacks, coverage, and other development standards that apply to each district.
11. Revises sign standards to comply with legislative requirements to be content neutral.
12. Provides an administration section that clearly describes and outlines all permit and entitlement review requirements.
13. Clarifies public notice procedures.
14. Clarifies roles and responsibilities for all recommending and approving bodies.
15. Provides Rules of Measurement.
16. Provides clear understandable procedures for exceptions from standards and when allowed.

17. Provides a comprehensive list of definitions of terms and uses.

Code Framework

The draft Comprehensive Zoning code was developed over the past three plus years based on requirements of State law, review of best practices, and consideration of objectives for the code. The CZC has five divisions or sections as described below:

Format and Organization

Division I: General Provisions

Division II: Districts and Regulations

Division III: Citywide Standards

Division IV: Administration and Procedures

Division V: Definitions of Terms and Uses

Division I – General Provisions:

Division I sets the underlying purpose and effect of the Zoning Code and outlines the authority for the Code and relationship to the General Plan. This Division includes a section that discusses rules for interpretation and rules of measurement. It also references and establishes the zoning map, other relevant maps, and districts.

Division II – Districts and Regulations

Division II identifies the purpose and applicability of each zone. The district provides the use regulations, development standards and supplemental regulations. This is where the objective standards for building and site design are provided.

Division III – Citywide Standards

Division III provides citywide standards in several chapters, including those that apply generally to all properties, to those that apply to specific uses or activities. Additional chapters include nonconforming uses and signs.

Division IV – Administration and Procedures

Division IV identifies all planning authorities and reviews purposes. It provides all of the common procedures that are required as part of any type of review for purposes of zoning. The division outlines all of the planning permits and approvals that are possible and establishes a new three-tiered Development Review process to replace the existing ZAP Tier 2 and Design Review processes.

Division V – Definitions of Terms and Uses.

Division V provides a comprehensive set of definitions of the terms used in the code and also provides a definition for all permitted, conditionally permitted and in some cases non-permitted uses.

Code Highlights and Key Changes

The CZC has been re-written with each and every standard and requirement evaluated in view of best practices and through a frame of the City's development goals as identified in the General Plan, past experience, experience in implementing the Interim Zoning Ordinance, and desired economic development path. Development standards and design standards were assessed, taking into consideration limited resources, such as land and water, while also taking into account environmental and climate considerations, as well as housing and jobs, in order to allow for a resilient and prepared community to face 2050 and beyond. Below is a summary of some of the key highlights and changes in the CZC:

- Increase housing opportunities.

- Ensure consistency with the Housing Element regarding identified sites and densities.
- Modify zoning to allow increased housing opportunities, to reflect existing on the ground conditions, or to provide consistency between existing zoning and the 2035 General Plan.
- Add small lot subdivision development standards to provide flexibility for infill residential development.
- Incorporate the Downtown as a new section in the code and update the zone categories to reflect current conditions.
- Retain the Neighborhood Preservation (NP) zone.
- Provide allowance for limited retail uses in specific residential locations and situations.
- Update the use table to reflect "best practices" and policies of the General Plan and to promote those uses that increase jobs and economic potential for the city's tax base and discourage uses that detract from community aesthetics and/or provide minimal job or economic benefits.
- Update building and site design standards for all zones to provide objective design standards.
- Update entitlement review processes to provide clear direction as well as to allow streamlined review for projects that are compliant with objective standards.
- Update fencing, screening, and outdoor storage requirements, and address other common issues.
- Update parking, lighting and landscaping requirements.
- Update Sign and Non-conforming requirements.
- Increase development intensity standards for the Community Commercial Mixed Use (CCMU), Regional Commercial (RC), Regional Commercial Flex (RCF), Industrial Flex (IF) and Industrial General (IG) zones to allow appropriate intensity of development to encourage more efficient use of limited land resources.

Discussion:

The meeting of October 19, 2023 will focus on reviewing the proposed Zone and General Plan map amendments and zone standards with an emphasis on residential zones and residential topic areas.

Map information and the Draft Comprehensive Zone text can be found and reviewed on the Comprehensive Zoning Code web page for

"Documents": <https://cityofwoodland.org/1168/Documents>

Staff reports and recordings of past meetings and staff prepared webinars on specific topics may be found on the Comprehensive Zoning Code web page for "Community

Outreach": <https://cityofwoodland.org/1167/Community-Outreach>

The city is working to prepare an interactive GIS based Zone map that will allow individuals the ability to look up any parcel and see the current and proposed land uses. Once identified, information about the proposed zone, including permitted uses and development standards, may be found in Division II – Zone standards.

Zoning and General Plan Map Amendment Discussion

In addition to text amendments, there are suggested amendments to the Zoning Map. Some of the map changes identified will require amendment to the General Plan land use map as well. However, in several instances, the existing zoning provides a higher zone category than the General Plan and will remain at the higher zone category. Detailed maps are provided in an informational PowerPoint attached to this report. The following are key changes proposed:

- Add Low Medium Density (R-LM) and Medium Density (R-M) residential zones in place of Duplex (R-2) or Low (RL) Residential:
 - o Areas considered are those that were designated as either RLM or RM in the 2002 General Plan and evaluated as RM 2035 General Plan EIR.
 - o Proposed zone change is reflective of existing development.
- Add Low Medium (R-LM) or Medium Residential (RM) where the area would support such a change:
 - o Modify the Neighborhood Preservation (NP) designation along West Street where existing development is not reflective of historical patterns and where increased density is appropriate along main corridors.
- Update the General Plan land use from Low density (RL) to Medium (RM) residential for those parcels where existing zoning is multifamily (RM) but the 2035 General Plan shows (RL).
 - o Due to SB 330, sites may not be downzoned from how they were shown as of January 1, 2018.
- Replace Community Commercial (CC) sites along West Main Street with the Corridor Mixed Use (CMU) designation:
 - o Allows a greater mix of uses including residential development (20-40 du/ac) consistent with the majority of zoning along West Main.
- Change Community Commercial (CC) to Community Commercial Mixed Use (CCMU).
 - o Allows residential development in the zone (15-35 du/ac):
- Revise the area covered by the Light Industrial (IF) zone to the south side of the I5 freeway and add General Industrial (IG) north of the I5 freeway:
 - o Consistent with the Industrial zone development as allowed in the 2002 General Plan and amending the light industrial flex overlay incorporated in the 2035 General Plan.
- Provide a Corridor Mixed Use (CMU-A) zone for the Armfield neighborhood:
 - o Reflective of the Armfield-Lemen Avenue Neighborhood Framework Study.
- Incorporate the Downtown into the Zoning code:
 - o Updates the Downtown Specific Plan districts by consolidating the existing five districts with subcategories into four clearly defined zones (DX-1 – 4).
- Change the Regional Commercial (RC) zone at the north east end of East Street to Regional Commercial Flex (RCF):
 - o Provides a wider range of possible development options including light industrial uses.
 - o Serves as a transition from industrial uses to the east and East Street.
- Modify the Open Space (OS) zone at the northwest end of East Street to Regional Commercial (RC):
 - o Reflects the existing regional commercial wave park use.

Development Standards Discussion

An overview of key changes and updates to various development standards, uses, and other key considerations will be covered. Most areas to be discussed will be from Division II - Zone Standards and Division IV-Administration and Procedures.

Proposed Workshop Meeting Schedule:

Meetings may be subject to change, so please continue to check the CZC web site for up-to-date information. Please check the website regularly for any changes or modifications to the meeting schedule.

- **Thursday, October 5 @ 6:30 PM** – Planning Commission Workshop
- **Wednesday, October 18 @ 6:00 PM** – Commercial and Mixed-Use focus
- **Thursday, October 19 @ 6:30 PM** – Planning Commission Workshop - Housing focus
- **Tuesday, October 24 @ 11:30 AM** – General and Industrial focus
- **Wednesday, October 25 @ 9:00 AM** – Downtown focus

The city invites all interested individuals to attend the scheduled community events and express opinions. Community members may also provide comments regarding the CZC update to the following email: compzoneupdate@cityofwoodland.org. The CZC provided for review is a draft document and may be modified and strengthened as a result of any comments received.

Conclusion:

Staff recommends that the Planning Commission receive a presentation on the Public Review Draft of the Comprehensive Zoning Code and hold a workshop to discuss proposed map amendments, zone standards, response to questions, and discussion.

Prepared by: Cindy Norris, Principal Planner

Attachments:

1. PC Update Staff Report Final
2. Zoning Map Review and Proposed Changes



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: Planning Commission Meeting
DATE: September 21, 2023
ITEM #: I.2
SUBJECT: Comprehensive Zoning Code Public Release

Recommendation for Action: Staff recommends that the Planning Commission receive a presentation on the Public Review Draft of the Comprehensive Zoning Code and an outline of the public review process

Staff Contact:

Cindy Norris, Principal Planner (530) 661-5911, cindy.norris@cityofwoodland.org; and compzoneupdate@cityofwoodland.org

Fiscal Impact:

The Zoning Code and CEQA Update Project (CIP#07-07) was established in 2007 with \$100,000 to fund Zoning Code and CEQA updates. Since 2007, limited code updates and preparation of the Interim Zoning Update have utilized project funds (CIP#07-07). In 2017, the State Department of Housing and Community Development (HCD) initiated the Planning Grants Program intended for the preparation, adoption and implementation of plans to streamline housing approvals and accelerate housing production. The City of Woodland received two Planning Grants from HCD, SB2 funds in 2019, for \$310,000, and LEAP grant funds in 2020, for \$300,000. Additionally, the City received \$85,000 in REAP grant funds from SACOG. Total funds allocated to the CZC project was \$655,624.

On September 3, 2019, the City entered into a professional services contract with Lisa Wise Consulting, Inc. for \$358,610 to prepare the CZC update. On October 15, 2020, a second amendment to the contract was approved to add \$36,160 to the original contract for an overall contract amount of \$394,770. A fourth amendment reallocated grant funds in the amount of \$130,830 to the contract with Lisa Wise Consulting, Inc., resulting in an overall contract amount of \$525,600 to complete the CZC project.

Report in Brief:

The September 19, 2023 City Council meeting will officially launch the public review process for the CZC Project with the availability of the Public Review Draft document provided online at the following link <https://cityofwoodland.org/1165/Comprehensive-Zoning-Update>, and in hard copy at City Hall, Library and Community and Senior Center. Over the coming months, city staff will hold a series of public meetings with community members and stakeholders to formally present the draft Code, respond to questions, and collect important feedback that will be considered in the preparation of the final CZC. At the September 21, 2023 Planning Commission meeting it is not anticipated that the Planning Commission will provide formal comments on the draft document, but rather receive a project update and provide input concerning key areas of interest or concern. This staff report outlines the community engagement process and anticipated timeline, provides a high-level overview of the CZC including a review of the guiding principals for development of the Code update, the code framework, and a summary of key changes.

The goal of the CZC update is to facilitate new desired development through the provision of clear and understandable standards, guidelines, and procedures. An updated development review process will assist staff and decision makers to allow qualified development with expedited review, thereby helping to reduce the front-end design/development costs particularly for new housing projects.

Grant funding for the Code update from HCD was provided with the intended purpose of accelerating housing production and streamlining approval of housing development, as well as to prepare a code that utilizes best practices to facilitate livability, sustainability, increased density, and multi-modal access. A well-designed city that incorporates appropriate development standards into its regulations will directly improve the quality of life and appearance of the community, attract investment, and increase community pride.

Background:

Once the draft is released, staff is recommending an ambitious schedule for public review with the goal of completing the draft document by the end of 2023. The goal will be to begin working and utilizing the new code at the start of the year. This will also allow the city to submit for final grant funding reimbursements.

Below is a listing of key milestones and important dates that have occurred that have set the stage for the CZC project:

May 16, 2017	2035 General Plan Approved
May 1, 2018	Interim Zoning Ordinance Approved
August 20, 2019	Lisa Wise Consulting (LWC) was selected to prepare the Code update.
October 2019	Stakeholder Interviews
December 17, 2019	Joint PC and CC Workshop
December 2019	Recommendations Memo
April 7, 2020	Interim Zoning Ordinance Updated
March 1, 2022	City Council Update Report
March 17, 2022	Admin Draft Review and recommendation for a hybrid code
September 2022	Updated Admin Draft Code
September 2022 – July 2023	Staff Review of CZC Drafts
March 21, 2023	6th Cycle Housing Element Adopted with program requirements for specific code updates

Discussion:

Relationship Between General Plan and Zoning Code

The General Plan outlines a vision for Woodland's long term physical and economic development and community enhancement. It also provides goals and policies that will allow this vision to be accomplished. The General Plan, inclusive of the Housing Element, provides the basis for establishing priorities for implementing plans and programs, such as the Zoning Ordinance. It sets broad general land use locations and allowed densities and intensity for development. Residential development capacity is usually provided as density of development, expressed as dwelling units per acre (du/ac), whereas non-residential development capacity is provided as intensity of development, expressed as floor area ratio (FAR).

The Zoning Ordinance is one of the most important tools for implementing the General Plan. While the General Plan provides broad land use classifications, zoning is more specific and may allow multiple zones per single general plan land use category as long as the intensity and density of development are consistent with the General Plan. Zoning translates general policies into more specific regulations and standards.

In the period immediately following adoption of the General Plan, the city adopted a stand-alone Interim Zoning Ordinance (IZO) to address areas of land use inconsistency between the newly adopted General Plan and Zoning for the commercial, industrial and mixed-use zones. The IZO incorporates new standards and practices that have guided much of the new development that has

occurred since 2018. The IZO has generally been considered successful and the CZC has built upon the best elements and lessons learned through use of the IZO.

Legislative Updates and Requirements

A critical purpose for the update is to ensure that the CZC addresses the numerous legislative updates and requirements. Since 2017, the state has passed a significant amount of legislation relating to housing with a primary emphasis on streamlining the production of new housing and removing barriers. The grants from HCD that have assisted in funding the CZC update require the new code to utilize objective design standards and minimize the review process for housing projects. Objective standards have also been provided for commercial, mixed use and industrial developments as well.

In addition to housing, legislative updates have affected other areas of the code. As example, cities are limited in the regulation of content for signs. Below are summarized some of the most critical updates affecting the Code update:

- SB330 (Housing Crisis Act of 2019) and SB 8 (2021), which prohibits the City from adopting new non-objective standards for residential or residential mixed-use projects; from reducing allowed housing capacity through regulatory or administrative barriers; and from denying residential or residential mixed-use projects based on subjective standards.
- AB 2011 (Affordable Housing and High Road Jobs Act of 2022), which allows housing development in areas currently zoned for parking, retail, or office buildings and exempts some projects from local approval processes and CEQA review.
- SB 6 (Middle Class Housing Act of 2022), which allows residential uses on commercially zoned property without requiring rezoning if they meet or exceed the default density under Housing Element law for the jurisdiction.
- AB 2162 (2018), which requires that supportive housing be permitted by-right in zones where multifamily and mixed-use development is permitted.
- AB 2345, (2020), which amends the Density Bonus law to expand incentives for projects with affordable and senior housing components, including reduced maximum parking requirements.
- Reed v. Town of Gilbert (2015), which affirmed that signs regulations must be content-neutral.

The City has already prepared zoning updates where legislative changes require limited timeframes for compliance, such as accessory dwelling units, SB9 (allowing additional units in single family zones), and emergency shelters.

Guiding Principles and Objectives for the Comprehensive Code Update:

The following are the key guiding principles and objectives for the CZC update:

1. Implement the 2035 General Plan and the 2021-2029 Housing Element.
2. Ensure compliance with state and federal requirements.
3. Build upon the Interim Zoning Ordinance (IZO). Utilize lessons learned to strengthen, clarify, and expand the Comprehensive code.
4. Ensure that the code is clear, concise, intuitive, and easy to use by the community, businesses, and development partners.
5. Provide clear decision protocols and a streamlined review process.
6. Allow increased intensity of development and compact form while retaining the character and scale of the community's neighborhoods.
7. Facilitate increased housing opportunities and variety. Encourage Multi-family, Missing Middle, and Lifestyle Housing.
8. Address sustainability concerns including the heat island effect. Facilitate appropriate and increased tree planting and preservation.
9. Respect the existing community fabric and groundwork while reflecting current best practices in

evaluation of uses, activities, and development patterns.

10. Incorporate historic and downtown design requirements, thereby incorporating the Downtown Specific Plan into the code.
11. Address citywide and special case situations that occur repeatedly.
12. Provide clear standards and requirements, but incorporate flexibility in order to adapt to new or unusual circumstances.
13. Add to the economic vitality of Woodland and allow appropriate adaptive reuse and reinvestment of properties.
14. Encourage mixed-use nodes, districts and corridors. Allow the integration of commercial uses within residential districts as well as residential into commercial districts.

Generally, the public, residents, and prospective developers value three central qualities in any zoning code: 1) certainty in the requirements and structure of the review process, 2) built-in flexibility to adjust development standards to the needs of individual projects, and 3) opportunities to request relief from requirements that constitute a substantial burden.

Comprehensive Code Features

The following summarizes key features incorporated into the draft Code:

1. Provides graphic examples and generalized tables to present information whenever possible.
2. Provides “objective design standards” for all districts.
3. Provides performance standards to address sensitive adjacency issues such as odors, dust, and contamination.
4. Updates parking standards and reduces overly burdensome requirements.
5. Continues to accommodate and incentivize food and agricultural industries where appropriate.
6. Updates and clarifies the non-conforming use standards.
7. Updates the allowed land use table to incentivize desired uses.
8. Updates standards that apply to all properties, such as fencing, outdoor storage, landscaping, parking, and lighting.
9. Provides design standards and criteria that apply to specific uses such as alcohol, auto services, bed and breakfast, bee keeping, emergency shelters, mobile vendors, and temporary uses, etc.
10. Identifies height, setbacks, coverage, and other development standards that apply to each district.
11. Revises sign standards to comply with legislative requirements to be content neutral.
12. Provides an Administration section that clearly describes and outlines all permit and entitlement review requirements.
13. Clarifies public notice procedures.
14. Clarifies roles and responsibilities for all recommending and approving bodies.
15. Provides Rules of Measurement.
16. Provides clear understandable procedures for exceptions from standards and when allowed.
17. Provides a comprehensive list of definitions of terms and uses.

Zoning and General Plan Map

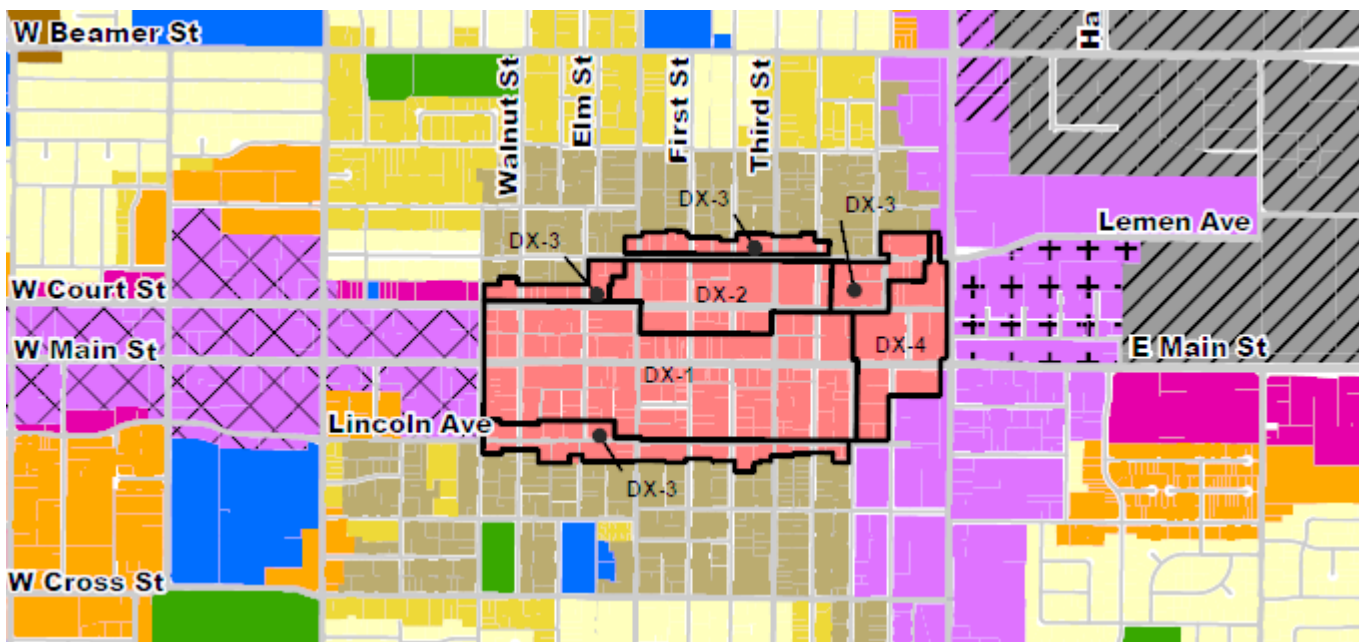
In addition to text amendments, there are suggested amendments to the Zoning Map. Some of the map changes identified will require amendment to the General Plan land use map as well. However, in several instances, the existing zoning provides a higher zone category than the General Plan and will remain at the higher zone category:

- Add back in areas of Low Medium Density (R-LM) and Medium Density (R-M) residential zones that were in place in the 2002 General Plan and as studied in the 2035 General Plan EIR. (GP and Zone change)
- Add some areas of Low Medium (R-LM) to Medium Residential (RM) where the area would

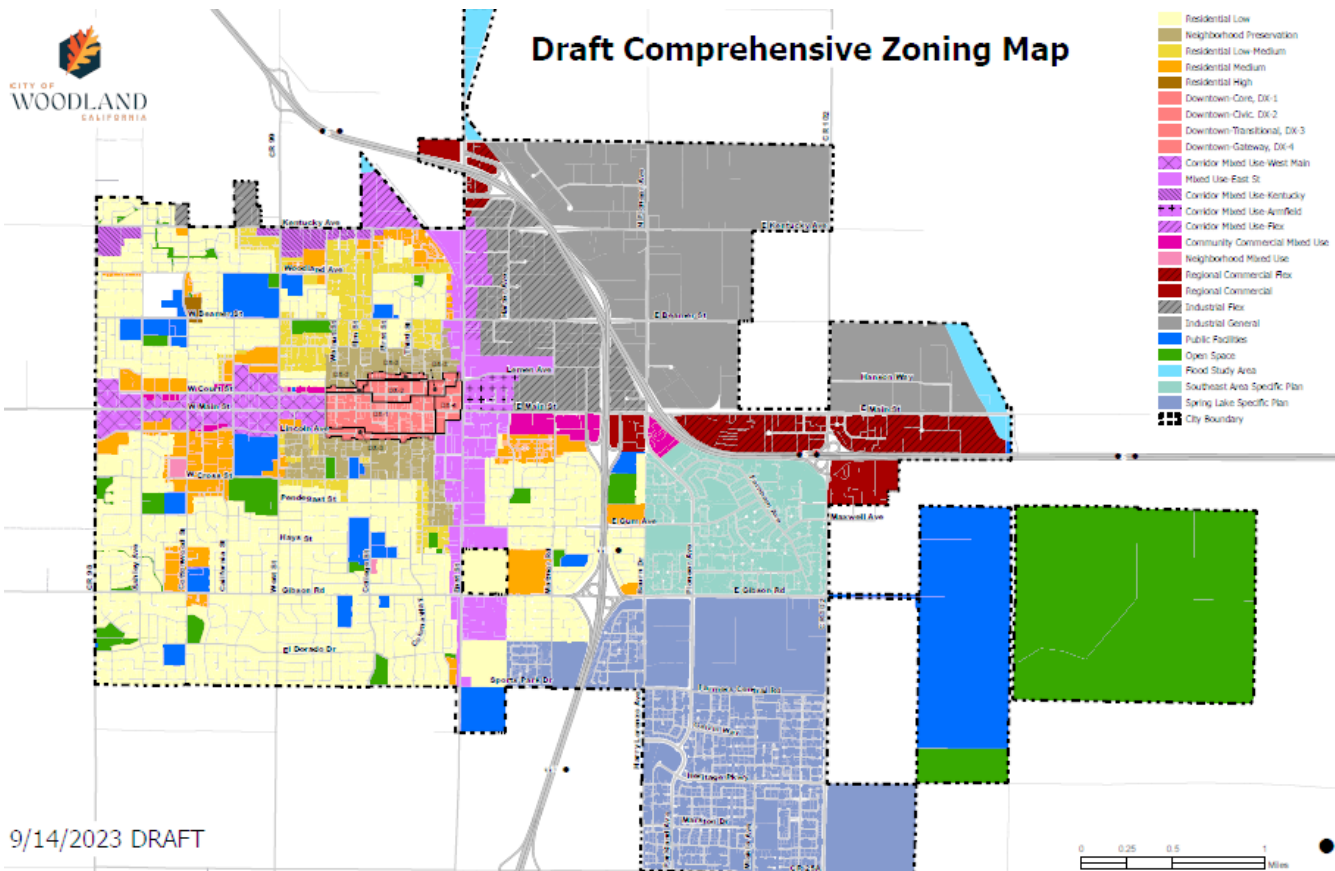
support such change, such as on major corridors or where existing development exceeds lower density.

- Replace Community Commercial (CC) sites along corridors with the Corridor Mixed Use (CMU) designation, thereby allowing a greater mix of uses including residential development. (GP and Zone change)
- Change Community Commercial (CC) to Community Commercial Mixed Use (CCMU) and allow residential development in the zone. (GP and Zone change)
- Revise the Light Industrial (IF) zone to the south side of the I5 freeway and add General Industrial (IG) north of the I5 freeway. (GP and Zone change)
- Identify a separate Corridor Mixed Use zone for the Armfield neighborhood (CMU-A). (Zone change)
- Update the Downtown districts by consolidating the existing five districts with subcategories into four clearly defined zones (DX-1 – 4). (Zone change)
- Modify the (Regional Commercial (RC) zone at the north end of East Street to Regional Commercial Flex (RCF) (Zone change)

A copy of the Draft Comprehensive Zoning Map is attached to the report as well as a second map which highlights areas where zone changes are proposed. Additional detailed information regarding the zone changes will be provided on the CZC web page and discussed in future workshops. Below are images from the CZC Zoning Map to illustrate the proposed zones. A third map is attached which illustrates areas on the General Plan map that will require amendment.



Draft Comprehensive Zoning Map



Code Framework

The draft Comprehensive Zoning code was developed over the past three plus years based on requirements of State law, review of best practices, and consideration of objectives for the code. The CZC has five divisions or sections as described below:

Format and Organization

Division 1: General Provisions

Division 2: Districts and Regulations

Division 3: Citywide Standards

Division 4: Administration and Procedures

Division 5: Definitions of Terms and Uses

Division 1 – General Provisions:

This Division sets the underlying purpose and effect of the Zoning Code and outlines the authority for the Code and relationship to the General Plan. This Division includes a section that discusses rules for interpretation and rules of measurement. It also references and establishes the zoning map, other relevant maps, and districts.

Division 2 – Districts and Regulations

Division 2 identifies the purpose and applicability of each zone. The district provides the use regulations, development standards and supplemental regulations. This is where the objective standards for building and site design are provided.

Division 3 – Citywide Standards

Division 3 provides citywide standards in two sections, those that apply generally and also those that only apply to specific uses or specific activities.

- Chapter 17.64: General Site Standards. This chapter provides standards that apply generally to

all properties and include things like accessory structures, fences, landscaping, parking, lighting, screening, signs, performance standards, non-conforming provisions, and flood management provisions.

- Chapter 17.84: Standards for Specific Uses and Activities. This chapter applies to specific uses regardless of zone. Examples include accessory dwelling units, alcoholic beverage sales, automobile sales and service use, bed and breakfast, day care centers, mobile home parks/RV/Trailer Parks and manufactured homes, mobile vendors, emergency shelters, and temporary uses.

Division 4 – Administration and Procedures

Division 4 identifies all planning authorities and review purposes. It provides all of the common procedures that are required as part of any type of review for purposes of zoning. The division outlines all of the planning permits and approvals that are possible and establishes a new three-tiered Development Review process to replace the existing ZAP Tier 2 and Design Review processes. There are also procedures outlined for reviewing actions involving general plan or zoning amendments, establishment of specific plans or precise plans, as well as enforcement.

Division 5 – Definitions of Terms and Uses.

Division 5 provides a comprehensive set of definitions of the terms used in the code and also provides a definition for all permitted, conditionally permitted and in some cases non-permitted uses.

Code Highlights and Key Changes

The CZC has been re-written with each and every standard and requirement evaluated in view of best practices and through a frame of the City's development goals as identified in the General Plan, past experience, experience in implementing the Interim Zoning Ordinance, and desired economic development path. Development standards and design standards were assessed, taking into consideration limited resources, such as land and water, while also taking into account environmental and climate considerations, as well as housing and jobs, in order to allow for a resilient and prepared community to face 2050 and beyond. Below is a summary of some of the key highlights and changes in the CZC:

- Increase housing opportunities.
 - o Ensure consistency with the Housing Element regarding identified sites and densities.
 - o Add back in the Low Medium Zone to further facilitate missing middle housing. The 1996 and 2002 General Plans had a land use called Medium Low Density Residential (MLDR) with a density between Low and Medium zones. These areas are shown as a duplex zone (R2) on the existing zoning map. The General Plan EIR studied all of these areas as medium density, but they were approved as Low density in 2017.
 - o Ensure consistency between the General Plan and zoning. On some parcels the zoning shows multi-family (RM) where the General Plan shows low density residential (LD). Due to SB 330, sites may not be downzoned from how they were shown as of January 1, 2018.
 - o Transition the Community Commercial zone to a mixed-use zone (CCMU) which allows multi-family residential.
 - o Expand CMU zones along the West Main Street corridor.
- Incorporate historical standards and the updated Downtown zones as a new section in the code.
- Retained the Neighborhood Preservation (NP) zone.
- Add small lot subdivision development standards to provide flexibility for infill residential development.
- Provide allowance for limited retail uses in specific residential locations and situations
- Update building and site design standards for all zones
- Add a new chapter for screening and outdoor storage standards
- Update parking, lighting and landscaping sections.

- Increase development intensity standards for the Community Commercial Mixed Use (CCMU), Regional Commercial (RC), Regional Commercial Flex (RCF), Industrial Flex (IF) and Industrial General (IG) zones to allow appropriate intensity of development. Encourages more efficient use of limited land resources.
- Carry forward the standards of the General Plan Light Industrial Flex (LIF) Overlay into new base zone standards.

Community Outreach

All meetings will be recorded and posted on the Comprehensive Zoning Code web page to allow members of the public the ability to view all presentations and discussions. The city will offer a range of meeting types, from pre-recorded to virtual to in-person. In the past, the city has found that virtual meetings tend to be very well attended and provide an alternative option for the public to gain access to meetings. In-person meetings will be held at the City of Woodland Council Chambers, located at 300 First Street. More information regarding meeting times will be provided. Outreach will be conducted using notices in the newspaper, direct mailings, email to identified interested parties, and various forms of social media, including press releases, notices to list-serve groups, and posting on the city's web page.

Proposed Public Meeting Schedule:

Meetings may be subject to change, so please continue to check the CZC web site for up-to-date information.

- September 19, 2023 – Release of Draft Code and Information Update to City Council
- **September 21, 2023 – Release of Draft Code and Information Update to Planning**

Commission

- September 26, 2023 – Comprehensive Code Detailed Overview (Recorded and posted)
- October 5, 2023- Planning Commission meeting to review new standards and key discussion or decision points
- October 18, 2023 – Workshop to review commercial and mixed-use standards;
- October 19, 2023 – Planning Commission meeting to review regulations and standards related to housing development
- October 24, 2023 – Workshop to review industrial and new development standards (mid-day meeting); and
- October 25, 2023 – Workshop to review downtown and historical related development standards (morning meeting).
- November 7, 2023 – City Council meeting to review all comments and proposed changes.
- December 7, 2023 – Planning Commission hearing to review and provide a recommendation.
- December 19, 2023 – City Council adoption hearing.

The public review draft will be released for public review and comment from September 19, 2023 through October 27. After which all comments will be evaluated and suggested changes provided in an errata format to be presented to the City Council for final consideration before preparing a final draft for adoption. However, public comment may continue to be provided up until final adoption.

The city invites all interested residents to attend the scheduled community events and express opinions. Community members may also provide comments regarding the Comprehensive Zoning Code update to the following email:
compzoneupdate@cityofwoodland.org

The Zoning Code is considered a living document and represents the goals and policies of the General Plan as translated into regulatory requirements. It is anticipated that as the city begins to actively utilize the code, there may be fine tuning required moving forward.

Conclusion:

Staff recommends that the Planning Commission receive a presentation on the Public Review Draft of the Comprehensive Zoning Code and an outline of the public review process.

Prepared by: Cindy A. Norris, Principal Planner

Attachments:

1. CZC Cover and Table of Contents
2. CZC Division I-General Provisions
3. CZC Division II-Zone Regulations
4. CZC Division III-Citywide Standards
5. CZC Division IV-Administration & Procedures
6. CZC Division V-Definitions
7. Draft Comprehensive Zoning Code Map
8. Proposed Zone Changes on the Draft Comprehensive Zone Map
9. Zone Changes that Require a General Plan Amendment
10. Current Zoning Map with Proposed Zone Amendment Areas



GROWING STRONG

WOODLAND'S COMPREHENSIVE ZONING UPDATE

Proposed Zone and General Plan Map Changes

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- 1. Zoning Map Amendments – Background & Overview**
- 2. Proposed Map Changes – Zoning and General Plan**
- 3. Residential Changes**
- 4. Downtown Changes**
- 5. Corridor Mixed Use**
- 6. Commercial**
- 7. Industrial**
- 8. Next Steps & How to Get Involved**





Background and Overview



Zones and Zone Groups

Proposed Zones and correspondence to the General Plan Land Use:

Table 17.12.010-1: Zoning Districts

Chapter	Zone Abbrev.	Zone Name	Implements the following General Plan Land Use:
Residential Zones			
Chapter 17.28	R-L	Residential Low	<i>Low Density-Residential (1-8 du/ac)</i>
Chapter 17.28	NP	Neighborhood Preservation	<i>Low Density-Residential (1-8 du/ac)</i>
Chapter 17. 28	R-LM	Residential Low-Medium (New)	<i>Medium-Low Density-Residential (5-15 du/ac)</i>
Chapter 17. 28	R-M	Residential Medium	<i>Medium Density-Residential (8.1-19.9 du/ac)</i>
Chapter 17. 28	R-H	Residential High	<i>High Density-Residential (20-40 du/ac)</i>
Downtown Zones (New)		Downtown zones added to the Code	
Chapter 17.32	DX-1	Downtown-Core	<i>Downtown Mixed Use</i>
Chapter 17.32	DX-2	Downtown-Civic	<i>Downtown Mixed Use</i>
Chapter 17.32	DX-3	Downtown-Transitional	<i>Downtown Mixed Use</i>
Chapter 17.32	DX-4	Downtown-Gateway	<i>Downtown Mixed Use</i>
Mixed-Use Zones			
Chapter 17.36	CMU-WM	Corridor Mixed Use - West Main	<i>Corridor Mixed Use</i>
Chapter 17.36	CMU-E	Corridor Mixed Use – East St	<i>Corridor Mixed Use and Downtown Mixed Use</i>
Chapter 17.36	CMU-K	Corridor Mixed Use – Kentucky Ave	<i>Corridor Mixed Use</i>
		Corridor Mixed Use – Armfield (New)	<i>Corridor Mixed Use</i>

Chapter	Zone Abbrev.	Zone Name	Implements the following General Plan Land Use:
Mixed-Use Zones			
Chapter 17.36	CMU-F	Corridor Mixed Use – Flex	<i>Corridor Mixed Use with Light Industrial Flex Overlay</i>
Chapter 17.36	CCMU	Community Commercial Mixed Use	<i>Community Commercial</i>
Chapter 17.36	NMU	Neighborhood Mixed Use	<i>Neighborhood Commercial</i>
Commercial Zones			
Chapter 17.40	RC-F	Regional Commercial Flex	<i>Regional Commercial with Light Industrial Flex Overlay</i>
Chapter 17.40	RC	Regional Commercial	<i>Regional Commercial</i>
Employment Zones			
Chapter 17.44	IF	Industrial Flex	<i>Industrial with Light Industrial Flex Overlay</i>
Chapter 17.44	IG	Industrial General	<i>Industrial</i>
Public and Open Space Zones (New)			
Chapter 17.48	PF	Public Facilities	<i>Public/Quasi-Public</i>
Chapter 17.48	OS	Open Space	<i>Open Space</i>
Chapter 17.48	FSA	Flood Study Area	<i>Flood Study Area</i>

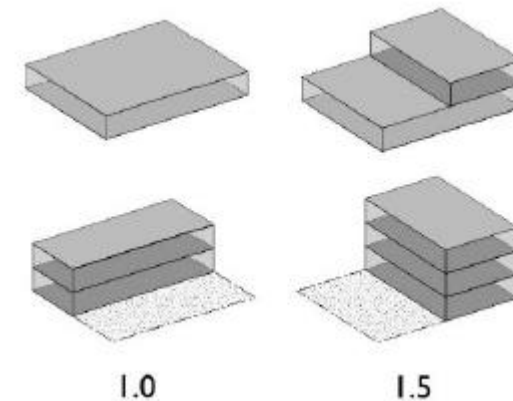
Density and Intensity

Density

- Residential based
- The ratio of Dwelling Units per gross acre.
- Gross density includes total acreage of a site measured to the centerline of proposed bounding streets and to the edge of the ROW of existing and dedicated streets.
- Example, an 6,000 square foot lot in the R-LM with a maximum allowed density of 15 du/ac
- 43,560 sq ft per acre
- $6,000 \text{ sf} = 0.137 \text{ acres}$
- $15 \times 0.137 = 2 \text{ dwelling units (du)}$

Intensity

- Non-Residential (Generally)
- Based on Floor Area Ratio
- Floor Area Ratio (FAR) is the ratio of the floor area of all principal and accessory buildings on a site to the site area.
- Example, if the floor area of all buildings is 20,000 and site area is 10,000, the FAR is 2:1 or 2.0





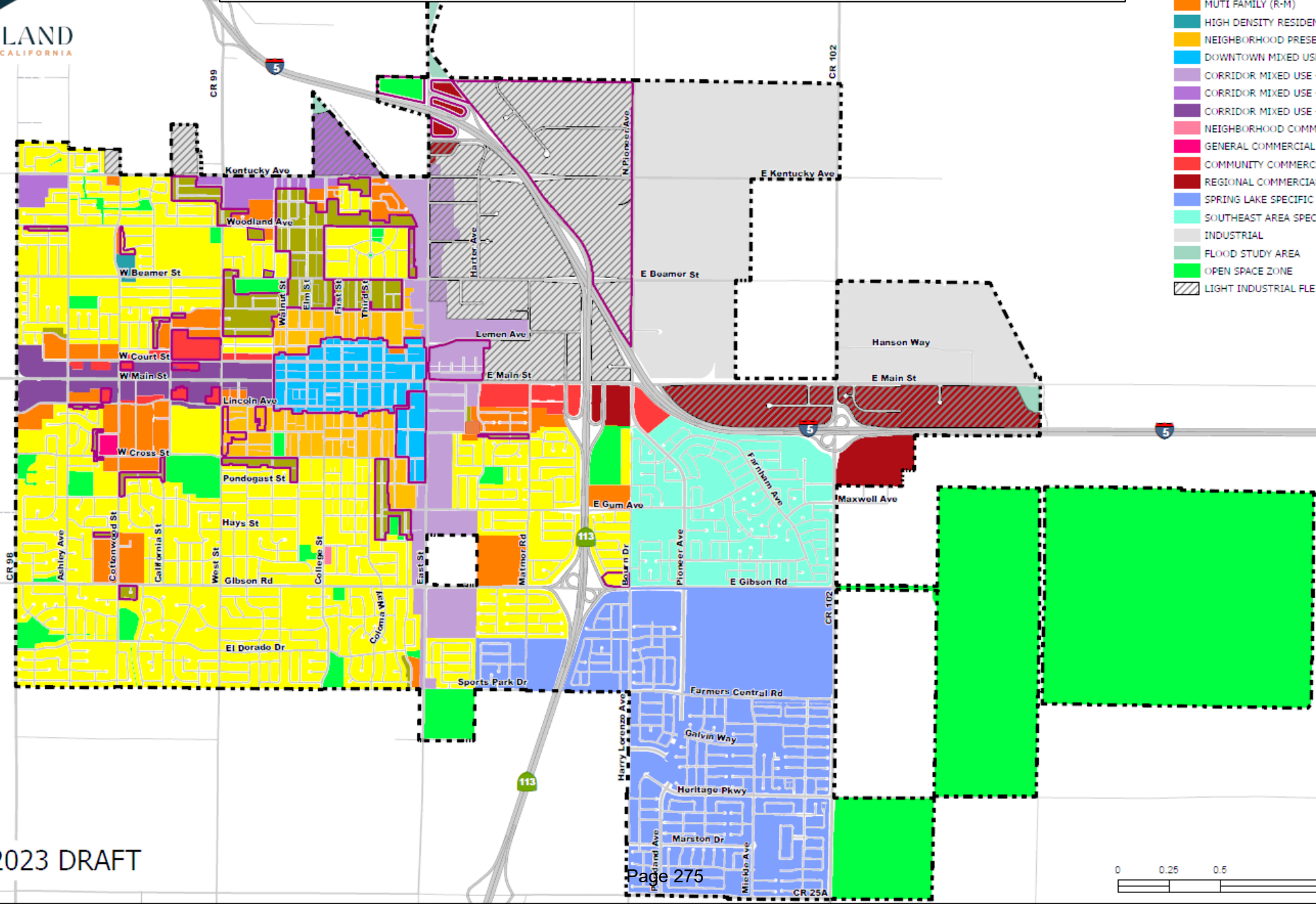
Proposed Map Changes





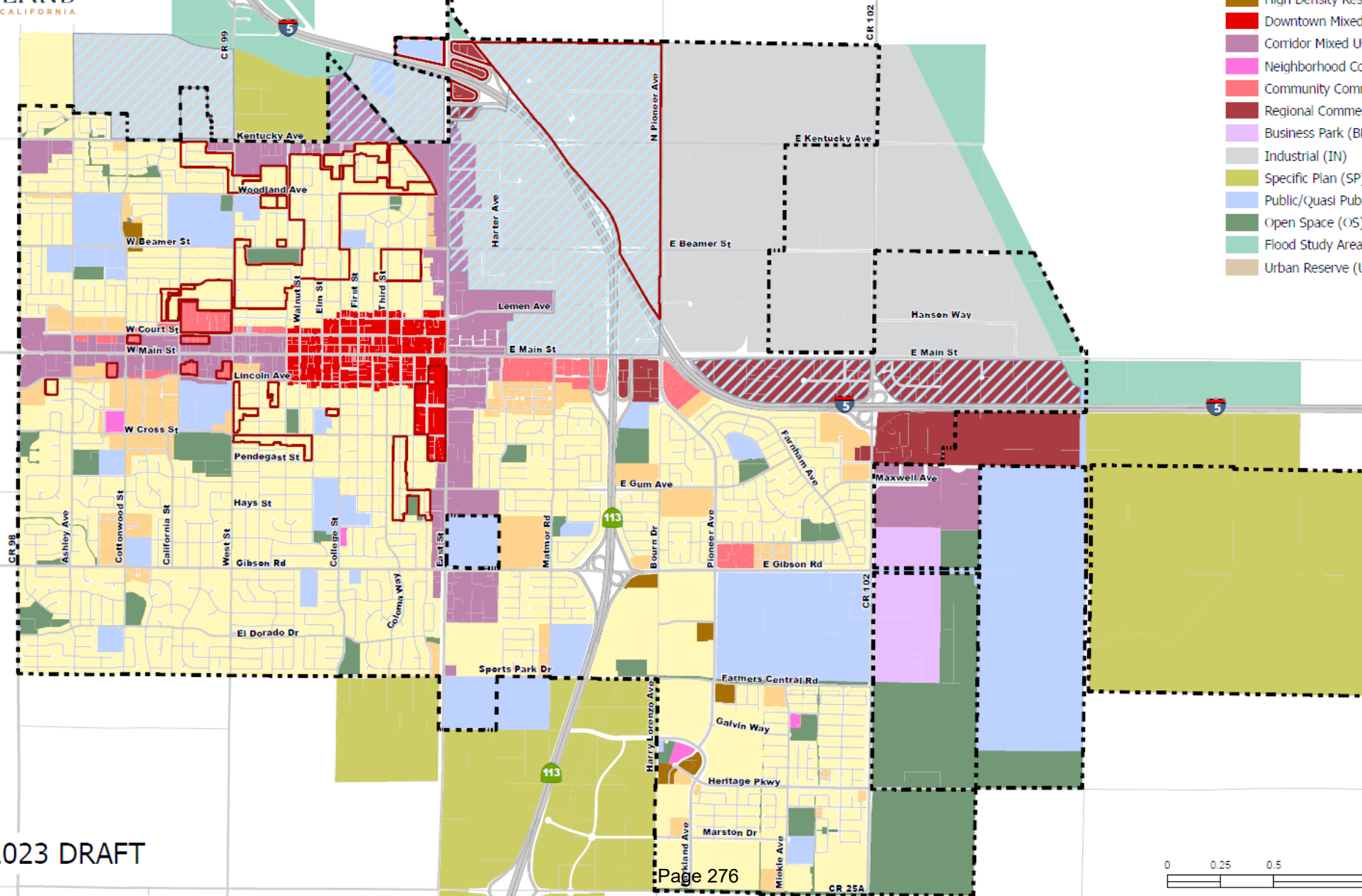
Current Zoning Map with Proposed Areas of Zone Change Shown

- Zoning**
- SINGLE FAMILY RESIDENTIAL (R-1)
 - DUPLEX RESIDENTIAL (R-2)
 - MULTI FAMILY (R-M)
 - HIGH DENSITY RESIDENTIAL (R-HD)
 - NEIGHBORHOOD PRESERVATION (R-2/NP)
 - DOWNTOWN MIXED USE
 - CORRIDOR MIXED USE - EAST ST
 - CORRIDOR MIXED USE - KENTUCKY AVE
 - CORRIDOR MIXED USE - WEST MAIN
 - NEIGHBORHOOD COMMERCIAL
 - GENERAL COMMERCIAL
 - COMMUNITY COMMERCIAL
 - REGIONAL COMMERCIAL
 - SPRING LAKE SPECIFIC PLAN
 - SOUTHEAST AREA SPECIFIC PLAN
 - INDUSTRIAL
 - FLOOD STUDY AREA
 - OPEN SPACE ZONE
 - LIGHT INDUSTRIAL FLEX OVERLAY



General Plan Land Use Map with Proposed Areas of Change Shown

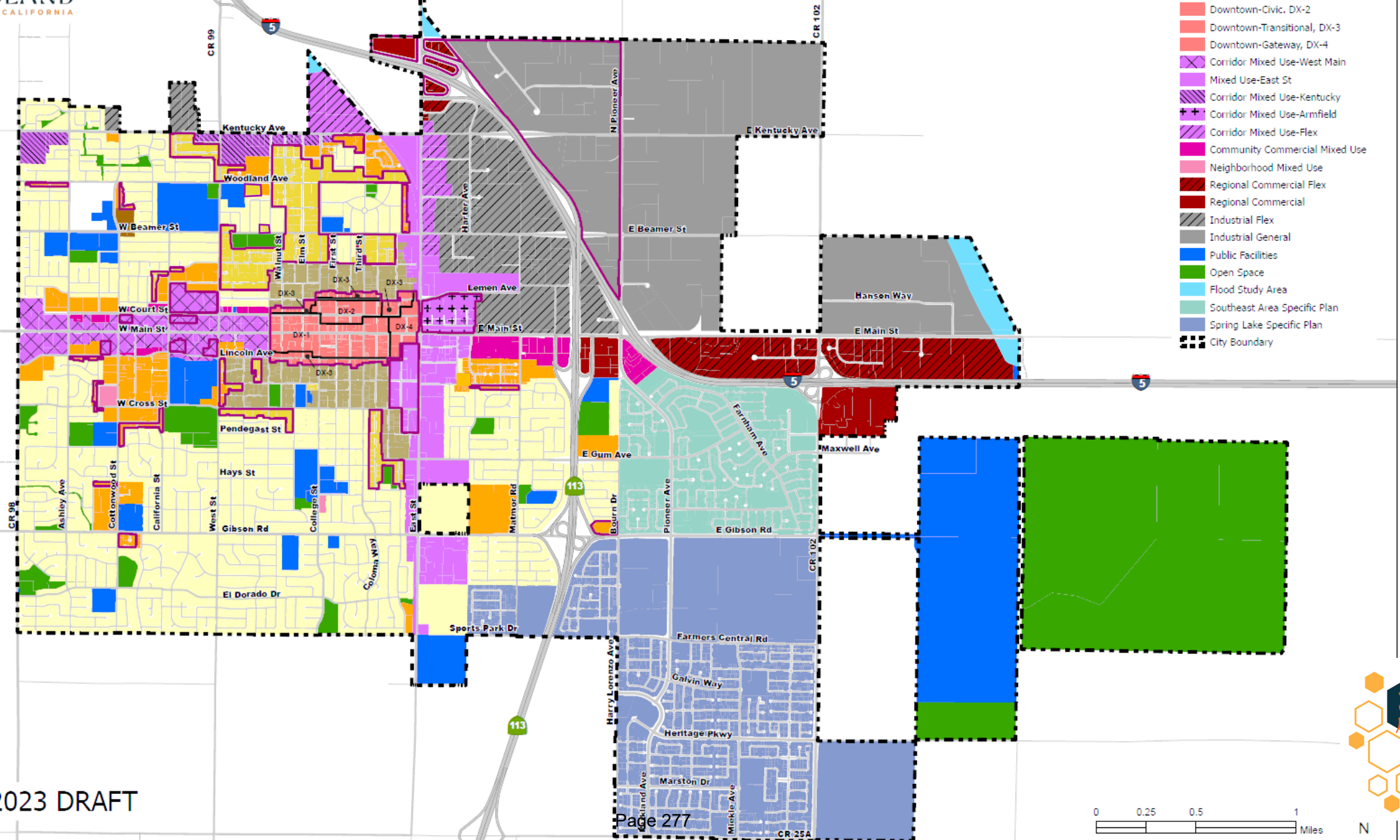
- General Plan Land Use**
-  Light Industrial Overlay (IF)
 -  Low Density Residential (LD)
 -  Medium Density Residential (MD)
 -  High Density Residential (HD)
 -  Downtown Mixed Use (DX)
 -  Corridor Mixed Use (CX)
 -  Neighborhood Commercial (NC)
 -  Community Commercial (CC)
 -  Regional Commercial (RC)
 -  Business Park (BP)
 -  Industrial (IN)
 -  Specific Plan (SP)
 -  Public/Quasi Public (PQ)
 -  Open Space (OS)
 -  Flood Study Area (FS)
 -  Urban Reserve (UR)



9/14/2023 DRAFT



Proposed Comprehensive Zoning Map with Proposed Areas of Change Shown



Current vs. Proposed Densities

Current Residential Zones

Single Family R-1 – 1-8 du/ac
Neighborhood Preservation NP – 1-8 du/ac
Duplex Residential R-2 – 1-8 du/ac
Multi Family RM – 8.1-19.9 du/ac
High Density Residential RH - 20-40 du/ac

Corridor Mixed Use CMU – 20-40 du/ac
Neighborhood Commercial NC – only on upper floors

Downtown – 40 du/ac assumed average

Proposed Residential Zones

Residential Low RL – 1-8 du/ac
Neighborhood Preservation - NP – 1-8 du/ac
Residential Low Medium RLM – 5-15 du/ac
Residential Medium RM – 8.1-19.9 du/ac
Residential High RH - 20-40 du/ac

Corridor Mixed Use CMU – 20-40 du/ac
Community Commercial Mixed Use CCMU – 15-35 du/ac
Neighborhood Mixed Use NMU – Unclear – only allowed on upper floors

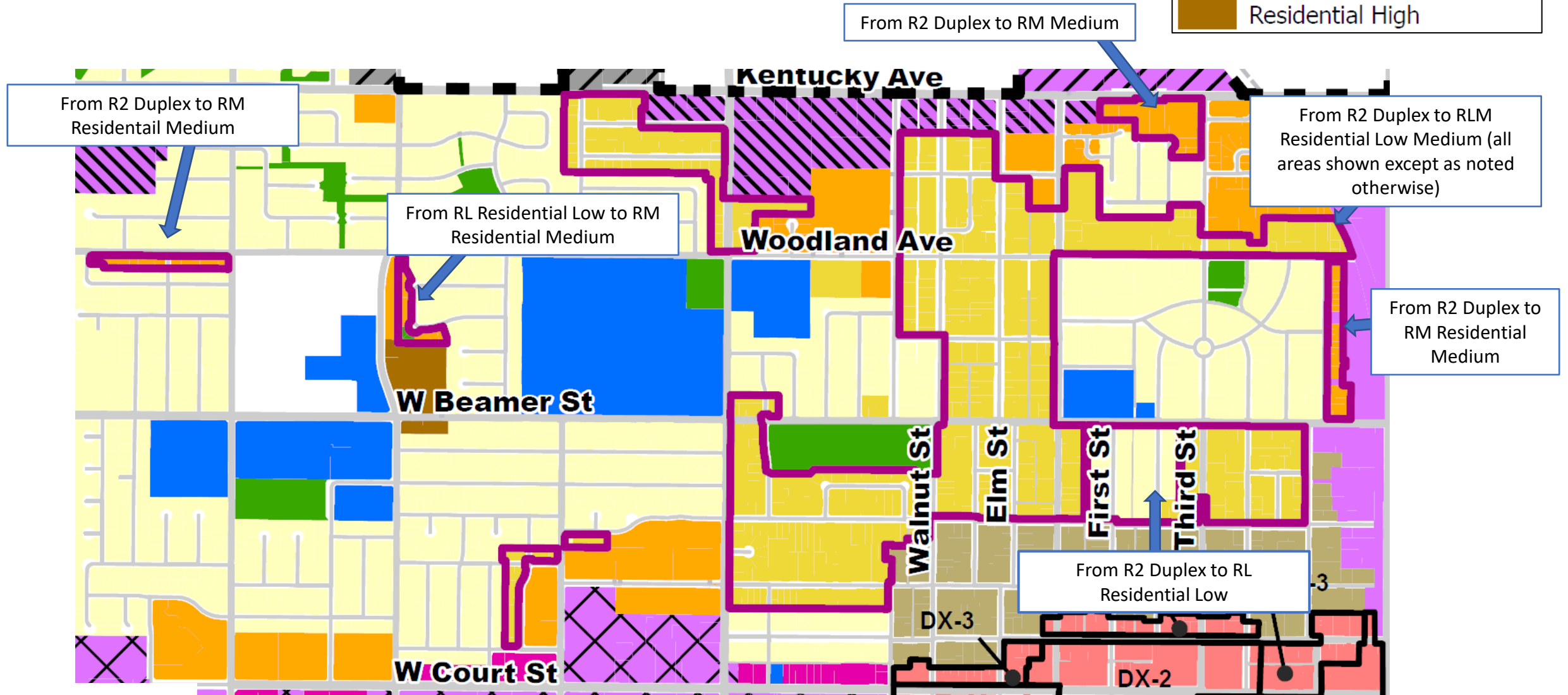
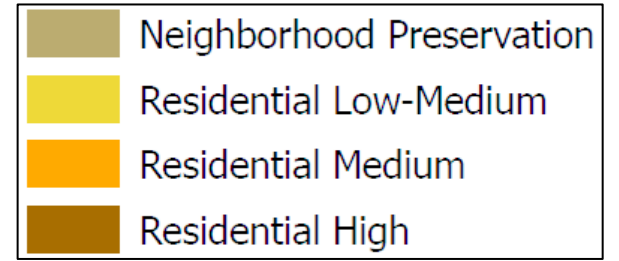
Downtown – 40 du/ac assumed average



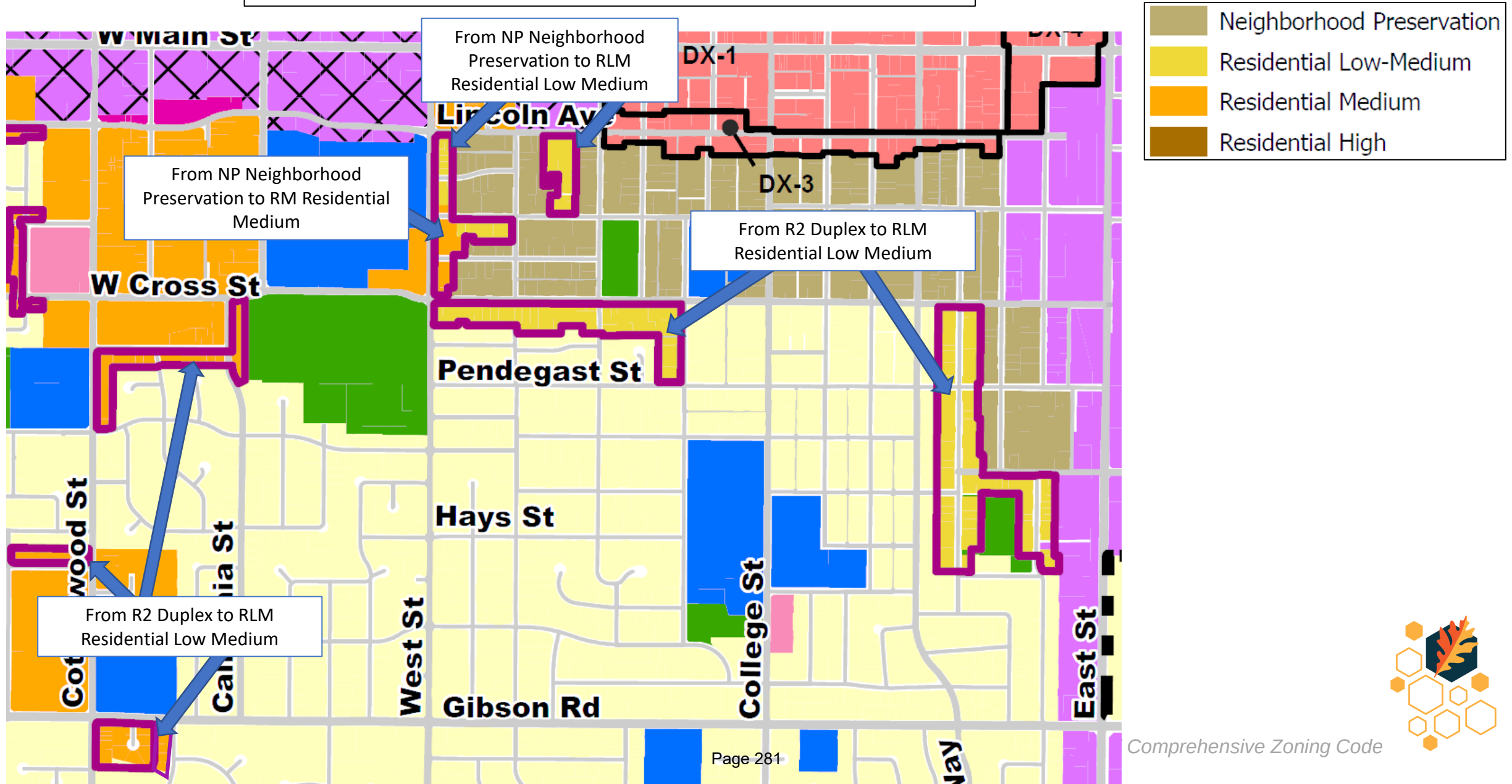
Residential Map Changes



Proposed Areas of Residential Zone Change Shown NW Area between Court St and Kentucky Avenue



Proposed Areas of Residential Zone Change Shown SW Area between Main St and Gibson Avenue



Proposed Areas of Residential Zone Change Shown SE Area between Main St and Gibson Avenue

From R2 Duplex to RLM
Residential Low Medium

	Neighborhood Preservation
	Residential Low-Medium
	Residential Medium
	Residential High

E Gum Ave

113

Matmor Rd

From RL Low to RM Residential
Medium

Bourne

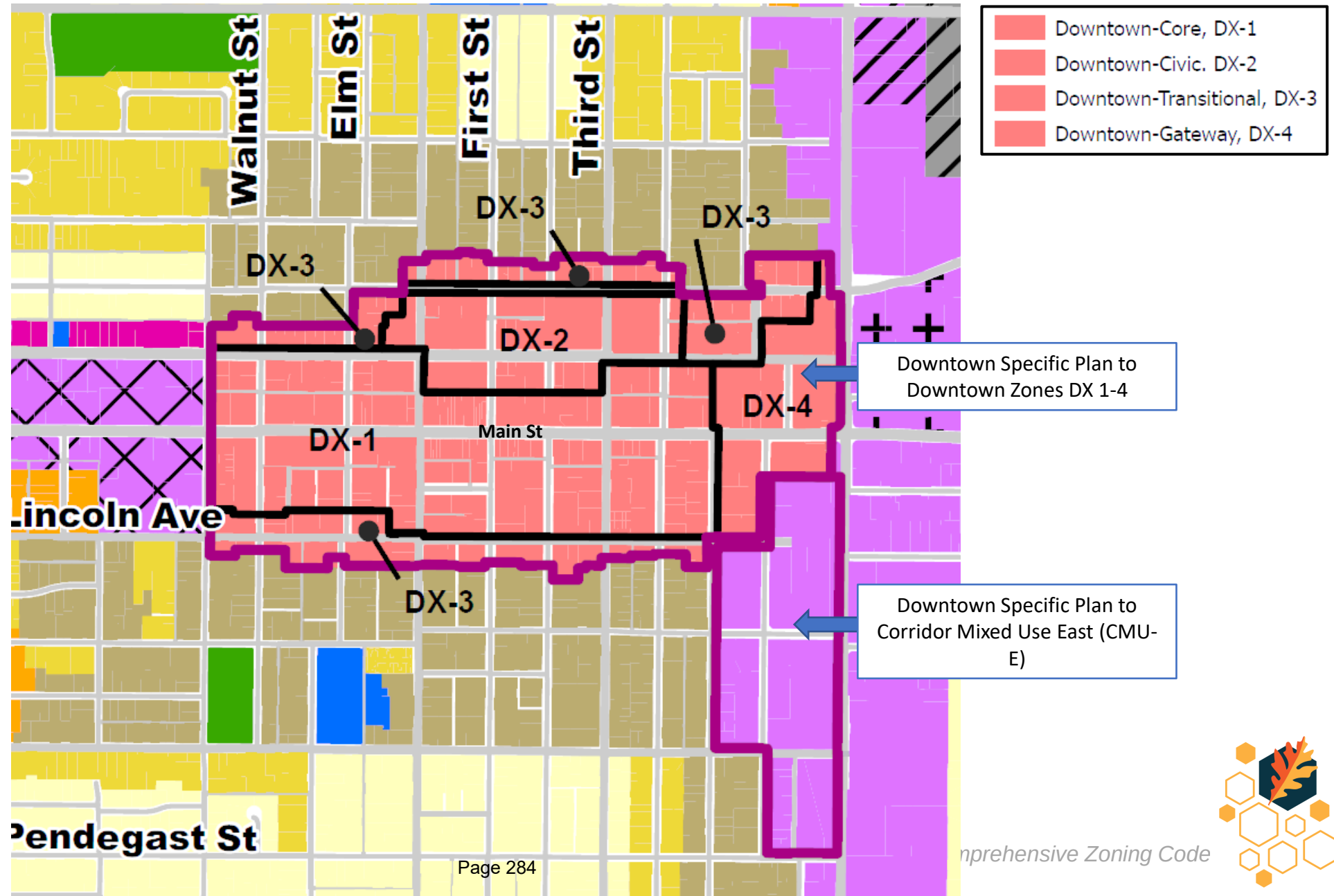




Downtown Map Changes



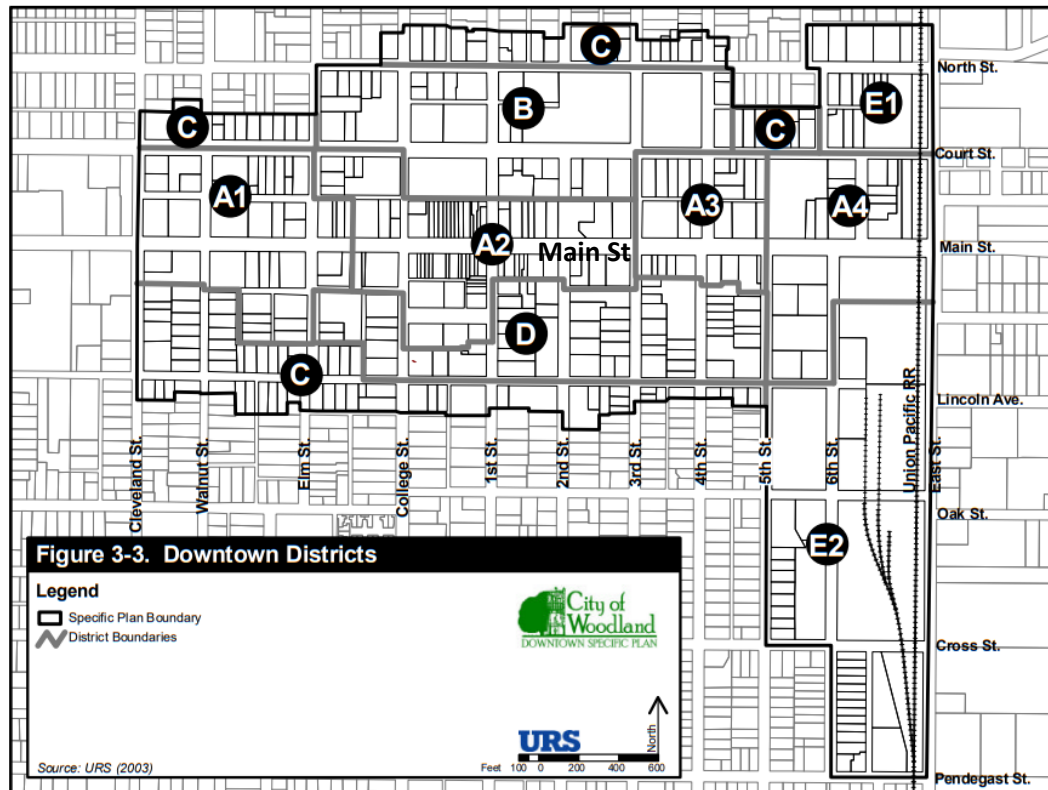
Proposed Zoning with Downtown Zones Shown



Downtown Zones

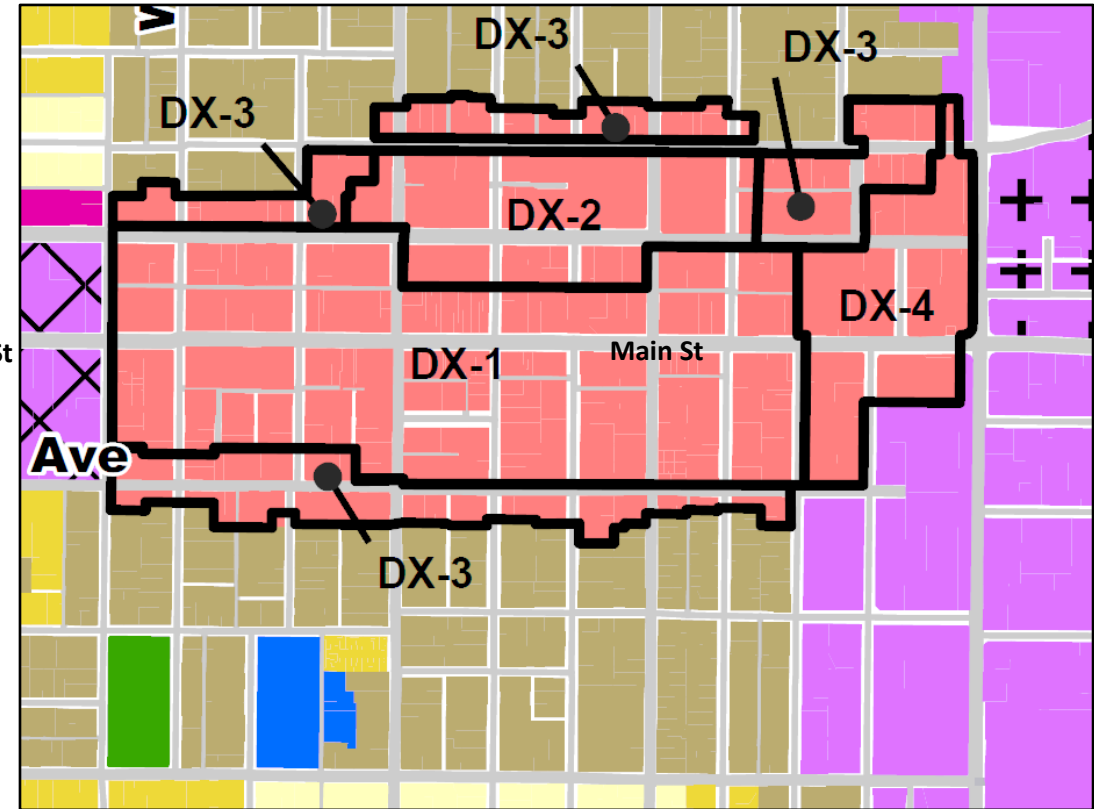
Proposed Downtown Zones

Downtown Specific Plan Districts



- A – Main Street
- B – Government Center
- C - Transitional District
- D - Mixed Use District
- E - Gateway District

Main St



- Downtown-Core, DX-1
- Downtown-Civic, DX-2
- Downtown-Transitional, DX-3
- Downtown-Gateway, DX-4

- Simplifies the zones
- Based on the 2017 Synoptic Survey and on the ground review
- Reflective of current conditions



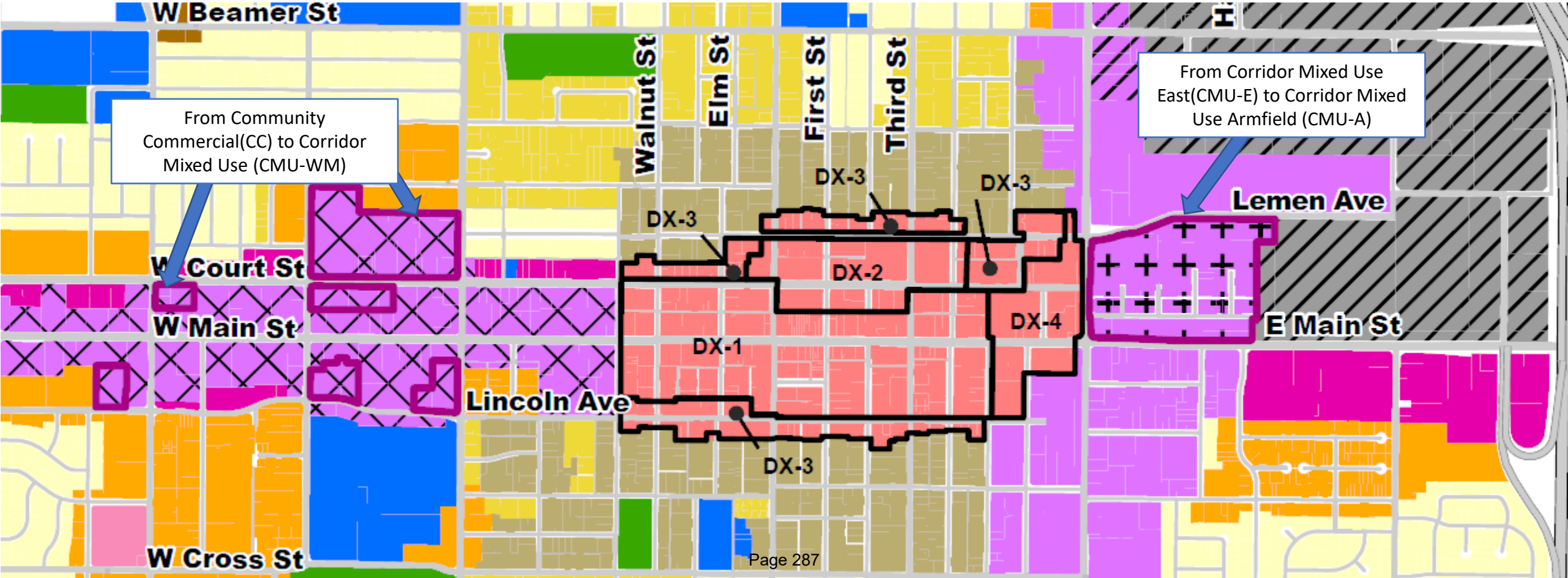


Corridor Mixed Use Map Changes



Proposed Corridor Mixed Use Zone Changes Shown

-  Corridor Mixed Use-West Main
-  Mixed Use-East St
-  Corridor Mixed Use-Kentucky
-  Corridor Mixed Use-Armfield
-  Corridor Mixed Use-Flex
-  Community Commercial Mixed Use

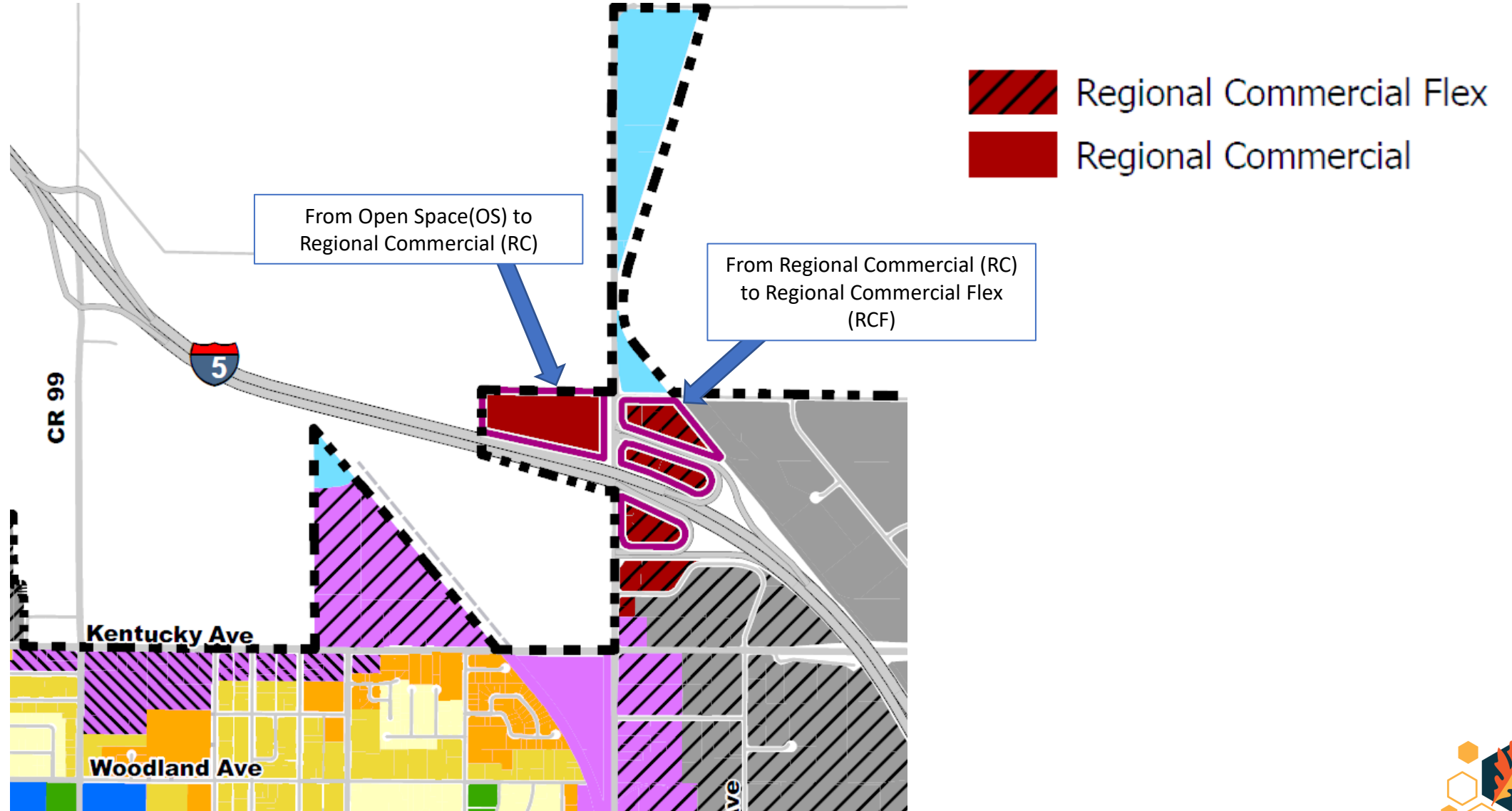




Commercial Map Changes



Proposed Zoning with Regional Commercial Zones Shown

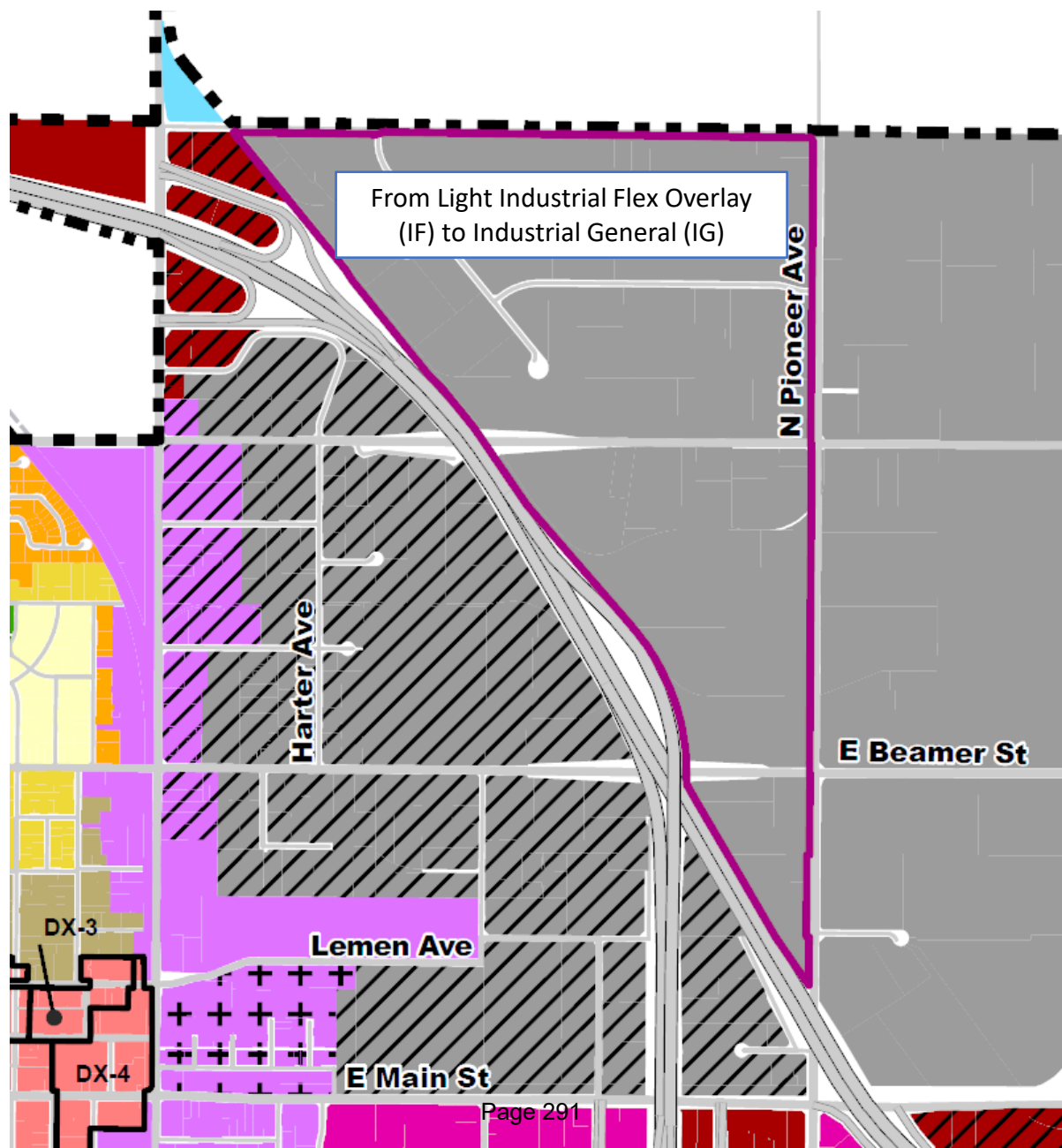




Industrial Map Changes



Proposed Zoning with Industrial Zones Shown



- Industrial Flex
- Industrial General



3

Next Steps – How to Get Involved



Next Steps

Proposed Public Meeting Schedule:

Meetings may be subject to change, so please continue to check the CZC web site for up-to-date information.

Please join the City of Woodland staff at one or more of the scheduled **workshops concerning the Public Review Draft Comprehensive Zoning Code Update** on the following dates:

- **Thursday, October 5 @ 6:30 PM** – Planning Commission Workshop
- **Wednesday, October 18 @ 6:00 PM** – Commercial and Mixed-Use focus
- **Thursday, October 19 @ 6:30 PM** – Planning Commission Workshop - Housing focus
- **Tuesday, October 24 @ 11:30 AM** – General and Industrial focus
- **Wednesday, October 25 @ 9:00 AM** – Downtown focus

All meetings will be held in the **City Council Chambers, 300 First Street, City Hall** and will be recorded and posted on the Comprehensive Zoning Code web page.



How to Get Involved

- Review the Comprehensive Zoning Code Web Page:
 - <https://cityofwoodland.org/1165/Comprehensive-Zoning-Update>
 - Or bit.ly/woodlandzoning
- Watch Recorded Meetings (All meetings recorded)
- Attend Meetings and Workshops
- Email comments and questions:
compzoneupdate@cityofwoodland.org

Copies of the Code may be viewed at the following:

- *Community Development Department, Library, Community & Senior Center*
- *On-line on the Comprehensive Zoning Code Web page.*



Thank you!

