City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

May 19, 2026
6:00 PM

CITY COUNCIL

CLOSED SESSION
5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) subdivision (d) of Section 54956.9: 1 Case

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING
6:00 PM

C. CALL TO ORDER

D. ROLL CALL

E. PLEDGE OF ALLEGIANCE

Land Acknowledgment Statement - *The City of Woodland acknowledges the land on which we live and work. For thousands of years, this land has been the home of Patwin people. Today, there are three federally recognized Patwin tribes: Cachil DeHe Band of Wintun Indians of the Colusa Indian Community, Kletsel Dehe Wintun Nation, and Yocha Dehe Wintun Nation. The Patwin people have remained committed to the stewardship of this land over many centuries. It has been cherished and protected, as elders have instructed the young through generations. We are honored and grateful to be here today on their traditional lands.*

F. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor 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 CouncilMeetings@cityofwoodland.gov. Written Comments received at least two (2) hours prior to the scheduled start time of the City Council meeting will be provided to the City Council 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 City Council meeting and during the City Council meeting will be provided to the City Council the day following the City Council 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.

2. SUBJECT: General Public Comments

WRITTEN COMMUNICATIONS: This section is reserved for "General" Public Comments emailed within two (2) hours prior to the Council Meeting. These comments will be provided to the City Council and incorporated into the meeting minutes. Any other written communications submitted for items specific to this agenda will be attached as a file to the associated agenda item.

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

3. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

H. PRESENTATIONS

4. SUBJECT: Presentation from Sacramento-Yolo Mosquito and Vector Control District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation on the current issues and challenges related to mosquito control from the Sacramento-Yolo Mosquito and Vector Control District.

I. CONSENT CALENDAR

5. SUBJECT: Proclamation for Nugget Markets Centennial

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation honoring Nugget Markets for 100 years of operation.

6. SUBJECT: Approve the Sole Source Procurement of Integrated Acoustic Leak Detection Water Meters and approve plans and specifications and authorize bid advertisement for the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____ to:
1. Authorize the creation of the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16.
2. Approve the reallocation of $550,000 of Water Enterprise Funds from Water Meter Replacement, CIP 22-03, and $750,000 of Water Enterprise Funds from the Water System Leak Detection, Maintenance & Repairs, CIP 09-23, to the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16 for a budget of $1,300,000.
3. Approve the sole source procurement of Kamstrup fully integrated acoustic leak detection water meters and associated infrastructure in accordance with Municipal Code Section 3.32.110(D) and Public Contract Code Section 3400;
4. Approve a Goods Purchase Agreement with Core & Main in the amount of $1,155,226.11 and approve a ten percent (10%) contingency in the amount of up to $115,522.61, and authorize the City Manager, or designee, to execute a goods purchase agreement with Core & Main for the procurement of such

meters, associated system infrastructure, and related appurtenances, subject to final contract terms approved by the City Attorney; and
5. Approve the plans and specifications for the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16 and authorize staff to advertise bids.

7. SUBJECT: AB 1821 Letter of Support

RECOMMENDATION FOR ACTION: Staff recommends that the City Council send a letter of support for AB 1821, a bill to make narrow changes to the California Public Records Act.

8. SUBJECT: Award of Purchase Agreement and Appropriation for the 2026 Electrical Efficiency Replacement Project

RECOMMENDATION FOR ACTION: Staff recommends that the Woodland City Council adopt Resolution No. ___ to:
1. Award the purchase agreement for the 2026 Electrical Efficiency Replacement Project to JAM Services, Inc. in the amount of $181,091, and authorize an additional $58,909 for contingency and unforeseen project expenses, for a total authorized project amount of $240,000
2. Appropriate $32,000 from Gateway Lighting and Landscape Fund 1392 and $208,000 from Springlake Lighting and Landscape Fund 1389 for the project;
3. Authorize the City Manager to execute all documents necessary to complete the procurement; and
4. Authorize the City Attorney to make final approvals as to form for the purchase agreement and associated procurement documents.

9. SUBJECT: Downtown Parking Changes and Improvements

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an update on plans for downtown parking lot time changes and new parking enforcement technology.

J. PUBLIC HEARINGS

10. SUBJECT: General Plan Amendment to Policy 2.A.1 (Urban Limit Line) – Utility Extension up to One Mile Beyond the ULL; Certify the Supplemental EIR (SEIR); Adopt General Plan Amendment; and Recommendation to Place a Ballot Initiative on November 2026 Ballot

RECOMMENDATION FOR ACTION: Staff recommends that the City Council hold a Public Hearing and take the following actions:
1) Adopt Resolution No. ____ (Att 1) Certifying the Supplemental Environmental Impact Report (SEIR) prepared pursuant to CEQA for the proposed General Plan Amendment to Policy 2.A.1 (Urban Limit Line) and adopt CEQA Findings of Fact and a Mitigation Monitoring and Reporting Program;
2) Consider the Draft Services Agreement Terms for the extension of city services to Clark Pacific and Bayer US Crop Science;
3) Adopt Resolution No. ____ (Att 5) Approving the proposed General Plan Amendment to Policy 2.A.1 to allow a limited exception for the extension of sewer, potable water, and recycled water facilities to serve eligible existing commercial facilities up to one mile beyond the Urban Limit Line, contingent upon voter approval of an amendment to the Woodland Urban Limit Line Initiative (Measure A); and

4) Direct staff to prepare and return to City Council on June 2, 2026, with a ballot measure for the November 2026 election to amend the Woodland Urban Limit Line Initiative (Measure A) consistent with the proposed General Plan Amendment to Policy 2.A.1.

K. REPORTS OF THE CITY MANAGER

11. SUBJECT: Annual Housing Progress Report

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the 2025 Housing Element Annual Progress Report update.

12. SUBJECT: Fiscal Year 2026/27 Measure F Spending Plan

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, approving the Fiscal Year 2026/27 Measure F Spending Plan.

13. SUBJECT: Fiscal Year 2026/27 Measure R Spending Plan

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, approving the Fiscal Year 2026/27 Measure R Spending Plan.

L. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular Meeting of the Woodland Finance Authority/ City Council of the City of Woodland scheduled for May 19, 2026 was posted on May 15, 2026 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Marissa Kersey
City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such requests must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.
Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.

CITY OF WOODLAND CALIFORNIA

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	May 19, 2026
ITEM #:	F.2
SUBJECT:	General Public Comments

WRITTEN COMMUNICATIONS: This section is reserved for "General" Public Comments emailed within two (2) hours prior to the Council Meeting. These comments will be provided to the City Council and incorporated into the meeting minutes. Any other written communications submitted for items specific to this agenda will be attached as a file to the associated agenda item.

Ken Hiatt
City Manager

Attachments:
None

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 19, 2026
ITEM #: G.3
SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Ken Hiatt
City Manager

Attachments:

1. Council Long Range Calendar

CITY COUNCIL LONG RANGE CALENDAR

June 2nd **REGULAR MEETING**

Closed Session – Labor Negotiations
Aquatics Facilities Use Agreement with WJUSD
Summary Vacation of Excess Right-of-Way at Property Frontage 334 Freeman Avenue
Public Hearing – Receive report on the 2026 Urban Water Management Plan, CIP 25-06
Public Hearing – Employee Vacancies and Recruitment/Retention Efforts (AB 2561)
Woodland Hotel Business Improvement District – Resolution of Intent to Levy Annual Assessment
Building Fee Updates
Review of Proposed Ballot Measure(s)
Introduce FY27 Budget

June 16th **REGULAR MEETING**

Woodland Hotels Business Improvement District Annual Assessment – Public Hearing
Lighting & Landscaping Districts – Resolution of Intent to Levy Annual Assessments
Calling and Consolidating a General Election for Council Districts and Measures
Board and Commission Appointments
FY 26 Budget Adoption

July 7th **REGULAR MEETING**

Award ASR Well #31 Drilling Project, CIP 17-05
Award Meter Install Construction Project, Gibson Ranch Water Meter Replacement Project, CIP 26-16
Authorize Bidding for Interceptor Sewer CCTV Project, CIP 14-15

Future Topics / Study Sessions:

City Solar Arrays – Madison Energy PPA Buyout (TBD)
Sewer and Water Rate Adjustment – 218 Hearing (TBD)
Library Eave and Roof Replacement Project - Approve Plans and Authorize Bid (TBD)
YoloTD Short Range Transit Plan Presentation (TBD)

Updated 5/15/2026

CITY OF WOODLAND CALIFORNIA

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	May 19, 2026
ITEM #:	H.4
SUBJECT:	Presentation from Sacramento-Yolo Mosquito and Vector Control District

Recommendation for Action: Staff recommends that the City Council receive a presentation on the current issues and challenges related to mosquito control from the Sacramento-Yolo Mosquito and Vector Control District.

Ken Hiatt
City Manager

Attachments:

1. Woodland Presentation 2026

Mosquito Control Matters

FIGHT THE BITE

Current Issues and Challenges Related to Mosquito Control

Luz Maria Robles

Public Information Officer

Mission: Protect Public Health

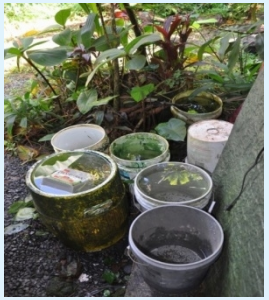
- To provide safe, effective and economical mosquito and vector control. To accomplish this, we provide ongoing surveillance of mosquitoes and other vectors to determine the threat of disease transmission and lower annoyance levels.
- District operates under the California Health and Safety Code





Mosquito season is here!

- Late spring rain and very warm temperatures can create many mosquito breeding sources
- West Nile threat continues as the mosquito season gets longer each year
- Concern for dengue grows as more infections are reported each year in California








Different Mosquito Breeding Habitats














Sacramento-Yolo MOSQUITO & VECTOR CONTROL DISTRICT

www.FIGHTtheBITE.net

Integrated Mosquito Management Approach

- Public Information
- Surveillance
- Biological Control
- Ecological Management
- Control Operations















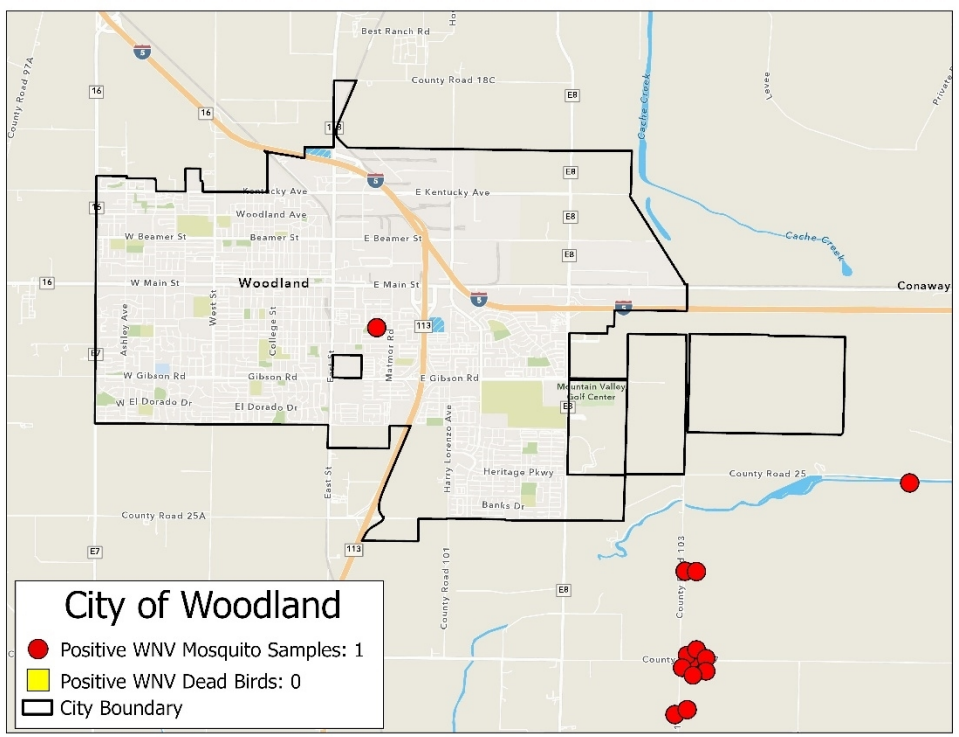


WNV Activity

California:

Year	Human Cases	Potential Cases
2025	113	3,000-7,000
2024	129	3,000-9,000
2023	428	12,000-30,000
2022	208	6,000-15,000
2021	126	3,000-9,000
2020	231	6,000-15,000

****West Nile virus is extremely under reported. The Centers for Disease Control estimates that for every neuroinvasive case confirmed, there are 30-70 cases that are not reported****



Detections of Invasive Mosquitoes

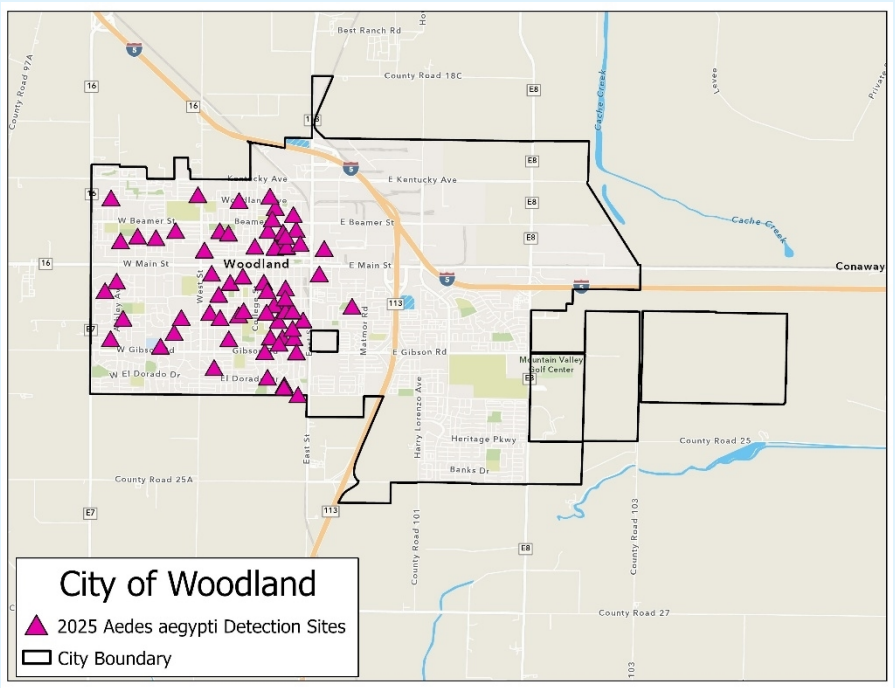
- Aggressive day biting mosquitoes found for the first time in 2019 and have spread rapidly since then.
- Woodland has a large established population of invasive mosquitoes.
- Last year in California there 193 travel-related cases of dengue and 6 that were locally transmitted.











Sacramento-Yolo MOSQUITO & VECTOR CONTROL DISTRICT

www.FIGHTtheBITE.net

Innovative Mosquito Control Strategies

Sterile Insect Technique:

- Proven, environmentally friendly insect control method developed over 60 years ago
- Uses the release of sterile male mosquitoes (including *Wolbachia*-based methods)
- Sterile males mate with wild females, resulting in no offspring leading to a gradual and significant reduction in mosquito populations
- SIT conducted as a pilot program in South Natomas in Sacramento County with positive results





Moving Forward

- Expand SIT to other areas with high populations of invasive mosquitoes
- Continue surveillance and control efforts
- Explore more outreach opportunities in affected communities
- Encourage public to report day biting mosquitoes, drain all water on their property, discard unwanted items that can collect water and scrub containers that are in use





Thank you!





1-800-429-1022

info@fightthebite.net

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 19, 2026
ITEM #: I.5
SUBJECT: Proclamation for Nugget Markets Centennial

Recommendation for Action: Staff recommends that the City Council adopt a proclamation honoring Nugget Markets for 100 years of operation.

Staff Contact:
Spencer Bowen, Communication & Strategic Policies Manager | (530) 661-5808, spencer.bowen@cityofwoodland.gov

Background:
Nugget Markets was founded here in Woodland in 1926, originally opening its doors at 416 Main Street.

Discussion:
Nugget Markets now has 16 regional locations and is owned and operated by fourth and fifth generations of the Stille family. In recognition of their centennial, staff recommends that the City of Woodland celebrate this local business.

Conclusion:
Staff recommends that the City Council adopt a proclamation honoring Nugget Markets for 100 years of operation.

Ken Hiatt
City Manager

Attachments:
1. Proclamation Nugget Market Centennial

CITY COUNCIL PROCLAMATION
HONORING NUGGET'S CENTENNIAL (1926-2026)

WHEREAS, Nugget Markets started in Woodland in 1926 at 416 Main Street; and

WHEREAS, The father and son team of Will and Mack Stille founded Nugget a century ago, and a fourth and fifth generation of Stilles continue to own and operate the family business; and

WHEREAS, Nugget served as a trendsetter for high-quality, healthy, and local ingredients, complementing Woodland's reputation as an international hub for food and agricultural leadership; and

WHEREAS, Nugget continues to invest in our community by sponsoring events, donating philanthropically, and enriching life across Northern California with its 16 total locations.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Woodland does hereby recognize and honor Nugget Markets for its contributions to our community and expresses its appreciation for a century of outstanding service to Woodland.

DATED: May 19th, 2026

_____

Mayra Vega, Mayor Pro Tempore

Tom Stallard, Mayor

David Moreno, Council Member

Tania Garcia-Cadena, Council Member

Rich Lansburgh, Council Member

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	May 19, 2026
ITEM #:	I.6
SUBJECT:	Approve the Sole Source Procurement of Integrated Acoustic Leak Detection Water Meters and approve plans and specifications and authorize bid advertisement for the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16.

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____ to:
1. Authorize the creation of the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16.
2. Approve the reallocation of $550,000 of Water Enterprise Funds from Water Meter Replacement, CIP 22-03, and $750,000 of Water Enterprise Funds from the Water System Leak Detection, Maintenance & Repairs, CIP 09-23, to the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16 for a budget of $1,300,000.
3. Approve the sole source procurement of Kamstrup fully integrated acoustic leak detection water meters and associated infrastructure in accordance with Municipal Code Section 3.32.110(D) and Public Contract Code Section 3400;
4. Approve a Goods Purchase Agreement with Core & Main in the amount of $1,155,226.11 and approve a ten percent (10%) contingency in the amount of up to $115,522.61, and authorize the City Manager, or designee, to execute a goods purchase agreement with Core & Main for the procurement of such meters, associated system infrastructure, and related appurtenances, subject to final contract terms approved by the City Attorney; and
5. Approve the plans and specifications for the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16 and authorize staff to advertise bids.

Staff Contact:
Matt Cohen, Associate Engineer, (530) 661-5973, matt.cohen@cityofwoodland.gov

Fiscal Impact:
The proposed action will authorize creation of a new CIP (2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16) and one-time reallocations of $550,000 of Water Enterprise Funds from CIP 22-03 (Water Meter Replacement) and $750,000 of Water Enterprise Funds from CIP 09-23 (Water System Leak Detection, Maintenance & Repair) to CIP 26-16 for a budget of $1,300,000 to fund the purchase of fully integrated acoustic leak detection (ALD) water meters and associated infrastructure.

CIP 22-03 currently has an available balance of $564,840 and receives ongoing annual funding of $200,000 from the Water Enterprise Fund to purchase water meters and related appurtenances. CIP 09-23 currently has an available balance of $2,534,898 but does not receive routine annual appropriations. The reallocations from CIP 22-03 and 09-23 total $1,300,000 and will be used for the Goods Purchase Agreement with Core & Main to purchase 2,010 new water meters with ALD capability, as well as associated infrastructure, software, accessories, and staff training to support the installation and operation of the ALD meters.

Funding for this action is limited to the purchase of meters and associated infrastructure and appurtenances only. The funding reallocations do not include the cost of the contractor meter installation. The funds for the contractor meter installation and construction management will be

reallocated to CIP 26-16 separately upon award of the contract to the lowest responsible bidder. The engineer's estimate of construction cost is $500,000, which includes installation, inspection, and construction management costs. These costs are subject to change based on actual bid prices, and an updated budget analysis will be prepared after receiving the bids.

The award of the construction contract will be presented to Council for approval at a future date, at which time any necessary additional funding will be recommended for allocation to the Project.

Background:
The City's water distribution system includes a preponderance of water meters that were installed as part of a Citywide metering effort completed around 2009. As of 2025, more than 15,000 of these meters have been in service for approximately 15 years or longer and are approaching or exceeding their typical useful life of 15 to 20 years. As water meters age, they tend to lose accuracy and reliability, contributing to increased apparent water loss (meter inaccuracy) and operational challenges. Recent meter bench testing on meters greater than 15 years old and City Water Loss Audits indicate that approximately 14% of water use is not accounted for or billed to customers due to meter inaccuracy.

In addition, aging water distribution infrastructure is more susceptible to undetected leaks, which contribute to real water loss and secondary impacts such as emergency repairs and pavement damage. Recent state requirements require the City to track and manage non-revenue water and to actively reduce both apparent loss and real loss within its water system to meet assigned performance standards.

As documented in a staff memorandum dated August 28, 2025, a significant portion of the City's water meters were installed during a major metering effort conducted around 2009. As a result, approximately 7,000 meters now require accelerated replacement to reduce the risk of widespread failures occurring within a short timeframe. Staff prepared a plan to replace more than 7,000 meters utilizing a combination of Public Works staff and Capital Improvement Projects over the next few years. Public Works staff recently completed the replacement of 1,000 meters in other neighborhoods.

The Gibson Ranch development was constructed in the 1990s and features water mains constructed of ductile iron pipe in known corrosive soils and without adequate corrosion protection. Water mains in Gibson Ranch have been failing due to corrosion for several years. Staff have evaluated measures to address the problem and all options to arrest corrosion are cost prohibitive. Utilizing water meters with leak detection will allow staff to fix small leaks before catastrophic water main failures occur while replacing meters at their end of life and improving meter accuracy.

The proposed procurement would address approximately 2,000 meters (of the approx. 7,000 requiring accelerated replacement by contractor-install). All 2,000 of the meters are within the Gibson Ranch neighborhood and contribute to this broader accelerated replacement effort.

The contract with Core & Main for the Goods Purchase agreement is $1,155,226.11, consisting of the data collector and installation, all water meters, accessories (such as meter flange adapters), as well as set-up and integration costs. The set-up and integration costs are referred to as "Premium Project Services" in the attached Core & Main proposal, which includes 6 months of project support, remote collector commissioning, staff training, an onsite visit, and license application and license transfer to Woodland. The total amount of $1,155,226.11 additionally includes the first year of subscription costs for AMI and leak detection software hosting after the promotional period. The proposal includes a pilot program promotion of 3 to 6 months of AMI subscription and one year of leak detection software hosting after the pilot period. The residual costs for software subscriptions will be $15,115.67 for AMI

annual subscription and $9,854.22 for leak detector subscription. In the long term, recurring subscription costs will be incorporated into the public works operating budget.

The annual savings from leak detection, repairs, and associated reductions in non-revenue water are more than expected to make up for annual software subscriptions. From the City's 5 most recent water loss audits (calendar years 2020 – 2024), the City has reported an average of 315 million gallons per year of real loss, equating to $1,927,193 of real water loss per year using the customer retail unit cost. The non-revenue water, which includes apparent loss (meter inaccuracy), has averaged $538,804 per year using the customer retail unit cost, for a yearly average of $2,465,997 per year of non-revenue water. The improvements in meter accuracy and leak detection associated with Kamstrup's fully integrated acoustic leak detection water meters are expected to reduce non-revenue water in the Gibson Ranch neighborhood by reducing apparent loss, and helping the City find leaks and repair them to reduce real water loss from leakage. Not all water loss can be reduced, as some portion is considered unavoidable real loss that can't be fixed through leak detection and repair. In the 2024 Water Loss Audit, for example, 86.8 MG of the 274.6 MG of total real loss is considered to be unavoidable real loss.

Discussion:
Public Contract Code section 3400 authorizes the City to specify a sole source product or system when the City Council makes findings that the product or system is necessary to meet the City's needs and that alternative products would not provide an equivalent or practical solution. Moreover, the City Municipal Code Section 3.32.080(C) would ordinarily require that the purchase of the water meter systems be procured pursuant to the non-public project formal bidding procedure. However, Section 3.32.110(D) permits the City to procure proprietary or sole source products from a single vendor without competitive procurement if the Director of the department certifies that, to the best of his or her knowledge, the product is proprietary in nature and can be obtained from one vendor or contractor, and that no equivalent products or services are available. California courts have also recognized that competitive bidding is not required where it would produce no advantage or where the solicitation of bids would be futile or impractical (*Graydon v. Pasadena Redevelopment Agency* (1980) 104 Cal.App.3d 631; see also *Los Angeles Dredging Co. v. City of Long Beach* (1930) 210 Cal. 348; *Los Angeles Gas & Electric Corp. v. City of Los Angeles* (1922) 188 Cal. 307, 319).

In this case, the proposed Kamstrup fully integrated acoustic leak detection (ALD) water meter system provides a unique, unified combination of advanced metering, continuous leak detection, and data management capabilities within a single platform. Procuring water meter replacement and leak detection as separate systems would require multiple vendors, additional integration efforts, and ongoing staff resources that would be impractical and inefficient for the City to implement and maintain. Competitive bidding under these circumstances would therefore provide no advantage to the City and would be undesirable and impractical, as it would not result in a functionally equivalent solution.

A significant portion of the City's water meters are approaching or have exceeded the end of their useful life. At approximately 20 years of age, meter batteries commonly fail, resulting in meters that no longer report water use. In addition, several thousand meters currently in service are oversized relative to actual customer demand and do not accurately measure low or intermittent flows. Replacing these meters with appropriately sized meters is more cost-effective than replacing batteries and provides long-term operational benefits.

The Gibson Ranch neighborhood has a high concentration of positive displacement meters, which are particularly susceptible to accuracy degradation at low flow conditions. Bench testing conducted by City staff has confirmed that meter accuracy declines as meters approach the end of their useful life, contributing to increased apparent water loss over time. Kamstrup ultrasonic water meters utilize

a different measurement technology that has demonstrated improved accuracy across a wide range of flow conditions, including very low flows that are common in residential settings.

Early identification of leaks through fully integrated acoustic leak detection provides significant operational benefits to the City. Continuous, meter-level leak detection supports the City's ongoing efforts to reduce non-revenue water by addressing both real water loss from leaks and apparent losses associated with aging water meter inaccuracy. In addition to water savings, early leak detection can reduce emergency repair costs and limit secondary impacts such as pavement damage, service disruptions, and unplanned construction activities.

Implementing leak detection as a standalone program, separate from meter replacement, would require additional procurement, system integration, and ongoing staff resources that are not currently available. By incorporating acoustic leak detection directly into the meter replacement program, the City can implement advanced leak detection capabilities without establishing a separate leak detection program, and without increasing staffing levels. This integrated approach allows the City to achieve multiple infrastructure and water management objectives through a single procurement.

The Gibson Ranch neighborhood presents an elevated risk profile due to the prevalence of ductile iron pipe installed in corrosive soil conditions without protective wrapping, combined with aging meters and service configurations. Deploying meters with integrated acoustic leak detection in this area allows the City to more proactively monitor system conditions and prioritize maintenance activities in a neighborhood that is not currently scheduled for near-term water main replacement.

Conclusion:
Staff recommends that the City Council adopt Resolution No. ____ to:
1. Authorize the creation of the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16.
2. Approve the reallocation of $550,000 of Water Enterprise Funds from Water Meter Replacement, CIP 22-03, and $750,000 of Water Enterprise Funds from the Water System Leak Detection, Maintenance & Repairs, CIP 09-23, to the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16 for a budget of $1,300,000.
3. Approve the sole source procurement of Kamstrup fully integrated acoustic leak detection water meters and associated infrastructure in accordance with Municipal Code Section 3.32.110(D) and Public Contract Code Section 3400;
4. Approve a Goods Purchase Agreement with Core & Main in the amount of $1,155,226.11 and approve a ten percent (10%) contingency in the amount of up to $115,522.61, and authorize the City Manager, or designee, to execute a goods purchase agreement with Core & Main for the procurement of such meters, associated system infrastructure, and related appurtenances, subject to final contract terms approved by the City Attorney; and
5. Approve the plans and specifications for the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16 and authorize staff to advertise bids.

Prepared By: Matt Cohen, Associate Engineer
Reviewed By: Tim Busch, Utilities Engineering Manager
Brent Meyer, Community Development Director/City Engineer

Ken Hiatt
City Manager

Attachments:

1. Boundary Map CIP 26-16 Gibson Ranch Meter Replacement Project
2. Woodland, CA Core & Main and Kamstrup Pilot_Woodland_CA_Bid#_4310217_4-24-2026_0436_PM
3. Proposed Resolution_ CIP 26-16

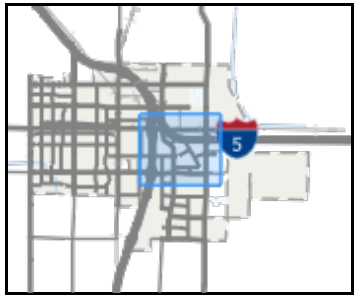


CITY OF WOODLAND CALIFORNIA

2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16

Legend

Water Meter Replacement Project Boundary Area



Notes

0 2000 4000 ft

Bid Proposal for Woodland, CA Core & Main and Kamstrup Pilot

CUSTOMER

CITY OF WOODLAND, CA
655 N PIONEER AVE
WOODLAND, CA 95695

Job
Woodland, CA Core & Main and Kamstrup Pilot
Woodland, CA
Bid Date: 04/23/2026
Bid #: 4310217

CONTACT

Sales Representative
Joseph Williams
(T) 530-201-0555
Joseph.Williams@coreandmain.com

Core & Main
1450 Parkway Boulevard
West Sacramento, CA 95691
(T) 9163751361

NOTES

Bid Proposal for Woodland, CA Core & Main and Kamstrup Pilot

CITY OF WOODLAND, CA
Job Location: Woodland, CA
Bid Date: 04/23/2026
Core & Main Bid #: 4310217

Core & Main
1450 Parkway Boulevard
West Sacramento, CA 95691
Phone: 9163751361
Fax: 9163751933

Seq#	Qty	Description	Units	Price	Ext Price
10		**METERS**			
20	1981	1 FLOWIQ 2200 CF ALD 10-3/4"LL SS BODY 02-L-02-D-1-8D-8-UB	EA	297.45	589,248.45
30	3	1-1/2 FLG FLOWIQ 3200 USG 13"LL SS BODY 02-L-02-D-1-8F-8-UB	EA	854.80	2,564.40
40	26	2 FLG FLOWIQ 3200 USG 17"LL SS BODY 02-L-02-D-1-8H-8-UB	EA	992.88	25,814.88
				SUBTOTAL	**617,627.73**
60		**DATA COLLECTORS**			
70	1	READY COLLECTOR	EA	8,540.08	8,540.08
				SUBTOTAL	**8,540.08**
90		**ACCESSORIES**			
100	1	KAMSTRUP 6697914 US PIT ANT 5" 6.6' CABLE, AMI CONNECTION	EA	46.20	46.20
110	1	KAMSTRUP READY ADVANCED US CONVERTER 669640000.2	EA	1,856.67	1,856.67
120	2	KAMSTRUP 66-99-099 INFRARED OPTICAL READING HEAD W/USB	EA	262.24	524.48
130	1981	A46-NL 1X1-1/2 FLG METER ADAPT (PAIR) NO LEAD	PR	183.82	364,147.42
				SUBTOTAL	**366,574.77**
150		**COLLECTOR INSTALLATION**			
160	1	READY AMI COLLECTOR INSTALL	EA	12,500.00	12,500.00
				SUBTOTAL	**12,500.00**
180		**PRE-PILOT SET UP / INTEGRATION**			
190	1	PREMIUM PROJECT SERVICES	EA	37,951.81	37,951.81
				SUBTOTAL	**37,951.81**
210		**SOFTWARE 1-TIME COSTS**			
220	1	AMI STANDARD 1-TIME FEE	EA	6,024.10	6,024.10
230	1	LEAK DETECTOR UP AND RUNNING	EA	1,618.32	1,618.32
				SUBTOTAL	**7,642.42**
250		**SOFTWARE ANNUAL COSTS**			
260	1	AMI ANNUAL SUBSCRIPTION	EA	15,115.67	15,115.67
270	1	LEAK DETECTOR SUBSCRIPTION	EA	9,854.22	9,854.22
				SUBTOTAL	**24,969.89**
290		**NOTES**			
300		**PREMIUM PROJECT SERVICES INCUR**			
310		**BEFORE THE PILOT.**			
330		**AMI / LEAK DETECTOR START UP**			
340		**AND ANNUAL BILLING START AFTER**			

Bid #: 4310217

Seq#	Qty	Description	Units	Price	Ext Price
350		**THE PILOT CONCLUDES.**			
				Sub Total	**1,075,806.70**
				Tax	79,419.41
				Total	**1,155,226.11**

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: https://coreandmain.com/terms-of-sale/

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING SOLE-SOURCE PROCUREMENT OF FULLY INTEGRATED ACOUSTIC LEAK DETECTION WATER METERS AND APPROVING THE PLANS AND SPECIFICATIONS AND AUTHORIZING BID ADVERTISEMENT OF THE 2026 GIBSON RANCH WATER METER REPLACEMENT PROJECT, CIP 26-16.

WHEREAS, the City of Woodland ("City") owns and operates a municipal water system and is responsible for maintaining reliable water service, minimizing water loss, and protecting public infrastructure; and

WHEREAS, the City has identified a need to expedite replacement of more than 7,000 aging water meters citywide to reduce the risk of widespread meter failures occurring within a compressed timeframe; and

WHEREAS, the Gibson Ranch neighborhood contains ductile iron water mains installed in corrosive soils without corrosion protection, creating an elevated risk of undetected leaks and water loss; and

WHEREAS, the Gibson Ranch neighborhood is not currently scheduled for water main replacement due to its relative age compared to other pipes prioritized for replacement; and

WHEREAS, the City is subject to state-established, agency-specific water loss performance standards determined through annual water loss audits conducted in accordance with industry-recognized methodologies, and whereas the City must actively manage both apparent loss and real loss to meet and maintain compliance with those assigned quantitative benchmarks over time; and

WHEREAS, the City has determined that deployment of fully integrated acoustic leak detection ("ALD") water meters in the Gibson Ranch neighborhood will materially enhance the City's ability to identify and respond to leaks at an early stage, thereby reducing water loss, infrastructure damage, and service disruptions; and

WHEREAS, the Kamstrup fully integrated ALD water meter system uniquely enables the City to implement continuous leak detection as an inherent function of routine water meter replacement, which the City must undertake regardless, and doing so avoids the cost, complexity, and operational burden of implementing a separate leak detection program that would require additional equipment, mobilizations, data systems, and staff resources; and

WHEREAS, Public Contract Code Section 3400 permits the specifications of a particular brand or product when required by the public interest or when necessary to achieve a particular purpose; and

WHEREAS, the City Municipal Code Section 3.32.110(D) permits the City to procure proprietary or sole source products from a single vendor without competitive procurement if the Director of the department certifies that, to the best of his or her knowledge, the product is proprietary in nature and can be obtained from one vendor or contractor, and that no equivalent products or services are available; and

WHEREAS, the Community Development Director / City Engineer has determined that the Kamstrup integrated ALD system is proprietary in nature and that no equivalent products or services are available ("Director Findings"); and

WHEREAS, California courts have recognized that public agencies may lawfully utilize sole source procurement and specify particular products when substantial evidence demonstrates that doing so reasonably serves the agency's operational needs and public interest, and that courts will not substitute their judgement for that of the agency when such determinations are not arbitrary or capricious (*Los Angeles Dredging Co. v. Long Beach* (1930) 210 Cal.348; *Mike Moore's 24-Hour Towing v. City of San Diego* (1996) 45 Cal.App.4th 1294; *Graydon v. Pasadena Redevelopment Agency* (1980) 104 Cal.App.3d 631); and

WHEREAS, Kamstrup provides its fully integrated ALD water meter system through authorized distributors, and the City has received a proposal for the required meters, system, infrastructure, warranty, and associated support through Core & Main, an authorized distributor of Kamstrup products; and

WHEREAS, the City Council wishes to create the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16 as part of the Capital Budget; and

WHEREAS, funding for the purchase of the ALD meters and associated infrastructure is available within CIP 22-03 and CIP 09-23 and must be reallocated to CIP 26-16 to support execution of the goods purchase agreement and meter installation project; and

WHEREAS, the City Council approved the FY 25/26 Capital Budget and included CIP 09-23 and CIP 22-03 as part of the Capital Budget; and

WHEREAS, the City Council wishes to reallocate $550,000 of Water Enterprise Funds from Water Meter Replacement, CIP 22-03 to the 2026 Gibson Ranch Meter Replacement Project, CIP 26-16; and

WHEREAS, the City Council wishes to reallocate $750,000 of Water Enterprise Funds from Water System Leak Detection, Maintenance & Repairs, CIP 09-23 to the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16 for a budget amount of $1,300,000; and

WHEREAS, the City wishes to enter into a goods purchase agreement with Core & Main for the procurement of Kamstrup fully integrated ALD water meters, associated infrastructure, and related appurtenances, in the amount of $1,155,226.11 and approve a ten percent (10%)

contingency in the amount of $115,522.61, and to authorize its execution of such agreement through adoption of this Resolution; and

WHEREAS, the City Council has the authority to approve projects for bid; and

WHEREAS, the City Council wishes to approve the plans and specifications and authorize bid advertisement for the 2026 Gibson Ranch Water Meter Replacement Project through adoption of this Resolution.

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

SECTION 1. The above recitals are true and correct and adopted herein by this reference.

SECTION 2. The City Council adopts the Director Findings as its own ("Director Findings").

SECTION 3. The City Council hereby authorizes the creation of the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16.

SECTION 4. The City Council hereby approves the reallocation of $550,000 of Water Enterprise Funds from Water Meter Replacement, CIP 22-03 to the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16, to fund the purchase of fully integrated acoustic leak detection water meters and associated infrastructure and related appurtenances, including one-time software costs.

SECTION 5. The City Council hereby approves the reallocation of $750,000 of Water Enterprise Funds from Water System Leak Detection, Maintenance & Repairs, CIP 09-23 to the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16 for a budget amount of $1,300,000, to fund the purchase of fully integrated acoustic leak detection water meters and associated infrastructure and related appurtenances, including one-time software costs.

SECTION 6. The City Council finds that the Kamstrup fully integrated acoustic leak detection water meters and associated infrastructure are uniquely suited to meet the City's operational needs and that sole source procurement is justified pursuant to Municipal Code Section 3.32.110(D), Public Contract Code Section 3400, and applicable California case law.

SECTION 7. The City Council hereby approves a Goods Purchase Agreement with Core & Main in the amount of $1,155,226.11 and approves a ten percent (10%) contingency in the amount of $115,522.61. The City Manager, or designee, is hereby authorized and directed to execute the goods purchase agreement with Core & Main for the sole source procurement of Kamstrup fully integrated acoustic leak detection water meters, associated system infrastructure, and related appurtenances, subject to final contract terms approved by the City Attorney.

SECTION 8. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

SECTION 9. The City Council hereby approves the plans and specifications for the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16.

SECTION 10. The City Council hereby authorizes staff to advertise for bids for the 2026 Gibson Ranch Water Meter Replacement Project, CIP 26-16.

SECTION 11. This Resolution shall be effective as of the date of adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 19th day of May 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayra Vega, Mayor Pro Tempore

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 19, 2026
ITEM #: I.7
SUBJECT: AB 1821 Letter of Support

Recommendation for Action: Staff recommends that the City Council send a letter of support for AB 1821, a bill to make narrow changes to the California Public Records Act.

Staff Contact:
Spencer Bowen, Communication & Strategic Policies Manager
| spencer.bowen@cityofwoodland.gov, (530) 661-5808
Marissa Kersey, City Clerk | marissa.kersey@cityofwoodland.gov, (530) 661-5806

Background:
As a municipality, the City of Woodland is subject to the California Public Records Act (CPRA) and is committed to transparency and providing timely access to records as appropriate. However, the volume, complexity, and format of public records have changed significantly since the Act's inception. Requests now routinely involve large volumes of emails, electronic files, historic paper files, audio and video recordings, and more that must be searched, reviewed, and often redacted before release. This difficult and time-consuming work requires coordination among multiple departments, information technology staff, legal counsel, and the City Clerk's office.

Discussion:
In order to continue to provide excellent customer service and timely record productions, City staff recommends that the City Council formally support the updates proposed in Assembly Member Blanca Pacheco's Assembly Bill 1821. AB 1821 would make a narrow but important clarification to the California Public Records Act (CPRA) by calculating certain agency response periods in *business* days rather than *calendar* days. Current law requires an agency to make its initial CPRA determination within 10 calendar days, with a possible 14-calendar-day extension under unusual circumstances. Because those timeframes include weekends and holidays, agencies may not receive the full number of working days needed to conduct a proper review. AB 1821 would provide a more practical and consistent framework by changing those periods to 10 business days and 14 business days, respectively.

Conclusion:
Staff recommends that the City Council send a letter of support for AB 1821, a bill to make narrow changes to the California Public Records Act.

Ken Hiatt
City Manager

Attachments:
1. City of Woodland AB 1821 Support Letter

May 19, 2026

The Honorable Blanca Pacheco
California State Assembly, 1021 O Street, 4510
Sacramento, CA 95814

Re: AB 1821 - California Public Records Act: Agency Response Time - SUPPORT (As Amended April 6, 2026)

Dear Assemblymember Pacheco:

On behalf of the City of Woodland, we write in support of Assembly Bill 1821, which would make a narrow but important clarification to the California Public Records Act by calculating certain agency response periods in *business* days rather than *calendar* days.

The City of Woodland is committed to transparency and providing timely access to public records. At the same time, the volume, complexity, and format of public records have changed significantly. Requests now routinely involve large volumes of emails, text messages, electronic files, audio and video recordings, and more that must be searched, reviewed, and sometimes redacted before release. This work often requires coordination among multiple departments, information technology staff, legal counsel, and records personnel.

Current law requires an agency to make its initial determination within 10 calendar days, with a possible 14-calendar-day extension under unusual circumstances. Because those timeframes include weekends and holidays, agencies may not receive the full number of working days needed to conduct a proper review. AB 1821 would provide a more practical and consistent framework by changing those periods to 10 business days and 14 business days, respectively.

This adjustment is especially important for local agencies like ours where staffing is limited and public records responsibilities are carried out by employees with other core responsibilities. A business-day standard would help ensure that agencies have a reasonable opportunity to identify responsive records, determine whether exemptions apply, protect confidential or legally protected information, and provide accurate responses.

California's local agency clerks, records managers, and other public records professionals see firsthand how important it is to balance prompt public access with careful legal compliance. AB 1821 supports that balance. It recognizes that public records work is not simply a matter of locating a document; it frequently requires thoughtful review to protect privacy, privileged communications, confidential information, and other records exempt from disclosure under state or federal law.

For these reasons, Woodlands supports AB 1821 and thanks you for your leadership on this important issue.

Signed on behalf of the City Council,

Mayra Vega
Mayor Pro Tempore

Tom Stallard
Mayor

Tania Garcia-Cadena
Councilmember

David Moreno
Councilmember

Rich Lansburgh
Councilmember

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 19, 2026
ITEM #: I.8
SUBJECT: Award of Purchase Agreement and Appropriation for the 2026 Electrical Efficiency Replacement Project

Recommendation for Action: Staff recommends that the Woodland City Council adopt Resolution No. ___ to:
1. Award the purchase agreement for the 2026 Electrical Efficiency Replacement Project to JAM Services, Inc. in the amount of $181,091, and authorize an additional $58,909 for contingency and unforeseen project expenses, for a total authorized project amount of $240,000
2. Appropriate $32,000 from Gateway Lighting and Landscape Fund 1392 and $208,000 from Springlake Lighting and Landscape Fund 1389 for the project;
3. Authorize the City Manager to execute all documents necessary to complete the procurement; and
4. Authorize the City Attorney to make final approvals as to form for the purchase agreement and associated procurement documents.

Staff Contact:
Joey Gines, O&M Infrastructure Administrator, (530) 661-5904, joey.gines@cityofwoodland.gov

Fiscal Impact: This project is being undertaken because the conversion to LED fixtures will provide energy savings of approximately $2,000 per month at current PG&E rates, with additional savings as utility rates continue to rise. LED fixtures also have three times longer service life compared to HPS bulbs, so this project will also yield maintenance savings.

Staff estimated the purchase cost for 143 LED fixture heads to be approximately $300,000 based on individual fixture pricing. JAM Services, Inc. submitted the lowest responsive bid in the amount of $167,676.56 for the fixtures. The contract will include sales tax of 8% for a total contract cost of $181,091.

Other project costs include miscellaneous project expenses, hardware and hazardous waste handling, and disposal charges for every HPS bulb removed. Staff is requesting a total project appropriation of $240,000 to cover these expenses and allow staff to change order additional lights into the project where advantageous to increase future energy savings.

Funding for the project will be provided through existing reserve balances in the following Lighting and Landscape District funds:

- Gateway Lighting and Landscape Fund 1392: $32,000
- Springlake Lighting and Landscape Fund 1389: $208,000

Installation will be completed by existing City staff and no additional labor costs are anticipated.

Background: PW staff evaluated replacing the High-Pressure Sodium (HPS) bulbs with LEDs for this area in 2022 for the Federal Electrical Efficiency Community Development Block Grant (EECDBG). The proposed project would replace 804 HPS bulbs with LEDs and save $100,000 annually. Unfortunately, the anticipated federal funding was no longer available following a change in federal administration. Staff therefore reduced the project scope, opting for more modest energy savings and

performing the work in-house.

Discussion: On April 20, 2026, the city initiated a formal solicitation for the 2026 Electrical Efficiency Replacement Project. Bids were publicly opened on May 12, 2026, at 11:00 a.m. The city received four bids; two were deemed nonresponsive and the third was near the staff estimate of $300,000. JAM Services, Inc. was determined to be the lowest responsive bidder with a total bid amount of $167,676.56. Staff anticipates completing the replacement within 12 weeks.

The purchase agreement and associated procurement documents will be subject to final review and approval as to form by the City Attorney prior to execution.

Conclusion: Staff recommends that the Woodland City Council adopt Resolution No. ___ to:
1. Award the purchase agreement for the 2026 Electrical Efficiency Replacement Project to JAM Services, Inc. in the amount of $181,091, and authorize an additional $58,909 for contingency and unforeseen project expenses, for a total authorized project amount of $240,000
2. Appropriate $32,000 from Gateway Lighting and Landscape Fund 1392 and $208,000 from Springlake Lighting and Landscape Fund 1389 for the project;
3. Authorize the City Manager to execute all documents necessary to complete the procurement; and
4. Authorize the City Attorney to make final approvals as to form for the purchase agreement and associated procurement documents.

Prepared by: Courtney Morgan, Management Analyst
Reviewed by: Craig Locke, Director

Ken Hiatt
City Manager

Attachments:
1. LED-26 Bid Tabulation Signed
2. LED-26 Final Bid Results
3. Proposed Resolution_2026 Electrical Efficiency Replacement Project Council Award and Approval

2026 Lighting Efficiency Replacement Project - LED-26

Bid Opening: May 12, 2026, 11:00am - Public Works Dept. 655 N Pioneer Ave. Woodland, CA

Witnessed by: Courtney Morgan — Courtney Morgan

Bryan Olsen — Bryan Olsen

Bidder #1 - One Source Distributors - DISQUALIFIED - USED INCORRECT BID DOCUMENTS (LER-26 INSTEAD OF LED-26)	Existing Wattage	Make	Accessory	Model #	Quantity	Unit Price	Extended Price
	100				69		
	100		PEC		14		
	200				46		
	200		PEC		11		
	TOTAL						

Bidder #2 - Production Distribution Companies	Existing Wattage	Make	Accessory	Model #	Quantity	Unit Price	Extended Price
	100	CYCLONE		CY13T4B-VS3AR-T3M-P20-40K-MVOLT-10KV-F2AP-BK-TX	69	$ 2,117.46	$ 146,104.96
	100	CYCLONE	PEC	CY13T4B-VS3AR-T3M-P20-40K-MVOLT-10KV-F2AP-BK-TX	14	$ 2,239.45	$ 31,352.34
	200	CYCLONE		CY13T4B-VS3AR-T3M-P50-40K-MVOLT-10KV-F2AP-BK-TX	46	$ 2,117.46	$ 97,403.31
	200	CYCLONE	PEC	CY13T4B-VS3AR-T3M-P50-40K-MVOLT-10KV-F2AP-BK-TX	11	$ 2,239.79	$ 24,637.68
	TOTAL						**$ 299,498.29**

Bidder #3- Jam Services	Existing Wattage	Make	Accessory	Model #	Quantity	Unit Price	Extended Price
	100	STERNBERG		SSP10376-PT-A670TSRLED-OL4-12L40T3-MDL014-A-MP-BLOC/LMBKT	69	$ 1,184.95	$ 81,761.55
	100	STERNBERG	PEC	SSP10376-PT-A670TSRLED-OL4-12L40T3-MDL014-A-SRR7-MP-BLOC/LMBKT	14	$ 1,254.00	$ 17,556.00
	200	STERNBERG		SSP10376-PT-A670TSRLED-OL4-24L40T3-MDL014-A-MP-BLOC/LMBKT	46	$ 1,184.95	$ 54,507.70
	200	STERNBERG	PEC	SSP10376-PT-A670TSRLED-OL4-24L40T3-MDL014-A-SRR7-MP-BLOC/LMBKT	11	$ 1,254.00	$ 13,794.00
	TOTAL						**$ 167,619.25**

Bidder #4- Rexel DISQUALIFIED - DID NOT INCLUDE BID DOCUMENTS OR BID BOND	Existing Wattage	Make	Accessory	Model #	Quantity	Unit Price	Extended Price
	100				69		
	100		PEC		14		
	200				46		
	200		PEC		11		
	TOTAL						

2026 Lighting Efficiency Replacement Project - LED-26
Bid Opening: May 12, 2026, 11:00am - Public Works Dept. 655 N Pioneer Ave.

Bids Received:

	CONTRACTOR	BASE BID
1	Production Distribution Company	$299,498.29
2	Jam Services	$167,619.25

[1] The lowest bid shall be determined **based on base bid alone**.

[1] Results are considered preliminary pending City staff review of bid docs. Final results will be issued after all documents have been verified.

Winning Bid - Jam Services

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AWARDING THE PURCHASE AGREEMENT FOR THE 2026 ELECTRICAL EFFICIENCY REPLACEMENT PROJECT TO JAM SERVICES, INC. AND APPROPRIATING PROJECT FUNDS

WHEREAS, the City of Woodland is committed to improving energy efficiency, reducing operational costs, and supporting the City's sustainability goals; and

WHEREAS, City staff has evaluated the replacement of 140 High-Pressure Sodium (HPS) streetlight heads with energy-efficient LED fixtures as part of the 2026 Electrical Efficiency Replacement Project; and

WHEREAS, on April 20, 2026, the City initiated a solicitation for bids for the 2026 Electrical Efficiency Replacement Project; and

WHEREAS, bids were publicly opened on May 12, 2026, and the City received four bids for the procurement of LED lighting materials; and

WHEREAS, after review of the submitted bids, staff determined that two bids were nonresponsive due to failure to comply with the bid submission requirements; and

WHEREAS, JAM Services, Inc. submitted the lowest responsive and responsible bid in the amount of $167,676.56; and

WHEREAS, applicable sales tax in the amount of approximately $13,414 was not included in the base bid amount, resulting in a total purchase cost of approximately $181,091; and

WHEREAS, the City Council desires to authorize an additional contingency amount for unforeseen project expenses and appropriate sufficient project funding in support of the City's operational efficiency and sustainability goals.

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

SECTION 1. The City Council hereby awards the purchase agreement for the 2026 Electrical Efficiency Replacement Project to JAM Services, Inc. in the amount of $181,091, which includes applicable sales tax, and authorizes an additional $58,909 for contingency and unforeseen project expenses, for a total authorized project amount of $240,000.

SECTION 2. The City Council hereby appropriates $240,000 for the project from the following funds:

1. Gateway Lighting and Landscape Fund 1392 in the amount of $32,000; and
2. Springlake Lighting and Landscape Fund 1389 in the amount of $208,000.

SECTION 3. The City Manager is authorized to execute all documents necessary to complete the procurement consistent with this Resolution.

SECTION 4**.** The purchase agreement and all associated documents shall be subject to final approval as to form by the City Attorney.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 19th day of May 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayra Vega, Mayor Pro Tempore

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 19, 2026
ITEM #: I.9
SUBJECT: Downtown Parking Changes and Improvements

Recommendation for Action: Staff recommends that the City Council receive an update on plans for downtown parking lot time changes and new parking enforcement technology.

Staff Contact:
Spencer Bowen, Communication & Strategic Policies Manager | (530) 661-5808, spencer.bowen@cityofwoodland.gov
Lieutenant Vikki Danzl, Special Operations Lieutenant | (530) 661-7860, victoria.danzl@cityofwoodland.gov

Fiscal Impact:
The new parking enforcement technology was incorporated into existing budget allocations and is estimated to total roughly $60,000 for installing the equipment and five years of software service. Installation of updated parking lot signs will be covered by existing downtown parking lot maintenance budget.

Background:
Downtown Woodland offers on-street parking that is primarily 2-hour time restricted between 8 AM and 5 PM and off-street parking lots that provide a mix of 2-hour and all-day parking spots. In response to comments received by downtown merchants and employees regarding parking availability and the current time restrictions, City staff conducted a parking survey in July 2025 to assess if the current parking conditions were adequate for downtown user needs. The survey received 275 responses from two primary user groups: customers who shop, dine, or access services downtown (185 respondents) and employees or business owners (80 respondents).

Key survey findings are as follows:

- A higher percentage of customers park on the street compared to employees or business owners.
- A higher percentage of employees or business owners park in the lots, most notably the all-day lots.
- For most customers, parking availability and the 2-hour time limit is convenient.
- For most employees or business owners, parking availability is convenient, but the 2-hour time limit may impact some of them.

Based on survey findings, staff identified three priority next steps:

1. Explore Longer Term Parking Options – Investigate opportunities for additional longer term parking options in convenient locations.
2. Modernize Enforcement Technology – Update parking enforcement tools to support improved turnover and circulation, while making compliance easier for users.

3. Improve wayfinding – Develop clearer signage and tools to help visitors quickly locate available parking, including all-day lots.

Staff are currently pursuing items 1 and 2 and will pursue item 3 in a future phase of improvements.

Discussion:

Explore Longer Term Parking Options
Staff proposes minor time limit adjustments in three downtown lots. These changes aim to increase all-day parking availability and reorient 2-hour spaces to better serve both customers and employees / business owners.

To select lots for time changes, staff analyzed the current distribution of all-day parking options throughout downtown. Existing all-day options south of Main Street are more centrally located relative to all-day options available north of Main, creating an imbalance in all-day availability throughout the area. To address this, staff identified two lots north of Main to convert several 2-hour spaces to all-day spaces.

First Street Lot (First & Dead Cat Alley)
The First Street Lot currently contains 60 2-hour spaces. Staff propose converting two rows on the north end to all-day parking, resulting in 28 all-day spaces and 32 two-hour spaces. A map with proposed changes is attached as Exhibit A.

Annex Lot (College & Court)
The Annex Lot currently contains 36 2-hour spaces and 10 all-day spaces. Staff proposes converting one row to all-day parking, resulting in 21 all-day spaces and 25 two-hour spaces. A map with proposed changes is attached as Exhibit B.

Hotel Woodland Lot
The Hotel Woodland Lot was selected for a different reason. Given the proximity to downtown storefronts, staff identified an opportunity to improve the lot's layout and user-friendliness for downtown customers. The proposed reorganization consolidates and expands 2-hour spaces into more clearly defined and easily navigable areas, increasing them from roughly 30 to 55, while reducing all-day spaces from roughly 100 to 75. A map with proposed changes is attached as Exhibit C.

Summary of Changes Across All Lots
Across the three lots, the proposed changes result in a net decrease of 14 two-hour spaces (from 126 to 112) and a net increase of 14 all-day spaces (from 110 to 124), with no change to the total number of parking spaces.

Modernize Parking Enforcement Technology
Consistent with Council Goals to utilize technology to improve operational efficiency, the Police Department is preparing to transition from traditional tire chalking to GPS-based camera technology to digitally mark vehicle locations. Instead of physically marking tires, Parking Enforcement Officers will capture a vehicle's license plate along with a precise GPS location and timestamp. When the system later re-scans the same plate, it can accurately determine how long the vehicle has remained in place. This approach significantly improves accuracy and consistency by eliminating human error associated with chalking, such as missed marks, weather-related loss, or inconsistent placement. It also enhances efficiency, allowing Parking Enforcement Officers to monitor more vehicles in less time while maintaining reliable documentation.

Additionally, the system improves transparency and supports enforcement actions with verifiable data. Overall, this transition modernizes parking enforcement and increases operational effectiveness. The system is used solely for parking enforcement purposes, and data collection, retention, and access are governed by strict policies to protect privacy and ensure information is not used for unrelated enforcement activities.

Woodland's Parking Enforcement Officers plan to begin using this new technology this Summer, beginning with a 30-day transition and violation grace period.

Conclusion:
Staff recommends that the City Council receive an update on plans for downtown parking lot time changes and new parking enforcement technology.

Ken Hiatt
City Manager

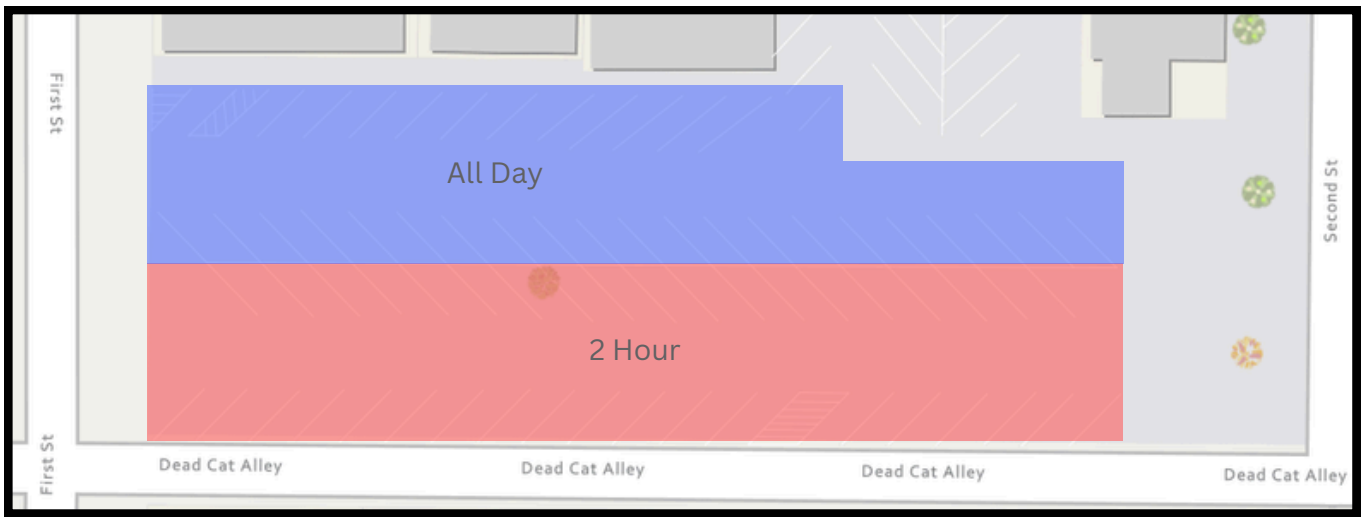
Attachments:
1. Downtown Parking Lot - Proposed Time Limit Adjustment

Exhibit A: First Street Lot

Current



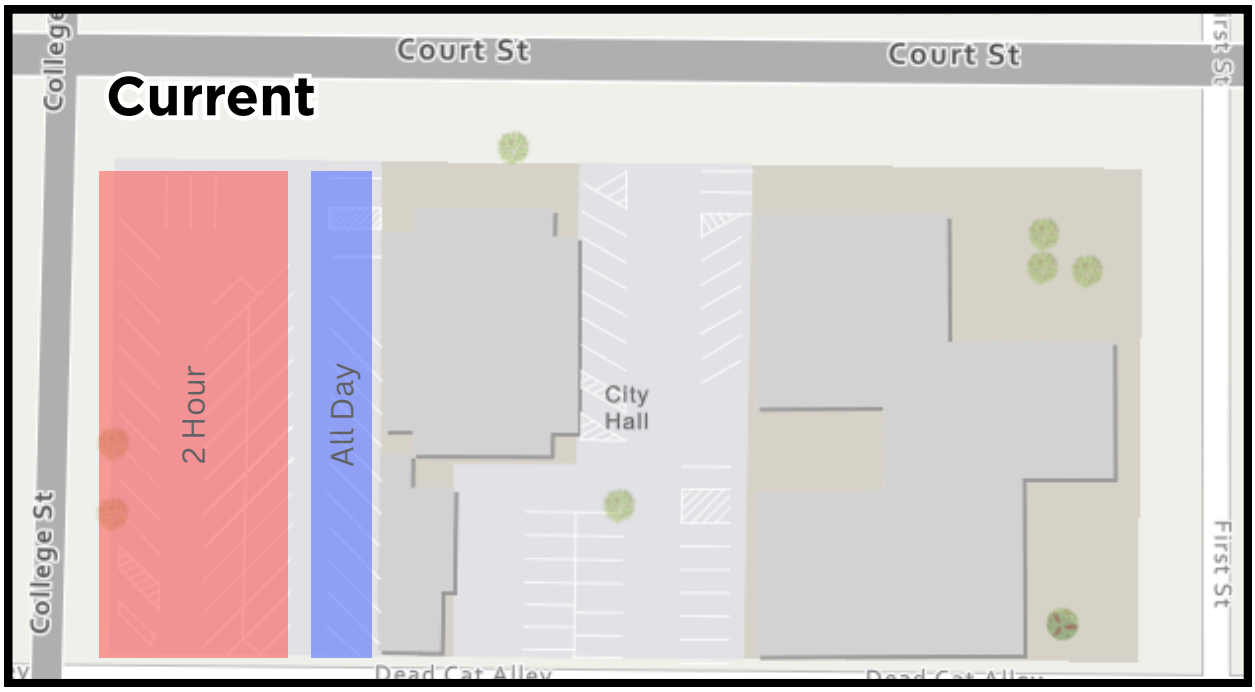
Proposed

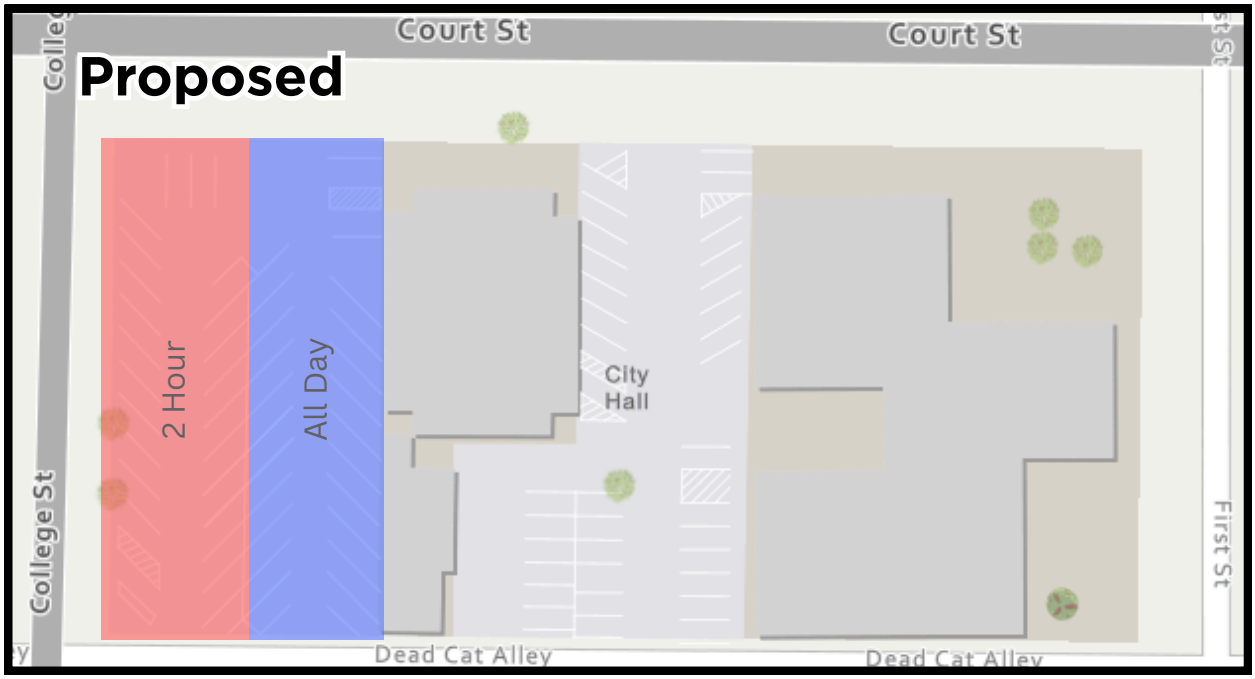


Parking Space Counts

	2 Hour	All Day	ADA
Current	60	0	3
Proposed	32 (-28)	28 (+28)	3

Exhibit B: Annex Lot

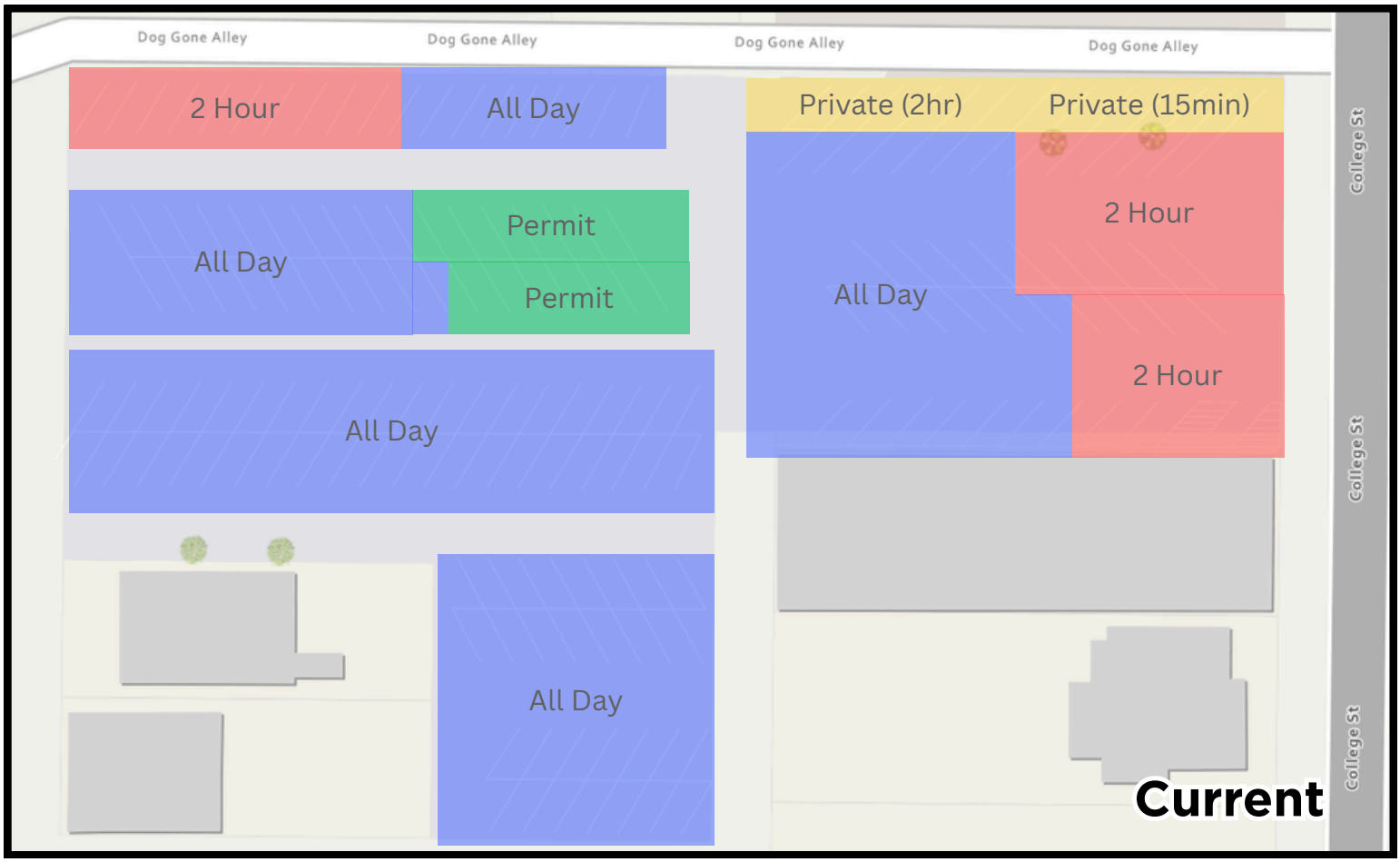




Parking Space Counts

	2 Hour	All Day	ADA
Current	36	10	2
Proposed	25 (-11)	21 (+11)	2

Exhibit C: Hotel Woodland Lot



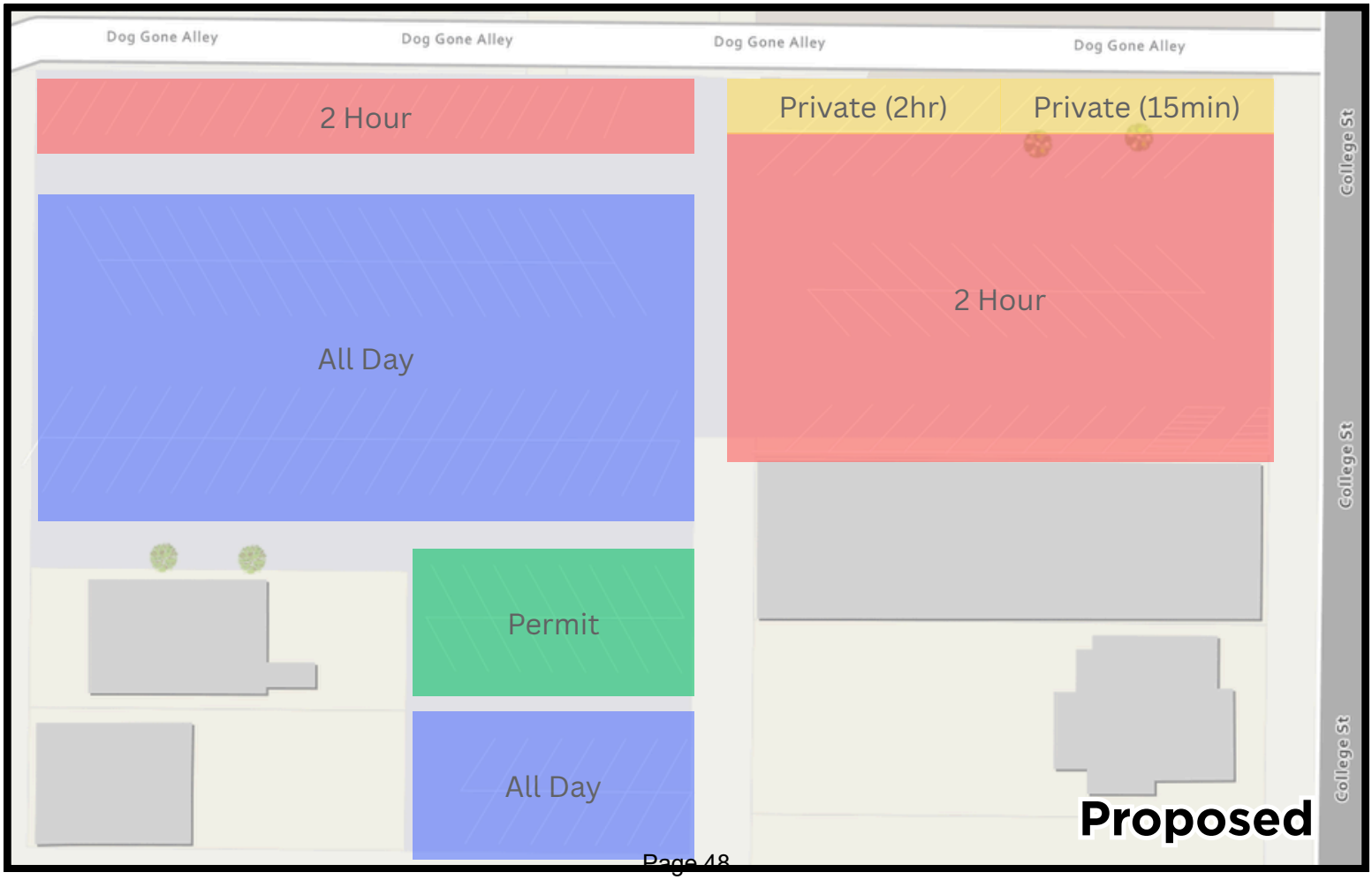


Exhibit C: Hotel Woodland Lot

Parking Space Counts

	2 Hour	All Day	Permit	ADA
Current	30	100	20	7
Proposed	55 (+25)	75 (-25)	20	7

TO:	THE MEMBERS OF THE PLANNING COMMISSION
AGENDA:	City Council Regular Meeting
DATE:	May 19, 2026
ITEM #:	J.10
SUBJECT:	General Plan Amendment to Policy 2.A.1 (Urban Limit Line) – Utility Extension up to One Mile Beyond the ULL; Certify the Supplemental EIR (SEIR); Adopt General Plan Amendment; and Recommendation to Place a Ballot Initiative on November 2026 Ballot

Recommendation for Action: Staff recommends that the City Council hold a Public Hearing and take the following actions:
1) Adopt Resolution No. ____ (Att 1) Certifying the Supplemental Environmental Impact Report (SEIR) prepared pursuant to CEQA for the proposed General Plan Amendment to Policy 2.A.1 (Urban Limit Line) and adopt CEQA Findings of Fact and a Mitigation Monitoring and Reporting Program;
2) Consider the Draft Services Agreement Terms for the extension of city services to Clark Pacific and Bayer US Crop Science;
3) Adopt Resolution No. ____ (Att 5) Approving the proposed General Plan Amendment to Policy 2.A.1 to allow a limited exception for the extension of sewer, potable water, and recycled water facilities to serve eligible existing commercial facilities up to one mile beyond the Urban Limit Line, contingent upon voter approval of an amendment to the Woodland Urban Limit Line Initiative (Measure A); and
4) Direct staff to prepare and return to City Council on June 2, 2026, with a ballot measure for the November 2026 election to amend the Woodland Urban Limit Line Initiative (Measure A) consistent with the proposed General Plan Amendment to Policy 2.A.1.

Staff Contact:
Erika Bumgardner, Deputy Community Development Director, (530) 661-5886, erika.bumgardner@cityofwoodland.gov

Fiscal Impact:
There is no General Fund impact associated with processing the General Plan Amendment and associated environmental review, as application processing costs have been funded by the applicants through a funding agreement. Any future service, facility, and/or maintenance costs associated with potential utility extensions will be evaluated and addressed through subsequent service agreements if the ballot measure is approved by voters and the City Council elects to extend services.

Report in Brief:
The City Council is being asked to take action on the proposed General Plan Amendment to Policy 2.A.1, which would allow a limited exception to the City's current prohibition on extending public services beyond Woodland's voter-adopted Urban Limit Line (ULL). The proposed amendment would allow extension of City utilities (potable water, wastewater, and/or recycled water) to serve eligible existing commercial facilities located within one mile of the ULL and in operation on or prior to November 3, 2026, subject to voter approval of an amendment to the Woodland Urban Limit Line Initiative (Measure A).

The City has completed the environmental review process under the California Environmental Quality

Act (CEQA). A Final Supplemental Environmental Impact Report (Final SEIR) (Attachment 6) has been prepared in response to public and agency comments received on the Public Review Draft SEIR. The Final SEIR concludes that the proposed project would result in no new significant environmental impacts and would not increase the severity of any significant and unavoidable impacts previously disclosed in the 2035 General Plan and Climate Action Plan (CAP) EIR. The City Council is now asked to take action to certify the Final SEIR, approve the General Plan Amendment (contingent on voter approval), and place a ballot measure on the November 2026 ballot.

Background:
In June 2006, Woodland voters adopted Measure A establishing a permanent Urban Limit Line (ULL) to circumscribe urban development and protect agricultural lands. The General Plan mirrors the ULL initiative's prohibition on extending public services and facilities beyond the ULL. The ULL can only be amended or repealed by a majority vote of Woodland voters (Attachment 10).

In February 2025, the City received a petition from two companies located outside the ULL—Bayer U.S. Crop Science, LLC (Bayer), located at 37437 CA-16, and Clark Pacific, located at 40600 County Road 18C—to extend City water, recycled water, and sewer/wastewater services to their existing facilities (see vicinity and utility extension maps, Attachments 7-9). On April 15, 2025, the City Council accepted the petition, directed staff to undertake evaluations regarding an amendment to General Plan Policy 2.A.1 and the ULL, and approved a contract with AECOM for preparation of the environmental review.

On January 15, 2026, the Planning Commission received an informational overview of the proposed General Plan Amendment and the Public Review Draft SEIR. No action was taken at that meeting. The Draft SEIR was available for public review from December 19, 2025, through February 2, 2026. Two written comment letters were received during the public review period. The Final SEIR, completed in April 2026, includes responses to all comments received and minor editorial errata to the Draft SEIR.

At its regularly scheduled meeting on May 7, 2026, the Planning Commission held a public hearing and recommended, on a 5-0 vote (with two members absent), that the City Council certify the Final SEIR, approve the proposed General Plan Amendment to Policy 2.A.1 contingent upon voter approval of an amendment to the Woodland Urban Limit Line Initiative, and approve placing a ballot measure on the November 2026 ballot to amend the Woodland Urban Limit Line Initiative consistent with the proposed General Plan Amendment to Policy 2.A.1 (see Attachment 11, Planning Commission Resolution).

Discussion:
Bayer and Clark Pacific seek access to City utilities due to limitations and environmental constraints associated with their existing onsite water and wastewater systems. Bayer's existing potable and process water supply is groundwater that is high in nitrates, boron, and other constituents of concern (including hexavalent chromium), requiring treatment to meet drinking water guidelines and extensive buffering to protect sensitive equipment. Bayer's septic system and retention pond are at capacity. Clark Pacific is experiencing similar issues with well water quality and septic system capacity, and is also interested in recycled water for processing needs.

Providing City water and wastewater service would reduce reliance on groundwater, eliminate the use of onsite septic systems, and support reliable operations for these long-standing regional employment centers. The Final SEIR concludes these changes would be beneficial to drinking water quality and groundwater quality conditions at the facilities through decommissioning of onsite wells and septic systems.

Proposed General Plan Amendment to Policy 2.A.1
The proposed General Plan Amendment would revise Policy 2.A.1 to allow a limited exception to the prohibition on extending public services beyond the ULL, specifically to permit *extension of sewer, water, and recycled water facilities to serve existing commercial facilities located on parcels with a boundary that falls wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026*.

Because Measure A is voter-adopted, any amendment to allow service extensions beyond the ULL is subject to voter approval. The City is proposing to place a measure on the November 2026 ballot consistent with the proposed amendment. The ballot measure would not require the city to extend utility services to either Bayer or Clark Pacific; it would only allow for the extension should the City and the requesting party agree to service terms for such extension.

Potential Physical Improvements
If a ballot measure is approved by voters and the City Council subsequently approves site-specific service agreements, physical improvements could include one or more of the following:

- **Sewer Line Extension:** Installation of a new sewer main line (assumed 10-inch diameter), generally 5 to 8 feet deep, within existing public right-of-way and/or on private property. Improvements may include force main pump(s) and force main pipelines. Existing leach fields would be abandoned as a condition of connection.
- **Treated Water Main Line Extension:** Installation of a new pressurized water main line (assumed 8-inch diameter), generally 3 to 6 feet deep, including valves, air/vacuum valves, fire hydrants, meters, and backflow devices. Booster pump(s) may also be included.
- **Recycled Water Main Line Extension:** Installation of a new pressurized recycled water main line (assumed 8-inch diameter), generally 3 to 6 feet deep, including valves, air/vacuum valves, and meters.

Public, Environmental, and Economic Benefits
The proposed amendment, if approved by voters and implemented through City Council-approved service agreements, could result in the following benefits:

- Reduce demand on groundwater aquifers, increasing water availability for agriculture and supporting regional groundwater management objectives.
- Reduce the potential for land subsidence associated with groundwater overdraft.
- Improve drinking water quality for facility operations by transitioning from onsite groundwater (with nitrates and hexavalent chromium concerns) to City potable water.
- Improve groundwater quality by decommissioning onsite septic systems, reducing the potential for soil/groundwater contamination and the land area needed for leach fields and holding ponds.
- Preserve and support existing employment centers by providing reliable water and sewer utilities and supporting continued investment in long-standing facilities.
- Increase City utility revenue through payment of water and wastewater rates and applicable fees by connected facilities.
- Limit growth-inducing effects through narrow eligibility criteria (existing commercial facilities within one mile of the ULL and in operation prior to November 3, 2026), which precludes residential uses.

Service Availability
Based on analysis contained in the 2035 General Plan EIR and updated in the project's SEIR, there

is sufficient water supply and wastewater treatment capacity to serve Clark Pacific and Bayer, including in multiple dry years. The City would not need to construct new water or wastewater treatment facilities or expand existing facilities.

Bayer generates approximately 5,080 GPD, of wastewater and Clark Pacific generates approximately 4,333 GPD of wastewater. Bayer anticipates future wastewater generation to be approximately 5,932 GPD and Clark Pacific anticipates no change in future wastewater generation. There is sufficient permitted unused capacity because the wastewater generation of each business is less than 1% of the available permitted unused capacity of the Water Pollution Control Facility.

Using the current Urban Water Management Plan information, the current and future potable water demand of these two commercial facilities is less than 1% of the projected 2025 City potable water demand of 12,596 AFY and of the projected 2045 City potable water demand of 15,646. The current and future potable water demand of these two commercial facilities is less than 1% of the reasonable available volume of potable water supplies of 20,160 AFY in 2025 and 24,440 AFY in 2045. The current and future water demand of these two commercial facilities are also less than 1% of the projected 2025 and 2045 excess water supply for the City. The City's potable water demand has typically been lower than that reported in the 2035 General Plan and CAP EIR (i.e., calendar year 2023 potable water demand was 9,091 AF and 10,043 AF in 2024) and has seen a slight decline in overall potable water demand even with population growth.

Regardless, the City has discretion as to whether to extend services and discretion would be based on the City's projected volume of water supply and wastewater that would need to be treated. Furthermore, a utility service agreement would be required, obligating the City to deliver an agreed-upon amount or volume of water and adequate wastewater services. The utility service agreement would not be executed without the City confirming water and wastewater treatment could be provided within the existing water supply and wastewater treatment capacity.

Draft Services Agreement Terms
Prior to the extension of any utility infrastructure, applicants seeking service shall enter into a service agreement approved by the City Council. The final terms of each agreement shall be reviewed and considered by the City Council on a case-by-case basis and may include, but are not limited to, the following requirements:

- The applicant shall be responsible for all costs associated with the design, permitting, construction, inspection, extension, and connection of City sewer, water, and/or recycled water infrastructure necessary to serve the subject property.
- The applicant shall pay all applicable service connection fees, development impact fees, and capacity charges required by the City.
- The applicant shall contribute $1,000,000 to the cost of extending recycled water infrastructure to offset potable water demand and support the City's long-term water conservation and sustainability objectives.

CEQA Environmental Review

A Draft Supplemental Environmental Impact Report (SEIR)(Attachments 12-13) was prepared pursuant to CEQA Guidelines Section 15163 to supplement the City's certified 2035 General Plan and Climate Action Plan Final EIR (State Clearinghouse #2013032015; certified May 16, 2017). The Draft SEIR was circulated for a 45-day public review period from December 19, 2025, through February 2, 2026.

Public Comments Received

Two written comment letters were received during the public review period:

Letter No.	Commenter	Affiliation	Date
1	Christine M. Crawford, AICP	Yolo Local Agency Formation Commission (LAFCo)	January 30, 2026
2	Miranda Driver	Yolo County Farm Bureau	February 2, 2026

Summary of Comments and City Responses

Letter 1 – Yolo Local Agency Formation Commission (LAFCo)

LAFCo acknowledged its role as a Responsible Agency for the SEIR and confirmed that, if the project is approved by the City Council and voters, LAFCo will use the SEIR to consider any approvals required for extended City services outside its jurisdictional boundary. LAFCo noted it will review future applications to extend services for impacts to agricultural land loss and ensure compliance with its policies. LAFCo expressed no objections to the environmental analysis in the Draft SEIR.

City Response: The City acknowledged LAFCo's role as a Responsible Agency and confirmed continued coordination with LAFCo during any future service extension review processes, as described in the Draft SEIR. No changes to the Draft SEIR were required in response to this comment.

Letter 2 – Yolo County Farm Bureau

The Farm Bureau raised concerns that the Draft SEIR was insufficient as a CEQA informational document, primarily asserting that the SEIR did not adequately analyze the relationship between the proposed project and a separate Clark Pacific Facility Expansion Project (SCH #2025031376) pending environmental review before Yolo County. The Farm Bureau contended that the two projects—the utility extension under the City's proposed project and the County's Clark Pacific expansion—should be analyzed more comprehensively together, particularly regarding water resources, utilities, and growth-inducing effects.

City Response: The City provided a detailed response in the Final SEIR explaining why the Draft SEIR adequately addressed the relationship between the two projects. Key aspects of the response include:

- The Clark Pacific Facility Expansion Project is a separate and independent project under the jurisdiction of Yolo County, subject to its own CEQA review process with Yolo County as lead agency. A Draft EIR for the Expansion Project was released by Yolo County in March 2026.
- Each project has independent utility and can be implemented without reliance on the other. The Expansion Project is not contingent on the City's approval of the General Plan amendment, and vice versa.
- The utility lines would be sized to accommodate Clark Pacific's existing facility needs per their application to the City.
- The decommissioning of the existing Clark-Pacific groundwater wells and septic systems evaluated as part of the City’s proposed project is unrelated to the Expansion Project because the two projects have separate and independent utilities. The proposed project would reduce groundwater use through abandonment of existing wells at the Clark Pacific facility, thereby improving groundwater quality and supporting groundwater sustainability. The Draft SEIR fully evaluates the City’s proposed project, including the decommissioning of the Clark-Pacific groundwater wells and septic system.

- The Draft SEIR appropriately identified the Expansion Project as a reasonably foreseeable cumulative project in the cumulative impacts analysis (Section 6.1) and evaluated the potential for cumulative contribution of the General Plan amendment on all environmental resource areas when considered with other projects, such as the Expansion Project. The analysis concluded there would be no cumulatively considerable contribution to significant cumulative impacts for most resources, with biological, cultural, and paleontological resources identified as requiring mitigation measures. CEQA does not require the SEIR to analyze a separate, independently-initiated project simply because the projects involve the same applicant. Cumulative impact analysis is based on the potential for combined environmental effects, not applicant identity.
- The proposed project would not facilitate or commit the City to serving the separate and independent County project and there would be no new impacts or impacts that would be substantially increased in severity as compared with those direct or indirect growth-inducing effects addressed in the 2035 General Plan and CAP EIR.

The City concluded that the Draft SEIR adequately analyzed the environmental effects of the proposed project and that no revisions to the substantive environmental analysis were required in response to this comment. The Final SEIR includes minor editorial errata to the Draft SEIR that do not constitute substantial modifications to the environmental analysis.

SEIR Conclusions
The Final SEIR concludes that the proposed project would result in no new significant environmental impacts and would not increase the severity of any significant and unavoidable impacts previously disclosed in the 2035 General Plan and CAP EIR. The significant and unavoidable impacts previously identified in the 2035 General Plan and CAP EIR include impacts related to aesthetics and visual resources, agriculture and forestry resources, air quality, cultural resources, hydrology and water quality, land use planning/population and housing, and noise and vibration. The proposed project's implementation would not create any new significant and unavoidable impacts beyond those already identified.

Mitigation measures from the 2035 General Plan and CAP EIR continue to apply, as applicable, and are identified in Attachment B of the Final SEIR as conditions of approval for any future utility extension requests under the proposed amendment. These conditions address biological resources, cultural and tribal cultural resources, geology/soils/paleontological resources, and noise, among other resource areas.

CEQA Findings Required for Certification

Pursuant to CEQA Guidelines Section 15090, in certifying the Final SEIR, the City Council must make the following three determinations:

1. The Final SEIR has been completed in compliance with CEQA.
2. The Final SEIR was presented to the decision-making body of the lead agency, and the decision-making body reviewed and considered the information in the Final SEIR prior to approving the project.
3. The Final SEIR reflects the lead agency's independent judgment and analysis.

Staff has determined that the Final SEIR satisfies all three requirements and recommends certification.

Conclusion:

Staff recommends that the City Council hold a Public Hearing and take the following actions:
1) Adopt Resolution No. ____ (Att 1) Certifying the Supplemental Environmental Impact Report (SEIR) prepared pursuant to CEQA for the proposed General Plan Amendment to Policy 2.A.1 (Urban Limit Line) and adopt CEQA Findings of Fact and a Mitigation Monitoring and Reporting Program;
2) Consider the Draft Services Agreement Terms for the extension of city services to Clark Pacific and Bayer US Crop Science;
3) Adopt Resolution No. ____ (Att 5) Approving the proposed General Plan Amendment to Policy 2.A.1 to allow a limited exception for the extension of sewer, potable water, and recycled water facilities to serve eligible existing commercial facilities up to one mile beyond the Urban Limit Line, contingent upon voter approval of an amendment to the Woodland Urban Limit Line Initiative (Measure A); and
4) Direct staff to prepare and return to City Council on June 2, 2026, with a ballot measure for the November 2026 election to amend the Woodland Urban Limit Line Initiative (Measure A) consistent with the proposed General Plan Amendment to Policy 2.A.1.

Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution_Certification of Supplemental EIR
2. Resolution Exhibit A - Resolution 6835 and Findings of Fact and Overriding Considerations
3. Resolution Exhibit B - Final SEIR Findings
4. Resolution Exhibit C - Attachment B to the Final SEIR
5. Proposed Resolution_General Plan Amendment
6. Final Supplemental EIR
7. Proposed Project Vicinity Map
8. Proposed Project Bayer Utility Extension Alignments
9. Proposed Project Clark Pacific Utility Extension Alignments
10. Woodland Urban Limit Line Initiative 2006
11. Planning Commission Resolution PC26-06
12. Public Review Draft Supplemental EIR
13. Public Review Draft Supplemental EIR Appendices

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND CERTIFYING A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT AND ADOPTING CEQA FINDINGS OF FACT AND A MITIGATION MONITORING AND REPORTING PROGRAM IN SUPPORT OF A GENERAL PLAN AMENDMENT TO POLICY 2.A.1 CONTINGENT UPON VOTER APPROVAL OF AN AMENDMENT TO THE WOODLAND URBAN LIMIT LINE INITIATIVE

WHEREAS, in June 2006, Woodland voters adopted Measure A, establishing a permanent Urban Limit Line ("ULL") to circumscribe urban development and protect agricultural lands surrounding the City; and

WHEREAS, the General Plan mirrors the ULL initiative's prohibition on extending public services and facilities beyond the ULL, and the ULL may be amended or repealed only by a majority vote of Woodland voters; and

WHEREAS, the City has received requests from Bayer U.S. Crop Science, LLC, located at 37437 CA-16, and Clark Pacific, located at 40600 County Road 18C, for City water, recycled water, and/or wastewater services to support existing industrial facilities located outside the ULL but within one mile of the ULL; and

WHEREAS, Bayer and Clark Pacific are existing employment centers within the City's sphere of influence and adjacent to the City's planning area, and both facilities currently rely on private wells and onsite wastewater systems; and

WHEREAS, the City is proposing a General Plan Amendment to Policy 2.A.1 (Exhibit A) to create a limited exception to the prohibition on extending public services beyond the ULL for existing commercial facilities located on parcels wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026, subject to voter approval of an amendment to the ULL; and

WHEREAS, the proposed amendment itself would not approve any utility extension project, and future utility service to eligible properties would require a Council-approved service agreement and any subsequent discretionary approvals required by law; and

WHEREAS, if approved by the voters and implemented through Council-approved service agreements, the proposed amendment could allow limited sewer, potable water, treated water, and recycled water facility extensions to serve eligible existing commercial facilities, including

improvements that would generally include new main lines, hydrants, service laterals, and abandonment or decommissioning of existing wells and septic systems where applicable; and

WHEREAS, the proposed amendment is intended to support existing employment centers, reduce demand on groundwater aquifers, reduce reliance on onsite groundwater and septic systems, improve groundwater management and quality, and limit potential growth-inducing effects by narrowly defining eligible facilities; and

WHEREAS, a Draft Supplemental Environmental Impact Report ("Draft SEIR") was prepared pursuant to the California Environmental Quality Act ("CEQA") and CEQA Guidelines Section 15163 to supplement the City's certified 2035 General Plan and Climate Action Plan Final EIR (**Exhibit A**); and

WHEREAS, the City sent a Notice of Preparation ("NOP") of a Draft SEIR to the State Clearinghouse, responsible and trustee agencies, and other interested parties, and posted the NOP at the County Clerk's Office, on or about August 12, 2025; and

WHEREAS, the NOP was circulated for 30 days pursuant to State CEQA Guidelines sections 15082 and 15083, until September 12, 2025, to invite comments from responsible and trustee agencies, the public, and other interested parties regarding the scope of the EIR, during which time the city staff also held a NOP Scoping meeting virtually on August 19, 2025 to provide more details about the proposed General Plan Amendment; and

WHEREAS, the City received seven comments from interested parties and responsible agencies in response to the NOP; and

WHEREAS, on December 19, 2025, the City initiated the 45 day public review period on the Draft SEIR by filing a Notice of Availability with the State Clearinghouse, posting at the Yolo County Clerk's Office, mailing notices to responsible and trustee agencies, and other interested parties, publishing the Notice in the Daily Democrat, a newspaper of general circulation, on December 27, 2025 and on January 3, 2026, and releasing the Draft SEIR for public review and comment; and

WHEREAS, the Planning Commission held a noticed hearing on January 15, 2026, where City staff provided a presentation on the Draft Supplemental EIR, as well as the proposed General Plan amendment, to solicit additional public input on the draft document during the CEQA 45-day public review period; and

WHEREAS, the Draft SEIR was circulated for 45-days from December 19, 2025, through February 2, 2026, and the City received written comments from the Yolo Local Agency Formation Commission and the Yolo County Farm Bureau on the Draft SEIR; and

WHEREAS, following close of the public comment period and after review of the comments received on the Draft SEIR, the city prepared the Final Supplemental Environmental Impact Report ("Final SEIR") consisting of responses to comments, minor editorial errata, and analysis concluding that the proposed project would result in no new significant environmental impacts and would not increase the severity of significant and unavoidable impacts previously disclosed in the 2035 General Plan and Climate Action Plan Final EIR; and

WHEREAS, mitigation measures from the 2035 General Plan and Climate Action Plan Final EIR continue to apply, as applicable, and conditions of approval for any future utility extension requests under the proposed amendment would address biological resources, cultural and tribal cultural resources, geology/soils/paleontological resources, noise, and other resource areas as appropriate; and

WHEREAS, on May 7, 2026, the Planning Commission conducted a duly noticed public hearing, considered the staff report, the proposed General Plan Amendment, the proposed ULL ballot measure, the Final SEIR, all written and oral testimony, and the whole of the record, and voted on a 5-0 vote with two members absent to recommend City Council certify the SEIR, approve the proposed General Plan amendment to Policy 2.A.1 contingent upon voter approval of an amendment to the Woodland Urban Limit Line Initiative, and place a ballot measure on the November 2026 ballot to amend the Woodland Urban Limit Line initiative consistent with the proposed General Plan amendment to Policy 2.A.1; and

WHEREAS, the City Council held a duly noticed public hearing on May 19, 2026, as required by law to consider all of the information presented by staff and public testimony presented in writing and at the meeting pertaining to the proposed General Plan Amendment to Policy 2.A.1, including the associated Supplemental Environmental Impact Report prepared for the proposal, where the public were able to participate and comment, and on said date the public hearing was opened, held and closed.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland hereby adopts the CEQA Findings of Fact for the City of Woodland Supplemental Environmental Impact Report General Plan Amendment to Policy 2.A.1 attached as **Exhibit B** and incorporated by reference (the "CEQA Findings"), and makes the following additional findings, all pursuant to CEQA and the CEQA Guidelines for the General Plan Amendment to Policy 2.A.1 and related approvals.

SECTION 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference as findings of the City Council.

SECTION 2. CEQA Findings. The City Council finds, based on the whole of the record, that the Supplemental Environmental Impact Report prepared for the proposed General Plan

amendment to Policy 2.A.1 has been completed in compliance with CEQA and the CEQA Guidelines, and the proposed project would result in no new significant environmental impacts and would not increase the severity of any significant and unavoidable impacts previously disclosed in the 2035 General Plan and Climate Action Plan Final EIR; and the mitigation measures from the 2035 General Plan and Climate Action Plan Final EIR continue to apply, as applicable, and the Mitigation Monitoring and Reporting Program ("MMRP")(**Exhibit C**) provides a feasible mechanism for implementation and monitoring of those measures.

SECTION 3. The City Council hereby (a) adopts and make the CEQA Findings and certifies the SEIR as legally adequate under CEQA as to the proposed General Plan Amendment to Policy 2.A.1 and future eligible projects under Policy 2.A.1, and (b) adopts the MMRP and incorporates its provisions as conditions of approval for the implementation of Policy 2.A.1. and future eligible projects under Policy 2.A.1 to the extent appropriate.

SECTION 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

BE IT FURTHER RESOLVED by the City Council that the City of Woodland Community Development Department, 300 First Street, Woodland, CA 95695 shall be custodian of the SEIR and all its component materials and of all documents of other materials which constitute the record of the proceedings upon which the City's decisions are based, and shall make such material available for public review during normal business hours.

BE IT FURTHER RESOLVED by the City Council that staff is directed to prepare and file a Notice of Determination as required by CEQA and the CEQA Guidelines documenting these actions by the City Council within five working days of approval of the Project.

P**ASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 19th day of May 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Tom Stallard, Mayor

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

EXHIBIT A

[insert Resolution No. 6835 and CEQA Findings of Fact and Statement of Overriding Considerations for the City of Woodland Final 2035 General Plan and 2035 Climate Action Plan]

EXHIBIT B

[insert CEQA Findings of Fact for the City of Woodland

Supplemental Environmental Impact Report General Plan Amendment to Policy 2.A.1]

EXHIBIT C

[insert Mitigation Monitoring and Reporting Program]

Exhibit A: Resolution No. 6835 and CEQA Findings of Fact and Statement of Overriding Considerations for the City of Woodland Final 2035 General Plan and 2035 Climate Action Plan

RESOLUTION NO. 6835

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING ENVIRONMENTAL FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, AND ERRATA FOR THE CITY OF WOODLAND 2035 GENERAL PLAN AND 2035 CLIMATE ACTION PLAN

WHEREAS, Government Code section 65350 *et seq.* authorizes local governments to prepare, adopt, and amend general plans; and

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of the City of Woodland; and

WHEREAS, the City of Woodland last updated its General Plan in 2002; and

WHEREAS, the City of Woodland adopted a preliminary 2020 Climate Action Plan in July of 2014, but soon thereafter began updating it; and

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code § 21000 *et seq.*) ("CEQA"), the City of Woodland as the lead agency determined that an Environmental Impact Report ("EIR") should be prepared to analyze all potential adverse environmental impacts of the Draft 2035 General Plan and the Draft 2035 Climate Action Plan, which together have been referred to as the "Proposed Project;" and

WHEREAS, the City sent a Notice of Preparation ("NOP") of a Draft EIR to the Office of Planning and Research, responsible and trustee agencies, and other interested parties and published the NOP in the Daily Democrat, a newspaper of general circulation, on or about March 6, 2013; and

WHEREAS, the NOP was circulated for 30 days pursuant to State CEQA Guidelines sections 15082 and 15083, until April 5, 2013, to invite comments from responsible and trustee agencies, the public, and other interested parties regarding the scope of the EIR; and

WHEREAS, the City received written comments in response to the NOP, which assisted the City in the scope and analysis for the Draft EIR, and also held a series of public meetings and workshops regarding the scope of the 2035 General Plan and the 2035 Climate Action Plan; and

WHEREAS, the City sent an updated NOP of an EIR for the General Plan Update and Updated Climate Action Plan to responsible agencies, interested parties, and organizations on May 23, 2016, to provide responsible agencies and interested parties and organizations more detail about the General Plan Update and while not reopening the NOP written public comment period, did permit written comments between May 26 and June 24, 2016; and

WHEREAS, the City received five comments from interested parties and responsible and trustee agencies in response to the updated NOP; and

WHEREAS, on September 19, 2016, the City initiated the 45 day public review period on the Draft EIR by filing a Notice of Availability with the State Office of Planning and Research, publishing the Notice in the Daily Democrat, a newspaper of general circulation, and releasing the Draft EIR (SCH #2013032015) for public review and comment; and

WHEREAS, pursuant to State CEQA Guidelines, Section 15086, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and other interested parties during the 45 day comment period, which ran from September 19, 2016 to November 3, 2016, and the City also scheduled a meeting on October 20, 2016 before the Woodland Planning Commission to receive comments on the DEIR; and

WHEREAS, during the public review period, copies of the Draft EIR were provided online on the City's web site, were available for public review in printed form at City Hall and the Woodland Public Library, and were available for purchase in print or in electronic form from the City of Woodland Community Development Department; and

WHEREAS, the City received written comments on the Draft EIR during the public review period for the Draft EIR; and

WHEREAS, following the close of the public comment period and after review of the comments received on the Draft EIR, the City prepared a Final EIR, consisting of comments received on the Draft EIR, written responses to those comments, and revisions and errata to the Draft EIR. For purposes of this Resolution, the "EIR" shall refer to the Draft EIR, including all of the technical studies and appendices to the Draft EIR, as revised by the Final EIR's errata section, together with the other sections of the Final EIR, including all of the technical studies and appendices to the Final EIR, and the Errata to the Final EIR. The Draft EIR, the Final EIR, and all technical studies and appendices to the Final EIR are hereby incorporated herein by reference to this Resolution and are on file with the City Clerk. The Errata to the Final EIR is, attached hereto as **Exhibit A** and incorporated herein, which reflects changes made to four mitigation measures and one environmental impact as well as a change to the Mitigation Monitoring and Reporting Program incorporating a revised table setting forth the final environmental impacts and mitigation measures; and

WHEREAS, the Findings of Fact and Statement of Overriding Considerations, attached hereto as **Exhibit B,** and incorporated herein, set forth the environmental impacts identified in the Final EIR that the City finds are less than significant and do not require mitigation, the environmental impacts identified in the Final EIR as potentially significant but which the City finds can be mitigated to a less than significant level through the imposition of all feasible mitigation measures, the environmental impacts identified in the Final EIR as potentially significant but which the City finds cannot be fully mitigated to a less than significant level despite the imposition of all feasible mitigation measures, the cumulative environmental impacts resulting from the Proposed Project, the significant and irreversible environmental changes that would result

from the Proposed Project, but which would be mitigated, and the existence of any growth-inducing impacts resulting from the Proposed Project identified in the Final EIR; and

WHEREAS, alternatives to the Proposed Project that might eliminate or reduce significant environmental impacts are described in **Exhibit B**, Findings of Fact and Statement of Overriding Considerations, pursuant to the California Environmental Quality Act, attached hereto and incorporated herein by this reference; and

WHEREAS, the findings set forth in **Exhibit B** also explain the changes to the Proposed Project and the EIR and includes the findings regarding why the CEQA requirement for recirculating the EIR was not triggered; and

WHEREAS, the City has endeavored in good faith to set forth the basis for its decision on the Proposed Project in the Findings of Fact as well as to explain why the benefits of the Proposed Project outweigh the environmental impacts the EIR determines are significant and unavoidable; and

WHEREAS, all of the requirements of CEQA and the State CEQA Guidelines have been satisfied by the City of Woodland in the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Proposed Project have been adequately evaluated; and

WHEREAS, the EIR prepared in connection with the Proposed Project sufficiently analyzes both the feasible mitigation measures necessary to avoid or substantially lessen the Proposed Project's potential environmental impacts and a range of feasible alternatives capable of eliminating or reducing these effects in accordance with CEQA and the State CEQA Guidelines; and

WHEREAS, all of the findings and conclusions made by the City Council pursuant to this Resolution are based upon the oral and written evidence presented to it as a whole and not based solely on the information provided in this Resolution; and

WHEREAS, the City of Woodland Planning Commission held two duly noticed public hearings on March 2 and March 16, 2017, during which the Planning Commission considered the EIR, the Proposed Project and associated actions, and during these public hearings all persons wishing to testify in connection with the EIR and the Proposed Project were heard, and the Planning Commission fully studied the EIR and the Proposed Project; and

WHEREAS, on March 16, 2017, the Planning Commission recommended by adopting Resolution No. PC17-01 that the City Council certify the EIR and approve the Proposed Project, with certain recommended changes to the 2035 General Plan, which are set forth in Resolution No. PC17-01; and

WHEREAS, the City Council held three duly noticed public hearings on April 4, April 18, and May 16, 2017, during which the City Council considered the Planning Commission's recommendation, the Final EIR, and the Proposed Project and associated actions, and during those

public hearings, all persons wishing to testify in connection with the Final EIR and the Proposed Project were, heard, and the City Council fully studied the Final EIR and the Proposed Project; and

WHEREAS, prior to taking action, the City Council has been presented with, reviewed, and considered all of the information and data in the administrative record, including the Final EIR, and all oral and written evidence presented to it during all meetings and hearings, all of which are incorporated herein by this reference; and

WHEREAS, the City has not received any comments or additional information that produced substantial new information requiring recirculation or additional environmental review under Public Resources Code sections 21166 and 21092.1 or State CEQA Guidelines section 15088.5; and

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AS FOLLOWS:

1. **Findings of Fact and Statement of Overriding Considerations.** In accordance with State CEQA Guidelines 15091 and 15093, the City Council of the City of Woodland hereby adopts the CEQA Findings of Fact and the Statement of Overriding Considerations pursuant to the California Environmental Quality Act, attached hereto as **Exhibit B**, and incorporated herein by this reference as is fully set forth herein.

2. **Certification of Final EIR**. In accordance with State CEQA Guidelines section 15090, the City Council of the City of Woodland hereby certifies that:

A. The Final EIR is an accurate and objective statement that has been completed in compliance with CEQA and the State CEQA Guidelines, and that together with the Errata, attached hereto as **Exhibit A** and incorporated herein by this reference as is fully set forth herein, includes all of the environmental impacts of the Proposed Project and mitigation measures.

B. The City Council has been presented with and has reviewed and considered the information contained in the EIR prior to approving the Proposed Project.

C. The EIR reflects the City Council's independent judgment and analysis.

3. **Recirculation Not Required.** The City Council of the City of Woodland declares that the City has not received evidence of new significant impacts, as defined by the State CEQA Guidelines, section 15088.5, after circulation of the Draft EIR that would require recirculation, which is further set forth in the Findings (**Exhibit B**). No substantial changes to the Proposed Project have occurred that would require a supplemental or subsequent EIR.

4. **Notice of Determination.** The City Council of the City of Woodland hereby directs staff to file a Notice of Determination with the Yolo County Clerk Recorder within five (5) working days of final approval of the Proposed Project.

PASSED AND ADOPTED by the City Council this 16th day of May, 2017, by the following vote:

AYES: Council Members Davies, Fernandez, Rodriguez, Stallard and Mayor Barajas
NOES: None
ABSENT: None
ABSTAIN: None

Angel Barajas, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

EXHIBIT B
TO RESOLUTION CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING ENVIRONMENTAL FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, AND ERRATA FOR THE CITY OF WOODLAND 2035 GENERAL PLAN AND 2035 CLIMATE ACTION PLAN

CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE CITY OF WOODLAND FINAL 2035 GENERAL PLAN AND 2035 CLIMATE ACTION PLAN

I. INTRODUCTION

The California Environmental Quality Act ("CEQA") (Public Resources Code §§ 21000 *et seq*.) requires the City of Woodland, as the lead agency, to make certain written findings and to identify overriding considerations for significant and unavoidable impacts identified in the Environmental Impact Report ("EIR") for the City of Woodland 2035 General Plan and the 2035 Climate Action Plan ("CAP"), together referred to as the "Proposed Project." CEQA Guidelines (Title 14 of the California Code of Regulations) sections 15091, 15092, and 15093 set forth the specific requirements for these findings.

CEQA requires an EIR to be prepared when the lead agency has determined that a project may or will have significant impacts on the environment. Prior to project approval, the EIR must be certified pursuant to Section 15090 of the CEQA Guidelines. When an EIR has been certified that identifies one or more significant environmental impacts, the approving agency must make one or more of the following findings, accompanied by a brief explanation of the rationale, pursuant to Section 15091 of the CEQA Guidelines, for each identified significant impact:

a) Changes or alterations have been required in, or incorporated into, such project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

b) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency, or can and should be adopted by such other agency.

c) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

CEQA Guidelines Section 15092 states that after consideration of an EIR, and in conjunction with making the Section 15091 findings identified above, the lead agency may decide whether or how to approve or carry out the project. A project that would result in a significant environmental impact cannot be approved if feasible mitigation measures or feasible alternatives can avoid or substantially lessen the impact.

However, in the absence of feasible mitigation, an agency may approve a project with significant and unavoidable impacts if there are specific economic, legal, social, technological, or other considerations that outweigh the unavoidable adverse environmental effects. Section 15093 requires the lead agency to

document and substantiate any such determination in "statements of overriding considerations" as a part of the record.

The requirements of Guidelines Sections 15091, 15092, and 15093 as summarized above are all addressed herein. This document is intended to serve as the findings of fact and statement of overriding considerations authorized by those provisions of the CEQA Guidelines. The findings provide the written analysis and conclusions of the City Council regarding the Proposed Project's environmental impacts, mitigation measures, alternatives to the Proposed Project, and the overriding considerations that justify approval of the Proposed Project despite its environmental effects.

II. GENERAL FINDINGS AND OVERVIEW: PROJECT DESCRIPTION

A. Proposed Project

The Proposed Project is adoption of the Final 2035 General Plan and 2035 CAP. The 2035 General Plan and 2035 CAP apply to all land within the City's Planning Area, which consists of all territory within the City limits, as well as land outside the City's boundaries that, in the City's judgment, bears relation to its planning. The City's Planning Area is defined by the Urban Limit Line ("ULL"). The Planning Area encompasses 12,781 acres, or approximately 20 square miles. It is bounded roughly by Churchill Downs Avenue to the north, County Road 98 to the west, and County Road 25A to the south. The Planning Area includes 9,619 acres within existing City limits and 3,162 acres in unincorporated Yolo County.

1. 2035 General Plan Summary

The 2035 General Plan is the City's "constitution" for the future physical development of the City. It sets forth the City's long-range objectives for physical development and conservation. The General Plan is a 20-year planning document with a planning horizon of 2035. The 2035 General Plan plans for the addition of up to 19,300 new residents, 18,200 to 19,300 new jobs, 16.7 million to 17.4 million square feet of new non-residential land uses, and 7,000 new homes in Woodland by 2035.

The 2035 General Plan is required to address seven mandatory elements: land use, circulation (including public utilities and facilities), housing, conservation, open space, noise, and safety. The 2035 General Plan addresses these seven elements as well as includes healthy community and economic development elements. The 2035 General Plan is organized into nine chapters as follows: Introduction and Administration; Land Use, Community Design, and Historic Preservation Element; Transportation and Circulation Element, Public Facilities and Services Element; Healthy Lifestyles Element; Sustainability, Conservation, and Open Space Element; Safety Element; Economic Development Element; and Housing Element. Within each chapter the following information is generally provided: introduction and purpose, background information, and goals and policies.

2. 2035 CAP Summary

The 2035 CAP identifies measures that implement the 2035 General Plan, while also contributing on a fair-share basis to the State's climate protection efforts. The 2035 CAP comprehensively describes the strategy to reduce greenhouse gas (GHG) emissions. It identifies specific reduction strategies the City will undertake and quantifies their benefits, in order to be consistent with State directives for reducing GHGs, including CEQA Guidelines Section 15183.5. The strategies are aimed at reducing community-wide GHG emissions to a level 15 percent below Woodland's 2005 GHG levels by 2020 and a maximum of 2.25 metric tons of equivalent carbon dioxide per service population per year by 2035. These targets were

selected to establish local emissions reductions on a long-term trajectory consistent with the State's GHG emissions reduction goal for 2050 (80 percent below 1990 levels).

In addition, the 2035 CAP measures increase community resilience and efficiency of human/economic activities that consume resources which, in turn, lead to GHG emissions (e.g., increasing local energy independence, reducing transportation-related emissions, improving building energy and water efficiency, and extending the life of area landfills).

The 2035 CAP is organized into six chapters, as follows:

1. Executive Summary
2. Introduction and Overview
3. Emissions Inventories and Targets
4. Greenhouse Gas Reduction Strategies
5. Implementation and Monitoring
6. Acknowledgements.

B. Consideration of the EIR

In adopting these Findings, the City Council finds that the Final EIR was presented to the City Council, the lead agency's decision-making body, and that the City Council reviewed and considered the information in the Final EIR prior to approving the Proposed Project. The City Council finds that the Final EIR reflects the independent judgment and analysis of the City.

The three discretionary actions to be taken by the City Council are: (1) certification of the Final EIR for the 2035 General Plan and 2035 CAP; (2) adoption of the 2035 General Plan; and (3) adoption of the 2035 CAP.

C. Proposed Project Objectives

This section sets forth the Proposed Project's objectives. The City Council determines that the Final 2035 General Plan and 2035 CAP best meet these objectives, as discussed further in Section VIII below.

1. 2035 General Plan Objectives

Pursuant to State law, the overarching objective of a general plan is to guide a jurisdiction's growth over a long-term planning horizon, in a manner consistent with the community's vision of its long-term physical form and development. The General Plan's Guiding Principles were developed to set a framework for the 2035 General Plan and highlight the most critical shared values that were used in developing the 2035 General Plan and 2035 CAP. Together with the 2035 General Plan Vision Statement, the Guiding Principles also serve as the Project Objectives for the EIR for the Proposed Project. They include the following:

2035 General Plan Vision Statement:

> In 2035, Woodland is a highly desirable community to live, learn, work and recreate. It has maintained a small-town feel while maturing into an attractive, vibrant, and sustainable city that celebrates its architectural heritage and cultural diversity. Woodland is a healthy community with livable neighborhoods, a thriving downtown, well maintained

infrastructure, excellent schools and recreational amenities connected by a seamless network of trails and paths.

The city is the region's center of agricultural technology and food production and is recognized globally as a leader in sustainable agriculture. The community is prosperous and fiscally sound, offering abundant employment opportunities to its diverse and creative workforce.

Woodland has become a destination for visitors seeking to experience its unique agricultural, historical, recreational, cultural and entertainment amenities.

2035 General Plan Guiding Principles:

- **Quality and Character:** Retain and enhance Woodland's quality of life, its distinctive identity and small-town characteristics.
- **Orderly Development:** Promote new growth while achieving an orderly pattern of community development, consistent with economic, social, fiscal and environmental needs.
- **Historic Downtown:** Strengthen the historic downtown district as the City's center of shopping, dining, entertainment and employment.
- **Economic Development:** Foster economic growth and diversification with a range of employment opportunities for all residents.
- **Mobility Options:** Coordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit.
- **Housing Choice:** Provide a variety of housing types to meet the needs for all generations and income levels.
- **Agricultural Heritage:** Preserve and protect prime agricultural lands and their uses within and surrounding the community.
- **Safety:** Ensure that Woodland remains a safe place to live, protected from natural and manmade hazards.
- **Environmental Stewardship:** Foster a sustainable community for the next generation and protect and improve the quality of the natural environment.
- **Public Services:** Provide realistic, supportable and appropriate levels of public service that are sustainable and fiscally sound.
- **Health and Recreation:** Provide all residents with opportunities to live an active, healthy, and green lifestyle.
- **Quality Education:** Foster quality educational and enrichment opportunities.

2. 2035 CAP Objectives

The 2035 CAP is organized into six focus area, each of which includes overarching strategies to achieve each objective and implementation actions for each strategy. The 2035 CAP objectives are as follows:

- **Energy**:
  - Reduce Building Energy Use
  - Increase Renewable Energy Generation
- **Transportation and Land Use**:
  - Implement Land Use Policies to Support Reduced Motor Vehicle Use
  - Reduce Vehicle Trip Mileage and Equipment Idling Emissions
  - Replace Gas and Diesel Vehicles with Alternative-Fuel Vehicles

- **Urban Forest and Open Space**:
  - Increase Community Tree Canopy
  - Maintain and Enhance Open Space Environmental Values
- **Water and Solid Waste**:
  - Reduce Per Capita Water Demand
  - Achieve 75 percent Landfill Waste Diversion
  - Achieve 90 percent Landfill Methane Capture
- **Public Involvement**:
  - Build Community Engagement in CAP Implementation
  - Measure CAP Implementation Progress and Adjust Actions as Needed
- **Municipal Operations**:
  - Incorporate Sustainable Practices into All City Operations
  - Reduce Emissions from Municipal Electricity Use by 80 percent or More
  - Reduce Vehicle Fleet and Employee Commute Emissions

III. GENERAL FINDINGS: GENERAL CEQA CONSIDERATIONS

A. CEQA Process

The City released the Draft EIR on July 8, 2016 for a 45-day public review period that extended through September 13, 2016. Hearings on the Draft EIR were held before the Planning Commission and City Council on August 24, 2016; before the Planning Commission on September 1, 2016; and before the City Council on September 13, 2016 and September 20, 2016.

The Planning Commission held a duly noticed public hearing on March 16, 2017, and recommended by adoption of Resolution No. PC17-01 that the City Council certify the EIR. The City Council held duly noticed public hearings on April 4, April 18, and May 16, 2017 on the EIR and Proposed Project.

B. Intent to Rely on this EIR for Streamlining Purposes

The EIR describes the environmental consequences of implementation of the goals and policies of the 2035 General Plan, land use changes consistent with that planned under the 2035 General Plan, and implementation of the 2035 CAP. The EIR is designed to inform City of Woodland decision-makers, other responsible and trustee agencies, and the general public of the potential environmental consequences of approval and implementation of the Proposed Project. The EIR identifies goals, policies, and implementation programs that are integrated into the Proposed Project that would reduce or avoid potentially significant impacts.

The 2035 General Plan and 2035 CAP EIR is a program EIR, as described under CEQA and the CEQA Guidelines, specifically Guidelines Section 15168. A program EIR is one that may be prepared on a series of actions that can be characterized as one large project, and that are related: (1) geographically; (2) as logical parts in the chain of contemplated actions; (3) in connection with the issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or (4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar effects that can be mitigated in similar ways.

The EIR satisfies the criteria set forth above. The Proposed Project governs land use, development, and conservation within the entire Woodland Planning Area, thus resulting in a geographic relationship. It includes maps, goals, policies, and implementation programs that are logical parts of a chain of

contemplated actions governing future land use and allowed development. The policies and programs either directly establish, or will govern future plans that will establish, rules, regulations, plans, or other general criteria governing implementation of the Proposed Project. The Proposed Project will be carried out under the authority and approval of the City of Woodland, although responsible and trustee agencies will be involved in certain aspects of permitting. Many of the specific projects and actions carried out pursuant to the Proposed Project would have similar environmental impacts, which could be mitigated in similar ways.

The City intends to use the EIR to streamline future environmental review and approval of private and public projects, as well as implementation actions, such as updates to zoning that are consistent with the 2035 General Plan. The City will use existing streamlining provided by CEQA, and emerging streamlining techniques, as appropriate, in the implementation of the Proposed Project.

The EIR uses detailed, parcel-level land use programming for the basis of analysis, with a focus on vacant and underutilized properties that would be appropriate for development between the present and 2035. The EIR includes a comprehensive analysis of land use changes anticipated under the 2035 General Plan. The EIR includes quantified estimates in certain impact areas, such as transportation, air quality, GHG emissions, noise, and other topics, based on assumptions as to the amount, type, and character of land use changes under the 2035 General Plan. The policy development process was used to vet potential mitigation strategies, which are fully integrated into the Proposed Project. The 2035 General Plan Update process was used to investigate policies and programs that will serve as uniformly applied standards and limit the scope of analysis for projects consistent with the Proposed Project.

The City intends to streamline environmental review of future projects as much as possible under CEQA. CEQA Guidelines Section 15183 provides that additional environmental review is not required for projects that are consistent with the development density established by existing general plan policies for which an EIR has been certified except if necessary to study any significant environmental effects that are particular to the project or site. For this reason, the EIR includes references to 2035 General Plan and 2035 CAP policies, implementation programs, and reduction strategies, where appropriate, to address environmental impacts. Future CEQA documents will reference the policies, programs, and reduction strategies to demonstrate less-than-significant impacts and substantiate that later project-level issues are not "peculiar to the parcel" if they have been "substantially mitigated" by policies, programs, and reduction strategies (uniformly applied development policies) adopted as a part of the Final 2035 General Plan and 2035 CAP.

IV. GENERAL FINDINGS: GENERAL PROJECT BENEFITS

The City Council finds that the Proposed Project will result in the following general benefits (in no relative order – numbered for convenience only):

A. General Benefits

1. Satisfies the requirements of State law, has been reviewed and is responsive to the requirements of State agencies with legal authority, and has been comprehensively analyzed under CEQA and modified to include all identified mitigation measures.
2. Advocates responsible growth while seeking to conserve energy, water, and other resources; reduce greenhouse gas emissions; promote infill, compact, and net-zero energy development; and build community resiliency to the effects of climate change.

3. Provides for strategic growth and change that preserves and enhances existing neighborhoods; prioritizes new growth in infill areas through the revitalization of Downtown, key corridors, and employment centers; provides for orderly expansion to new growth areas; and maintains Woodland's unique agricultural and historical heritage.

4. Focuses on enhancing the quality of life for Woodland residents, workers, and visitors through improved connectivity, increased access to amenities, and greater housing and employment choices.

5. Maintains the voter-approved Urban Limit Line within which urban development will be contained.

6. Provides for urban development and expansion of associated services to accommodate projected population and employment growth.

7. Manages growth to ensure adequate infrastructure, public services, and amenities that the City can provide and maintain and that new growth will not detract from existing neighborhoods and commercial centers.

8. Promotes infill and adaptive reuse of underutilized and vacant buildings.

B. Quality of Life Benefits

1. The 2035 General Plan preserves Woodland's unique small town charm and quality of life by maintaining the city's distinct urban edge and surrounding agricultural open space, promoting the Downtown and historic resources, and developing a variety of recreational, community, and cultural facilities.

2. The General Plan recognizes Woodland's surrounding agriculture is an important part of the community's heritage, plays a major role in the city's economy, and endows Woodland with a unique sense of place.

3. Allows development that strengthens the physical form of the City, enhances livability, incorporates sustainable design practices, and continues to enhance Woodland's unique sense of place.

4. Promotes Downtown as the civic, cultural, and entertainment center of Woodland by promoting a broad mix of uses, including increased dining, retail, and entertainment destinations with an array of urban housing and professional office/technology companies.

5. Preserves, maintains, and celebrates sites and structures that serve as significant, visible reminders of the city's social, architectural and agricultural history through adherence to federal, State, and local programs and requirements.

6. Protects and maintains waterways, wildlife habitats, and other open space.

C. Land Use, Community Design, and Historic Preservation Benefits

1. The Land Use, Community Design, and Historic Preservation Element directs the location and form of future development, shaping where people will live, work, play, and shop in Woodland.

2. This Element presents the desirable pattern for the ultimate development of the city for the General Plan horizon (year 2035) and seeks to ensure that land use planning reflects the community's evolution and changing demographics, while promoting sustainability.

3. Promotes the development of complete neighborhoods with a physical layout and land use mix that: puts residents in close proximity to services and amenities; promotes walking, biking, and transit use; fosters community pride; enhances neighborhood identity; ensures public safety; and meets the needs of all ages and abilities (Policy 2.A.5 of the Land Use, Community Design, and Historic Preservation Element).

4. Encourages infill development, adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, optimize City investment in infrastructure, support increased transit use, and enhance economic vitality (Policy 2.A.6 of the Land Use, Community Design, and Historic Preservation Element).

5. Promotes compact development patterns and mixing of land uses to conserve land resources, reduce vehicle trips, improve air quality, and facilitate walking, bicycling, and transit use (Policy 2.C.1 of the Land Use, Community Design, and Historic Preservation Element).

6. Encourages and incentivizes buildings to be constructed so that they consume less energy, water, and other resources; allow natural ventilation; use daylight effectively; reduce stormwater runoff; and facilitate the use of clean energy, whenever possible (Policy 2.C.4 of the Land Use, Community Design, and Historic Preservation Element).

7. Promotes the design of transition areas between different land uses in order to ensure compatibility, and encourage a gradual and compatible shift in scale between different densities and intensities of various uses (Policy 2.E.3 of the Land Use, Community Design, and Historic Preservation Element).

8. Recognizes, maintains, and celebrates the unique qualities of Woodland's traditional residential neighborhoods.

9. Within mixed-use corridors, encourages replacement of older, low-scale, auto-oriented development with well-designed, higher-density, new projects that offer pedestrian orientation, more efficient use of land, and continued, productive economic value (Policy 2.I.2 of the Land Use, Community Design, and Historic Preservation Element).

10. Encourages renovation, infill, and reuse of existing commercial centers (Policy 2.J.1 of the Land Use, Community Design, and Historic Preservation Element).

11. Provides office, industrial, medical, and public employment centers that encourage a range of diverse business and employment opportunities and feature multi-modal commute access.

12. Promotes the development of compact, complete neighborhoods in Specific Plan Areas that locate services and amenities within walking and biking distance of neighborhood residents, reducing the need to travel by car (Policy 2.M.1 of the Land Use, Community Design, and Historic Preservation Element).

13. Requires Specific Plan Areas to incorporate a mix of residential and non-residential development that addresses the basic daily needs of residents and employees and a mix of housing types at a range of densities and affordability levels that accommodate residents at all stages of life (Policies 2.M.2 and 2.M.3 of the Land Use, Community Design, and Historic Preservation Element).

D. Circulation and Mobility Benefits

1. The Transportation and Circulation Element emphasizes the development of new and modified infrastructure that promotes increased transportation choices to serve existing and new development.

2. This Element promotes an integrated, multi-modal transportation system to reduce air pollution and greenhouse gas emissions, reduce the need for costly roadway improvements, and allow residents and business the opportunity to operate, recreate, and move through the city efficiently without an automobile, whenever possible.

3. Promotes "complete streets" that safely and effectively serve the needs of all modes of travel.

4. Requires new development to demonstrate reductions in per-capita vehicle miles traveled (VMT) and peak-period VMT reduction, in particular, to reduce congestion and pollutant emissions (Policy 3.A.4 of the Transportation and Circulation Element).

5. Requires 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 (Police 3.A.11 of the Transportation and Circulation Element).

6. Promotes walking by providing appropriate facilities, programs, and information (Policy 3.E.1 of the Transportation and Circulation Element).

7. Promotes the development of a comprehensive system of recreational and commuter bicycle routes that provide safe and convenient connections between the city's major employment and housing areas; existing and planned bikeways; and schools, parks, retail shopping, and residential neighborhoods (Policy 3.F.2 of the Transportation and Circulation Element).

8. Promotes a transit system that serves as a viable alternative to the automobile for those without access to a vehicle and those that choose to live and work in areas where land use density and intensity are supportive of transit.

E. Economic Benefits

1. The Economic Development Element promotes a diversified economic base and seeks to capitalize on Woodland's location and assets—access to Interstate 5 (I-5), Sacramento International Airport, rail service, prime farmland, and U.C. Davis—by supporting and assisting business development and mitigating constraints to economic investment.

2. This Element provides sites in a variety of infill and new growth locations to attract hotel, office, industrial, and research and development uses, which in turn will provide jobs and help the City achieve fiscal sustainability.

3. Seeks partnerships in higher education, seed research, agricultural technology, food production, and other locally appropriate sectors.

4. Supports linkages with Woodland's strong historical and cultural resources and promotes tourism.

F. Public Facilities and Services Benefits

1. The Public Facilities and Services Element ensures that police and fire services; parks and recreational facilities and programs; schools; water, recycled water, wastewater, drainage/stormwater, solid waste systems; and other public facilities meet the needs of the community as the city grows.

2. Balances the fiscal realities of providing sustainable public services with community desires for high-quality amenities and facilities to ensure that meeting today's needs does not compromise the community's fiscal future.

3. Requires new development to pay for itself, including new facilities and on-going operations.

4. Provides a comprehensive program of law enforcement services to deter crime, ensure public safety, and meet the growing demand for police services associated with increasing population and non-residential development.

5. Provides a comprehensive program of fire protection services to protect residents of and visitors to Woodland from injury and loss of life and to protect property from fires.

6. Establishes and maintains a complete system of public parks and community and recreational facilities that provides opportunities for both passive and active recreation and is well suited to the needs of Woodland residents, employees, and visitors.

7. Promotes creation of a recreational greenbelt and expansion of walking and biking paths to enable residents to use active transportation options to connect to work, schools, grocery stores, and variety of open spaces.

8. Underscores the importance of high-quality educational opportunities—including K–12 education, higher education, and workforce training.

9. Supports continued partnership with the Woodland Joint Unified School District, the County Office of Education, and Woodland Community College in planning, facility sharing, extracurricular activities and recreation, and promoting academic achievement, as well as linkages between Woodland's growing cluster of agricultural technology and research establishments and higher education.

10. Ensures that potable water capacity (including surface water treatment capacity and aquifer storage and recovery well capacity) is available to serve planned urban development within the Planning Area, consistent with the General Plan.

11. Ensures that adequate wastewater collection, treatment, recycling, and disposal facilities are provided in a timely fashion to serve existing and future needs.

12. Maintains the City's storm drainage system and promotes best management practices to protect from flooding, enhance water quality, prevent infrastructure deterioration, and comply with State and federal laws.

13. Collaborates with affected stakeholders and partners to identify and support programs and new techniques of solid waste disposal, such as recycling, composting, waste-to-energy technology, and waste separation, to reduce the volume and toxicity of solid wastes that must be sent to landfill facilities (Policy 5.J.3 of the Public Facilities and Services Element).

14. Promotes energy-saving practices and encourage energy efficiency through good urban design and site-planning practices, as well as through building design, maintenance, and retrofit (Policy 5.K.6 of the Public Facilities and Services Element).

15. Facilitates the upgrading of utility services and support development of the infrastructure necessary for all residents to use and benefit from improved and emerging technologies in Woodland, including communication technologies (Policy 5.K.7 of the Public Facilities and Services Element).

G. Healthy Community Benefits

1. The Healthy Community Element promotes health equity in Woodland, including the promotion of equal access to health facilities, goods, services, and economic and educational opportunities; helping to ensure overall well-being for residents of all ages, abilities, and incomes; and fairly treating all members of the public in the process of creating a healthy Woodland.

2. This Element supports healthy and active lifestyles for all members of the community by integrating opportunities for active transportation and physical activity into daily life in Woodland.

3. Creates a healthy, balanced, functional, and equitable food system for the entire Woodland community by reducing barriers and increasing access to locally-grown fruits and vegetables, and increasing community-wide knowledge of healthy food choices and behaviors.

4. Supports a wide variety of community facilities and programs to serve and meet the needs of the diverse Woodland community.

5. Supports public art as an important amenity to creating a beautiful and vibrant city.

6. Ensures equal treatment of all community members and equal share in both the benefits and burdens associated with the city's amenities, services, facilities, and land use decisions.

H. Sustainability, Conservation, and Open Space Benefits

1. The Sustainability, Conservation, and Open Space Element focuses on balanced management of the city's multiple natural (water resources, natural habitats, wildlife, vegetation, agricultural soils, minerals, and air quality) and cultural resources.

2. This Element promotes thoughtful planning and resource management that can help inform community discussion about weighing environmental conservation.

3. Seeks to balance planned growth with conservation and enhancement of the area's natural resources.

4. Protects and enhances the natural quantity and qualities of surface water and groundwater resources in the Woodland area by supporting local efforts to establish a Groundwater Sustainability Agency and adopt a Groundwater Management Plan and by supporting local and regional efforts to protect the Sacramento River, Cache Creek, Putah Creek, and Willow Slough watersheds (Policies 7.A.2 and 7.A.3 of the Sustainability, Conservation, and Open Space Element).

5. Requires the use of feasible and practical best management practices and promotes Low Impact Development to protect receiving waters from the adverse effects of construction activities and urban and agricultural runoff (Policy 7.A.4 of the Sustainability, Conservation, and Open Space Element).

6. Supports continued participation in the planning process for the countywide Habitat Conservation Plan/Natural Community Conservation Plan and implementation the adopted Plan to mitigate the impacts of growth projected under the General Plan on plant and wildlife habitats in the Woodland area (Policy 7.B.1 of the Sustainability, Conservation, and Open Space Element).

7. Supports the conservation and preservation of sensitive habitat types (i.e., alkali sink, freshwater wetlands, freshwater marsh, riparian forest, drainages, riverine habitat, and lakes) and habitats of Federally- or State-listed rare, threatened, endangered, and/or other special status species.

8. Permanently protects as open space areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains. Supports the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems (Policy 7.B.5 of the Sustainability, Conservation, and Open Space Element).

9. Supports existing agricultural uses within the ULL until urban development occurs on these properties (Policy 7.C.2 of the Sustainability, Conservation, and Open Space Element).

10. Ensures that urban development within the ULL does not affect the economic viability of adjacent agricultural practices located outside the ULL (Policy 7.C.4 of the Sustainability, Conservation, and Open Space Element).

11. Preserves and protects areas and sites of prehistoric, cultural, and archaeological significance.

12. Requires projects to implement Best Management Practices for reducing air pollutant emissions associated with the construction and operation of development projects (Policy 7.F.2 of the Sustainability, Conservation, and Open Space Element).

13. Maintains inventories of community-wide greenhouse gas emissions and greenhouse gas emissions from City operations and tracks related solid waste, energy, economic, and environmental data and updates the inventories periodically as additional data and methodologies become available (Policy 7.F.7 of the Sustainability, Conservation, and Open Space Element).

I. Safety Benefits

1. The Safety Element ensures that appropriate consideration of both natural and human-made hazards and risks are factored into land use decision-making (including geologic and seismic hazards, flood hazards, wildland fires, hazardous materials, and airport operations).
2. This Element requires the City to continue to implement floodplain zoning and undertake other actions appropriate and/or required to comply with State flood risk management requirements, and to maintain the City's eligibility under the Federal Flood Insurance Program (Policy 8.B.1 of the Safety Element).
3. Requires evaluation of potential flood hazards prior to approval of development projects (Policy 8.B.2 of the Safety Element).
4. Requires the City make 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 before approval of subdivisions, development agreements, or permits (Policy 8.B.3 of the Safety Element).
5. Establishes noise compatibility guidelines but acknowledges that planned development in growth areas will be noisy and may exceed those thresholds (Tables 8-5 and 8-6, Policies 8.G.1 and 8.G.2).

J. Housing Benefits

1. The Housing Element demonstrates the City's continued success in providing housing affordable to all economic segments.
2. This Element validates the importance of the City's inclusionary housing requirements.
3. Encourages the preservation, maintenance and improvement of existing housing and the replacement of unsafe or dilapidated housing.
4. Encourages infill development Downtown and along mixed-use corridors.
5. The goals, policies, and programs of this element emphasize a mix of diverse housing opportunities (i.e., larger lot to small-lot single-family homes, townhomes, apartment buildings and lofts) in a variety of locations to meet the needs of all City residents, including those with special housing needs.
6. Demonstrates that planned land uses will satisfy the County's regional housing needs allocation in every category (Table 1-1 of the Housing Element).
7. Has been determined by the California Department of Housing and Community Development to be compliant with state law.

K. 2035 Climate Action Plan Benefits

1. Implements the General Plan guiding principles, goals, and policies, as they relate to GHG emissions reduction.
2. Articulates objectives for the City related to local GHG reductions to support the development of strategies and actions.
3. Provides GHG reduction targets for 2020 and 2035 that allow the City to demonstrate consistency with the State's own long-term GHG reduction targets articulated in Assembly Bill (AB) 32 and Senate Bill (SB) 32 (California Global Warming Solutions Act).
4. Outlines GHG reduction strategies and actions that are appropriate for Woodland's specific context, and that are consistent with the City's other environmental, social, and economic objectives.
5. Establishes a process whereby future plans and projects may evaluate their consistency with the 2035 CAP as an alternative to project-specific GHG emissions analysis under CEQA.
6. Indicates how the City will implement CAP strategies and related actions, track the performance of each measure, and evaluate, update, and amend the CAP over time, so the plan remains effective and current.
7. Ensures compliance with CEQA Guidelines Section 15183.5, Tiering and Streamlining the Analysis of Greenhouse Gas Emissions

V. GENERAL FINDINGS: RECORD OF PROCEEDINGS

A. Final EIR

The Final EIR for the Proposed Project includes the following items:

1. The Draft EIR (State Clearinghouse #2013032015) dated September 15, 2016;
2. Response to Comments on the Draft EIR dated January 23, 2017;
3. Revisions to the Draft EIR dated January 23, 2017; and
4. Mitigation Monitoring and Reporting Program dated January 23, 2017, and subsequently amended May 16, 2017.
5. Errata to the EIR, dated May 16, 2017.

B. The Administrative Record

Public Resources Code section 21167.6(e) sets forth the contents of the administrative record for CEQA purposes and these findings. Pursuant to CEQA Guidelines Section 15091(e), the location and custodian of the documents and other materials which constitute the record of proceedings upon which these decisions are based is as follows:

Woodland Community Development Department
300 First Street
Woodland, CA 95695
(530) 661-5820
www.cityofwoodland.org

VI. FINDINGS REQUIRED UNDER CEQA

Public Resources Code Section 21002 provides that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]" It also states that the procedures required by CEQA "are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects." And it states that "in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof."

The mandate and principles of Section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. For each significant environmental effect identified in an EIR for a proposed project, the approving agency must issue a written finding reaching one or more of three permissible conclusions. The first such finding is that changes or alterations have been required or incorporated into the project to avoid or substantially lessen the significant environmental effect. Inclusion of mitigating General Plan policies and implementation programs are among the "changes or alterations" referenced in this finding. Other "changes and alterations" are discussed herein. For purposes of these findings, the term "avoid" refers to the effectiveness of one or more mitigation measures to reduce an otherwise significant effect to a less than significant level. In contrast, the term "substantially lessen" refers to the effectiveness of such measure or measures to substantially reduce the severity of a significant effect, but not to reduce that effect to a less-than-significant level.

The second permissible finding is that such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding, and that such changes have been adopted by such other agency or can and should be adopted by such other agency.

The third potential finding is that specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR (CEQA Guidelines Section 15091). "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors. The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. Moreover, "feasibility" under CEQA encompasses "desirability" to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.

In the process of adopting mitigation, the City Council has made a determination regarding whether the mitigation proposed in the EIR is "feasible." In some cases, modifications may have been made to the mitigating policies and implementation programs to update, clarify, streamline, correct, or make other revisions. These are discussed herein.

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons in support of the finding that the project benefits outweigh its unavoidable adverse environmental effects. In the process of considering the EIR for certification, the City Council has recognized that impact avoidance is not possible in all instances. To the extent that significant adverse environmental impacts will not be reduced to a less-than-significant level with mitigating policies and implementation programs, the City Council has found that specific economic, social, and other considerations support approval of the Proposed Project. Those findings are reflected herein in Section VI.C (Significant Effects and Mitigation Measures) below and in Section VIII (Statement of Overriding Considerations).

A. Findings Regarding EIR Errata and EIR Recirculation

1. Standard for Recirculation Under CEQA

CEQA Guidelines Section 15088.5 requires a lead agency to recirculate an EIR when "significant new information" is added to the EIR after the lead agency gives public notice of the availability of the Draft EIR but before certification. "Information" may include project changes, changes to the environmental setting, or additional data or other information. The Guidelines do not consider new information to be significant unless the lead agency changes the EIR in a way that deprives the public of a meaningful opportunity to comment on a substantial adverse environmental effect or a feasible way to mitigate the impact that the agency or project proponent has declined to implement.

Section 15088.5 states "significant new information" requiring recirculation may include:

> (1) A new significant environmental impact that had not previously been disclosed in the Draft EIR would result from the project or from a new mitigation measure;

(2) A substantial increase in the severity of an environmental impact that had already been identified unless mitigation measures would be adopted to reduce the impact to a level of insignificance;

(3) A feasible project alternative or mitigation measure would considerably lessen the significant environmental impacts of the project, but the proponents will not adopt it; or

(4) The Draft EIR was so inadequate and conclusory that meaningful public review and comment were precluded.

Recirculation is not required if new information added to the EIR just clarifies or makes minor modifications to an otherwise adequate EIR.

2. Changes to the Proposed Project

Since the City released the Draft EIR, and as a result of public input and meetings, the City made various policy and program changes to both the Draft General Plan and Draft Climate Action Plan, including policy and implementation program changes. These various changes are shown in Attachment B to the respective City Council resolutions approving the 2035 General Plan and 2035 Climate Action Plan. The City made numerous non-substantive text changes to the Proposed Project to clarify terms, correct grammatical errors, correct figures, and place headers and other identifying information in the correct places. These changes did not substantively change the text of either the General Plan or Climate Action Plan. Rather, the changes corrected errors and provided additional clarity.

The purpose of most of the substantive changes was to clarify policies and programs, many of which are enhancements to existing policies, and to ensure additional environmental protection. For example, the City modified Policy 8.F.2 to require the City to participate in the next update of the Yolo County Operational Area Multi-Jurisdictional Hazard Mitigation Plan in an effort to address topics related to climate change vulnerability, as required by SB 379. As another example, the City modified Policy 6.B.9 to require an evaluation and enhancement of street lighting along bicycle and pedestrian routes to encourage walking and biking as needed. The City also amended the Proposed Project to add new, or amend existing, policies as directed by the EIR mitigation measures. Changes that incorporate mitigation measures from the EIR do not constitute new information as the changes ensured conformity with the EIR. Additionally, the new or amended policies support goals already in the 2035 General Plan and/or 2035 CAP.

The City Council also made an important decision regarding its growth strategy. The Draft 2035 General Plan and the EIR for the Proposed Project both examined two "equal weight" alternatives, the South Alternative and the East Alternative. While each alternative contemplated the same amount of overall growth city-wide, each alternative contemplated much of the growth in a particular part of the city (either primarily, but not exclusively, to the south or primarily, but not exclusively, to the east). Rather than select either alternative, the City chose to, instead, adopt an alternative growth strategy that is now the 2035 General Plan. That growth strategy recognizes that the General Plan goals and policies prioritize future residential growth through infill along key corridors and downtown as well as prioritizes Spring Lake buildout. Instead of selecting a particular part of the City in which to focus growth, potentially to the exclusion of another area(s), the City Council chooses instead to have inherent physical, financial, and market constraints direct and meter growth in these areas. The maximum number of new housing units (maximum of 7,000 dwelling units), population, and square footage of non-residential space (maximum of 17,386,000 square feet) has not changed. Various growth phasing considerations have been imbedded

as policy considerations. Thus, the Proposed Project provides the City with greater flexibility to consider development opportunities that will provide the most benefit to the community. All decisions regarding future development in new growth areas will rely on a thorough assessment of the specific project proposal and its consistency with the 2035 General Plan goals and policies as well as the 2035 Climate Action Plan and EIR for the Proposed Project.

Due to the City Council's decision to not select either the South or the East Alternative, and to instead have a modified growth strategy, the City modified the 2035 General Plan text and a few of the 2035 General Plan policies. The 2035 General Plan does not have any references to the two alternatives as the public review draft previously did. Instead, the Specific Plan Areas are described as specific areas and not within the context of being permitted to develop pursuant to one of the two alternatives. For example, page LU 2-61 removed all references to the different alternatives and instead describes the three different Specific Plan Areas. These changes are text changes only and do not create an environmental impact or worsen a previously identified environmental effect.

The City substantively modified certain policies to be consistent with its modified growth strategy. The City modified Policy 2.B.1 to provide protections for completion of infrastructure and amenities in existing specific plan areas while they are developing. This modified policy ensures that the appropriate infrastructure analysis is conducted as a specific plan is developing and strengthens the policy to ensure overall environmental protection rather than creating a new, or exacerbating an existing, environmental effect. Additionally, the City modified Policy 2.B.2 to prohibit the processing of any specific plan until the designs for projects to provide necessary 200-year flood protection have been approved and the funding for construction secured. The City Council also modified the policy to require that the City Council approve any sale of the City-owned 900 acres that is a part of SP-2 by a four-fifths vote. This amended policy is to ensure adequate flood protection is consistent with state law related to flood protection. The City made similar changes to Policy 2.L.5 concerning Specific Plan-2 while also encouraging sustainable development with the goal of achieving zero net energy at the building and neighborhood level within SP-2. The City also modified Policy 2.L.1 to clarify that plans to develop new specific plan areas will be independently analyzed for consistency with the 2035 General Plan and to consider site-specific constraints.

The City Council also changed 2035 General Plan Policy 2.A.3 related to agricultural mitigation. The policy now provides that in addition to requiring one acre of agricultural land to be permanently conserved for every acre converted to urban use, the farmland being conserved must be of the same Farmland Mapping and Monitoring Program type as the farmland that is being converted, or of a type of higher quality, and the conserved farmland should be located outside of, but as close to the Woodland Urban Limit Line as possible. It also provides that for projects proposing to convert agricultural land to an urban use, a soils analysis will be required to determine the farmland classification for purposes of determining the appropriate mitigation as a part of the environmental review conducted for the project. This change ensures that agricultural land will be conserved on a like for like basis and that the soil quality will be analyzed at the time a project is proposed for development to ensure that the most accurate analysis is being conducted for the project. This change strengthens the policy and ensures additional environmental protection rather than creating a new, or exacerbating an existing, environmental effect.

During the May 16, 2017 City Council meeting, the City Council approved of three additional clarifying changes to the 2035 General Plan. The first change clarifies that the Neighborhood Commercial (NC) residential requirement is unlimited above the ground floor rather than stating that a revised density for this area is not applicable. This change permits residential uses above commercial development, which is consistent with the City's current practice and does not exacerbate any existing, or create any new,

environmental impacts. The second change clarifies that the Commercial Mixed Use District described on page LU 2-45 of the General Plan is "commercial service" rather than "commercial." This is a minor text change that does not substantively change the text of the General Plan and does not exacerbate an existing or create a new environmental impact. The third change clarifies that the development standard for Neighborhood Commercial (NC) is consistent with changes made on page LU 2-58, Policy 2.J.4 that the maximum square foot floorplate for any single user is 60,000 square feet rather than 25,000 square feet. This change is clerical in nature and does not create a new, or exacerbate an existing, environmental impact.

Given the clarifications to the Proposed Project and the lack of significant changes to the Proposed Project, the environmental impacts from the Proposed Project did not change. While the City now has a modified growth strategy rather than a preferred location to concentrate its growth, the maximum allowable General Plan buildout did not change. Thus, the analysis of significant environmental effects remained the same, and no changes to the EIR were warranted as a result of changes to the Proposed Project. The City Council has as Attachment B to its Resolution Adopting the 2035 General Plan and Attachment B to its Resolution Adopting the 2035 Climate Action Plan all of the changes made to the respective documents. Rather than setting out each of the numerous changes made to the 2035 General Plan and 2035 Climate Action Plan, the City Council hereby incorporates by reference Attachment B to the City Council's Resolution Adopting the 2035 General Plan and Attachment B to the City Council's Resolution Adopting the 2035 Climate Action Plan. The City Council is anticipated to adopt the documents, as amended, subsequent to certifying the EIR.

Finding: None of the changes to the Proposed Project necessitated a change to the EIR. The changes did not create a new significant effect or worsen a previously identified one. The changes do not propose additional new residential units, square footage, or population to be permitted over what the EIR previously analyzed and disclosed. Neither do the changes propose or contemplate growth in a location that the EIR did not analyze. The public has not been deprived of a meaningful opportunity to comment on any new or different environmental impacts and had multiple opportunities to provide input. The numerous changes to the Proposed Project do not require any changes to the EIR; thus, recirculation is not necessary as the changes do not constitute significant new information under CEQA.

3. Changes to the EIR and Errata to FEIR

The City also made numerous changes to the Draft EIR since its release, which are described in Chapter 3, "Revisions to the Draft EIR," of the Final EIR, dated January 23, 2017. Most of the changes to the DEIR clarified text and did not substantively change the EIR. Since the City released the Final EIR, the City made four minor changes to mitigation measures and also amended the Mitigation Monitoring and Reporting Program to take into account these four changes as well as to include Table 2-1 of the Final EIR in it. That errata is included as **Attachment A** to the City Council's Resolution Certifying the EIR for the Proposed Project. The amendments to the four mitigation measures are set forth as follows (new text shown in italics, deleted text shown in strikethrough):

- **Mitigation Measure 4.2-1 – The 2035 General Plan should be amended to include the following modified policy:**
  Policy 2.A.3 Agricultural Mitigation. For impacts to agriculture within the ULL, require one acre to be permanently conserved for every acre converted to urban development *(1:1 ratio)*. The farmland being conserved must be of the same Farmland Mapping and Monitoring Program type (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, 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* L*imit* L*ine* as possible. *For projects proposing to convert agricultural land to urban use, require soils analysis to determine farmland classification for purposes of determining appropriate mitigation as part of environmental review conducted for the project.*

Finding: The City Council finds that this modified Mitigation Measure ensures that farmland being conserved will be of the same quality as the farmland proposed for conversion, and ensures that lesser quality farmland will not be conserved when higher quality farmland will be converted. The revised Mitigation Measure also requires projects that propose to convert agricultural land to have a specific soils analysis prepared to determine the farmland classification, which will ensure that the most accurate analysis is used in determining the environmental impact of the proposed project. This modified Mitigation Measure will not create a new, or worsen an existing, environmental impact.

- **Mitigation Measure 4.2-3 – The 2035 General Plan should be amended to include the following new policy:**
  Policy 7.C.5 Agricultural Buffer. Require new development that occurs at the edge of the ULL to be set back a minimum of ~~300~~ *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.

  Finding: This modified Mitigation Measure ensures that a buffer will be in place between new development at the edge of the Urban Limit Line but also continues to provide the City and landowner with flexibility of having an alternative to a buffer if development potential would be precluded or severely limited as a result of the required buffer size. The City Council changed this Mitigation Measure in part to be consistent with neighboring jurisdictions' policies and in part because it recognizes the need for flexibility in addressing required buffers on private property. This modified Mitigation Measure will not create a new, or worsen an existing, environmental impact.

- **Mitigation Measure 4.13-1a – The Draft General Plan should be amended to include the following modification of the Circulation Diagram ~~in the East Alternative~~.**
  ~~East Alternative~~ Circulation Diagram: Include E. Gum Avenue from Bourn Drive to Pioneer Avenue as a 2-lane minor arterial.

  Finding: The modified Mitigation Measure removes the reference to the East Alternative as the City Council chose to pursue a modified growth strategy and is not selecting one direction to grow in over another. This change would not create a new, or exacerbate an existing, environmental impact.

- **Mitigation Measure 4.13-3b – The 2035 General Plan should be amended to include the following modification of the circulation diagram.**
  ~~East Alternative~~ Circulation Diagram: Include County Road 102 from E. Gibson Road to Farmers Central Road as a 4-lane principal arterial.

  Finding: Similar to modified Mitigation Measure 4.13-1a, the modified Mitigation Measure removes the reference to the East Alternative as the City Council chose to pursue a modified

growth strategy and is not selecting one direction to grow in over another. This change would not create a new, or exacerbate an existing, environmental impact.

Due to the City's decision to have a revised growth strategy, the City made a minor change to Impact 4.13-1 to remove the comparative reference to the East Alternative and South Alternative. Similar to the discussion above, this change comports with the City Council's decision to pursue a modified growth strategy rather than growing primarily to the south or to the east and removes the reference to the two alternatives. The change reads as follows:

> IMPACT 4.13-1 Conflict with an Applicable Plan, Ordinance or Policy Establishing Measures of Effectiveness for the Performance of the Circulation System by Resulting in Unacceptable Levels of Service on City of Woodland Roadways. Implementation of the Proposed Project could cause unacceptable LOS conditions on some roadway segments. The impact is considered significant ~~for the East Alternative and less than significant for the South Alternative~~.
>
> Finding: Similar to modified Mitigation Measure 4.13-1a and 4.13-3b, this impact had a finding regarding both the East Alternative and the South Alternative. The removal of the language recognizes the City Council's preferred modified growth strategy but does not add a new impact that had not previously been analyzed or worsen an existing impact. This language change does not constitute significant new information.

Finding: The Woodland City Council finds that the changes identified in the proposed revisions to both the Proposed Project and the EIR do not identify any new impacts or identify any substantial increase in the severity of an environmental impact that would not be reduced to a less than significant level through mitigation; nor would the revised mitigation measures result in new significant environmental impacts. Rather, Mitigation Measure 4.2-1 provides more specificity concerning the process to use when agricultural land is being converted to urban development. It would result in an additional environmental impact or change in severity an existing impact. Mitigation Measure 4.2-3 changes the agricultural buffer from 300 feet to 150 feet and continues to provide an alternative if the buffer is impractical or otherwise not possible. The amended mitigation measure would not cause a new significant environmental impact to result from the amended measure and would cause an increase in the severity of an environmental impact. Amended Mitigation Measures 4.13-1a and 4.13-3b both referred to the East Alternative Circulation Diagram. Given the City Council's growth strategy direction and its decision to not choose between the East Alternative and the South Alternative, these two Mitigation Measures have been amended to refer to the Circulation Diagram for the 2035 General Plan, rather than the East Alternative. Impact 4.13-1 referred to both the East and South Alternatives, distinctions that are no longer applicable in the 2035 General Plan. These changes conform to the City Council's chosen growth strategy and would not result in a significant impact on the environment or increase in intensity any environmental effects. All of the mitigation measures that have been amended since release of the FEIR help clarify and strengthen the effectiveness of the mitigation measures to help further reduce or avoid an impact.

Because no new unmitigated environmental effects have been identified or created by the revised mitigation, and because no new significant information has been added to either the Proposed Project or the EIR, the EIR has not been changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental impact of the Proposed Project. The revisions to the EIR are improvements to the environmental analysis. No impacts identified in the EIR would be substantially increased as a result of changes to the Proposed Project or the EIR. There are no new feasible alternatives or mitigation measures that are considerably different from those considered in the EIR that

the City Council has declined to adopt. Therefore, recirculation of the EIR pursuant to CEQA Guidelines Section 15088.5 is not required.

B. Findings Regarding Specific Environmental Impacts

The Draft EIR identified a number of less than significant impacts associated with the Proposed Project that do not require mitigation. The Draft EIR also identified a number of significant and potentially significant environmental effects (or impacts) that may be caused in whole or in part by the Proposed Project. Some of these significant effects can be fully avoided or substantially lessened through the adoption of feasible mitigation measures. Other effects cannot be, and thus may be significant and unavoidable. For reasons set forth in Section VIII (Statement of Overriding Considerations), however, the City Council has determined that overriding economic, social, and other considerations outweigh the significant, unavoidable effects of the Proposed Project.

The City Council's findings with respect to the Proposed Project's significant effects and mitigation measures are set forth in the Final EIR and these Findings of Fact. The Summary of Findings does not attempt to describe the full analysis of each environmental impact contained in the Final EIR. Please refer to the Draft EIR, the Final EIR, the Final 2035 General Plan, and the Final 2035 CAP for more detail. Each of these documents is incorporated into these findings in their entirety. Without limitation, this incorporation is intended to elaborate on the scope and nature of mitigating policies and implementation programs, the basis for determining the significance of impacts, the comparative analysis of alternatives, and the reasons for approving the 2035 General Plan in spite of the potential for associated significant and unavoidable adverse impacts.

The Summary of Findings provides a summary description of each potentially significant and significant impact, describes the applicable mitigation measures identified in the Final EIR and adopted by the City Council, and states the findings of the City Council regarding the significance of each impact after imposition of the adopted mitigation measures. A full explanation of these environmental findings and conclusions can be found in the Final EIR and associated record (described herein), both of which are incorporated by reference. The City Council hereby ratifies, adopts, and incorporates the analysis and explanation in the record into these findings, and ratifies, adopts, and incorporates in these findings the determinations and conclusions of the Final EIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings.

The following general findings are made by the City Council:

- For all impacts identified as less-than-significant in the EIR, the less-than-significant impact determination is hereby confirmed by the City Council based on the evidence and analysis provided in the record.

- For all adopted mitigation measures, the City Council hereby directs that the stated mitigation measure (or its equivalent) shall be incorporated into the 2035 General Plan and 2035 CAP. The City Council finds that each such measure is appropriate and feasible and will lessen the impact to some degree.

Some of the measures identified in these Findings may also be within the jurisdiction and control of other agencies. To the extent any of the mitigation measures are within the jurisdiction of other agencies, the City Council finds those agencies can and should implement those measures within their jurisdiction and control (CEQA Guidelines Section 15091[a][2]).

1. Findings Regarding Less than Significant Impacts (No Mitigation Required)

CEQA Guidelines Section 15091 does not require specific findings to address environmental effects that an EIR identifies as "no impact" or a "less than significant" impact. Nevertheless, the City Council hereby finds that the Proposed Project would have either no impact or a less than significant impact with respect to a number of environmental topics, as summarized below. Please refer to the Draft EIR, the Final EIR, the Final 2035 General Plan, and the Final 2035 CAP for more detail.

Aesthetics and Visual Resources

Impact 4.1-1: Substantial Adverse Effect on a Scenic Vista.

Finding: The impact is considered **less than significant** (FEIR, p. 4.1-22).

Explanation: Policies in the Proposed Project ensure that impacts on scenic views are minimized. Goal 7.C establishes that the City is responsible for promoting the preservation of agricultural land surrounding the ULL. Policies 2.A.1, 7.B.6, and 7.C.3 reinforce the Urban Limit Line and require the City to work with Yolo County and the City of Davis on an open space buffer and protection of agricultural land around Woodland. Policy 3.A.7 requires the City to promote the use of grid and modified grid street patterns in new neighborhoods, which helps protect views of surrounding agricultural and open space land along transportation corridors. 2035 CAP actions protect open spaces, which provide scenic views, by focusing installation of renewable energy systems on developed land and structures. Implementation of the Proposed Project would change views of farmland from individual parcels, but it would not have a substantial adverse effect on a scenic vista (FEIR, p. 4.1-22).

Impact 4.1-2: Substantially Damage Scenic Resources, Including, but not Limited to, Trees, Rock Outcroppings, and Historic Buildings within a State Scenic Highway.

Finding: The impact is **less than significant** (FEIR, p. 4.1-24).

Explanation: There is no state scenic highway within or in close proximity to the Planning Area. In addition, policies and implementation programs in the Proposed Project require that the City's tree canopy is managed and improved and that historic buildings are preserved. There are no rock outcroppings in the Planning Area (FEIR, p. 4.1-24).

Agriculture and Forestry Resources

Impact 4.2-2: Conflict with Existing Zoning for Agricultural Use, or a Williamson Act Contract.

Finding: The impact is considered **less than significant** (FEIR, p. 4.2-37).

Explanation: There are parcels currently zoned for agricultural use in the Planning Area; however, the 2002 General Plan specifies that the City may allow development on land zoned Agriculture when it is needed for urban development. There are properties adjacent to new growth areas under Williamson Act contracts, but policies in the 2035 General Plan reduce potential impacts on these properties (FEIR, p. 4.2-37).

Air Quality

Impact 4.3-4: Objectionable Odors Affecting a Substantial Number of People.

Finding: The impact is **less than significant** (FEIR, p. 4.3-48).

Explanation: The WPCF headwork facility and pond system are also both odor sources within the City. The headworks area includes an influent pump station, screens, and grit removal, all of which are open to atmosphere and not equipped with any odor controls and odor scrubbers for the headwork area. Although there have been odor abatement options identified in odor studies for the WPCF, the WPCF would incur substantial construction and operations and maintenance costs, and/or diminished operational flexibility in order to avoid future odor impacts. With implementation of proposed policies, the Proposed Project would not result in substantial odor exposure. Policy 7.F.6 requires odors associated with the wastewater treatment plant to be mitigated to acceptable levels in conjunction with planning and development for any land within an odor buffer. The odor buffer zone was developed through an evaluation of odor emissions associated with the WPCF and consideration of wind speeds and wind direction in the area surrounding this facility. Through this study of odor emissions, a buffer was developed, outside of which there would not be substantial odor emissions. The Proposed Project includes policies that would avoid exposure of a substantial number of people to objectionable odors (FEIR, p. 4.3-48).

Biological Resources

Impact 4.4-5: Interference with Wildlife Movement Corridors and Nursery Sites.

Finding: The impact is **less than significant** (FEIR, p. 4.4-51).

Explanation: The Proposed Project plans for development within the Pacific flyway, a major bird migration route. However, buildout of the Proposed Project would not create a barrier to movement of migratory species or alter the character of existing habitat available to migrating birds such that it would no longer function as a migratory corridor (FEIR, p. 4.4-51).

Impact 4.4-6: Conflict with Local Ordinances Protecting Biological Resources.

Finding: The impact is **less than significant** (FEIR, p. 4.4-55).

Explanation: The 2035 General Plan policies and compliance with City ordinance would reduce potential impacts on protected trees (FEIR, p. 4.4-55).

Impact 4.4-8: Substantial Reduction in the Habitat of a Fish or Wildlife Species, Cause a Fish or Wildlife Population to Drop Below Self-Sustaining Levels, Eliminate a Plant or Animal Community, or Substantially Reduce the Number or Restrict the Range of an Endangered, Rare, or Threatened Species.

Finding: The impact is **less than significant** (FEIR, p. 4.4-59).

Explanation: Implementing the Proposed Project would not substantially reduce the habitat of a fish or wildlife species, eliminate a plant or animal community, or substantially reduce the number or restrict the range of any endangered, rare, or threatened species because the majority of known occurrences of special-status species and their habitat would be preserved (FEIR, p. 4.4-59).

Impact 4.5-3: Develop Land Uses or Development Patterns that Cause Wasteful, Inefficient, or Unnecessary Consumption of Energy.

Finding: The impact is **less than significant** (FEIR, p. 4.5-62).

Explanation: With implementation of policies in the 2035 General Plan and reduction strategies in the 2035 CAP, combined with current laws, regulations, and policies, the impact related to the use of energy would be reduced.

The environmental effects associated with the use of energy in the transportation sector, as well as for building energy use and construction, are evaluated in this section, as well as Section 4.3 of the EIR, "Air Quality" and Section 4.11 of the EIR, "Noise and Vibration." Section 4.13 of the EIR, "Transportation and Circulation," summarizes the traffic analysis prepared to support the EIR.

During construction and following buildout of the Proposed Project, energy would be consumed in the forms of fossil fuels and electricity. A large body of existing regulations would have the effect of reducing energy demand and would, then, also reduce potential adverse environmental effects associated with energy demand. The Proposed Project also includes many policies that promote additional energy conservation and savings and that would reduce peak demand and associated environmental effects (FEIR, p. 4.5-62).

Impact 4.5-4: Require or Result in the Construction of New or Expanded Energy Production or Transmission Facilities, the Construction of which Could Cause Significant Environmental Effects.

Finding: The impact is **less than significant** (FEIR, p. 4.5-65).

Explanation: Implementation of the Proposed Project would increases energy demand and would result in the need to extend services and infrastructure to new users in the Planning Area. Policies and implementation programs in the Proposed Project, as well as existing regulations would reduce potential impacts. Construction of facilities would occur within the assumed development footprint of the Proposed Project, and impacts are considered throughout the EIR. There are no additional significant effects that are not already addressed (FEIR, p. 4.5-65).

Geology, Soils, Minerals Resources, and Paleontological Resources

Impact 4.7-1: Seismic Hazards Related to Surface Fault Rupture, Strong Seismic Ground Shaking, and Liquefaction.

Finding: The impact is **less than significant** (FEIR, p. 4.7-27).

Explanation: Development and land use change consistent with the Proposed Project could subject people and structures to hazards associated with strong seismic ground shaking and liquefaction. Implementation of the policies in the 2035 General Plan, and compliance with relevant laws and ordinances, would reduce the potential for loss or damage from seismic hazards (FEIR, p. 4.7-27).

Impact 4.7-2: Impacts Related to Soil Erosion.

Finding: The impact is **less than significant** (FEIR, p. 4.7-29).

Explanation: Land use change under the Proposed Project would result in substantial grading, excavation, and movement of earth associated with site preparation activities. These activities would increase soil erosion, especially from wind and water, and the potential for siltation of local drainages. Implementation of the policies in the Proposed Project, combined with relevant laws and ordinances, would reduce the potential for soil erosion (FEIR, p. 4.7-29).

Hazards and Hazardous Materials

Impact 4.8-1: Create a Significant Hazard to the Public or the Environment through the Routine Transport, Use, or Disposal of Hazardous Materials.

Finding: The impact is **less than significant** (FEIR, p. 4.8-31).

Explanation: Implementation of the Proposed Project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. However, existing regulations and proposed policies in the Proposed Project would address this potential risk and the impact is considered less than significant (FEIR, p. 4.8-31).

Impact 4.8-2: Create a Significant Hazard to the Public or the Environment through Reasonably Foreseeable Upset and Accident Conditions Involving the Release of Hazardous Materials into the Environment.

Finding: The impact is **less than significant** (FEIR, pp. 4.8-33 and 4.8-34).

Explanation: Implementation of the Proposed Project plans for a wide variety of uses, including commercial and industrial uses that could result in upset and accident conditions involving the release of hazardous materials into the environment. Individual projects under the Proposed Project for which there are potential significant impacts related to hazards would require a project-level environmental review at the time they are proposed. With existing regulations and Proposed Project goals and policies, the impact is considered less than significant (FEIR, pp. 4.8-33 and 4.8-34).

Impact 4.8-3: Emit Hazardous Emissions or Handle Hazardous or Acutely Hazardous Materials, Substances, or Waste within One-Quarter Mile of an Existing or Proposed School.

Finding: The impact is **less than significant** (FEIR, p. 4.8-38).

Explanation: Projects that could potentially occur under the Proposed Project could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. However, existing regulations provide standards for uses involving the handling or emissions of hazardous materials within a quarter mile of schools (FEIR, p. 4.8-38).

Impact 4.8-4: Be Located on a Site Which Is Included on a List of Hazardous Materials Sites Compiled Pursuant to Government Code Section 65962.5 and, as a Result, Would Create a Significant Hazard to the Public or the Environment.

Finding: The impact is **less than significant** (FEIR, p. 4.8-40).

Explanation: Implementation of the Proposed Project could involve changes to sites included on a list of hazardous materials sites compiled pursuant to Government Code 64964.5. However, with existing

regulations and Proposed Project goals and policies, the impact is considered less than significant (FEIR, p. 4.8-40).

Impact 4.8-5: For a Project Located within and Airport Land Use Plan or, where such a Plan has Not Been Adopted, within Two Miles of a Public Airport or Public Use Airport, Would the Project Result in a Safety Hazard For People Residing or Working within an Airport Land Use Plan Area.

Finding: The impact is **less than significant** (FEIR, p. 4.8-41).

Explanation: A portion of the Planning Area is in the SMF Airport Influence Area. The 2035 General Plan includes policies to avoid any adverse impact (FEIR, p. 4.8-41).

Impact 4.8-6: Impair Implementation of or Physically Interfere with an Adopted Emergency Response Plan or Emergency Evacuation Plan.

Finding: The impact is **less than significant** (FEIR, p. 4.8-43).

Explanation: Proposed Project policies support the mitigation of and preparation for emergencies (FEIR, p. 4.8-43).

Impact 4.8-7: Expose People or Structures to a Significant Risk of Loss, Injury or Death Involving Wildland Fires, Including Where Wildlands are Adjacent to Urbanized Areas or Where Residences are Intermixed with Wildlands. Most of the Planning Area is non-wildland/non-urban area that is not at risk for wildland fires.

Finding: The impact is **less than significant** (FEIR, p. 4.8-46).

Explanation: Implementation of the Proposed Project would result in new development in SP-1A, which is adjacent to a Moderate Fire Hazard Severity Zone. However, existing regulations related to fire flow, access, and clearances around structures would ensure a less than significant impact (FEIR, p. 4.8-46).

Hydrology, Flooding, and Water Quality

Impact 4.9-4: Interference with Groundwater Recharge or Substantial Depletion of Groundwater Supplies.

Finding: The impact is **less than significant** (FEIR, p. 4.9-50).

Explanation: Land use changes under the Proposed Project would result in additional impervious surfaces, which could reduce the amount of groundwater recharge and in turn, affect the yield of hydrologically connected wells. However, a substantial reduction in groundwater recharge is not anticipated. An increase in water demands and associated depletion of groundwater supplies could also result from the land use changes under the Proposed Project; however, access to new surface water supplies and opportunities for conjunctive use through aquifer storage and recovery would result in a reduced reliance on groundwater supplies. With compliance with existing regulations and implementation of Proposed Project policies, this impact is considered less than significant (FEIR, p. 4.9-50).

Impact 4.9-5: Place Housing Within a 100-Year Flood Hazard Area As Mapped on a Federal Flood Hazard Boundary Or Flood Insurance Rate Map or Other Flood Hazard Delineation Map.

Finding: The impact is **less than significant** (FEIR, p. 4.9-58).

Explanation: Implementation of the Proposed Project would place housing in new growth areas within a current 100-year flood hazard area only if a funded, comprehensive flood solution is secured. Additional policies in the Proposed Project limit the flooding risks of infill development (FEIR, p. 4.9-58).

Impact 4.9-6: Place Within a 200-year Flood Hazard Areas Structures Which Would Impede or Redirect Flood Flows.

Finding: The impact is **less than significant** (FEIR, p. 4.9-60).

Explanation: Implementation of the Proposed Project would place structures within a 200-year flood hazard area; however, policies in the Proposed Project prohibit diversion of flood flows onto adjacent properties (FEIR, p. 4.9-60).

Land Use Planning, Population, and Housing

Impact 4.10-1: Physically Divide an Established Community.

Finding: The impact is **less than significant** (FEIR, p. 4.10-24).

Explanation: Goal 2.E establishes that the City must foster patterns and scales of development that encourage neighborhood interaction, which will reduce the potential for isolation and division of communities. Policy 2.A.8 requires the City to transform corridors to connect neighborhoods, and Policy 3.A.10 requires the City to eliminate barriers and gaps in the existing transportation network to improve multi-modal connectivity. Policies 2.I.6 and 3.I.5 require the City to pursue the option of relocating the railroads in the City to locations outside of existing neighborhoods. Policy 3.A.8 discourages the construction of six-lane roads, which due to their width have the potential to divide communities. Policy 3.I.1 requires the City to work with Yolo County on developing truck routes for areas adjacent to the City, rather than through the City, which would otherwise have a greater potential to impact existing communities. The Proposed Project does not include new investment in infrastructure or development that would physically divide existing communities. In addition, the 2035 General Plan includes policies that reduce the potential for impact, by requiring the City to use corridors to connect neighborhoods, discourage wide highways, and locate truck routes outside of the city. Implementation of the Proposed Project would not physically divide an established community (FEIR, p. 4.10-24).

Impact 4.10-2: Conflict with Any Applicable Land Use Plan, Policy, or Regulation of an Agency with Jurisdiction over the Project (Including, but not Limited to the General Plan, Specific Plan, Local Coastal Program, or Zoning Ordinance).

Finding: The impact is **less than significant** (FEIR, p. 4.10-26).

Explanation: The 2035 General Plan proposes land use designations of unincorporated county land that differ from the land use designations in the Yolo County 2030 General Plan. Until the unincorporated land in the Planning Area is annexed, the County's general plan and land use regulations apply (FEIR, p. 4.10-26).

Impact 4.10-4: Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere.

Finding: The impact is **less than significant** (FEIR, p. 4.10-32).

Explanation: Policy 9.A.3 promotes the provision of adequate housing for all persons in the City by ensuring there is sufficient land for residential development and that it is zoned for a variety of housing types. Policies 9.B.1 and 9.D.2 promote infill development and the repair, rehabilitation, and retention of existing housing in the city thereby conserving existing housing stock and minimizing the displacement of existing people.

Compliance with the Proposed Project policies would ensure that new development pursuant to the Proposed Project would not displace substantial numbers of people. Implementation of the Proposed Project would result in the construction of 7,000 residential dwelling units on the project site. Although the Proposed Project is not expected to result in substantial displacement, if there is unanticipated displacement, construction of 7,000 residential dwelling units would provide housing for any displaced residents.

In addition, should any redevelopment of existing housing units be proposed, California Public Resources Code Section 7260(b), the California Relocation Law, establishes "a uniform policy for the fair and equitable treatment of persons displaced as a direct result of programs or projects undertaken by a public entity." The law requires public entities to prepare a relocation plan, provide relocation payments, and identify substitute housing opportunities for any resident that would be displaced by a proposed project. Privately funded projects would have no such requirement.

The Proposed Project does not propose converting established residential areas to a nonresidential land use or changing the land use or development character of existing developed residential areas. However, if any housing or residences are displaced, it is assumed that construction of 7,000 residential dwelling units on the project site would fully replace any residential units removed and provide housing for any displaced residents (FEIR, p. 4.10-32).

Noise and Vibration

Impact 4.11-4: Expose People to Excessive Airport Noise.

Finding: The impact is **less than significant** (FEIR, pp. 4.11-63 and 4.11-64).

Explanation: The closest airport to the Planning Area is the Watts Woodland Airport, which is located 3.7 miles from the western city limits. The Sacramento International Airport is located approximately five miles northeast and Yolo County Airport approximately five miles southwest of the City limits. Based upon the most recent noise contours for the Watts Woodland and Yolo County Airports contained within the Yolo County 2030 General Plan EIR (April 2009) and recent noise contours obtained from Sacramento International Airport Master Plan 2004, areas within the City's Urban Limit Line are located outside of the 60 dB CNEL contours.

The Planning Area is outside of the 60 dB CNEL contours of all nearby airports (FEIR, pp. 4.11-63 and 4.11-64).

Public Services and Recreation

Impact 4.12-1: Impacts Related to Fire Protection Services.

Finding: The impact is **less than significant** (FEIR, p. 4.12-32).

Explanation: Implementation of the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for fire protection (FEIR, p. 4.12-32).

Impact 4.12-2: Impacts Related to Police Protection Services.

Finding: The impact is **less than significant** (FEIR, p. 4.12-35).

Explanation: Implementation of the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for police protection (FEIR, p. 4.12-35).

Impact 4.12-4: Impacts Related to Parks and Recreation Services.

Finding: The impact is **less than significant** (FEIR, p. 4.12-43).

Explanation: Implementation of the Proposed Project would require the provision of 5.0 acres of parkland per 1,000. The Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for parks (FEIR, p. 4.12-43).

Impact 4.12-6: Impacts Related to Increased Use of Existing Parks and Recreational Facilities.

Finding: The impact is **less than significant** (FEIR, p. 4.12-48).

Explanation: Implementation of the Proposed Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated (FEIR, p. 4.12-48).

Impact 4.12-7: Impacts Related to Recreational Facilities.

Finding: The impact is **less than significant** (FEIR, p. 4.12-52).

Explanation: Implementation of the Proposed Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment (FEIR, p. 4.12-52).

Transportation and Circulation

Impact 4.13-4: Conflict with an Applicable Plan, Ordinance, or Policy Establishing Measures of Effectiveness for the Performance of the Circulation System, Taking into Account All Modes of Transportation.

Finding: The impact is **less than significant** (FEIR, p. 4.13-27).

Explanation: The 2035 General Plan and 2035 CAP contain numerous goals, policies, implementation programs, strategies, and actions that are largely taken directly or derived from these adopted plans with regards to transit, bicycling, and walking. Further, this update to the General Plan complies with Assembly Bill (AB) 1358 requiring cities and counties to include a complete streets policy in their general plans, which stresses balance and compatibility across modes. Implementation of the Proposed Project would not result in conflicts with applicable plans, ordinances or policies that have not already been discussed in Impacts 4.13-1 through 4.13-3 (FEIR, p. 4.13-27).

Impact 4.13-5: Result in Changes to Air Traffic Patterns.

Finding: The impact is **less than significant** (FEIR, p. 4.13-29).

Explanation: Implementation of the Proposed Project includes land use changes that would have only a limited influence on air traffic patterns (FEIR, p. 4.13-29).

Impact 4.13-6: Substantially Increase Hazards Due to a Design Feature.

Finding: The impact is **less than significant** (FEIR, p. 4.13-30).

Explanation: The Proposed Project would not increase hazards due to design features of transportation facilities. All existing facility modifications and new facilities resulting from the circulation diagram proposed improvements would be constructed to *City of Woodland Community Design Standards* that have been developed to minimize the potential for conflicts or collisions. Implementation of the Proposed Project will modify the existing transportation network to accommodate existing and future users that could change existing travel patterns or traveler expectations (FEIR, p. 4.13-30).

Impact 4.13-7: Result in Inadequate Emergency Access.

Finding: The impact is **less than significant** (FEIR, p. 4.13-31).

Explanation: The Proposed Project contains policies that are designed to ensure adequate facilities and services are provided for under daily and emergency response conditions. Responsibility for building and maintaining adequate facilities extends to development projects through these policies to ensure that changes to facilities and services are planned in accordance with growth over time. Implementation of the Proposed Project will alter land use patterns and increase travel demand on the transportation network that may influence emergency access (FEIR, p. 4.13-31).

Impact 4.13-8: Result in Potential Conflicts with Adopted Policies, Plans, or Programs Regarding Public Transit, Bicycle, or Pedestrian Facilities, or Otherwise Decrease the Performance or Safety of Such Facilities.

Finding: The impact is **less than significant** (FEIR, p. 4.13-33).

Explanation: The Proposed Project goals and policies are designed to accommodate the new travel demand by providing adequate facilities and services including complete streets. Implementation of the Proposed Project would not disrupt any existing, or interfere with any planned, transit, bicycle, or pedestrian facilities or services. Implementation of the Proposed Project would not result in conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities (FEIR, p. 4.13-33).

Utilities

Impact 4.14-1: Exceed Wastewater Treatment Requirements of the Applicable Regional Water Quality Control Board.

Finding: The impact is **less than significant** (FEIR, p. 4.14-36).

Explanation: In addition to existing regulations at the federal, State, and local levels that reduce the potential environmental impact, 2035 General Plan Goal 5.H ensures that wastewater treatment facilities are provided in a timely fashion to serve existing and future needs. 2035 General Plan Policy 5.H.6 requires 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. Woodland Municipal Code, Chapter 23C, Article VI requires all buildings to connect to the public sewer system, thus prohibiting the use of individual sewer systems, which are more likely to leak and contaminate water. However, in exceptional circumstances, the Municipal Code allows the City Council to permit continued use of or construction of a septic system, in accordance with the City engineer and county health officer. The Municipal Code also establishes design, construction, and maintenance standards of connections to the public sewer system. Additionally, the 2035 CAP supports increased efficiency in the wastewater system.

2035 General Plan Policies 5.F.1, 5.H.1 and 4.C.10 ensure 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 in amendments to the adopted General Plan, 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, and Police 5.H.10 requires continuation of the industrial pretreatment program. Implementation of the Proposed Project would not exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board (FEIR, p. 4.14-36).

Impact 4.14-2: Require or Result in the Construction of New Water or Wastewater Treatment Facilities or Expansion of Existing Facilities, the Construction of Which Could Cause Significant Environmental Effects.

Finding: The impact is **less than significant** (FEIR, p. 4.14-42).

Explanation: Policies listed under Impact 4.14-1 reduce demand for wastewater facilities and ensure adequate wastewater treatment facilities are in place before development occurs. Other 2035 General Plan goals and policies strive to reduce water use and ensure water system facilities are provided. Goal 5.G is

to provide an adequate potable water supply and delivery system to meet the needs of the City. 2035 General Plan Policy 5.G.1 directs the City to provide an adequate water supply, while Policy 5.G.3 requires connection to the City's water system, unless the City has determined a connection to the City's potable water system would be infeasible. Policy 5.G.2 requires preparation of a Water Supply Assessment for significant projects. Policy 5.G.4 requires periodic updates to the UWMP and the Groundwater Management Plan and is implemented by Implementation Program 5.6. Policy 5.G.6 requires that water production and supply facilities are in place as a condition of development approval, and is implemented by Implementation Program 5.8. Updates to the Capital Improvement Program to ensure delivery of necessary water infrastructure are supported by Policy 5.G.8 and Implementation Program 5.9. Policies 5.G.5, 5.G.7, 5.G.9, and 7.A.5 reduce the demand on potable water production and delivery systems by requiring the expansion of the recycled water system, maintenance of existing facilities, coordination with regional partners to improve water efficiency and conservation, and updated landscaping regulations. Policy 7.A.1 requires the City to continue to cooperate with partners on the Surface Water Project to maintain its surface water supply. Policy 7.A.5 encourages efficient use of water in landscaping. The CAP sets an Objective to support reduced water demand, which is supported by a number of Actions. With compliance with existing and future local, State, and federal regulations and the Proposed Project goals and policies and the CAP objective, the potential impact will be reduced.

Implementation of the Proposed Project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects (FEIR, p. 4.14-42).

Impact 4.14-3: Impacts Related to Construction or Expansion of Stormwater Facilities.

Finding: The impact is **less than significant** (FEIR, p. 4.14-46).

Explanation: The 2035 General Plan includes policies to reduce the demand for stormwater facilities and requires mitigation of impacts from projects. Policy 5.I.4 in the 2035 General Plan reduces demand for new stormwater drain capacity by requiring new development to incorporate low impact development features such as canopy trees and permeable paving. In addition, Policies 5.I.1, 5.I.3, 5.I.5, 5.I.7, 5.I.8, and 5.I.9 set standards for new storm drainage, the use of stormwater, and stormwater detention facilities. Policy 5.I.6 requires adequate financing of stormwater management. Supported by Implementation Program 5.11, Policy 5.I.2 ensures that Woodland's Storm Drainage Facilities Master Plan is updated as needed. The CAP also includes an action under Municipal Operations Objective 2 to reduce the need for increased stormwater pumping and reduce stormwater runoff.

Implementation of the Proposed Project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects (FEIR, p. 4.14-46).

Impact 4.14-4: Water Supply Impacts.

Finding: The impact is **less than significant** (FEIR, p. 4.14-49).

Explanation: 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 Proposed Project from existing entitlements and resources. In addition, the CAP includes goals and actions to reduce reliance on potable water supply and promote water conservation. The 2035 General Plan includes goals and policies requiring the promotion of water

conservation to reduce impacts and the protection of water quality. Goal 7.A protects the qualities and quantities of water resources. Policy 7.4.A supports watershed protection efforts. Policies 7.A.2 and 7.A.4 require strategic groundwater management and use of best management practices to protect water quality and are supported by Implementation Program 7.1.

In 2007, the Supreme Court issued a decision on the requirements for the water supply analysis in a land use plan EIR. The decision in the case, *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova*, 40 Cal. 4th 412 (2007), states that CEQA requires an EIR to show a likelihood of water availability. The court stated that the water supply does not have to be available during the adoption of the land use plan, but the water supply analysis must not rely on uncertain assumptions and must not ignore long-term demand. Based on the projections in the Woodland UWMP, there is likelihood that water will be available at least until 2035 to serve the demand from implementation of the Proposed Project.

Implementation of the Proposed Project would not result in having insufficient water supplies available to serve the project from existing entitlements and resources, nor are new or expanded entitlements needed (FEIR, p. 4.14-49).

Impact 4.14-5: Wastewater Treatment Capacity Impacts.

Finding: The impact is **less than significant** (FEIR, p. 4.14-51).

Explanation: The policies in the 2035 General Plan minimize potential impact by requiring adequate public facilities and services for all new and existing development in the Planning Area, including wastewater treatment facilities. The City's Water Pollution Control Facility has the capacity to handle wastewater generated from approximately 70,000 residents and can be expanded to accommodate 105,000 residents. WPCF upgrades to accommodate additional future growth in the Planning Area will be made as needed by the City over the horizon of the Proposed Project.

Implementation of the Proposed Project would not result in inadequate capacity to serve the Proposed Project's projected demand (FEIR, p. 4.14-51).

Impact 4.14-6: Solid Waste Disposal Capacity Impacts.

Finding: The impact is **less than significant** (FEIR, pp. 4.14-54 and 4.14-55).

Explanation: Development under the Proposed Project would be served by a landfill with sufficient permitted capacity to serve the project's solid waste disposal needs (FEIR, pp. 4.14-54 and 4.14-55).

Impact 4.14-7: Compliance with Federal, State, and Local Statutes and Regulations Related to Solid Waste.

Finding: The impact is **less than significant** (FEIR, p. 4.14-56).

Explanation: 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, and Policy 5.J.4 requires compliance with State regulation. Implementation of the Proposed Project would be compliant with federal, State, and local statutes and regulations related to solid waste (FEIR, p. 4.14-56).

2. Findings Regarding Impacts Mitigated to a Level of Less than Significant

The City Council hereby finds that feasible mitigation measures have been identified in the EIR and these Findings of Fact that will avoid or substantially lessen the following potentially significant environmental impacts to a less than significant level. The potentially significant impacts and the mitigation measures that will reduce them to a less-than-significant level are summarized below. Please refer to the Draft EIR, the Final EIR, the Final 2035 General Plan, and the Final 2035 CAP for more detail.

Air Quality

Impact 4.3-3: Expose Sensitive Receptors to Substantial Pollutant Concentrations (Construction Related).

Finding: **Less than significant with mitigation** (FEIR, pp. 4.3-44 and 4.3-45).

Explanation: During construction and operation of the Proposed Project, localized air quality emissions would be generated that could affect existing and proposed sensitive receptors. Construction activities would generate diesel particulate matter (diesel PM) emissions that could affect existing and proposed sensitive receptors. Existing regulations and proposed policies and implementation programs would reduce potential exposure to substantial pollutant concentrations. The impact is potentially significant for construction activities and mitigation is identified (FEIR, p. 4.3-43).

> Mitigation Measure 4.3-3d – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Air Quality 3)
>
> 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.

Implementation Program Air Quality 3 includes as an option to use an equipment mix, including the use of Tier 4 engine emission standards, which has been shown to reduce PM emissions by more than 90 percent from current levels or site-specific analysis and mitigation with clear performance outcomes tied to YSAQMD-recommended thresholds. With the incorporation of mitigation, the TAC impact attributable to construction activities would be less than significant (FEIR, pp. 4.3-44 and 4.3-45).

Biological Resources

Impact 4.4-1: Loss of Special-status Plants and Loss of Special-status Plant Habitat.

Finding: **Less than significant with mitigation** (FEIR, p. 4.4-36).

Explanation: Implementation of the Proposed Project would result in conversion of habitat for special-status plant species, which could result in loss of special-status plants either through direct removal or

through habitat degradation. The impact is potentially significant and mitigation is identified (FEIR, pp. 4.4-34 through 4.4-36).

Mitigation Measure 4.4-1a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Biological Resources 1)

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.

b. The City will work with project applicants to identify opportunities to preserve special-status species occurrences and sensitive habitats through design and planning. If the HCP/NCCP is adopted and state and federal Incidental Take Permits (ITPs) have been issued, the City shall implement the applicable requirements of the HCP/NCCP as relevant to any specific land use project. If the HCP/NCCP is not in place and/or ITPs have not been issued, the City shall follow the steps described below.

c. If the City determines it is reasonable and feasible to do so, while still achieving the specific project development goals and objectives, the City will require preservation of occupied special-status species habitat and sensitive habitat types as a condition of project approval. If adverse effects cannot be avoided, project proponents shall be required to mitigate all adverse effects in accordance with guidance from the appropriate state or federal agency charged with the protection of the subject species and habitat, including surveys conducted according to applicable standards and protocols, where necessary, implementation of impact minimization measures based on accepted standards and guidelines and best available science, and compensatory mitigation for unavoidable loss of special-status species and sensitive habitats.

d. If the project would result in take of state or federally listed species, the City will require project proponent/s to obtain take authorization from the U.S. Fish & Wildlife Service (USFWS) or the California Department of Fish and Wildlife (CDFW), as appropriate, depending on species status, and comply with all conditions of the take authorization.

e. If the Yolo HCP/NCCP is not adopted or the affected species or habitat is not covered under the plan, the City will require project applicants to develop a mitigation and monitoring plan, in coordination with CDFW and/or USFWS, as appropriate depending on species status, to compensate for the loss of special-status species and sensitive habitats. The mitigation and monitoring plan will describe in detail how loss of special-status species or sensitive habitats shall be avoided or offset, including details on restoration and creation of habitat, compensation for the temporal loss of habitat, management and monitoring to avoid indirect habitat degradation (e.g., management of invasive plant species, maintenance of required hydrology), success criteria ensuring that habitat function goals and objectives are met and target special-status species are established, performance standards to ensure success, and remedial actions if performance standards are not met. The plan will include detailed information on the habitats present within the preservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment).

f. If available, purchase of mitigation credits at an agency-approved mitigation bank (i.e., approved by the agency with jurisdiction over the affected species or habitat) in Yolo County, will be acceptable for compensatory mitigation for special-status species that are not covered under the Yolo HCP/NCCP.

Mitigation Measure 4.4-1b – Policy 7.B.5., Policy 7.B.7, and Policy 7.B.11 should be amended as follows:

Policy 7.B.5 Open Space for Conservation. Where appropriate, permanently protect as open space areas of natural resource value, including sensitive habitat types (e.g., alkali sink and prairie, freshwater wetlands, freshwater marsh, riparian forest, drainages), wetland preserves, riparian corridors, woodlands, special-status plant occurrences, and floodplains. Support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems. Maintain connectivity between open space areas designated for habitat conservation values within the Planning Area as well as linkages to adjacent habitats outside of the Planning Area, such as Willow Slough, Cache Creek, and habitat preserves to the east.

Policy 7.B.7 Woodland Regional Park. Protect and maintain Woodland Regional Park as an important wildlife preserve and habitat for special-status plants and allow for public access that is compatible with and promotes public education of the site's habitat value.

Policy 7.B.11 Sensitive Site Planning. Site new development to maximize the protection of native tree species and special-status plant and wildlife habitats.

Implementation of these mitigation measures combined with current laws, regulations, and policies would reduce impacts because the General Plan would preserve the majority of the known special-status plant occurrences and suitable habitat in the Planning Area, within designated Open Space land uses that would be protected under permanent conservation easements. These provisions would require new developments to identify and avoid special-status plant populations and their habitats to the extent feasible and compensate for the loss of special-status plants through establishment of new populations or other appropriate measures in coordination with state and federal agencies (FEIR, p. 4.4-36).

Impact 4.4-2: Loss and Degradation of Habitat for Special-status Wildlife Species and Potential Direct Take of Individuals.

Finding: **Less than significant with mitigation** (FEIR, p. 4.4-44).

Explanation: Implementation of the Proposed Project would allow conversion of undeveloped land that currently supports known occupied and potential habitat for special-status wildlife species to residential, commercial, and other developed land uses. Buildout of the Proposed Project would result in loss and degradation of suitable habitat for several special-status wildlife species and could result in take of State- and Federally-listed wildlife species and loss or displacement of special-status wildlife populations. However, implementation of the 2035 General Plan policies and implementation program and compliance with state and federal laws, along with the General Plan Land Use Diagram would reduce potential impacts on special-status wildlife species. The impact is potentially significant and mitigation is identified (FEIR, p. 4.4-44).

Mitigation Measure 4.4-2a – Policy 7.B.6 and 7.B.8 should be incorporated as follows:

Policy 7.B.6. Open Space Buffer. Continue to work with Yolo County and the City of Davis to maintain the permanent open space buffer between County Roads 27 and 29 and its existing wildlife habitat values.

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.

Mitigation Measure 4.4-2b – Implement Mitigation Measure 4.4.1a

Mitigation Measure 4.4-2c – Implement Mitigation Measure 4.4.1b

With implementation of these changes, impacts would be reduced because these provisions would preserve the majority of sensitive habitats (e.g., alkali prairie and vernal pools) that could support special-status wildlife within the Open Space land use designation, would require development projects to identify and avoid special-status wildlife or provide compensation for loss of habitat (FEIR, p. 4.4-44).

Impact 4.4-3: Loss and Degradation of Riparian Habitat or Other Sensitive Natural Communities.

Finding: **Less than significant with mitigation** (FEIR, p. 4.4-47).

Explanation: Implementation of the Proposed Project would result in conversion of undeveloped land that currently supports a limited amount of riparian habitat and possibly remnant alkali prairie to residential, commercial, and other developed land uses. (All other sensitive natural communities, including vernal pool habitats and other freshwater wetlands found in the Planning Area are addressed under impacts on federally protected wetlands and are not discussed here.) Therefore, buildout of the Proposed Project could result in loss and degradation of riparian or alkali prairie habitat. However, implementation of the 2035 General Plan policies and implementation programs and compliance with state and federal laws, along with the General Plan Land Use Diagram would reduce potential impacts on riparian habitat and other sensitive natural communities. The impact is potentially significant and mitigation is identified (FEIR, pp. 4.4-46 and 4.4-47).

Mitigation Measure 4.4-3a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Biological Resources 3):
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 determined necessary by the California Department of Fish and Wildlife, and comply with all conditions of the Lake and Streambed Alteration Agreement.

Mitigation Measure 4.4-3b – Implement Mitigation Measure 4.4-1a

Mitigation Measure 4.4-3c – Implement Mitigation Measure 4.4-1b

Mitigation Measure 4.4-3d – Implement Mitigation Measure 4.4-2a

With implementation of these changes, impacts would be reduced because these provisions would preserve the majority of sensitive habitats (e.g., alkali prairie and riparian forest) within the Open Space land use designation, and would require development projects to identify and avoid sensitive habitats or provide compensation for loss of habitat (FEIR, p. 4.4-47).

Impact 4.4-4: Loss and Degradation of Federally Protected Wetlands.

Finding: **Less than significant with mitigation** (FEIR, p. 4.4-50).

Explanation: Implementation of the Proposed Project would result in conversion of land that currently supports waterways and ponds and may support freshwater marsh, vernal pools, and other freshwater wetlands to residential, commercial, and other developed land uses. These wetland habitats and other waters may be protected under Section 404 of the CWA. Therefore, buildout of the Proposed Project could

result in loss and degradation of federally protected wetlands. The impact is potentially significant and mitigation is identified (FEIR, pp. 4.4-49 and 4.4-50).

> Mitigation Measure 4.4-4a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Biological Resources 3)
> 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.
>
> Mitigation Measure 4.4-4b – Implement Mitigation Measure 4.4-1a
>
> Mitigation Measure 4.4-4b – Implement Mitigation Measure 4.4-1b

With implementation of these changes, impacts would be reduced because it would preserve the majority of wetland and aquatic habitats (e.g., alkali sink and freshwater wetlands) within the Open Space land use designation and would require development projects to identify and avoid wetland habitats or provide compensation resulting in no net loss of habitat functions and values. Policies requiring protection of special-status species and their habitats also protect wetlands and drainages because these include special-status species such as vernal pool branchiopods, vernal pool plants, and giant garter snake that are associated with aquatic habitats (FEIR, p. 4.4-50).

Impact 4.4-7: Conflict with an Adopted Habitat Conservation Plan Natural Community Conservation Plan.

Finding: **Less than significant with mitigation** (FEIR, p. 4.4-57).

Explanation: The General Plan Land Use Diagram and 2035 General Plan policies and implementation programs have been designed to provide consistency with the proposed Yolo HCP/NCCP. The impact is potentially significant and mitigation is identified (FEIR, p. 4.4-57).

> Mitigation Measure 4.4-7a – Implement Mitigation Measure 4.4-1a
>
> Mitigation Measure 4.4-7b – Implement Mitigation Measure 4.4-1b
>
> Mitigation Measure 4.4-7c – Implement Mitigation Measure 4.4-2a

With implementation of these changes, impacts would be reduced because these provisions would ensure that growth projected under the Proposed Project would not conflict with the goals and objectives of the Yolo HCP/NCCP because it would preserve habitat identified for preservation under the current Draft

HCP/NCCP and would require project applicants to participate in the Plan, if adopted, to mitigate impacts on covered species and habitats consistent with the Yolo HCP/NCCP conservation strategy (FEIR, p. 4.4-57).

Climate Change, Greenhouse Gas Emissions, and Energy

Impact 4.5-1: Generation of Greenhouse Gas Emissions.

Finding: **Less than cumulatively considerable with mitigation** (FEIR, p. 4.5-41).

Explanation: Implementation of the Proposed Project would implement planned land uses that would involve short-term GHG emissions associated with construction and infrastructure improvements, along with long-term operational emissions. However, policies and reduction strategies within the 2035 General Plan and the 2035 CAP would ensure that the City achieves its share of AB 32, Executive Order B-30-15, SB 32, and Executive Order S-3-05 emissions reductions. There is a significant cumulative impact and mitigation is identified (FEIR, pp. 4.5-38 and 4.5-39).

Mitigation Measure 4.5-1a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Greenhouse Gas Emissions 1)

a. The City will maintain a Climate Action Plan designed to achieve the reduction targets for land use-related emissions for the years 2020 and 2035 and put the City on a trajectory toward goals for longer-term years, such as 2050. The City's reduction targets may be revised over time, but will represent a rate of emissions that is efficient enough to provide for Woodland's share of AB 32, Executive Order B-30-15, SB 32,and Executive Order S-3-05 emissions reductions.

b. The Climate Action Plan will focus on GHG emission sectors over which the City could have influence – either through entitlement authority, public investments, incentives, or other feasible means. When making the comparison between Woodland's GHG efficiency and that required for the state as a whole, the City can remove from consideration GHG sources that are beyond local control.

c. The City will monitor relevant local, regional, State, and federal legislation and regulations related to GHG emissions, land use planning, and environmental review, and will make changes to the Climate Action Plan accordingly. Future regulations may have the effect of reducing GHG emissions associated with implementation of the Proposed Project. The effect of future regulations shall be taken into account in future revisions to the Climate Action Plan. New transportation modeling tools may become available that allow revisions to emissions estimates based on the City's policies related to land use, urban design, and transportation.

d. The City will revise the Climate Action Plan, as necessary, based on updated inventories and assessments of the effectiveness of reduction strategies no less than every 5 years. If, based on the City's future updated assessments, existing reduction strategies would not achieve the City's reduction targets, the City will make revisions to strategies or develop new strategies. The City will make revisions to its reduction targets, if necessary, to ensure that the target continues to demonstrate an appropriate share of the State's emission reduction goals for Woodland. The City anticipates that a Climate Action Plan update will be needed after new statewide measures are adopted to reduce GHG emissions, such as when the State updates the Air Resources Board Scoping Plan. The City will make revisions to the Climate Action Plan, if necessary, as new technology becomes available that would affect emissions in the Planning Area or the City's ability to forecast future emissions.

e. In maintaining the Climate Action Plan, during the CAP updates described above, the City will consider new or revised reduction strategies that may be necessary to achieve the City's reduction targets, while also promoting other goals of the City's General Plan. The City will identify additional plans, policies, projects, mitigation measures, and regulations that are necessary to reduce GHG emissions and achieve the City's reduction targets. The City will consider regulatory changes, infrastructure investment strategies, incentives, contributions to (or local use of) carbon offset programs, and other measures, as appropriate. The City shall consider financing programs for installation and use of renewable energy infrastructure in new and/or existing development, building codes to further increase energy efficiency in new buildings, incentive programs to assist existing property owners in making energy efficiency upgrades, travel demand management programs for new nonresidential projects, and other mechanisms that would reduce GHG emissions. The City will prioritize reduction strategies that offer co-benefits, such as reducing household or business transportation costs, reducing household and business utility bills, improving local air quality, reducing energy use, reducing traffic congestion, conserving water and other resources, moderating the heat island effect, preserving natural habitat, creating local jobs, among other benefits.

f. The City anticipates that State funding for GHG-efficient transportation systems and other local applications of the State's GHG reduction mandates will be important in meeting the State's overall GHG goals. Local governments will rely on state funding to improve existing buildings and provide more energy- and GHG-efficient sources of electricity. The City will monitor grant and other funding programs that could be used to implement different components of the Climate Action Plan.

Mitigation Measure 4.5-1b – Implementation of Mitigation Measure 4.3-2a

Mitigation Measure 4.5-1c – Implementation of Mitigation Measure 4.3-2b

As noted, the City developed a preliminary CAP that demonstrates a 15 percent reduction in emissions compared to 2005 levels by 2020. The 2005 baseline was estimated to be approximately 566,389 MT CO2e. Statewide measures would reduce emissions in 2020 to approximately 541,657 MT CO2e. Local reductions in the preliminary CAP demonstrate another 60,226 MT CO2e of reductions, resulting in a 2020 estimate of approximately 481,431 MT CO2e, or a 15 percent reduction from 2005 levels. Please see the 2035 CAP, released under a separate cover, for details. Pursuant to AB 32, ARB adopted the Climate Change Scoping Plan (Scoping Plan) in December 2008, outlining measures to meet the 2020 GHG reduction target (i.e., achieve 1990 emissions levels by year 2020). To meet the target, California must reduce its GHG emissions by 15 percent from 2005 levels. The City's emission reductions of 15 percent from 2005 levels are consistent with the mandate established for the State government under AB 32.

The Proposed Project contains several policies that would promote mixed-use and infill development. Several policies would site residents, jobs, and retail amenities in proximity of each other to reduce the need for motor vehicle travel. The Proposed Project would encourage alternative modes of transportation. Many policies through various mechanisms would support development of pedestrian and bicycle facilities that would promote non-vehicular modes of travel. For the water and wastewater sector, policies have been developed to encourage minimizing water use and wastewater generation. Policies have also been developed to encourage methods to minimize solid waste generation and increase waste diversion systems. Policies have also been developed to encourage alternative transportation and transit that would reduce transportation-related air quality impacts. Policies require development to be consistent with the

City's 2035 CAP and that the City maintain and update its GHG inventory as new information becomes available. Policies commit the City to implementing a CAP, including targets for 2020 and 2035.

The 2035 CAP would achieve local annual reductions that, when combined with estimated future statewide reductions, will achieve an efficiency level of 2.25 MT CO2e per service population per year, which is consistent with what the State of California would need to achieve goals for the State government under AB 32, Executive Order B-30-15, SB 32, and Executive Order S-3-05. Achieving this level of GHG emissions efficiency in Woodland for the 2035 General Plan horizon year also demonstrates the City's progress toward longer-term reduction target years, such as 2050. This is because the efficiency based reduction target of 2.25 MT CO2e per service population per year is extrapolated between State's own goals for 2030 (Executive Order B-30-15 and SB 32) and 2050 (Executive Order S-3-05). Lastly, numerous policies would promote low impact development to reduce energy and water consumption, which would also indirectly reduce air pollutant emissions – both criteria air pollutants and GHG emissions – but are not specifically factored into the calculations on emission reductions. The Proposed Project policies would reduce GHG emissions from various sources (e.g., energy, water, solid waste, transportation). Implementation of these policies would result in an additional reduction in total annual GHG emissions.

The State has just initiated the effort to begin gathering public and stakeholder input regarding approaches that could achieve the nearer-term of the two post-2020 targets (the Executive Order B-30-15 and SB 32 goal for the State to reduce emissions 40 percent below 1990 levels by 2030).

According to ARB's 2030 Target Scoping Plan Concept Paper, Governor Brown has articulated some of the key concepts that will be explored further, including (ARB 2016):

- reducing today's petroleum use in cars and trucks by up to 50 percent;
- increasing from one-third to 50 percent our electricity derived from renewable sources;
- doubling the efficiency savings achieved at existing buildings and making heating fuels cleaner;
- reducing the release of methane, black carbon, and other short lived climate pollutants; and
- managing farm and rangelands, forests and wetlands so they can store carbon.

The 2030 target for the State government will require multiple efforts that achieve reductions from multiple sources, including existing efforts that are already underway, along with new programs. In order to achieve more ambitious emission reduction goals, the State will need to be flexible enough to accommodate innovation and change, provide incentives for voluntary efforts, and remove regulatory barriers (ARB 2016). A holistic perspective that continues California's efforts to link related policy priorities will be needed for post-2020 emission reduction goals. For example, the State will need to continue to connect infrastructure investments with GHG reduction goals for passenger vehicles, connect open space preservation objectives with sequestration potential, and connect economic development goals for both rural and urban communities with progress on environmental justice (ARB 2016). Although the State is just initiating its efforts on developing a strategy to achieve post-2020 goals, it appears that it will be important in defining this strategy to identify areas where there is synergy among multiple positive outcomes.

The next Scoping Plan will outline the actions necessary to achieve the 2030 goal and is expected to help contribute also to the more ambitious 2050 goal established in Executive Order S-3-05 for the State government. Without any information about how the next Scoping Plan will approach the 2030 goal, and without any information about how the State may approach a 2050 goal, it is not possible to determine whether GHG emissions in Woodland would mirror the State's efforts toward either of these milestones. However, the 2035 CAP and the 2035 General Plan commit the City to revisiting the emissions inventory

and CAP reduction strategies when new information is available and making appropriate changes. The General Plan includes several policies, as noted above, that address the major emission sources for Woodland: transportation and energy. Policies that promote mixed-use and infill development and locate residents in proximity of jobs, amenities, entertainment, and other destinations will help to reduce travel demand and the main source of local emissions. Policies throughout the Proposed Project encourage non-vehicular modes of transportation and support development of pedestrian and bicycle facilities. The Proposed Project policies would reduce GHG emissions from various sources (e.g., energy, water, solid waste, transportation). Implementation of these policies would result in an additional reduction in total annual GHG emissions. Policies in the 2035 General Plan, reduction strategies in the 2035 CAP, and mitigation identified in this section will reduce local GHG emissions and commit the City to adjust policies and reduction measures, as needed, when future information related to the State's efforts become available (FEIR, p. 4.5-41).

Impact 4.5-2: Conflict with an Applicable Plan, Policy, or Regulation Adopted for the Purpose of Reducing the Emissions of Greenhouse Gases.

Finding: **Less than significant with mitigation** (FEIR, p. 4.5-43).

Explanation: 2035 General Plan policies and implementation programs and the 2035 CAP ensure that GHG emissions within the Planning Area occur at a rate that is consistent with goals set for the State government to reduce GHG emissions. Projects that seek to use streamlining identified under SB 375 would need to determine consistency with SACOG's MTP/SCS. The impact is potentially significant and mitigation is identified (FEIR, p. 4.5-43).

> Mitigation Measure 4.5-2 – The 2035 General Plan should be amended to include the following new policy:
>
> Policy 7.F.12. MTP/SCS Consistency. For projects seeking to utilize available CEQA streamlining, determine project consistency with the MTP/SCS as a component of application review.

The methodology and purpose of the City's estimate of development capacity under the Proposed Project is different from the methodology and purpose of SACOG's forecast for the purposes of the MTP/SCS. The SACOG projections are market-based growth estimates that project the amount and location of likely growth in the region based on a variety of socio-economic factors that are updated every four years. The City's General Plan is a long range planning tool that seeks to create opportunities for growth and provide a range of land use options to encourage economic investment and promote other City policy objectives. Given these different purposes, it is reasonable to expect variations in the growth forecasts between the two. For development projects that seek to utilize the CEQA streamlining allowed under SB 375 and other related legislation, it will be necessary to demonstrate project-level consistency with the MTP/SCS. With the identified mitigation, the City's policy is clear that consistency with the MTP/SCS will be required in order to use streamlining that is related to the MTP/SCS (FEIR, p. 4.5-43).

Geology, Soils, Minerals Resources, and Paleontological Resources

Impact 4.7-3: Geologic Hazards Related to Unstable Soils, Expansive Soils, and Soil Unsuitable for Septic Systems.

Finding: **Less than significant with mitigation** (FEIR, pp. 4.7-32 and 4.7-33).

Explanation: Land use change under the Proposed Project would result in the placement of buildings and infrastructure in areas of unstable soils, soils with high a shrink-swell potential, and in locations where the soil is not appropriate for use with septic systems. The impact is potentially significant and mitigation is identified (FEIR, p. 4.7-32).

> Mitigation Measure 4.7-3a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Soils 1)
> 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 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.

With implementation of these changes, impacts would be reduced since the City's requirement for site-specific geotechnical reports will identify specific methods to reduce hazards from construction in unstable and expansive soils, and because on-site wastewater treatment systems would be appropriately designed and engineered (FEIR, pp. 4.7-32 and 4.7-33).

Impact 4.7-4: Loss or Damage to Paleontological Resources during Earth-Moving Activities.

Finding: **Less than significant with mitigation** (FEIR, p. 4.7-35).

Explanation: Paleontological resources could occur in the Planning Area and construction activities under the Proposed Project could result in damage to, or destruction of unknown subsurface paleontological resources. Paleontological resources could occur in Pleistocene-age sediments that underlie portions of the Planning Area. Construction activities in these areas could result in damage to, or destruction of unknown subsurface paleontological resources. The impact is potentially significant and mitigation is identified (FEIR, pp. 4.7-34 and 4.7-35).

> Mitigation Measure 4.7-4 – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Paleontological Resources 1)
> - Prior to the start of earthmoving activities that would disturb one (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.

Mitigation Measure 4.7-4 would create a new implementation program that contains additional resource disturbance prevention activities and a cease-work requirement upon paleontological resource discovery. With implementation of these changes, impacts would be reduced because earth-moving activities in paleontologically sensitive rock formations would be subject to requirements consisting of construction worker personnel education, halting of work in the vicinity of any fossil specimen(s) uncovered, and preparation of a recovery plan for said specimen(s) (FEIR, p. 4.7-35).

Hydrology, Flooding, and Water Quality

Impact 4.9-1: Violation of Water Quality Standards.

Finding: **Less than significant with mitigation** (FEIR, p. 4.9-39).

Explanation: Implementation of the Proposed Project would convert large areas of undeveloped land to residential, commercial, industrial, and mix-uses, as well as intensify land uses as infill in existing downtown and major corridor areas, resulting in impacts related to additional discharges of pollutants to receiving water bodies. Such pollutants would result in adverse changes to the water quality of local water bodies. However, with adoption and implementation of the proposed policies in the Proposed Project, combined with current land use, stormwater, grading, and erosion control regulations, this impact is potentially significant and mitigation is identified (FEIR, pp. 4.9-38 and 4.9-39).

Mitigation Measure 4.9-1 – Policy 5.1.4 should be amended to read:

Policy 5.I.4. Low Impact Development (LID). 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; and
- Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses.

Implementation of the this mitigation measure in addition to policies outlined in the Proposed Project would serve to minimize long-term water quality impacts associated with increased urbanization. The goal of these policies as they relate to wastewater collection, treatment, disposal, and reuse is to ensure that

adequate facilities are provided in a timely fashion to accommodate current and future needs, and thereby manage wastewater to protect receiving water quality.

Inadequate stormwater drainage infrastructure can lead to localized flooding, as well as erosion and sedimentation. Adequate stormwater conveyance capacity and pre-treatment through the use of LID technologies and BMPs is critical since stormwater in the City of Woodland is discharged untreated through a series of sloughs that eventually connect to Yolo Bypass.

The goal of the General Plan policies as they relate to stormwater management is to provide flood protection, enhance water quality, prevent infrastructure deterioration, and facilitate compliance with State and federal laws. Successful implementation of the 2035 General Plan policies would avoid, minimize, or compensate for potential water quality impacts by requiring projects to reduce pollution and runoff through implementation of LID technologies, BMPs, pretreatment, and upgrades to stormwater and wastewater treatment capacity, as needed.

Policies related to the safe handling and disposal of hazardous materials would also protect water quality through the proper handling, use, and disposal of hazardous materials, as well as emergency response planning to minimize potential water quality impacts from accidental spills. Together, these polices assist the City in complying with federal and State regulations, such as the Clean Water Act, EPA's water quality criteria, and the Safe Drinking Water Act.

Adoption and implementation of the proposed policies and compliance with existing stormwater, grading, and erosion control regulations would reduce this potential impact (FEIR, p. 4.9-39).

Impact 4.9-2: Construction-Related Water Quality Impacts.

Finding: **Less than significant with mitigation** (FEIR, p. 4.9-43).

Explanation: Construction and grading activities during development consistent with the Proposed Project could result in excess runoff, soil erosion, and stormwater discharges of suspended solids and increased turbidity. Such activities could mobilize other pollutants from project construction sites as contaminated runoff to on-site and ultimately off-site drainage channels. Many construction-related wastes have the potential to degrade existing water quality. Construction activities that are implemented without mitigation could violate water quality standards or cause direct harm to aquatic organisms. However, with implementation of existing regulations and water quality policies contained in the 2035 General Plan, the impact is potentially significant and mitigation is identified (FEIR, p. 4.9-43).

Mitigation Measure 4.9-2 – Implement Mitigation Measure 4.9-1

Successful implementation of the General Plan policies would avoid and minimize water quality impacts during construction because they would require implementation of LID technologies and BMPs to protect receiving water quality; appropriate hazardous materials handling, storage, and disposal; and prohibit grading activities in the rainy season when erosion potential is at its highest. Compliance with General Plan policies and existing regulations, including acquisition of appropriate regulatory permits and preparation and implementation of a SWPPP and BMPs, would reduce potential impacts related to erosion and water quality during construction (FEIR, p. 4.9-43).

Impact 4.9-3: On-Site and Downstream Erosion and Sedimentation and Alteration of Drainage Patterns.

Finding: **Less than significant with mitigation** (FEIR, p. 4.9-47).

Explanation: Development and land use change consistent with the 2035 General Plan would increase the amount of impervious surfaces, thereby increasing surface runoff. This increase in surface runoff would result in an increase in both the total volume and the peak discharge rate of stormwater runoff, and therefore could result in greater potential for erosion, sedimentation, hydromodification, and on- and off-site flooding. However, with adoption and implementation of the proposed policies and actions in the 2035 General Plan, combined with current grading, erosion, and flood control regulations, this impact is considered significant and mitigation is identified (FEIR, p. 4.9-47).

Mitigation Measure 4.9-3 – Implement Mitigation Measure 4.4-1

General Plan policies require implementation of LID technologies, BMPs, and hydromodification management techniques to protect receiving water quality, mitigate excessive runoff, and mimic the runoff of a natural environment. Additional policies would serve to maintain and improve the City's storm drainage system. Prohibiting grading activities in the rainy season would also serve to reduce erosion potential. Finally, policies addressing open space and sensitive habitat conservation would restrict incompatible land uses and development from areas including riparian corridors, drainages, and floodplains. Adoption and implementation of the policies in the 2035 General Plan, combined with enforcement of the existing grading, erosion, and flood control regulations would reduce this potential impact (FEIR, p. 4.9-47).

Public Services and Recreation

Impact 4.12-3: Impacts Related to School Services.

Finding: Less than significant with mitigation (FEIR, p. 4.12-39).

Explanation: Implementation of the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for schools. The impact is considered potentially significant and mitigation is identified (FEIR, p. 4.12-39).

Funding for new school construction is provided through State and local revenue sources. Senate Bill (SB) 50 (Chapter 407, Statutes of 1998) governs the amount of fees that can be levied against new development. Payment of fees authorized by the statute is deemed "full and complete mitigation" (FEIR, p. 4.12-39).

Impact 4.12-5: Impacts Associated with Other Public Facilities.

Finding: **Less than significant with mitigation** (FEIR, p. 4.12-46).

Explanation: Implementation of the Proposed Project could result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for

other public facilities. The impact is considered potentially significant and mitigation is identified (FEIR, p. 4.12-46).

> Mitigation Measure 4.12-5a – The 2035 General Plan should be modified to include the following new implementation program (Implementation Program Public Services 1):
>
> Adopt a Municipal Facilities Master Plan that studies and identifies future space needs for city government offices, library facilities, and any other municipal service facilities not addressed in the Parks, Recreation, and Community Services Master Plan, and establishes space standards and ratios, as appropriate.

The 2035 General Plan is an expression of the City of Woodland's vision for future physical growth within the Planning Area and consists of a series of policies and implementation programs necessary for achieving that vision. The 2035 General Plan does not establish service standards for public facilities and therefore is in conflict with the existing service standards for public facilities in the existing 2002 General Plan. The mitigation measure listed above would ensure that future space needs are identified and standards are established for public facilities to support the City as it continues to grow, even though the standards are not included in the 2035 General Plan itself. However, before this Master Plan is prepared, it cannot be known whether the standards within it will be equal to or better than those included in the 2002 General Plan. The only other mitigation would be to not adopt the 2035 General Plan, which is not a feasible action that would still achieve the objectives of the Proposed Project (FEIR, p. 4.12-46).

Transportation and Circulation

Impact 4.13-1: Conflict with an Applicable Plan, Ordinance or Policy Establishing Measures of Effectiveness for the Performance of the Circulation System by Resulting in Unacceptable Levels of Service on City of Woodland Roadways.

Finding: **Less than significant with mitigation** (FEIR, p. 4.13-20).

Explanation: Implementation of the Proposed Project could cause unacceptable LOS conditions on some roadway segments. The impact is considered potentially significant and mitigation is identified (FEIR, pp. 4.13-17 through 4.13-19).

> Mitigation Measure 4.13-1a – The 2035 General Plan should be amended to include the following modification of the Circulation Diagram:
> Include E. Gum Avenue from Bourn Drive to Pioneer Avenue as a 2-lane minor arterial.
>
> This action would result in potential physical changes to the roadway under this classification that may include access control and minor turn-lane widening at intersections. Under this classification, the LOS would be improved to LOS C and the impact would be less than significant with mitigation.
> OR
> Mitigation Measure 4.13-1b – The 2035 General Plan should be amended to include the following modified policy:
>
> Policy 3.A.1 Vehicle Level of Service (LOS) Standard. Strive to develop and manage the roadway system to maintain LOS D or better as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board) during weekday AM and PM peak hour conditions with the following exceptions described below and mapped on Figure 3-1.

A. LOS C - Kentucky Ave from East Street to County Road 98. This level of service is required to accommodate the mix of commercial/industrial truck traffic with residential driveways.

B. LOS E – Freeway ramp terminal intersections and E. Gum Avenue from Bourn Drive to Pioneer Avenue.

C. LOS F – LOS F is allowed for the following roadway segments and intersections where the City finds that the improvements or other measures required to achieve the LOS standard are unacceptable because of their impact on other community values.

- Main Street from 6th Street to Cleveland St.
- Maxwell Ave from Farnham Avenue to County Road 102

This action would recognize that potential physical changes to this section E. Gum Avenue to increase its capacity are not desirable due to access or right-of-way impacts on adjacent properties or the environment. The impact would be less than significant with mitigation.

AND

Mitigation Measure 4.13-1c – The 2035 General Plan should be amended to include the following modified policy and new implementation program:

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 uses Apply a VMT transportation performance metric threshold of 30 VMT per capita 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 Chart 6-2 below taken from Quantifying Greenhouse Gas Mitigation Measures, CAPCOA, 2010 or similar professional research documents is encouraged. [See Section 4.13 of this EIR, "Transportation and Circulation"] taken from Quantifying Greenhouse Gas Mitigation Measures, CAPCOA, 2010 or similar professional research documents is encouraged.

Implementation Program 3.8. After final adoption of SB 743 CEQA Guidelines changes and any associated technical advisory recommendations by the State of California, the City will assess the VMT reduction goal contained in Policy 3.A.4. The assessment should consider substantial evidence presented by the State in recommending any alternative VMT reduction goals as CEQA thresholds plus the community values expressed by the goals and policies. The City should strive to set thresholds consistent with the City's envisioned future while striving to achieve reasonable reductions in vehicle travel that produce air pollution and greenhouse gases.

This mitigation would recognize that potential physical changes to this section East Gum Avenue to increase its capacity are not desirable due to access or right-of-way impacts on adjacent properties or the environment. The mitigation would also strengthen the policy's influence on reducing vehicle travel associated with new development projects helping to reduce p.m. peak hour traffic volumes (FEIR, p. 4.13-20).

Impact 4.13-2: Conflict with an Applicable Plan, Ordinance or Policy Establishing Measures of Effectiveness for the Performance of the Circulation System by Resulting in Unacceptable Levels of Service on Caltrans Roadways.

Finding: **Less than significant with mitigation** (FEIR, p. 4.13-21).

Explanation: Implementation of the Proposed Project would exacerbate unacceptable No Project LOS D conditions on the I-5 Mainline east of County Road 102 under 2035 conditions. The impact is considered potentially significant and mitigation is identified (FEIR, p. 4.13-21).

Mitigation Measure 4.13-2 – Implement Mitigation Measure 4.13-1c.

This mitigation would strengthen the policy's influence on reducing vehicle travel associated with new development projects helping to reduce p.m. peak hour traffic volumes (FEIR, p. 4.13-21).

Impact 4.13-3: Conflict with an Applicable Congestion Management Program by Resulting in Unacceptable Levels of Service on CMP Network Roadways.

Finding: **Less than significant with mitigation** (FEIR, p. 4.13-23).

Explanation: Implementation of the Proposed Project would cause unacceptable LOS conditions on one CMP roadway segment. The impact is considered potentially significant and mitigation is identified (FEIR, p. 4.13-22).

Mitigation Measure 4.13-3a – Implement Mitigation Measure 4.13-1c.

Mitigation Measure 4.13-3b – The 2035 General Plan should be amended to include the following modification of the circulation diagram.

Circulation Diagram: Include County Road 102 from E. Gibson Road to Farmers Central Road as a 4-lane principal arterial.

This mitigation would strengthen the policy's influence on reducing vehicle travel associated with new development projects. This mitigation would result in a physical capacity expansion to the roadway under this classification that would improve the LOS to C or better. A potential indirect effect of Mitigation Measure 4.13-3b is an increase in VMT due to the increase in roadway capacity. This effect is captured in the VMT forecasts contained in Table 4.13-3 for buildout where this segment of County Road 102 is planned as a four-lane principal arterial (FEIR, p. 4.13-23).

3. Findings Regarding Environmental Impacts Not Fully Mitigated to a Level of Less than Significant

The City Council hereby finds that the following impacts from the Proposed Project cannot be mitigated to a less than significant level with any feasible mitigation, and a Statement of Overriding Considerations is therefore required.

Aesthetics and Visual Resources

Impact 4.1-3: Substantially Degrade the Existing Visual Character or Quality of the Site and its Surroundings.

Finding: The Proposed Project facilitates new development that will change the existing visual character of the Planning Area. However, impacts on visual character and quality of the site are subjective and variable between different individuals.

Policies from the 2035 General Plan provide guidance for development and conservation that relate to aesthetics and visual resources. Implementation Program 2.13 requires the City to update the Community Design Standards to identify the City's expectations for planning, designing, and reviewing development proposals, consistent with the balance of the 2035 General Plan. Implementation Program 2.23 requires the City to develop historic design guidelines that provide context sensitivity in historic districts and neighborhoods. Despite proposed policies and implementation programs, implementation of the 2035 General Plan is still expected to result in development in infill and new growth areas that will inherently change Woodland's visual character. The City has presented all feasible mitigation in the form of policies and programs in the Proposed Project. There is no additional feasible mitigation available (FEIR, p. 4.1-31).

The impact would remain **significant and unavoidable** (FEIR, p. 4.1-31). As described in Section VIII, specific social, economic, and environmental benefits of the Project outweigh the identified potential unavoidable significant impacts.

Impact 4.1-4: Create a New Source of Substantial Light or Glare Which Would Adversely Affect Day or Nighttime Views in the Area.

Finding: Implementation of the Proposed Project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The impact is considered significant. Mitigation is included (FEIR, p. 4.1-33).

> Mitigation Measure 4.1-4 – The 2035 General Plan should be amended to include the following new policies:
>
> Policy 2.F.4 Light Pollution. Control artificial lighting to avoid spill-over lighting and preserve the night sky.
>
> Policy 2.F.5 Glare. Control artificial lighting to prevent glare.

The mitigation measures limit the impact from light and glare, but it is not feasible to mitigate the impacts completely without prohibiting the use of light in new development.

The impact would remain **significant and unavoidable** (FEIR, p. 4.1-33). As described in Section VIII, specific social, economic, and environmental benefits of the Project outweigh the identified potential unavoidable significant impacts.

Agriculture and Forestry Resources

Impact 4.2-1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as Shown on the Maps Prepared Pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to Non-Agricultural Use.

Finding: Implementation of the Proposed Project would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Mitigation is included (FEIR, p. 4.2-35).

> Mitigation Measure 4.2-1 – The 2035 General Plan should be amended to include the following modified policy:
>
> Policy 2.A.3 Agricultural Mitigation. For impacts to agricultural land within the ULL, require one acre to be permanently conserved for every acre converted to urban development (1:1 ratio). The farmland being conserved must be of the same Farmland Mapping and Monitoring Program type (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, 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 outside of, but as close to the Woodland Urban Limit Line as possible. For projects proposing to convert agricultural land to urban use, require soils analysis to determine farmland classification for purposes of determining appropriate mitigation as part of environmental review conducted for the project.

Implementation of the 2035 General Plan and 2035 CAP policies, as well as the Yolo County Agricultural Conservation Policy, will reduce the impacts on farmland conversion. The ULL was adopted for the purpose of permanently circumscribing development and preserving surrounding agricultural lands. This action of the voters identified those lands intended to be converted to urban uses over time in the form of an urban limit line and permanently protected lands outside of that boundary. Ballot initiatives are not subject to environmental impact review under CEQA and therefore the 2006 action by the voters did not include an assessment of the impacts resulting from the urban limit line. As enacted by the voters, Policy 2.A.1 prohibits City public services and facilities beyond Woodland's ULL. In addition, Policy 2.A.3 requires agricultural mitigation of farmland within the ULL at a rate of one acre of permanently conserved farmland for every acre converted to urban development or non-agricultural uses. The policy specifies conservation of the same type of farmland, therefore loss of Prime Farmland can only be mitigated with the conservation of Farmland of equal or higher quality. Goal 7.6 prioritizes the preservation of agricultural land, and Policy 7.C.1 requires the City to minimize the amount of annexed land.

In addition, several policies prioritize infill and compact development. The focus of the Proposed Project on infill and compact development in strategic new growth areas within the ULL aims to minimize the magnitude of farmland conversion and to help protect large tracts of farmland in agricultural areas.

Actions under Objective 2 Strategy E-6 and Objective 2 Strategy UF-5 in the 2035 CAP require the City to promote the installation of solar systems on existing development, rather than on agricultural land or open space. Additional policies require the maintenance of the ULL and support for legislative efforts that incentivize agricultural land preservation.

Mitigation Measure 4.2-1 ensures that for every acre of a certain type of farmland that is converted as a result of the Proposed Project, an acre of that same type (or better) of farmland will be conserved. However, there would still be a net loss of farmland that cannot be completely mitigated (FEIR, pp. 4.2-35 and 4.2-36). Thus, the impact is significant and unavoidable.

The impact would remain **significant and unavoidable** (FEIR, pp. 4.2-35 and 4.2-36). As described in Section VIII, specific social, economic, and environmental benefits of the Project outweigh the identified potential unavoidable significant impacts.

Impact 4.2-3: Involve Other Changes in the Existing Environment that, Due to Their Location or Nature, Could Result in Conversion of Farmland, to Non-Agricultural Use.

Finding: Policies in the 2035 General Plan emphasize the importance of agriculture to Woodland and support the viability of farming operations; however, implementation of the Proposed Project would result in the conversion of farmland to non-agricultural use. Mitigation is included (FEIR, p. 4.2-41).

Mitigation Measure 4.2-3 – The 2035 General Plan should be amended to include the following new policy:

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 whose dimensions would preclude or severely limit development potential with the required buffer size. The buffer shall be landscaped and may include public right of way.

In addition to the policies that lessen direct impacts on farmland discussed in Impact 4.2-1, the Proposed Project includes policies and goals to support agriculture in Woodland and minimize conflicts between urban and agricultural uses. 2035 General Plan Policy 7.C.4 requires the City to ensure that urban development within the ULL does not affect the economic viability of adjacent farms outside of the ULL. 2035 General Plan Policies 2.D.2, 6.C.1, and 4.G.2 help strengthen specific segments of the agricultural industry, similar to the 2035 CAP policy listed above. Policy 4.C.9 explicitly supports the continuation and development of the agricultural industry in Woodland, and Policy 8.G.10 requires the City's support for both the City's and the County's right to farm ordinances. Policy 7.C.2 helps protect existing agriculture within the ULL, and Policy 7.C.3 requires Woodland to support Yolo County's agricultural conservation efforts.

Although policies in the Proposed Project will reduce the impact that development and other changes to the existing environment would have on existing agricultural uses and support the continued viability of the agricultural industry in Woodland, it cannot be guaranteed that farmland would not be indirectly impacted by development envisioned in the Plan. With the addition of Mitigation Measure 4.2-3, the City has presented all feasible mitigation in the form of policies and programs in the Proposed Project. There is no additional feasible mitigation available (FEIR, p. 4.2-41).

The impact would remain **significant and unavoidable** (FEIR, p. 4.2-41). As described in Section VIII, specific social, economic, and environmental benefits of the Project outweigh the identified potential unavoidable significant impacts.

Air Quality

Impact 4.3-1: Generation of Short-Term Construction-Related Emissions of Criteria Air Pollutants and Precursors.

Finding: Emissions of criteria air pollutants and precursors could exceed an ambient air quality standard or contribute substantially to an existing or predicted air quality exceedance. The level of construction emissions could conflict with or obstruct implementation of the applicable air quality plan. YSAQMD recommends that lead agencies incorporate construction mitigation measures, and the Proposed Project has policies that would reduce this impact. However, given the scale of the Proposed Project, the City cannot determine that potential construction impacts would be below relevant significance thresholds throughout the planning horizon. The impact is considered significant.
Mitigation is included (FEIR, pp. 4.3-24 and 4.3-25).

Mitigation Measure 4.3-1a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Air Quality 1):

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.

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.

Mitigation Measure 4.3-1b – Policy 7.F.2. will be amended to read:

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.

The above policy and mitigation measures would reduce construction-related impacts. However, because the District estimates that these measures have a range of effectiveness that can be well below 100 percent, construction-related emissions of criteria air pollutants and precursors could still exceed significance thresholds. Such emissions could exceed or contribute substantially to an existing or projected air quality violation and/or expose sensitive receptors to substantial pollutant concentrations. In addition, these emissions could conflict with or obstruct implementation of the applicable air quality plan. There are no additional feasible mitigation measures available to address this significant impact (FEIR, p. 4.3-25).

The impact would remain **significant and unavoidable** (FEIR, p. 4.3-25). As described in Section VIII, specific social, economic, and environmental benefits of the Project outweigh the identified potential unavoidable significant impacts.

Impact 4.3-2: Generation of Long-Term Operational Emissions of Criteria Air Pollutants and Precursors.

Finding: Long-term operational emissions would be generated from day-to-day activities associated with residential and non-residential land uses under the Proposed Project. Operational emissions associated with the Proposed Project would exceed applicable YSAQMD thresholds. The level of operational emissions could conflict with or obstruct implementation of the applicable air quality plan. Proposed Project policies would reduce potentially significant impacts, but not to a level that would be below relevant thresholds. The impact is considered significant. Mitigation is included (FEIR, p. 4.3-32).

Mitigation Measure 4.3-2 – Implement Mitigation Measure 4.3-1b.

The Proposed Project contains several policies that would promote mixed-use and infill development. Policies have been developed to site residents, jobs, and retail amenities in proximity of each other to reduce the need for motor vehicle travel. The Proposed Project would encourage modes of transportation that can reduce or eliminate air pollutant emissions. Since transportation is a major source of criteria air pollutants, this is important for reducing the operational impacts of the Proposed Project. Policies would support development of pedestrian and bicycle facilities that would promote non-vehicular modes of travel. In order to eliminate or minimize transportation-related emissions, policies have also been designed to encourage pedestrian, bicycle, and transit access and mobility that would reduce transportation-related air quality impacts. In addition, the 2035 CAP's actions related to energy, transportation and land use, water and waste, and municipal operations would not only reduce greenhouse gas emissions, but also criteria air pollutants.

General Plan policies would reduce long-term operational air quality impacts. However, because the precise effectiveness of these measures cannot be determined at the time of this analysis, it is likely that operational emissions of criteria air pollutants and precursors could still exceed significance thresholds. Such emissions could exceed or contribute substantially to an existing or projected air quality violation and/or expose sensitive receptors to substantial pollutant concentrations. In addition, these emissions could conflict with or obstruct implementation of the applicable air quality plan. There are no additional feasible mitigation measures available to address this significant impact (FEIR, p. 4.3-33).

The impact would remain **significant and unavoidable** (FEIR, p. 4.3-33). As described in Section VIII, specific social, economic, and environmental benefits of the Project outweigh the identified potential unavoidable significant impacts.

Impact 4.3-3: Expose Sensitive Receptors to Substantial Pollutant Concentrations (Stationary).

Finding: Project-related vehicle trips would contribute vehicles to local intersections that could cause a CO hotspot (i.e., exceedance of the CO ambient air quality standard). However, it is not anticipated that the Proposed Project's land uses would contribute substantial vehicle volumes to existing or future intersections that could cause a CO hotspot. During construction and operation of the Proposed Project, localized air quality emissions would be generated that could affect existing and proposed sensitive receptors. Construction activities would generate diesel particulate matter (diesel PM) emissions that could affect existing and proposed sensitive receptors. Existing regulations and proposed policies and implementation programs would reduce potential exposure to substantial pollutant concentrations. The impact is considered significant. Mitigation is included (FEIR, pp. 4.3-43 and 4.3-44).

> Mitigation Measure 4.3-3a – Policy 7.F.3 should be amended to read:
>
> 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, and 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 (SR 113 and 1-5). Implement applicable buffer distances recommended by the California Air Resources Board between sensitive uses and sources of substantial pollutant concentrations.
>
> Mitigation Measure 4.3-3b – Implement Mitigation Measure 4.3-1b.
>
> Mitigation Measure 4.3-3c – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Air Quality 2)

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 (TRUs) per day, or TRU 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 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., MERV 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.

Mitigation Measure 4.3-3d – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Air Quality 3)

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.

The Proposed Project contains policies to reduce emissions associated with both construction and operational activities. The Proposed Project includes Policy 7.F.3 that would discourage development in locations that would conflict with the buffer recommendations in the ARB Air Quality and Land Use

Handbook. Mitigation Measures 4.3-3c and 4.3-3d provide specific guidance tied to performance standards that have been developed to protect the public health. The buffer distances incorporated into Mitigation Measure 4.3-3c are consistent with guidance from ARB. Implementation Program Air Quality 3 includes as an option to use an equipment mix, including the use of Tier 4 engine emission standards, which have been shown to reduce PM emissions by more than 90 percent from current levels or site-specific analysis and mitigation with clear performance outcomes tied to YSAQMD-recommended thresholds.

However, the potential for sensitive receptors to be exposed to substantial pollutant concentrations from stationary sources remains significant, even with the Proposed Project's policies and mitigation measures described above. There is not additional feasible mitigation. The impact related to stationary sources of TACs is significant and unavoidable (FEIR, p. 4.3-45).

The impact would remain **significant and unavoidable** (FEIR, p. 4.3-45). As described in Section VIII, specific social, economic, and environmental benefits of the Project outweigh the identified potential unavoidable significant impacts.

Cultural Resources

Impact 4.6-1: Cause a Substantial Adverse Change in the Significance of Archaeological or Historical Resources as defined in CEQA Guidelines Section 15064.5.

Finding: The Proposed Project plans for the construction of new buildings and structures. Modification of existing buildings and structures could also occur in the Planning Area. Although there are no previously recorded archaeological resources within the Planning Area, future projects involving intensive grading, trenching, excavation, soil stockpiling, and other earthmoving activities could impact previously unrecorded cultural resources. Implementation of the Proposed Project has 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. This impact is considered significant. Mitigation is included (FEIR, pp. 4.6-25 through 4.6-29).

> Mitigation Measure 4.6-1a – The 2035 General Plan should be amended to include the following modified policy:
>
> Policy 2.O.3. Relocation of Historic Buildings. Where feasible and appropriate, encourage the relocation of reusable historic buildings within or into historic neighborhoods as a means of historic preservation. Relocation is only permitted with reuse provisions and timing agreements in place. Upon execution of an agreement covering reuse provisions and approval of a replacement project.
>
> Policy 2.P.2. Environmental Review. Require that environmental review be conducted for alterations and/or demolition of buildings designated as, or potentially eligible for designation as, historic structures as required by Chapter 12A of the Municipal Code and CEQA regulations.
>
> Mitigation Measure 4.6-1b – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Cultural 1)
>
> Projects that could have significant adverse impacts to potentially significant archaeological resources shall be required to assess impacts and provide feasible mitigation. The following steps, or those deemed equally effective by the City, will be followed:

a. Request information from the California Native American Heritage Commission to obtain a review of the Sacred Lands File and a list of local Native American groups and individuals that may have specific knowledge of cultural resources in the area that could be affected by project implementation. Each Native American group and individual identified by the Native American Heritage Commission will be contacted to obtain any available information on cultural resources in the project area. Additional consultation with relevant tribal representatives may be appropriate depending on the relative level of cultural sensitivity.

b. Request updated information from the Northwest Information Center of the California Historical Resources Information System to determine whether the project area has been previously surveyed and whether archaeological resources were identified. In the event the records indicate that no previous survey has been conducted or existing survey data is greater than five years old, the applicant will retain the services of a qualified archaeologist to assess the adequacy of the existing data (if any) and assess the archaeological sensitivity of the project area. If the survey did not meet current professional standards or regulatory guidelines, or relies on outdated information, a qualified archaeologist will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for archaeological resources.

c. If a survey is warranted, it will include all necessary background research in addition to an archaeological pedestrian survey. Based on findings of the survey, additional technical studies may be required, such as geoarchaeological sensitivity analysis, or other analysis scaled according to the nature of the individual project. A report will document the results of the survey and provide appropriate management recommendations, and include recordation of identified archaeological resources on appropriate California Department of Parks and Recreation site record forms and cultural resources reports.

d. Management recommendations may include, but are not limited to additional studies to evaluate identified sites or archaeological monitoring at locations determined by a qualified archaeologist to be sensitive for subsurface cultural resource deposits.

e. Once approved by the City, provide the Northwest Information Center with appropriate California Department of Parks and Recreation site record forms and cultural resources reports for any resources identified. Any subsequent reports completed as a result of additional technical work will likewise be submitted to the Northwest Information Center.

f. If no archeological resources are identified that may be directly or indirectly impacted by project activities, mitigation is complete as there would be no adverse change to documented archeological resources. The exception would be in the event of the discovery of a previously unknown archaeological site inadvertently exposed during project implementation. In such an event, a qualified archaeologist will be retained to assess the discovery and provide management recommendations as necessary.

g. When a project will impact a known archaeological site, and avoidance is not a feasible option, a qualified archaeologist shall evaluate the eligibility of the site for listing in the California Register of Historic Resources. If the archaeological site is found to be a historical resource as per CEQA Guidelines Section15064.5 (a)(3), the qualified archaeologist shall recommend further mitigative treatment which could include preservation in place or data recovery.

h. If a site to be tested is prehistoric, local tribal representatives should be afforded the opportunity to monitor the ground-disturbing activities. Appropriate mitigation may include curation of artifacts removed during subsurface testing.

i. If significant archaeological resources that meet the definition of historical or unique archaeological resources are identified in the project area, the preferred mitigation of impacts is preservation in place. If impacts cannot be avoided through project design, appropriate and feasible treatment measures are required, which may consist of, but are not limited to actions,

such as data recovery excavations. If only part of a site will be impacted by a project, data recovery will only be necessary for that portion of the site. Data recovery will not be required if the implementing agency determines prior testing and studies have adequately recovered the scientifically consequential information from the resources. Studies and reports resulting from the data recovery shall be deposited with the Northwest Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code.

Mitigation Measure 4.6-1c – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Cultural 2)
For projects that could adversely affect a potential historic resources:

a. Consult the City's Historic Resources Inventory and, as necessary, seek updated information from the North Central Information Center or other applicable data repositories to determine whether the project area has been surveyed, and whether historic built environment resources were identified.

b. If a survey of the property or the area in which the property is located has not been conducted, a qualified architectural historian shall conduct a study of the project area for the presence of historic built environment resources.

c. If a study is required, it will evaluate the significance of built environment resources greater than 50 years in age that may be directly or indirectly impacted by project activities. The study may include a field survey; background, archival and historic research; and consultation with local historical societies, museums or other interested parties; as necessary.

d. If necessary, the qualified architectural historian's study will recommend appropriate protection or mitigative treatment, if any, and include recordation of identified built environment resources on appropriate California Department of Parks and Recreation (DPR) series 523 forms. Recommended treatment for historical resources identified in the report shall be implemented.

e. If no significant historic built environment resources are identified in the study or prior survey of the project area that may be directly or indirectly impacted by project activities, there is no adverse change to documented historical built environment resources and no further action is required.

f. If a significant historic built environment resource could be directly or indirectly impacted by project activities, avoidance shall be considered the primary mitigation option. If avoidance is not feasible, then the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of the historical resource, conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties will reduce impacts to an acceptable level. If adherence to the Secretary of the Interior's Standards cannot avoid materially altering in an adverse manner the physical characteristics or historic character of the surrounding environmental setting that contribute to a resource's historic significance, additional mitigation may be required.

g. If avoidance is not feasible and minimizing impacts through adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties is not feasible, documentation is required using, as appropriate, Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and/or Historic American Landscapes Survey (HALS) guidelines.

Mitigation Measure 4.6-1d – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Cultural 3)

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 archaeologist 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 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.

The policies and implementation programs summarized above establish appropriate review procedures and consultation requirements, while also addressing the need for qualified personnel to undertake technical analysis, where necessary. The policies and implementation programs provide for the identification and evaluation of cultural resources, as well as for the assessment of potential impacts to such resources and the development of mitigation strategies. Additionally, CEQA review and local regulatory review provide additional levels of protection for known resources, and address the identification of unidentified cultural resources.

Although the policies and implementation programs will minimize the severity of significant impacts associated with such change, impacts may occur that cannot be reduced to a less-than-significant level through mitigation. Applicants for entitlements requiring General Plan consistency findings will need to comply with the policies described above. These policies and implementation programs will help ensure new development is designed to maintain important elements of the historic setting, where this is

important; preserve and rehabilitate historic structures in a way that preserves their integrity; relocate structures as method of historic preservation; and avoid impacts to archaeological and historic resources.

While the Proposed Project policies and implementation programs will reduce potential effects, the potential remains for residual effects.

Beyond existing regulations that protect cultural resources and these proposed policies and implementation programs, no further mitigation is available (FEIR, p. 4.6-29).

The impact would remain **significant and unavoidable** (FEIR, p. 4.6-29). As described in Section VIII, specific social, economic, and environmental benefits of the Project outweigh the identified potential unavoidable significant impacts.

Impact 4.6-2: Disturb Human Remains, including those Interred Outside of Formal Cemeteries.

Finding: The Proposed Project would result in development and infrastructure improvement projects throughout the Planning Area that would involve earthmoving activities that could impact human remains. There is the potential for discovery of human remains during construction. This impact is considered significant. Mitigation is included (FEIR, pp. 4.6-31 and 4.6-32).

Mitigation Measure 4.6-2 – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Cultural 4):

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

(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.

Because prehistoric and historic archaeological sites that contain human remains can occur below ground with little or no surface manifestation it may not be feasible to entirely avoid impacts to interred human remains during buildout of the General Plan, despite implementation of the City's proposed policies and mitigation measure. If buried human remains are encountered during construction without prior discovery they may be inadvertently damaged or destroyed (FEIR, p. 4.6-32).

The impact would remain **significant and unavoidable** (FEIR, p. 4.6-32). As described in Section VIII, specific social, economic, and environmental benefits of the Project outweigh the identified potential unavoidable significant impacts.

Noise and Vibration

Impact 4.11-1: Exposure of Noise-Sensitive Land Uses to Short-Term (Construction).

Finding: Future development and implementation of the policies in the Proposed Project would result in exposure of existing and proposed noise sensitive land uses to noticeable increases from construction activities. This impact is considered significant. Mitigation is included (FEIR, pp. 4.11-50 and 4.11-51).

Mitigation Measure 4.11-1 – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Noise 1)

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 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.

The above described implementation program would reduce construction noise exposure. However, for construction sites that are adjacent to noise-sensitive uses, there still could be a substantial temporary increase in noise levels that could lead to adverse noise-related impacts. The City is obliged to balance temporary noise impacts associated with implementation of the Proposed Plan with other environmental benefits, as well as economic, legal, social, technological, and other benefits. The City's focus on facilitating infill development in the Downtown area and along major corridors will help to achieve goals related to economic development, fiscal sustainability, and local employment opportunities. As noted in OPR's draft General Plan Guidelines update, "While urban infill developments can be noisy environments, they are often healthy communities. Residents whom opt to live in infill developments may welcome such noise, and there are many ways to minimize harmful exposure to excessive noise" (OPR 2015, page 185). While sites for future infill development may be located near noise-sensitive uses, these sites are also in proximity to a mix of housing and destinations. Locating a mix of uses in proximity to one another makes travel without the use of a car more practical, and this provides benefits related to mobility, air quality, and greenhouse gas emission reductions. Communities that make non-automobile trips (pedestrian, bicycle, transit) practical for more residents can also reduce traffic congestion for those who still need to drive. Land and transportation policies that reduce vehicle miles traveled (VMT) also reduce harmful air pollution and greenhouse gas emissions, enhance mobility, and reduce commuting time. Since transportation is a major cost for most households, making transportation without a car more feasible could also hold benefits related to reducing household transportation costs. Municipal costs can be reduced with compact, planned development. The City can help to free up discretionary income that can support expanded local retail activity through planning strategies that reduce travel and utility costs for households. Since infill sites are generally in areas that have access to existing infrastructure, infill development also holds potential benefits related to the up-front and ongoing cost of infrastructure. Implementation of this mitigation measure co would reduce impacts from construction noise. However, there could still be a noticeable temporary increase in noise levels for noise-sensitive uses that are adjacent to construction sites. There is no additional feasible mitigation (FEIR, p. 4.11-51).

The impact would remain **significant and unavoidable** (FEIR, p. 4.11-51). As described in Section VIII, specific social, economic, and environmental benefits of the Project outweigh the identified potential unavoidable significant impacts.

Impact 4.11-2: Exposure to or Generation of Long-Term Noise Levels.

Finding: Future development of new noise-sensitive land uses would occur under the Proposed Project within areas that either are currently exposed to noise from both transportation and non-transportation noise sources, or will be in the future. Uses allowed under the 2035 General Plan could potentially expose existing or planned noise-sensitive uses to noise levels that exceed local standards. The impact is considered significant. Mitigation is included. (FEIR, pp. 4.11-59 and 4.11-60).

Mitigation Measure 4.11-2a – Policy 8.G.3 should be amended as follows:

Policy 8.G.3 Noise Exposure from Transportation Sources. Require noise-reducing mitigation to meet allowable outdoor and indoor noise exposure standards in Table 8-6 [Table

4.11-13]. Noise mitigation measures that may be approved to achieve these noise level targets include but are not limited to the following:

- Construct facades with sound insulation to achieve acceptable interior noise;
- 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 setbacks and/or sound barriers where applicable, feasible, and reasonable;
- Use acoustic baffling of vents for chimneys, attic and gable ends;
- Install a mechanical ventilation system that provides fresh air under closed window conditions; and
- Maximize site design so that buildings shelter outdoor areas.

Mitigation Measure 4.11-2b – The 2035 General Plan should be amended to include the following new policies:

Policy 8.G.13 Noise Attenuation Barriers. Noise attenuation barriers are strongly discouraged, except to attenuate noise for existing developed uses, and may be used in the context of new developments only when no other approach to noise mitigation is feasible.

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 roadways near existing or planned noise-sensitive land uses to the maximum extent feasible.

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.

The policies referenced above would reduce long-term noise exposure impacts by establishing noise compatibility standards and requiring new development to include certain measures and strategies to achieve acceptable noise environments, wherever feasible. The Proposed Project provides options for different mitigation strategies and performance standards designed to avoid significant adverse noise exposure impacts. The effectiveness of the noise control strategy to bring the desired reduction in noise exposure depends on the physical characteristics of the development and existing surrounding environment. With the proposed intensification of land uses in Woodland, especially Downtown and along key corridors, noise control will be an increasing consideration for new development, particularly for infill projects. However, urban development generally experiences greater ambient (background) noise than rural areas and residents, employees, and visitors to more urban environments would generally be expected to be acclimated to relatively noisier conditions. In order to achieve the increased levels of density and development intensity outlined in this 2035 General Plan, somewhat greater ambient noise levels must be acknowledged and accepted. The noise standards established in the 2035 General Plan accept 70 dB as being in the "normally acceptable" range for residential uses, as compared with 60 dB in the previous 2002 General Plan. This policy supports the development of infill projects Downtown and along key corridors by setting a realistic, achievable threshold of impact for new development that acknowledges the somewhat greater noise levels associated with a vibrant, urban environment in appropriate locations. This policy could result in a greater number of new noise sensitive uses that are exposed to ambient noise levels between 60 dB and 70 dB compared to what may have occurred under the previous General Plan.

Similarly, Policy 8.G.7 addresses acceptable noise levels associated with roadway improvement projects, changing from 60 dB to 70 dB areas where an increase in 5 dB increase is considered significant; increasing from 60-65 to 70-75 areas where an increase of 3 dB is considered significant; and increasing from greater than 65 to greater than 75 areas where a 1.5 dB increase is considered significant. This policy

change from the 2002 General Plan relaxes the baseline against which noise increases attributable to roadway improvement projects are assessed.

Policies in the 2035 General Plan establish noise performance standards and require feasible mitigation. Implementation of policies in the Proposed Project, as described above, would reduce the potential for significant noise exposure impacts. Although the policies are designed to avoid substantial disturbances to noise-sensitive receptors, the City anticipates that, despite implementation of feasible noise reduction strategies, noise-sensitive uses could be exposed to noise in exceedance of the City's standards, including noise generated by new development anticipated under the Proposed Project. The City cannot demonstrate at this time that policies in the Proposed Project would reduce impacts of each project and upon each project that could be developed under the 2035 General Plan to a less-than-significant level (FEIR, p. 4.11-60).

The impact would remain **significant and unavoidable** (FEIR, p. 4.11-60). As described in Section VIII, specific social, economic, and environmental benefits of the Project outweigh the identified potential unavoidable significant impacts.

Impact 4.11-3: Exposure to or Generation of Vibration.

Finding: Construction of projects under the Proposed Project could cause temporary, short-term disruptive vibration for locations near sensitive receptors. Under the Proposed Project, future development of new vibration-sensitive land uses could occur within vibration-generating areas (e.g., railroads). This impact is considered significant. Mitigation is included (FEIR, pp. 4.11-62 and 4.11-63).

> Mitigation Measure 4.11-3a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Vibration 1)
>
> 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 PPV and less than 80 VdB for adjacent vibration-sensitive uses and less than 0.2 PPV 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.
>
> Mitigation Measure 4.11-3b – Implement Mitigation Measure 4.11-1

As described above, the new implementation programs require 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. Implementation would reduce the potential for vibration levels in areas of new vibration-sensitive land uses and the level of impact associated with temporary construction-related vibration exposure for sensitive uses. However, the City cannot determine at this time that potentially significant vibration-related impacts would be avoided in every instance. There is no additional feasible mitigation (FEIR, p. 4.11-63).

The impact would remain **significant and unavoidable** (FEIR, p. 4.11-63). As described in Section VIII, specific social, economic, and environmental benefits of the Project outweigh the identified potential unavoidable significant impacts.

C. Mandatory Findings of Significance

CEQA Guidelines Section 15065(a) states that a project may have a significant effect on the environment when one of the following four conditions occurs:

> (1) The project has 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 an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory.
>
> (2) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
>
> (3) The project has possible environmental effects that are individually limited but cumulatively considerable, which means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
>
> (4) The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.

Section 15061(a)(1) states that a lead agency shall find that a project may have a significant effect on the environment when there is substantial evidence that the project has the potential to (1) substantially reduce the habitat of a fish or wildlife species; (2) cause a fish or wildlife population to drop below self-sustaining levels; (3) substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or (4) eliminate important examples of major periods of California history or prehistory. The EIR fully addresses any impacts that might relate to reduction of habitat and the effect on species. Impacts related to wildlife and plant species are addressed under Impacts 4.4-1, 4.4-2, 4.4-3, 4.4-4, and 4.4-8, and as outlined above, impacts are less than significant with mitigation. Historic and prehistoric impacts are addressed under Impact 4.6-1 and 4.6-2 and, as outlined above, impacts are significant and unavoidable.

Section 15061(a)(2) states that a lead agency shall find that a project may have a significant effect on the environment when there is substantial evidence that the project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. Chapter 6 of the EIR includes a section on Significant Irreversible Environmental Effects of the Proposed Project. In addition, Section 6.4 of the EIR identifies all significant and unavoidable impacts that could occur and create a long-term impact on the environment. Finally, Chapter 6 of the EIR also identifies any long-term environmental impacts caused by the Proposed Project.

Section 15061(a)(3) states that a lead agency shall find that a project may have a significant effect on the environment when there is substantial evidence that the project has potential environmental effects that are individually limited but cumulatively considerable. This means that the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects

of other current projects, and the effects of probably future projects." Cumulative impacts are addressed for each of the environmental topics in the EIR and are discussed in Chapter 6 of the EIR.

Section 15065(a)(4) requires a lead agency to find that a project will have a significant effect on the environment when there is substantial evidence that the project has the potential to cause substantial adverse effects on human beings, either directly or indirectly. This factor relates to effects to the environment on human beings generally but not to effects on specific individuals. Any of the environmental effects analyzed in the EIR could cause adverse impacts to human beings, but all impacts that could directly affect human beings (such as aesthetics, air quality, hazardous materials, hydrology, flooding, and water quality, noise and vibration, and transportation) were examined in Chapter 4 of the EIR.

The City Council therefore finds that the EIR for the Proposed Project has analyzed all four mandatory findings of significance.

D. Mitigation Monitoring and Reporting Program

Pursuant to CEQA Guidelines Section 15091(d), the City has included all feasible mitigation measures that avoid or substantially lessen the potentially significant and significant effects of the Proposed Project as policies or implementation programs. Public Resources Code Section 21081.6(b) and CEQA Guidelines Section 15097(b) establish that when the project examined in an EIR is a general plan, mitigation measures may be incorporated into the plan. This is the approach taken by the City. These mitigation measures are fully enforceable by the City Council. As such, the General Plan and CAP are considered self-mitigating, and the only action required for full implementation of the MMRP is adoption of the General Plan and CAP.

The MMRP includes Table 2-1, which contains the final revised summary of the impacts and mitigation measures, and is simultaneously being adopted by the City Council with its Resolution Certifying the EIR for the Proposed Project.

E. Growth Inducement

Chapter 6, "Other CEQA Considerations," of the Draft EIR provides a discussion of the growth-inducing impacts of the 2035 General Plan pursuant to Section 15126.2(d) of the CEQA Guidelines. The 2035 CAP would not create any growth-inducing impacts as it does not propose development or land use changes, does not propose infrastructure that would induce development, and does not include components that could induce growth. Rather, it provides a roadmap for reducing emissions of GHG emissions to achieve specified targets over time.

The EIR analysis points out that by definition, the 2035 General Plan is intended to provide for, and address future growth in the City. The goals, policies, and implementation programs of the 2035 General Plan provide a framework for long-term growth and conservation within the City's Planning Area. The General Plan is required by State law to be long-term in its focus, addressing physical development within and outside the City's jurisdiction that is related to the City's planning.

Revisions to the General Plan are required in order to address long-range goals related to land use, transportation, public health and safety, housing, open space and conservation, economic development, fiscal sustainability, climate change, and other topics that are a focus of the Final 2035 General Plan. The environmental consequences related to the potential for direct growth are analyzed throughout Chapter 4,

"Environmental Impact Analysis," of the Draft EIR and discussed herein in Section VII.C (Significant Effects and Mitigation Measures). Other indirect growth-inducing impacts are analyzed including the following: (1) inducement of substantial unanticipated population growth; (2) economic expansion resulting in jobs and housing growth; (3) elimination of obstacles to growth; and (4) result in service, facility, or infrastructure demand.

The growth inducement analysis states that with the amount of new development planned under the 2035 General Plan, it is possible that, through expansion of job opportunities or other aspects of the 2035 General Plan, growth elsewhere could be facilitated. If jobs are created that cause people to move to the Planning Area or nearby communities and create a demand for housing construction beyond that provided under the 2035 General Plan, the 2035 General Plan could be considered growth inducing.

The EIR analysis states that whether or not obstacles to growth are eliminated relates to the extent to which the 2035 General Plan would increase infrastructure capacity or change the regulatory structure such that additional development beyond that assumed in the EIR would be facilitated. A physical obstacle to growth typically involves insufficient or no infrastructure and insufficient public service capacity. The extension of public service infrastructure (e.g., roadways, water and sewer lines) into areas that are not currently provided with these services would be expected to support new development. Similarly, the elimination or change to a regulatory obstacle, including existing growth and development policies, could result in new growth. With respect to the Proposed Project, development in new growth areas is anticipated. Therefore, the 2035 General Plan would facilitate elimination of growth obstacles that would result in new growth.

The 2035 General Plan does anticipate development of currently undeveloped areas. This could result in infrastructure being extended into areas that are currently undeveloped and result in pressure to plan for and entitle development beyond that anticipated under the 2035 General Plan. The 2035 General Plan includes 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. An important consideration that limits growth within the City is the City's urban limit line, which sets an ultimate boundary around the City. Because the urban limit line was approved as a voter initiative in 2006, the urban limit line may only be modified by another vote by the people. Additionally, the initiative measure approving the urban limit line also places restrictions on the provision of services outside of the urban limit line. Both parts of this initiative provide an effective constraint to induced growth outside of the City's boundaries.

However, the EIR analysis concludes that it is possible for the Proposed Project to induce growth that could have indirect effects. The analysis concludes that the purpose of the 2035 General Plan is to provide for future development of new housing and employment opportunities. The EIR concludes that the indirect effects on the environment would have a significant and unavoidable impact, and there are no feasible mitigation measures beyond those already embodied in the Final 2035 General Plan to reduce this impact to a less-than-significant level without changing the purposes of the 2035 General Plan. The City Council finds that due to the overriding considerations set forth in Section VIII below, the benefits of the Proposed Project outweigh its growth-inducing impacts.

F. Significant Irreversible Environmental Changes

Chapter 6.0, "Other CEQA Considerations," of the Draft EIR examines "significant irreversible environmental changes" pursuant to Section 15126.2(c) of the CEQA Guidelines. The Proposed Project includes both the 2035 General Plan and the 2035 CAP. The CAP is designed to reduce impacts associated

with GHG emissions and will provide air quality and other benefits. The 2035 CAP will not create any significant irreversible environmental impacts.

However, development allowed under the 2035 General Plan is identified as contributing to the following significant irreversible environmental changes: (1) changes in land use which would commit future generations; (2) irreversible changes from environmental actions; and (3) consumption of non-renewable resources.

Specifically, the EIR analysis identifies the following items as significant and unavoidable outcomes of implementation of the 2035 General Plan for which there are no known additional feasible mitigation measures beyond those already embodied in the Final General Plan: urban development in areas the previous 2002 General Plan designated urban reserve; irreversible loss of agricultural land and existing wildlife habitats; environmental disturbance from development; increased traffic, air pollution, GHG emissions, and noise; use of non-renewable resources during construction, such as lumber and other forest products, sand and gravel, asphalt, petrochemical construction materials, steel, copper, lead, and water; potential for accidental release of hazardous materials; and nonrenewable energy use.

The EIR concludes that there is no feasible mitigation without changing the 2035 General Plan purposes and that the impacts are significant and unavoidable. However, and as explained below in Section VIII of these Findings, the City Council finds that the benefits of the Proposed Project outweigh the significant and unavoidable growth-inducing effects caused by the Proposed Project.

G. Cumulative Impacts

CEQA Guideline 15130(b)(1) requires an EIR to either analyze (a) a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, projects outside of the agency's control or (b) a summary of projections contained in an adopted local, regional, or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. These plans may include a general plan, a regional transportation plan, or plans for the reduction of greenhouse gas emissions. The summary of projections may also be contained in an adopted or certified prior environmental document for one of these plans, and the projections may be supplemented with additional information.

Chapter 6.0, "Other CEQA Considerations," of the EIR contains an analysis of the cumulative impacts, pursuant to Section 15130 of the CEQA Guidelines. The analysis in the EIR uses the second method described above, the "plan method," and analyzes cumulative issues based on regional growth projections. The analysis examines population, housing, and employment growth for the six-county Sacramento Area Council of Governments (SACOG) region, which includes the City of Woodland. SACOG's Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) includes a regional-scale land use change scenario covering the period from 2012 to 2036. This represents past, present, and probable future projects that may have impacts to which the Proposed Project would contribute (past, present, and future projects are collectively known as the "Cumulative Context").

The Cumulative Scenario for the Proposed Project considers buildout of the City's Planning Area if all vacant and underutilized parcels within the Planning Area developed. Regional cumulative impacts are analyzed within each CEQA issue area and contribution of buildout of the City's Planning Area in each impact area is considered. The following conclusions are reached:

1. Aesthetics and Visual Resources

Implementation of the Cumulative Scenario would allow for greater density and development intensity in certain infill areas – particularly areas designated Downtown Mixed Use and Corridor Mixed Use under the Final 2035 General Plan. Taller or larger buildings do not necessarily constitute a visual impact. In addition to adding uses and density, new investment in urban infill areas typically improves visual quality by developing vacant or underutilized properties and improving maintenance of existing structures and yards. Nonetheless, the Cumulative Scenario would change the visual character of the Planning Area, which would be perceived within the Planning Area, as well as from adjacent areas. In addition, the Cumulative Scenario would contribute nighttime light to the already increasing amount of light pollution in the region. Mitigation measures in Section 4.1, "Aesthetics and Visual Resources," of the EIR and 2035 General Plan policies establish high standards for design and compatibility with a project's surroundings; however, there is no feasible mitigation that would avoid changing the visual character of the Planning Area while also allowing the City to accomplish its Vision and Guiding Principles for the 2035 General Plan. The Proposed Project would make a cumulatively considerable contribution to significant cumulative regional impacts. The cumulative impact is **significant and unavoidable**. However, and as explained below in Section VIII, the benefits of the Proposed Project outweigh the significant and unavoidable environmental effects of these cumulative impacts.

2. Agricultural Resources

The conversion of farmland in the region constitutes a significant cumulative impact. As described in Section 4.2, "Agriculture and Forestry Resources," of the Draft EIR, multiple policies are identified in the 2035 General Plan to manage agricultural land conversion, including an ULL that is designed to protect agricultural land surrounding the City limits, which would reduce the potential impact associated with conversion of agricultural land. The 2035 General Plan also requires mitigation for lost farmland within the ULL at a rate of one acre of permanently conserved farmland for every acre converted to urban development or non-agricultural uses. Notwithstanding these policies, there is no feasible mitigation that would allow the City to implement the 2035 General Plan according to the City's Vision and Guiding Principles, while also avoiding the conversion of farmland. No additional feasible mitigation, in addition to those discussed above, are available to further reduce the impact. The conversion of farmland that would occur under the Cumulative Scenario will contribute to the loss of agricultural land in the region, which is an irreversible loss of a shared and finite resource. The loss of farmland associated with the Cumulative Scenario makes a cumulatively considerable contribution, and the impact is considered **significant and unavoidable**. However, and as explained below in Section VIII, the benefits of the Proposed Project outweigh the significant and unavoidable environmental effects of these cumulative impacts.

3. Air Quality

By its nature, air pollution has cumulative impacts. The implementation of plans and projects within the Sacramento Valley Air Basin would contribute to this impact on a cumulative basis, and this regional impact is a significant cumulative impact. The Cumulative Scenario of the Proposed Project would generate construction-related and operational criteria air pollutants and precursor emissions that would exceed Yolo-Solano Air Quality Management District's thresholds of significance. This is a cumulatively considerable contribution to a significant cumulative impact. The 2035 General Plan policies, mitigation included in Section 4.3, "Air Quality," of the Draft EIR, and strategies outlined in the 2035 CAP will reduce emissions, but it is not possible to demonstrate with reasonable certainty that emissions would be reduced below applicable thresholds. There is no additional feasible mitigation. As a result, this cumulative impact is **significant and unavoidable.** However, and as explained below in Section VIII, the

benefits of the Proposed Project outweigh the significant and unavoidable environmental effects of these cumulative impacts.

Existing toxic air contaminant sources in the Planning Area include mobile sources, stationary sources, and areawide sources, which all cumulatively contribute to the existing toxic air contaminant concentrations and the associated health risk. Implementation of the Cumulative Scenario of the Proposed Project would generate additional vehicle trips within the Planning Area that would increase vehicle volumes at local intersections. The 2035 General Plan includes policies that would require buffers between sensitive land uses and sources of toxic air contaminants (TACs), and Section 4.3 of the Draft EIR recommends detailed mitigation that would ensure against exposure of sensitive receptors to substantial pollutant concentrations – both as a result of construction and operation of the Proposed Project. As a result, this impact is **less than cumulatively considerable**.

4. Biological Resources

Adverse regional impacts on palmate-bracted bird's beak, vernal pool habitat and associated vernal pool species, and alkali prairie sink habitat, giant garter snake, and Swainson's hawk are considered significant cumulative impacts. Buildout of the Cumulative Scenario would preserve the remaining occurrences of palmate-bracted bird's beak; preserve the known remaining vernal pool habitat and vernal pool species, including vernal pool fairy shrimp, vernal pool tadpole shrimp, and California tiger salamander; and preserve both the known remaining alkali prairie/sink habitat and the majority of known occurrences of special-status plant species, including alkali milk-vetch, brittlescale, San Joaquin spearscale, and Heckard's peppergrass, in the Planning Area. Therefore, implementing the Cumulative Scenario would not have a cumulatively considerable contribution to significant cumulative impacts. Impacts associated with loss of palmate-bracted bird's beak, loss of vernal pool habitat and associated vernal pool species, and loss of special-status species associated with alkali prairie sink habitat are less than cumulatively considerable.

With successful implementation of the 2035 General Plan policies, mitigation measures in Section 4.4 of the EIR, "Biological Resources," and compliance with existing State and federal regulations, the Cumulative Scenario of the Proposed Project would not have a cumulatively considerable contribution to the giant garter snake or Swainson's hawk. Impacts associated with the loss of giant garter snake and Swainson's hawk are **less than cumulatively considerable**.

5. Climate Change, Greenhouse Gas Emissions, and Energy

The Cumulative Scenario would result in GHG emissions associated with construction and long-term operations. The Proposed Project commits the City to revisiting the emissions inventory and CAP reduction strategies when new information is available and making appropriate changes. Policies in the 2035 General Plan, reduction strategies in the 2035 CAP, and mitigation identified in Section 4.5 of the EIR, "Climate Change, Greenhouse Gas Emissions, and Energy," of the Draft EIR will reduce local GHG emissions and commit the City to adjust policies and reduction measures, as needed, when future information related to the State's efforts become available. In addition, Mitigation Measure 4.5-1a provides additional clarity and requires the City to maintain and revise, as necessary, a Climate Action Plan that would achieve local emission rates for relevant emission sectors consistent with the State's own reduction targets outlined in AB 32, Executive Order B-30-15, SB 32, and Executive Order S-3-05. The City will update GHG inventories, evaluate the performance of individual strategies, evaluate progress toward the City's reduction targets, and make revisions to strategies, as necessary, to ensure that the City will achieve its targets. With mitigation, the impact is **less than cumulatively considerable**.

Under the Cumulative Scenario, the City does not anticipate any unusual or atypical project characteristics that would generate the need for construction equipment that would be less energy-efficient than at comparable construction sites in other parts of the region or state. In addition, the Cumulative Scenario includes developments that would improve overall energy efficiency (energy demand per unit of development – per capita and per square footage of non-residential development, for example). The Cumulative Scenario would not be expected to cause the inefficient, wasteful, or unnecessary consumption of energy. Furthermore, by adhering to the policies proposed in the 2035 General Plan, as well as all applicable State and federal requirements pertaining to energy facilities construction and operation, and mitigation imposed in the Draft EIR, impacts associated with construction and operation of energy facilities to meet Cumulative Scenario demands would be substantially reduced. This impact is **less than cumulatively considerable**.

6. Cultural Resources

Future development and infrastructure improvements associated with the Cumulative Scenario could result in significant impacts to historical resources and archaeological resources through either direct physical impacts or by indirect impacts. Though record searches did not identify known archaeological resources in the Planning Area, the broader vicinity does have sensitivity for undiscovered resources. When projects occur in existing developed areas, and depending on the context, development could add incompatible architectural elements; diminish the historic integrity of a cultural resources setting, feeling, or association; or destroy the historic character of a property. Although the policies of the 2035 General Plan and mitigation proposed in Section 4.6, "Cultural Resources," of the EIR will minimize the severity of significant impacts associated with the above described changes, impacts cannot altogether be avoided. Therefore, the Cumulative Scenario would have a cumulatively considerable contribution to the significant cumulative impact related to cultural resources. This cumulative impact is **significant and unavoidable**. However, and as explained below in Section VIII, the benefits of the Proposed Project outweigh the significant and unavoidable environmental effects of these cumulative impacts.

7. Geology, Soils, Mineral Resources, and Paleontological Resources

Construction activities associated with the Cumulative Scenario would result in substantial grading, excavation, and movement of earth associated with site preparation activities. These activities would increase soil erosion, especially from wind and water, and increase the potential for siltation of local drainages. All applicable projects are required to comply with the California Building Code, City of Woodland Stormwater Management Program and National Pollutant Discharge Elimination System (NPDES) regulations, including construction site storm water pollution prevention plans (SWPPPs) and best management practices (BMPs). Therefore, the cumulative effects associated with geology and soils would be less than cumulatively considerable. In addition, with implementation of 2035 General Plan policies and mitigation described in Section 4.7 of the EIR, "Geology, Soils, Mineral Resources, and Paleontological Resources," the impacts of the Cumulative Scenario on paleontological resources would be **less than cumulatively considerable**.

8. Hazards and Hazardous Material

Hazardous materials and other public health and safety issues are generally site-specific and would not be significantly affected by other development in the region. The Cumulative Scenario anticipates growth that will likely result in an increase in routine use, transportation, and disposal of hazardous materials, as well as handling of hazardous materials near existing or proposed schools. In addition, the Cumulative

Scenario would result in development within the Airport Land Use Commission (ALCU) policy area boundaries. However, existing federal, State, and local regulations and implementation of 2035 General Plan policies enforce standards for the routine use, transportation, and disposal of hazardous materials and land uses within the ALCU boundaries. Therefore, the cumulative effects associated with hazards and hazardous materials would be **less than cumulatively considerable**.

9. Hydrology and Water Quality

Projects that could be facilitated under the Cumulative Scenario are subject to City's Phase II Municipal Separate Storm Sewer System (MS4) permit requirements that would require developments to minimize the area of impervious surfaces and infiltrate or reuse storm runoff from project sites so that there would not be an increase in flow volume compared to pre-project conditions. There is **no cumulatively considerable contribution to any significant cumulative impact** associated with long-term water quality or groundwater recharge.

Although the Cumulative Scenario anticipates more growth in these areas than under the Proposed Project, the amount of growth in these areas is not relevant to this impact analysis because proposed Policy 2.B.2 applies at all intensities of buildout in SP-2 and SP-3A. The implementation of the Cumulative Scenario would not increase or add to the impacts already discussed in Section 4.9 of the EIR, "Hydrology, Flooding, and Water Quality." In addition, Policy 8.B.6 requires that structures would not redirect flows onto adjacent properties. Similar to Policy 2.B.2, Policy 8.B.6 applies to all development. The Cumulative Scenario makes a **less than cumulatively considerable contribution** to this potentially significant cumulative impact for flood hazard areas.

However, under the Cumulative Scenario, the City anticipates development in the levee inundation area and cannot guarantee that levees will not fail. The Cumulative Scenario would make a cumulatively considerable contribution to this significant cumulative impact. There is no additional feasible mitigation beyond that proposed in the 2035 General Plan to address this impact. This cumulative impact in dam and levee inundation areas is **significant and unavoidable**. However, and as explained below in Section VIII, the benefits of the Proposed Project outweigh the significant and unavoidable environmental effects of these cumulative impacts.

10. Land Use Planning, Population, and Housing

There are no significant cumulative impacts regarding land use planning; therefore, the Cumulative Scenario would not have any cumulatively considerable contribution to a significant cumulative impact. However, the population, housing, and employment projections under the Cumulative Scenario would be substantially larger than the SACOG projections. If non-residential development is attracted to Woodland beyond the levels currently forecast by SACOG, this could attract additional residential development to the Planning Area, as new residents seek opportunities to live near their new jobs. Policies in the 2035 General Plan and mitigation described within the environmental topic-specific sections of the Draft EIR reduce potential effects associated with both residential and non-residential development within the Planning Area assumed under the Cumulative Scenario. The City's Urban Limit Line (ULL) and associated policies are designed to manage growth within the Planning Area to avoid adverse effects, such as unplanned development indirectly facilitated by planned development within the ULL. The City's ULL can only be modified by the voters. While the voter-approved ULL prevents conversion of additional agricultural land outside of the ULL, the City could increase land use density/intensity to allow for additional development to meet demand and/or neighboring jurisdictions may experience increased demand for additional development as a result. For these reasons, this cumulative impact is **significant**

and unavoidable. However, and as explained below in Section VIII, the benefits of the Proposed Project outweigh the significant and unavoidable environmental effects of these cumulative impacts.

11. Noise and Vibration

Noise is generally a localized impact that does not have regional or cumulative considerations. Stationary noise sources within Woodland's Planning Area would not generally combine with noise sources outside the Planning Area to create a cumulative increase in stationary noise. However, development forecast under the MTP/SCS would generate and attract vehicular travel along roadways located throughout the region, including within and near the City's Planning Area, which would combine with traffic associated with development in the Planning Area to increase vehicular traffic noise in areas directly adjacent to travelways. Implementation of policies in the 2035 General Plan and mitigation described in Section 4.11, "Noise and Vibration," of the Draft EIR would reduce the potential for noise exposure for noise-sensitive land uses – both existing and future planned noise-sensitive uses. While in most locations and for most projects, compliance with General Plan policies and EIR mitigation would reduce ambient noise levels to acceptable levels, it is not possible to demonstrate with reasonable certainty at this time that no significant noise exposure impacts could occur within the Planning Area as a result of the Cumulative Scenario. In addition, it is possible that traffic generated under the Cumulative Scenario could combine with traffic generated by existing and future development throughout the SACOG region to increase vehicular traffic noise along regional roadways to levels that are deemed unacceptable to Yolo County, Sacramento County, the City of Sacramento, and other local agencies in the region. There is no additional feasible mitigation. The cumulative impact is **significant and unavoidable**. However, and as explained below in Section VIII, the benefits of the Proposed Project outweigh the significant and unavoidable environmental effects of these cumulative impacts.

12. Public Services and Recreation

Public services are generally provided by local governments and/or special districts for areas within their jurisdiction and are not provided on a regional basis. The Cumulative Scenario includes changes in land use and the density and intensity of development that would create demand for new fire protection services, law enforcement and emergency services, school facilities, and parks in the Planning Area. The 2035 General Plan includes policies to ensure that sufficient fire, police, and school facilities and services, as well as sufficient parks and recreation facilities are provided to serve additional growth. Therefore, cumulative impacts on public services would be **less than cumulatively considerable**.

13. Transportation and Circulation

The Cumulative Scenario is expected to result in 33 roadway segments with level of service (LOS) D, one with LOS E, and one with LOS F. The only unacceptable LOS condition would occur on East Gum Avenue from Bourn Drive to Pioneer Avenue. This segment is projected to operate at LOS F under the Cumulative Scenario, while the acceptable LOS threshold is LOS C. The traffic volume growth on this segment is over 100 peak hour trips. Implementing Mitigation Measure 4.13-1a in Section 4.13, "Transportation and Circulation," of the Draft EIR would reduce the impact. This impact is **less than cumulatively considerable**.

14. Utilities and Service Systems

The Proposed Project's contribution to the Cumulative Scenario associated with the provision of utilities and service systems are considered below:

a. Water Supply and Infrastructure

The City has not analyzed the availability of water supply beyond the population anticipated from the Proposed Project through 2035. Therefore, it is possible the water demand from the Cumulative Scenario may exceed supply. Because the City has not analyzed the water supply for the Cumulative Scenario and cannot state with any certainty what impact on water supply new development will have, this is assumed to be a cumulatively considerable contribution. There is a potential **significant and unavoidable impact**. However, and as explained below in Section VIII, the benefits of the Proposed Project outweigh the significant and unavoidable environmental effects of these cumulative impacts.

b. Wastewater

Implementation of the Cumulative Scenario would result in increased development and therefore greater amounts of wastewater effluent. The projected future capacity of the Water Pollution Control Facility, which treats Woodland's wastewater, could serve up to 105,000 residents and is sufficient to serve growth under the Cumulative Scenario. The sewer system capacity in the Downtown area currently faces capacity constraints, but the City has plans to improve the system capacity with a new sewer line. In addition, Policy 5.F.1 of the 2035 General Plan ensures that sufficient public facilities and services will be available to serve new development. Therefore, the Cumulative Scenario makes a **less than cumulatively considerable contribution** to the potentially significant cumulative impact.

15. Solid Waste

Solid waste management is generally provided by the respective counties and not on a regional basis. Yolo County Central Landfill's disposal capacity is sufficient to absorb that increase, as well as projected increases from population growth in the rest of the County. Furthermore, the 2035 General Plan and 2035 CAP include policies to reduce solid waste disposal needs through encouraging the development of regional and community-based recycling facilities and secondary resource businesses, and through the promotion of waste reduction measures to Woodland residents and businesses. Therefore, the Cumulative Scenario makes a **less than cumulatively considerable contribution** to the less than significant cumulative impact.

VII. PROJECT ALTERNATIVES

When a lead agency has determined that, even with the adoption of all feasible mitigation measures, a proposed project would still cause one or more significant environmental effects that cannot be substantially lessened or avoided, the agency, prior to approving the project as mitigated, must first determine whether, with respect to such impacts, there remain any project alternatives that are both environmentally superior and feasible within the meaning of CEQA. An alternative may be "infeasible" if it fails to fully promote the lead agency's underlying goals and objectives with respect to the project.

When significant effects are identified in the EIR for the project, CEQA Guideline section 15126.6 requires the EIR to consider and discuss alternatives to the proposed actions as a way of avoiding the significant effects. Subdivision (a) states:

> An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate

> the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible. The Lead Agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.

Subdivision (b) states the purpose of the alternatives analysis is to discuss alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project, even if the alternatives would impede, to some degree, the attainment of the project objectives or if the alternative or alternative location would be more costly.

Subdivision (c) describes the selection process for a range of reasonable alternatives and states that the range must include those that could feasibly accomplish most of the project's basic objectives and could avoid or substantially lessen one or more of the significant effects. The EIR must briefly describe the rationale for selecting the alternatives and identify alternatives that were considered by the lead agency but rejected as infeasible and briefly explain the agency's reasons underlying that determination. Factors that may be used to eliminate alternatives from consideration include an alternative's failure to meet most of the basic project objectives, infeasibility, or the inability to avoid significant environmental effects. Thus, the range of alternatives is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to allow a reasoned choice. The EIR must include enough information about each alternative to allow meaningful evaluation, analysis, and comparison with the Project. Alternatives are limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine only the ones that the lead agency determines could feasibly attain most of the basic project objectives.

Under CEQA, "(f)easible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors" (CEQA Guidelines Section 15364.) The concept of feasibility permits agency decision-makers to consider the extent to which an alternative is able to meet some or all of a project's objectives. In addition, the definition of feasibility encompasses desirability to the extent that an agency's determination of infeasibility represents a reasonable balancing of competing economic, environmental, social, and technological factors.

Section 15126.6(f) of the CEQA Guidelines provides a discussion of factors that can be taken into account in determining the feasibility of alternatives. These factors include:

- Project objectives;
- Avoid or substantially lessen significant effects;
- Site suitability;
- Other plans or regulatory limitations;
- Economic viability;
- Availability of infrastructure;
- Jurisdictional boundaries/regional context;
- Property ownership and control; and
- Other reasons for rejecting as infeasible (e.g., effects cannot be reasonably ascertained or implementation is remote and speculative).

In accordance with CEQA Guidelines Section 15126.6, a reasonable range of alternatives to the Proposed Project are described in Section 5 of the EIR and summarized below.

A. Proposed Project Objectives

1. 2035 General Plan

The Vision Statement and the Guiding Principles for the 2035 General Plan also serve as the objectives for it, as follows:

2035 General Plan Vision Statement:

> In 2035, Woodland is a highly desirable community to live, learn, work and recreate. It has maintained a small-town feel while maturing into an attractive, vibrant, and sustainable city that celebrates it architectural heritage and cultural diversity. Woodland is a healthy community with livable neighborhoods, a thriving downtown, well maintained infrastructure, excellent schools and recreational amenities connected by a seamless network of trails and paths.
>
> The city is the region's center of agricultural technology and food production and is recognized globally as a leader in sustainable agriculture. The community is prosperous and fiscally sound, offering abundant employment opportunities to its diverse and creative workforce.
>
> Woodland has become a destination for visitors seeking to experience its unique agricultural, historical, recreational, cultural and entertainment amenities.

2035 General Plan Guiding Principles:

- **Quality and Character:** Retain and enhance Woodland's quality of life, its distinctive identity and small-town characteristics.
- **Orderly Development:** Promote new growth while achieving an orderly pattern of community development, consistent with economic, social, fiscal and environmental needs.
- **Historic Downtown:** Strengthen the historic downtown district as the City's center of shopping, dining, entertainment and employment.
- **Economic Development:** Foster economic growth and diversification with a range of employment opportunities for all residents.
- **Mobility Options:** Coordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit.
- **Housing Choice:** Provide a variety of housing types to meet the needs for all generations and income levels.
- **Agricultural Heritage:** Preserve and protect prime agricultural lands and their uses within and surrounding the community.

- **Safety:** Ensure that Woodland remains a safe place to live, protected from natural and manmade hazards.

- **Environmental Stewardship:** Foster a sustainable community for the next generation and protect and improve the quality of the natural environment.

- **Public Services:** Provide realistic, supportable and appropriate levels of public service that are sustainable and fiscally sound.

- **Health and Recreation:** Provide all residents with opportunities to live an active, healthy, and green lifestyle.

- **Quality Education:** Foster quality educational and enrichment opportunities.

2. 2035 CAP Objectives

The 2035 CAP is organized into six focus area, each of which includes overarching strategies to achieve each objective and implementation actions for each strategy. The 2035 CAP objectives are as follows:

- **Energy**:
  - Reduce Building Energy Use
  - Increase Renewable Energy Generation

- **Transportation and Land Use**:
  - Implement Land Use Policies to Support Reduced Motor Vehicle Use
  - Reduce Vehicle Trip Mileage and Equipment Idling Emissions
  - Replace Gas and Diesel Vehicles with Alternative-Fuel Vehicles

- **Urban Forest and Open Space**:
  - Increase Community Tree Canopy
  - Maintain and Enhance Open Space Environmental Values

- **Water and Solid Waste**:
  - Reduce Per Capita Water Demand
  - Achieve 75 percent Landfill Waste Diversion
  - Achieve 90 percent Landfill Methane Capture

- **Public Involvement**:
  - Build Community Engagement in CAP Implementation
  - Measure CAP Implementation Progress and Adjust Actions as Needed

- **Municipal Operations**:
  - Incorporate Sustainable Practices into All City Operations
  - Reduce Emissions from Municipal Electricity Use by 80 percent or More
  - Reduce Vehicle Fleet and Employee Commute Emissions

B. Alternatives Considered and Rejected

The City's process of developing and analyzing alternatives to the Proposed Project began with the Development Scenarios Analysis report in April 2015, which was a part of the City's general plan update process. The four different development scenarios set forth options to address the long-term physical growth and other community issues and priorities. The development scenarios analysis evaluated four development scenarios. Two of the scenarios eventually became the East Alternative and the South Alternative, which the EIR examined, and are explained more fully below.

The other two scenarios, Scenarios 1 and 3, were rejected as possible development scenarios. Scenario 1 considered development only on infill sites, primarily in the downtown area, along major existing transportation corridors, and in the Spring Lake Specific Plan Area. Scenario 1 would have provided for approximately 4,000 new housing units and 8,600 new jobs by 2035.

Scenario 3 considered a moderate amount of infill development, in addition to new development in SP-1A and SP-3. Scenario 3 would have provided for approximately 7,700 new housing units and 11,000 new jobs by 2035.

The City evaluated each of the four scenarios for impacts to transportation, utility capacity, odor exposure, and fiscal repercussions to the City. This analysis was provided to, and discussed by, members in attendance at a public workshop, the General Plan Steering Committee at three separate meetings, the Planning Commission at two meetings, and one City Council hearing. The City rejected Scenario 1 because it did not align with the City Council's growth objectives, and it would have resulted in the highest Vehicle Miles Traveled per capita. The City rejected Scenario 3 because a large portion of land in SP-3 would need to be reserved for a potential flood solution, leaving too little land available for development. This scenario also would have required moving an existing fire station and would have converted the most amount of Prime Farmland to urban uses. Thus, Scenarios 1 and 3 were incompatible with the City Council's objectives for future growth and development within the Planning Area.

C. Alternatives Analyzed in the EIR.

1. No Project Alternative: Buildout of the 2002 General Plan and Implementation of the Preliminary 2020 Climate action Plan

CEQA Guidelines Section 15126.6(e)(2) provides that an EIR's evaluation of alternatives must include a "no project" scenario, which is " . . . what is reasonably expected to occur in the foreseeable future if the [Proposed Project] were not approved, based on current plans and consistent with available infrastructure and community services." This alternative assumes that the 2035 General Plan and 2035 CAP would not be implemented and instead the City would build out as provided under the 2002 General Plan (as amended) and implement the Preliminary 2020 Climate Action Plan. The No Project Alternative plans for approximately 14,930 new residents, 5,420 new housing units, 5,545,000 new square feet of non-residential building space, and 8,170 new jobs. This alternative is considered to be feasible as it is currently in effect as the City's adopted general plan.

The No Project Alternative includes planned development also in the areas west of I-5 and north of Kentucky Avenue – including Rural Residential development in the western portion of the Planning Area, and Industrial, Business park, and Industrial development closer to I-5, as well as a small area identified for Highway Commercial development. Areas north of this planned development to the City's northern ULL are identified as Undesignated on the 2002 General Plan land use diagram. The No Project Alternative identifies a Planned Neighborhood in the areas west of CR 101 and south of the existing City limits. The Planned Neighborhood designation in the 2002 General Plan provides for detached and

attached single-family units, multi-family units, commercial uses, parks, open space, public and quasi-public uses under a future specific plan with an average density for residential areas not to exceed seven units per acre. The areas south of the Planned Neighborhood area to the City's southern ULL are Undesignated.

Of the non-residential square footage anticipated to develop under the No Project Alternative, 72 percent is anticipated to be located in infill locations. For residential development, the No Project Alternative anticipates that 60 percent of the new dwelling units would be located in infill settings. The No Project Alternative also assumes continued buildout of the Spring Lake Specific Plan Area.

The No Project Alternative also includes implementation of the Preliminary 2020 Climate Action Plan. The Preliminary 2020 Climate Action Plan is set to achieve emissions 15 percent below 2005 levels. This target is intended to approximate a return to 1990 emissions levels, consistent with the statewide target adopted in Assembly Bill 32. The Preliminary 2020 Climate Action Plan presents a set of community-generated strategies to guide the City of Woodland, its residents, and local businesses in GHG emissions consistent with state goals for 2020 addressing California's contributions to climate change.

Table 5-24 in the EIR sets forth a summary comparison of the environmental impacts associated with the No Project Alternative as compared to the other two alternatives analyzed in the EIR. That table concludes that the No Project Alternative would have a similar or lesser impact in almost all areas analyzed in the EIR except for (1) climate change, greenhouse gas emissions, and energy as the 2035 CAP would help reduce many of those impacts and (2) cultural resources.

2. East Alternative: Moderate Infill, SP-1A Development, SP-2 Development

Unlike other EIRs that analyze a project and different alternatives, this EIR analyzed the East Alternative and the South Alternative as "equal weight" alternatives, with the understanding that the City Council would select one of these two alternatives.

Development Scenario 2 became the East Alternative, which considered a moderate amount of infill development, new development in SP-1A (in the southern portion of the Planning Area) and new development in SP-2 (in the eastern portion of the Planning Area).

The City modified Scenario 2 to include the potential for new development in the northern portion of the Planning Area, in the vicinity of SP-3, where feasible. Development capacity assumptions were adjusted so that Scenario 2 would provide the same number of new dwelling units and approximately the same amount of nonresidential square footage as Scenario 4 (which became the South Alternative).

The East Alternative anticipated approximately 19,300 new residents, 7,000 new housing units, 17,386,000 new square feet of non-residential building space, and 19,340 new jobs. Of the non-residential square footage, 76 percent was anticipated to occur in infill locations under the East Alternative, particularly in the Downtown area (compared to 72 percent for the No Project Alternative and 80 percent for the South Alternative). For residential development, the East Alternative anticipated that 51 percent of the new dwelling units would occur in infill locations within existing City limits but not including the Spring Lake Specific Plan Area (compared to 60 percent for the No Project Alternative and 65 percent for the South Alternative). The East Alternative included the same amount of non-residential and residential development in the Spring Lake Specific Plan Area as the No Project Alternative and South Alternative.

Because the EIR provides an "equal weight" analysis of the East Alternative and the South Alternative, Chapter 4 of the EIR analyzes in detail the environmental effects of the East Alternative. Chapter 5 of the EIR sets forth in detail a comparison of the environmental impacts associated with the East Alternative as compared to the No Project Alternative and the South Alternative. The EIR concludes that the East Alternative would have a more significant effect on almost every impact as compared to the No Project Alternative. As compared to the No Project Alternative, the East Alternative would have a less significant effect on Climate Change, Greenhouse Gas, and Energy. The East Alternative would have the same effect on Hazardous Materials and Toxics, Public Services and Recreation, and Utilities as the No Project Alternative.

3. South Alternative: Moderate Infill, New Greenfield Growth in the South

The City modified the South Alternative from Development Scenario 4 to include potential for new development in the northern portion of the Planning Area, in the vicinity of SP-3, where feasible. Development capacity assumptions for the South Alternative were adjusted to provide the same number of new dwelling units and approximately the same amount of nonresidential square footage as theEast Alternative.

The EIR analyzed in detail the environmental effects of the South Alternative throughout Chapter 4 of the Draft EIR, along with the East Alternative, as the EIR is an "equal weight" analysis of two different alternatives, the East and the South. The South Alternative planned for approximately 19,300 new residents, 7,000 new housing units, 16,685,000 new square feet of non-residential building space, and 18,210 new jobs. Of the non-residential square footage, 80 percent was anticipated to occur in infill locations, with the majority occurring in the Downtown area and Corridors, under the South Alternative (compared to 72 percent for the No Project Alternative and 76 percent for the East Alternative). For residential development, the South Alternative anticipated that 51 percent of the new dwelling units would occur in infill settings, particularly in the Downtown area and Corridors,(compared to 65 percent for the No Project Alternative and 40 percent for the East Alternative). The South Alternative included same amount of non-residential and residential development in the Spring Lake Specific Plan Area as the No Project Alternative and East Alternative.

The EIR concluded that the South Alternative would have a more significant effect on seven impacts (aesthetics, agriculture, air quality, geology, land use, noise and vibration, and transportation and traffic) than the No Project Alternative and would have a more significant effect on one impact (Agriculture) as compared to the East Alternative.

D. Environmentally Superior Alternative

The No Project Alternative is environmentally superior since it would have fewer impacts in the greatest number of environmental impact areas. In many instances, the No Project Alternative would have fewer impacts compared to the East and South Alternatives because the No Project Alternative would result in less overall development, including residential and non-residential square footage, employment, and total population. Thus, despite the fact that the Proposed Project includes policies that will result in more efficient development, community design approaches that may help to reduce environmental effects, or other benefits, including implementation of the 2035 Climate Action Plan, the total amount of development would still increase the level of environmental impact for many topic areas compared to the Proposed Project.

When the No Project Alternative is environmentally superior, CEQA Guidelines Section 15126.6(c) requires that another alternative be identified. Generally, CEQA requires lead agencies to adopt the environmentally superior alternative instead of the proposed project unless the lead agency finds a basis for rejecting the alternative. CEQA allows the lead agency to reject an alternative if the alternative is not environmentally superior to the proposed project, including its mitigation measures, if the alternative fails to meet most of the basic project objectives, or if the alternative is infeasible for legal, economic, social, or other reasons.

In this case, the next most environmentally superior Alternative is the South Alternative of the Proposed Project, since it would reduce impacts in eight impact areas compared to two for the East Alternative of the Proposed Project. The South Alternative would have fewer impacts compared to the East Alternative for air quality, biological resources, cultural resources, hydrology, flooding, and water quality; and land use planning, population, and housing. The South Alternative would have fewer impacts compared to the No Project Alternative for cultural resources, as well.

Since the South Alternative would involve a reduced amount of area of land disturbance, the emissions during trenching, grading, and site preparation would be slightly less than the East Alternative. Under the East Alternative, a greater amount of habitat loss would occur than under the South Alternative or the No Project Alternative because greater acreage of planned growth would occur in areas that are currently undeveloped and provide habitat that could help to support special-status species. Each of the Alternatives would involve ground-disturbing construction in areas where the City anticipates infill development will happen during the planning horizon, as well as in the Specific Plan Areas. Overall, the South Alternative would have the least land area potentially subject to disturbance, relative to the No Project Alternative and the East Alternative. Thus, there is less potential to encounter archaeological and historic architectural resources that could be damaged or destroyed. Implementation of any alternative could expose people or structures to significant risks due to flooding, including flooding as a result of the failure of a levee or dam. The impact would be significant and unavoidable for any alternative, with greater areas of risk for the East Alternative due to the fact that it permits development in the SP-2 area. Housing and employment growth related to the East and South Alternatives exceeds the forecast included in SACOG's current MTP/SCS. This could be considered a growth-inducing impact if the City is successful in attracting more development than forecast by SACOG and if this, in turn, results in less overall development locating in other parts of the region. The East Alternative assumes a total population of approximately 19,300 people, 7,000 dwelling units, 19,340 local jobs, and 17.4 million square feet of nonresidential development. Therefore, the East Alternative is projected to generate the same population and housing growth but more employment than the South Alternative and more population and employment growth than the No Project Alternative.

However, as explained below, even though the South Alternative is the environmentally superior alternative (other than the No Project Alternative) the City Council has chosen not to select either the East Alternative or the South Alternative as its preferred development scenario and instead is adopting a modified growth strategy that does not select a particular growth direction.

E. Findings for Project Alternatives

1. Rejection of No Project Alternative

The City Council specifically rejects the No Project Alternative on the ground that the No Project Alternative does not meet the Proposed Project's objectives. The No Project Alternative would result in less overall development, including residential and non-residential square footage, employment, and total

population. The No Project Alternative would not include policies that result in more efficient development; community design approaches that may help to reduce environmental effects; or other benefits, including implementation of the 2035 CAP. While the No Project Alternative could reduce impacts related to greenhouse gas emissions and energy, cultural resources, and paleontological resources, the No Project Alternative would not avoid significant and unavoidable impacts related to aesthetics, agricultural resources, air quality, and noise.

The Final 2035 General Plan requires the maintenance of LOS D or better in most places. The Final General Plan also includes a requirement to develop a transportation demand management ordinance, includes policies on Complete Streets (that promote travel by all modes), and includes a policy to reduce the amount of land devoted to parking. The No Project Alternative would not promote the City's Project Objective related to Mobility Options to the same extent as would the Final 2035 General Plan and CAP. This Objective indicates that the City will "[c]oordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit." The change from LOS C to D better promotes the City's Objective related to Public Services, which indicates that the City will "[p]rovide realistic, supportable and appropriate levels of public service that are sustainable and fiscally sound" both in relation to capital costs, as well as ongoing maintenance costs of roadways.

Unlike the No Project Alternative, the Final 2035 General Plan and CAP includes new policies that address fiscal sustainability, strong partnerships with entities such as University of California at Davis, and the provision of infrastructure to support new growth. The No Project Alternative would not promote the City's Project Objective related to Economic Development to the same degree as would the Final 2035 General Plan and CAP. This Objective indicates that the City will "[f]oster economic growth and diversification with a range of employment opportunities for all residents."

Compared to the No Project Alternative, the Final 2035 General Plan and CAP include new policies that are more specific to certain resources and environmental concerns. The 2035 General Plan includes policies specific to the protection of agricultural land and mineral and cultural resources. While the No Project Alternative does not, the Final 2035 General Plan and CAP includes a policy on the Surface Water Project. The Final 2035 General Plan and CAP explicitly addresses GHG emissions and climate change with respect to the latest State legislation. These differences mean that the No Project Alternative is not as effective in promoting the City's Project Objective related to Environmental Stewardship, which indicates that the City will "[f]oster a sustainable community for the next generation and protect and improve the quality of the natural environment."

Compared to the No Project Alternative, the Final 2035 General Plan and CAP include more detail related to development in flood hazard zones. The No Project Alternative is not as effective in promoting the City's Project Objective related to Safety, which indicates that the City will "[e]nsure that Woodland remains a safe place to live, protected from natural and manmade hazards."

In order to better balance between environmental noise and other planning objectives, including economic development and infill development in particular, noise policies have been revised under the Final 2035 General Plan and CAP. These changes promote the City's Objectives related to the Historic Downtown and Economic Development, which indicate that the City will "[s]trengthen the historic downtown district as the City's center of shopping, dining, entertainment and employment" and "[f]oster economic growth and diversification with a range of employment opportunities for all residents," including in infill locations, such as downtown.

2. Rejection of the East and South Alternatives

The City Council held three public hearings on the 2035 General Plan and 2035 CAP prior to adopting the Proposed Project. During those hearings, the City Council considered whether to select either the East Alternative or the South Alternative and ultimately decided to adopt a different growth strategy. That strategy continues to prioritize future residential growth through infill along key corridors and Downtown and continues to prioritize Spring Lake buildout. The City Council recognizes the potential benefits of development in new growth areas (including SP-1, SP-2, and SP-3) and desires to not preclude consideration of development in any of the growth areas through selection of either the south or east alternative. Instead, the City Council recognizes that inherent physical, financial, and market constraints exist that will naturally direct and meter growth in these areas. Various growth phasing considerations are imbedded as policy considerations rather than as regulatory "restrictions." Decisions on future development in new growth areas will rely on a thorough assessment of the specific project proposal and its consistency with the 2035 General Plan Goals and Policies, 2035 Climate Action Plan, as well as the Final EIR.

As discussed above in Section VI.A, the City made various changes to the 2035 General Plan in order to accomplish this change to the growth strategy, but none of these changes required revisions to the EIR as they did not change the environmental effects of the Proposed Project.

Based on impacts identified in the EIR, and other reasons documented in these Findings and below in the Statement of Overriding Considerations, the City Council finds that adoption and implementation of the Final 2035 General Plan and Final 2035 CAP is the most desirable, feasible, and appropriate action and rejects the other alternatives as infeasible based on consideration of the relevant factors identified herein.

Additionally, none of the alternatives achieves the same the City's objectives and community values to the same degree as the Final 2035 General Plan and 2035 CAP. The East Alternative and South Alternative would achieve some of the Project Objectives, but not to the same degree as would the Final 2035 General Plan and 2035 CAP. Based on the information in the EIR, comments received on the Public Review Draft General Plan, and professional expertise, the City team has identified proposed changes to the Public Review Draft General Plan in the form of clarifications, corrections, and modifications.

The Final 2035 General Plan provides greater flexibility compared to both the East and South Alternatives unknown future market conditions and will allow for an independent review of appropriate constraints on development based on actual conditions at the time opportunities/applications emerge. The Final 2035 General Plan provides the desired flexibility in terms of location of growth while continuing to guide the location, timing, and character of future development through the General Plan's policies. Compared to the East and South Alternatives, the Final 2035 General Plan and CAP is better able to achieve the City's Objective related to Economic Development, which indicates the City will "[f]oster economic growth and diversification with a range of employment opportunities for all residents.

As a part of revisions to the Final 2035 General Plan and 2035 CAP, the City modified Policy 2.B.1 to clearly provide protections for completion of infrastructure and amenities in existing specific plan areas while they are developing. Compared to the East and South Alternatives, the Final 2035 General Plan and 2035 CAP are better able to achieve the City's Objectives related to Mobility Options, Public Services, and Health and Recreation, as follows:

- Mobility Options: Coordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit.

- Public Services: Provide realistic, supportable and appropriate levels of public service that are sustainable and fiscally sound.
- Health and Recreation: Provide all residents with opportunities to live an active, healthy, and green lifestyle. Promote healthy lifestyles by enhancing opportunities for physical activity, healthy eating and sustainable living. The General Plan ensures that adequate parks and recreational amenities are well integrated in new neighborhoods. The Plan promotes creation of a recreational greenbelt and expansion of walking and biking paths to enable residents to use active transportation options to connect to work, schools, grocery stores, and variety of open spaces.

With the modified growth strategy, the City will be able to evaluate new development proposals as they are submitted and to determine whether they meet the above policies, as well as all of the 2035 General Plan policies, to ensure that growth occurs in an orderly and logical manner. The City will analyze each new development project for its impacts and will compare it to the Proposed Project and the EIR for the Proposed Project. In this manner, the City Council determines that it will be able to grow in a manner that is more thoughtful than had it selected one of the two alternatives.

As a part of the revisions to the Final 2035 General Plan and 2035 CAP, Policy 2.B.2 was modified to be consistent with State law related to flood protection but to also clarify that advance processing in areas subject to flood risk is not allowed. Policy 2.B.2 now states that no specific plan for SP-1, SP-2, or SP-3 may be processed until the designs for projects to provide necessary 200-year flood protection have been approved and the funding for construction has been secured. The City Council also modified the policy to require a 4/5 vote prior to the City's agreement to purchase the 900-acre property within SP-2. Compared to the East and South Alternatives, the Final 2035 General Plan and 2035 CAP is better able to achieve the City's Objectives related to Safety, which indicates the City will, "[e]nsure that Woodland remains a safe place to live, protected from natural and manmade hazards."

The City has also modified Policy 2.L.1 to clarify that plans to develop new Specific Plan areas will be independently analyzed for consistency with the 2035 General Plan and to consider site-specific constraints. This policy modification will similarly ensure that the City grows in a logical and orderly manner with a recognition of specific limitations and will not necessarily tie growth to a particular location with the City.

Additionally, the City modified General Plan Policy 2.A.3 to clarify that the farmland identified for preservation must be of the same quality as the farmland that is impacted. With these revisions, the Final 2035 General Plan and CAP would be better able to achieve the City's Objectives related to Agricultural Heritage and Environmental Stewardship, which indicate the City will, "[p]reserve and protect prime agricultural lands and their uses within and surrounding the community," and, "[f]oster a sustainable community for the next generation and protect and improve the quality of the natural environment."

The City also modified 2035 General Plan Policy 3.A.4 to require new development projects to achieve a 10 percent reduction in VMT per capita or service population compared to General Plan 2035 VMT performance or baseline conditions. Compared to the East and South Alternatives, the Final 2035 General Plan and CAP is better able to achieve the City's Objectives related to Mobility and Environmental Stewardship, which indicate the City will, "[c]oordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit," and "[f]oster a sustainable community for the next generation and protect and improve the quality of the natural environment."

The City also made other modifications to the 2035 General Plan in the Economic Development Element, the Public Facilities and Services Element, the Healthy Community Element, the Sustainability, Conservation, and Open Space Element, the Safety Element, and the Draft CAP to create the Final 2035 General Plan and CAP. These clarifications, corrections, and modifications are all set forth in Attachment A to the City Council's resolution approving the 2035 General Plan and overall represent a more desirable and therefore feasible Final 2035 General Plan.

The City Council may reject an alternative that it considers undesirable from a policy standpoint, provided that such a decision reflects a reasonable balancing of various "economic, social, and other factors." Based on impacts identified in the EIR and throughout this findings document, the City Council finds that adoption and implementation of the Final 2035 General Plan and CAP as approved, is the most desirable, feasible, and appropriate General Plan and CAP, and rejects other alternatives and other combinations and/or variations of alternatives as infeasible.

VIII. STATEMENT OF OVERRIDING CONSIDERATIONS

As set forth in the preceding sections, the City of Woodland City Council's approval of the Final 2035 General Plan and 2035 CAP will result in significant adverse environmental effects that cannot be avoided even with the adoption of all feasible mitigation measures, and there are no feasible project alternatives which would mitigate or substantially lessen the impacts. Despite the occurrence of these effects, however, the City Council chooses to approve the Final 2035 General Plan and 2035 CAP because the economic, social, and other benefits that the Final 2035 General Plan and CAP will produce will render the significant effects acceptable.

Pursuant to CEQA Section 21081(b) and Guidelines Section 15093, the City of Woodland has balanced the benefits of the Proposed Project against the unavoidable adverse impacts associated with the Proposed Project and has included all feasible mitigation measures in the EIR. The City has also examined alternatives to the Proposed Project and determined and adoption and implementation of the Proposed Project is the most desirable, feasible, and appropriate action.

The City Council determines that the EIR identified and discussed significant effects that may occur as a result of the Proposed Project. By implementing the EIR mitigation measures, as adopted by this Resolution, these effects can be mitigated to a level of less than significant except for the unavoidable significant impacts discussed below. The City Council finds that it has made a reasonable and good faith effort to eliminate or substantially mitigate the potential impacts resulting from the Proposed Project. The City Council also finds that except for the Proposed Project, all other alternatives set forth in the EIR are infeasible because they would prohibit the realization of the Proposed Project's objectives and/or specific economic, social, or other benefits that the City Council finds outweigh any environmental benefits of the alternatives.

In making this Statement of Overriding Considerations in support of the findings of fact and the Proposed Project, the City Council finds that the environmental effects of the Proposed Project have been reduced to the extent feasible b the mitigation measures, that it has considered the information contained in the Final EIR, as well as the public testimony and record in proceedings in which the Final 2035 General Plan and CAP were considered, and that the benefits of the Proposed Project, as discussed further below, outweigh the potential unavoidable adverse impacts and render those potential adverse potential environmental impacts acceptable based upon the City Council's overriding considerations.

A. Significant and Unavoidable Impacts

Based on the information and analysis set forth in the EIR and reiterated in Section VI.B.3 of these Findings, implementation of the Proposed Project would result in the following significant and unavoidable impacts, even with the implementation of all feasible mitigation:

Aesthetics and Visual Resources

4.1-3: Substantially Degrade the Existing Visual Character or Quality of the Site and its Surroundings.

4.1-4: Create a New Source of Substantial Light or Glare Which Would Adversely Affect Day or Nighttime Views in the Area.

Agricultural and Forestry Resources

4.2-1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as Shown on the Maps Prepared Pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to Non-Agricultural Use.

4.2-3: Involve Other Changes in the Existing Environment that, Due to Their Location or Nature, Could Result in Conversion of Farmland, to Non-Agricultural Use.

Air Quality

4.3-1: Generation of Short-Term Construction-Related Emissions of Criteria Air Pollutants and Precursors.

4.3-2: Generation of Long-Term Operational Emissions of Criteria Air Pollutants and Precursors.

4.3-3: Expose Sensitive Receptors to Substantial Pollutant Concentrations.

Cultural Resources

4.6-1: Cause a Substantial Adverse Change in the Significance of Archaeological or Historical Resources as defined in CEQA Guidelines Section 15064.5.

4.6-2: Disturb Human Remains, including those Interred Outside of Formal Cemeteries.

Hydrology, Flooding, and Water Quality

4.9-7: Expose People or Structures to a Significant Risk of Loss, Injury or Death Involving Flooding, Including Flooding as a Result of the Failure of a Levee or Dam.

Land Use Planning, Population, and Housing

4.10-3: Impacts Related to Inducing Population Growth.

Noise and Vibration

4.11-1: Exposure of Noise-Sensitive Land Uses to Short-Term (Construction).

4.11-2: Exposure to or Generation of Long-Term Noise Levels.

4.11-3: Exposure to or Generation of Vibration.

Cumulative Impacts

The Cumulative Scenario of the Final 2035 General Plan and CAP, taken together with other past, present, and probable future projects producing related impacts, would have a significant impact in the following areas:

- **Aesthetics:** Changes in visual character and increased light and glare in the Planning Area and region.
- **Agricultural and Forestry Resources:** Permanent loss of agricultural land in the Planning Area and region.
- **Air Quality:** Increased generation of construction-related and operational criteria air pollutants and precursor emissions that exceed Yolo-Solano Air Quality Management District's thresholds of significance.
- **Cultural Resources:** Potential damage or destruction of undiscovered cultural resources.
- **Hydrology, Flooding, and Water Quality:** Potential flooding from development in dam inundation areas.
- **Land Use Planning, Population, and Housing:** Increase in population, housing, and employment that could attract additional residential development to the Planning Area and region.
- **Noise:** Increase in noise exposure for noise-sensitive land uses associated with increases in traffic in the Planning Area and region.
- **Water Supply and Infrastructure:** Increase in water demand that may exceed supply.

B. Benefits of the Proposed Project/ Statement of Overriding Considerations

The City of Woodland has independently reviewed the information in the EIR and the record of proceedings, made a reasonable and good faith effort to eliminate or substantially lessen the impacts resulting from the Proposed Project to the extent feasible by including policies and actions in the General Plan that effectively mitigate potential environmental impacts to the greatest extent feasible, and balanced the Proposed Project's benefits against its significant unavoidable impacts.

In the judgment of the City Council, the Proposed Project and its general benefits, set forth in Section IV. outweigh its unavoidable significant effects. It is the position of the City Council that any one of these reasons is sufficient to justify approval of the Proposed Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the City Council would stand by its determination that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the preceding findings, which are incorporated by reference into this section, and in the documents found in the Record of Proceedings, as defined in Section V, (Record of Proceedings). The City Council finds that adoption and implementation of the Proposed Project would provide

economic, social, legal, and other considerable benefits. The following statement identifies the reasons why this is the case:

1. The 2035 General Plan promotes environmentally-sustainable development through goals and policies that integrate the 2035 Climate Action Plan and balance the need for adequate infrastructure, housing, and economic vitality with the need for resource management, agricultural preservation, environmental protection, and preservation of quality of life for City of Woodland residents.

2. The 2035 General Plan ensures the long-term productivity and viability of the City's economic base as well as preserves and protects prime agricultural land and their uses within and surrounding the City.

3. The 2035 General Plan land use map accounts for existing development, physical constraints, agricultural preservation, economic development, hazards, and incompatible uses in accordance with the voter-adopted Urban Limit Line and assigns densities and use types accordingly to enhance the safety, livability, and economic vitality of the City of Woodland.

4. The 2035 General Plan permits growth in existing and new areas of the City while retaining and enhancing the City's small town characteristics as well as providing all City residents with opportunities to live an active, healthy, and green lifestyle.

5. The 2035 General Plan and 2035 Climate Action Plan together outline a strategy to reduce greenhouse gas emissions within and from the City of Woodland so that the City can grow responsibly while also conserving energy, water, and other resources and promote net-zero energy development.

6. The 2035 Climate Action Plan provides GHG reduction targets for 2020 and 2035 that allow the City to demonstrate consistency with the State of California's long-term GHG reduction targets, as set forth in AB 32 and SB 32 and outlines actions that are appropriate for the City.

7. The City of Woodland is legally required to update its General Plan pursuant to Government Code section 65302(b).

IX. CONCLUSION

The City prepared the Final EIR pursuant to CEQA and the CEQA Guidelines. The City Council has independently determined that the Final EIR fully and adequately addresses the impacts, mitigating policies and implementation programs, and implementation of goals, policies, and programs, and build-out of the Final 2035 General Plan and Climate Action Plan (CAP) The alternatives identified and considered in the Final EIR meet the test of "reasonable" analysis, and this consideration provides the City Council with important information from which to make an informed decision. Both the Planning Commission and City Council held public hearings. Substantial evidence in the record from those meetings and other sources demonstrates various benefits and considerations including economic, legal, social, technological, and other benefits that the City would achieve from the implementation of the Final 2035 General Plan and CAP. The City Council has balanced these project benefits and considerations against the significant and unavoidable environmental impacts that would result from the Proposed Project

and has concluded that those impacts are outweighed by the Final 2035 General Plan and CAP benefits. Upon balancing the environmental risk and countervailing Final 2035 General Plan and CAP benefits, the City Council has concluded that the benefits that the City will derive from the implementation of the project outweigh those environmental risks. The City Council hereby determines that the above-described Final 2035 General Plan and CAP benefits override the significant and unavoidable environmental impacts of the Proposed Project.

In sum, the City Council finds that any residual or remaining effects on the environment resulting from adoption and implementation of the Final 2035 General Plan and 2035 CAP are acceptable due to the benefits set forth in this Statement of Overriding Considerations.

Exhibit B: CEQA Findings of Fact for the City of Woodland Supplemental Environmental Impact Report General Plan Amendment to Policy 2.A.1

EXHIBIT B

CEQA FINDINGS OF FACT FOR THE CITY OF WOODLAND GENERAL PLAN AMENDMENT TO POLICY 2.A.1 OF THE 2035 GENERAL PLAN AND 2035 CLIMATE ACTION PLAN SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

I. INTRODUCTION

The California Environmental Quality Act ("CEQA") (Public Resources Code §§ 21000 *et seq*.) requires the City of Woodland, as the lead agency, to make certain written findings when certifying an Environmental Impact Report (EIR). CEQA Guidelines (Title 14 of the California Code of Regulations) Section 15163(e) sets forth the requirements for these findings related to a Supplemental EIR (SEIR).

The City of Woodland (City) has proposed an amendment to Policy 2.A.1 in the General Plan (the proposed project or General Plan amendment). The General Plan amendment would permit the extension of sewer, water, and recycled water utility facilities to serve existing commercial facilities up to one mile beyond the existing Urban Limit Line (ULL), and in operation on or prior to November 3, 2026. The City prepared a SEIR to supplement the previously certified City of Woodland 2035 General Plan and 2035 Climate Action Plan Environmental Impact Report (2035 General Plan and CAP EIR; State Clearinghouse #2013032015). The 2035 General Plan and CAP EIR continues to have utility in addressing direct, reasonably foreseeable indirect, and cumulative impacts associated with implementing the General Plan and General Plan amendment to Policy 2.A.1. Mitigation measures imposed as a part of the 2035 General Plan and CAP EIR continue to apply to implementation of the City's General Plan.

CEQA Guidelines Section 15163(e) states that when the agency decides whether to approve a project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised. The Resolution 6835 adopting CEQA Findings and Statement of Overriding Consideration for the original 2035 General Plan and CAP EIR (Exhibit A) remains valid. There are no significant effects shown in the previous 2035 General Plan and CAP findings that have been revised. This document for the General Plan amendment will address findings specific to the SEIR and amendment to General Plan Policy 2.A.1. These findings provide the written analysis and conclusions of the City Council regarding the 2035 General Plan and CAP environmental impacts and mitigation measures relative to the General Plan amendment to Policy 2.A.1 and the SEIR.

II. GENERAL FINDINGS AND OVERVIEW: PROJECT DESCRIPTION

A. Proposed Project

The City has proposed an amendment to Policy 2.A.1 in the General Plan ("the proposed project" or General Plan amendment). The City's ultimate boundaries are circumscribed by a permanent ULL established by a vote of the people in 2006. The approved initiative placed restrictions on the provision of services outside of the ULL. The ULL boundary and provisions of services outside the ULL may only be modified by another vote by the people.

The proposed general plan amendment would add the following text to existing Policy 2.A.1:

> A permanent Urban Limit Line (ULL) is established around Woodland to permanently circumscribe urban development and comply with provisions for agricultural lands. Public services and facilities shall not extend beyond the permanent Urban Limit Line, with the exception of sewer, water, and recycled water facilities to serve existing commercial facilities located on parcels with a boundary that falls wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026…

The General Plan amendment would permit the extension of sewer, water, and recycled water utility facilities to serve existing commercial facilities up to one mile beyond the existing ULL, and in operation on or prior to November 3, 2026. The proposed project would apply to commercial facilities meeting the following definition: a business located in a commercial or industrial building typically involving (but not limited to) the sale of goods or provision of services, manufacturing or processing materials, R&D, and/or indoor production/office functions, with on-site employees and regular operating hours. It is anticipated at this time that two existing commercial facilities would make use of the utility extension if the ballot measure passes. These two existing commercial facilities are Bayer U.S. Crop Science, LLC (located at 37437 CA-16, Woodland, CA 95695; Assessor's Parcel Number (APN]: 025-470-038-000) and Clark Pacific (located at 40600 County Road 18C, Woodland, CA 95776; APN: 027-250-028-000). The ballot measure would not require either Bayer or Clark Pacific to extend utility facilities and services.

1. Supplemental EIR and General Plan Amendment Summary

The SEIR supplements the previously certified City 2035 General Plan and Climate Action Plan Environmental Impact Report (2035 General Plan and CAP EIR). The 2035 General Plan and CAP EIR continue to have utility in addressing direct, reasonably foreseeable indirect, and cumulative impacts associated with implementing the General Plan and cited mitigation measures continue to apply to implementation of the City's General Plan. As provided in CEQA Guidelines Section 15163, the SEIR provides the information necessary to make the previous EIR adequate for the proposed project. The proposed project evaluated in the SEIR includes potential amendment to the City's General Plan Policy 2.A.1.

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously certified EIR covering the project for which a subsequent discretionary action is required. According to CEQA Guidelines Sections 15162(a) and 15163, when an EIR has been certified for a project, no subsequent or supplement to an EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

(1) substantial changes are proposed in the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects;

(2) substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR due to the involvement of new

significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.

(D) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Draft SEIR is organized into the following chapters so that the reader can easily obtain information about the proposed project and its environmental issues:

- Chapter 1, Executive Summary
- Chapter 2, Introduction
- Chapter 3, Project Description
- Chapter 4, Impact Analysis
- Chapter 5, Alternatives Analysis
- Chapter 6, Other CEQA Considerations
- Chapter 7, List of Preparers
- Chapter 8, "References,"

The Draft SEIR has dedicated resource sections in Chapter 4 where supplementary information is provided. The supplementary information is based on a review of existing information and the CEQA scoping process for the General Plan amendment. The resource sections follow the organization of the 2035 General Plan and CAP EIR, however, may have different section numbers in the SEIR.

- Section 4.1 of the Draft SEIR, Agricultural Resources (Section 4.2 in the 2035 General Plan and CAP EIR)

- Section 4.2 of the Draft SEIR, Air Quality (Section 4.3 in the 2035 General Plan and CAP EIR)
- Section 4.3 of the Draft SEIR, Biological Resources (Section 4.4 in the 2035 General Plan and CAP EIR)
- Section 4.4 of the Draft SEIR, Greenhouse Gas Emissions and Energy (Section 4.5 in the 2035 General Plan and CAP EIR)
- Section 4.5 of the Draft SEIR, Cultural Resources and Tribal Cultural Resources (Section 4.6 in the 2035 General Plan and CAP EIR)
- Section 4.6 of the Draft SEIR, Geology, Soils, and Paleontological Resources (Section 4.7 in the 2035 General Plan and CAP EIR)
- Section 4.7 of the Draft SEIR, Hazards and Hazardous Materials (Section 4.8 in the 2035 General Plan and CAP EIR)
- Section 4.8 of the Draft SEIR, Hydrology and Water Quality (Section 4.9 in the 2035 General Plan and CAP EIR)
- Section 4.9 of the Draft SEIR, Land Use Planning/Population and Housing (Section 4.10 in the 2035 General Plan and CAP EIR)
- Section 4.10 of the Draft SEIR, Noise and Vibration (Section 4.11 in the 2035 General Plan and CAP EIR)
- Section 4.11 of the Draft SEIR, Utilities (Section 4.14 in the 2035 General Plan and CAP EIR)

The Final SEIR is organized into the following Chapters so that the reader can easily obtain information about the City's responses to comments on the proposed project and its environmental issues, as well as modifications made to the Draft SEIR:

- Chapter 1, Introduction
- Chapter 2, Response to Comments
- Chapter 3, Errata
- Chapter 4, List of Preparers

B. Consideration of the EIR

In adopting these Findings, the City Council finds that the Final SEIR was presented to the City Council, the lead agency's decision-making body, and that the City Council reviewed and considered the information in the Final SEIR prior to approving the Proposed Project. The City Council finds that the Final SEIR reflects the independent judgment and analysis of the City. The three discretionary actions to be taken by the City Council are: (1) certification of the Final SEIR

for the General Plan Amendment to Policy 2.A.1; (2) adoption of the General Plan Amendment to Policy 2.A.1; and (3) approve a Resolution submitting to the Qualified Voters of the City of Woodland a Measure Amending the City of Woodland Voter Approved Urban Limit Line Act ("Woodland Urban Limit Line Initiative") to permit the extension of sewer, water, and recycled water facilities to serve existing commercial facilities located on parcels with a boundary that falls wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026.

C. Proposed Project Objectives

The proposed General Plan amendment is consistent with the Project Objectives that were included in the City's 2035 General Plan and CAP EIR. As noted in Section 3 of the 2035 General Plan and CAP EIR, "Project Description," the project objectives include the City's Vision Statement and Guiding Principles for the 2035 General Plan and CAP EIR. The vision statement is an aspirational description of what the community would like to be in the future, in this case, looking forward to 2035, and represents a compilation of input from the community through the public process. Guiding principles are shared values that will be used to develop policies that would, once implemented, achieve the vision.

The 2035 General Plan Vision Statement is:

- In 2035, Woodland is a highly desirable community to live, learn, work and recreate. It has maintained its small-town feel while maturing into an attractive, vibrant, and sustainable city that celebrates its architectural heritage and cultural diversity. Woodland is a healthy community with livable neighborhoods, a thriving downtown, well maintained infrastructure, excellent schools and recreational amenities connected by a seamless network of trails and paths.

- The city is the region's center of agricultural technology and food production and is recognized globally as a leader in sustainable agriculture. The community is prosperous and fiscally sound, offering abundant employment opportunities to its diverse and creative workforce.

- Woodland has become a destination for visitors seeking to experience its unique agricultural, historical, recreational, cultural and entertainment amenities

The General Plan's Guiding Principles highlight the most critical shared values that were used in developing the policies and implementation measures in the 2035 General Plan. The applicable guiding principles to the proposed project are described below in Table B-1.

Table B-1 Summary

Guiding Principals	Proposed Project Applicability
Quality and Character: Retain and enhance Woodland's quality of life, its distinctive identity and small-town characteristics	Existing commercial facilities receiving City utilities would continue to support the economic diversity of the City of Woodland.
Economic Development: Foster economic growth and diversification with a range of employment opportunities for all residents	Existing commercial facilities receiving City utilities would continue to support the economic diversity of the City of Woodland.

Guiding Principals	Proposed Project Applicability
Agricultural Heritage: Preserve and protect prime agricultural lands and their uses within and surrounding the community	Existing commercial facilities that could be served by the general plan amendment (e.g., Bayer) include those that support the agricultural heritage surrounding the community.
Environmental Stewardship: Foster a sustainable community for the next generation and protect and improve the quality of the natural environment	Use of City utilities would reduce the volume of groundwater pumped, resulting in better conditions for the groundwater basin and would reduce the use of septic tanks, overall reducing the amount of nutrients entering the groundwater basin.
Health and Recreation: Provide all residents with opportunities to live an active, healthy, and green lifestyle	Drinking water quality of existing commercial facilities would be improved through the use of City water supply.

Table Note
City = City of Woodland

The guiding principles that are not applicable to the proposed project include those listed below. The principles are not applicable because the proposed project does not include changes in land use or zoning; the development of houses, or the public services, education services, or safety services that support housing development; and, would not be located in historic downtown.

- Orderly Development: Promote new growth while achieving an orderly pattern of community development, consistent with economic, social, fiscal and environmental needs.
- Mobility Options: Coordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit.
- Housing Choice: Provide a variety of housing types to meet the needs for all generations and income levels.
- Historic Downtown: Strengthen the historic downtown district as the City's center of shopping, dining, entertainment and employment.
- Public Services: Provide realistic, supportable and appropriate levels of public service that are sustainable and fiscally sound.
- Safety: Ensure that Woodland remains a safe place to live, protected from natural and manmade hazards.
- Quality Education: Foster quality educational and enrichment opportunities

III. GENERAL FINDINGS: GENERAL CEQA CONSIDERATIONS

A. CEQA Process

A notice of preparation (NOP) on the SEIR was prepared that requested comments from affected agencies and the public regarding the scope and content of the SEIR (Appendix B of the Draft SEIR). The City circulated the NOP for a 30-day review period starting on August 12, 2025. The City invited additional comments on the scope of the SEIR at virtual public meeting held on August

19, 2025. The City reviewed and addressed comments received during scoping as part of the preparation of the Public Draft SEIR (Section 1.6 of the Draft SEIR and Appendix B of the Draft SEIR).

The City issued a notice of availability (NOA) of a Public Draft SEIR for the proposed project on Friday, December 19, 2025. The proposed project was discussed at the regularly scheduled Planning Commission Meeting on January 15, 2026. The NOA was distributed to the State Clearinghouse, to the Yolo County Clerk's office, and to multiple stakeholders and Responsible Agencies. The State CEQA Guidelines provide a 45-day public review period for a Draft SEIR following posting of an NOA, during which time responsible and trustee agencies and the public may submit comments on the scope, content, and adequacy of environmental analysis (Section 15087). The 45-day public review period began Friday, December 19, 2025, and ended Monday, February 2, 2026. The City reviewed and responded to the comments received during the public comment period as part of the preparation of the Final SEIR (Chapter 2 of the Final SEIR).

The Planning Commission held a duly noticed public hearing on May 7, 2026, and recommended by adoption of Resolution No. PC26-06 that the City Council certify the EIR. The City Council held duly noticed public hearings on May 19, 2026 on the SEIR and the General Plan amendment.

B. Intent to Rely on this EIR for Streamlining Purposes

The SEIR describes the environmental consequences of amending General Plan Policy 2.A.1 and sufficiently supplements the 2035 General Plan and CAP EIR. The SEIR is designed to inform City of Woodland decision-makers, other responsible and trustee agencies, and the general public of the potential environmental consequences of approval and implementation of the proposed project. The SEIR identifies goals, policies, and implementation programs that would be implemented to reduce or avoid potentially significant environmental impacts.

The 2035 General Plan and 2035 CAP EIR is a program EIR, as described under CEQA and the CEQA Guidelines, specifically Guidelines Section 15168. A program EIR is one that may be prepared on a series of actions that can be characterized as one large project, and that are related: (1) geographically; (2) as logical parts in the chain of contemplated actions; (3) in connection with the issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or (4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar effects that can be mitigated in similar ways. The SEIR supplements the previously certified 2035 General Plan and CAP EIR. The 2035 General Plan and CAP EIR continue to have utility in addressing direct, reasonably foreseeable indirect, and cumulative impacts associated with implementing the General Plan and cited mitigation measures continue to apply to implementation of the City's General Plan, as amended. As provided in CEQA Guidelines Section 15163, this SEIR provides the information necessary to make the previous EIR adequate for the proposed project.

As stated in Exhibit A, the City intended to use 2035 General Plan and CAP EIR to streamline future environmental review and approval of private and public projects, as well as implementation actions. The City will use existing streamlining provided by CEQA, and emerging streamlining techniques, as appropriate. The City appropriately streamlined the CEQA process for the proposed

project using the original 2035 General Plan and CAP EIR to prepare the SEIR pursuant to Section 15163.

IV. GENERAL FINDINGS: RECORD OF PROCEEDINGS

A. Final SEIR

The Final SEIR for the proposed project includes the following items:

- The Public Draft SEIR (State Clearinghouse #2013032015) dated December 2025
- The Final SEIR, which includes responses to comments and errata (State Clearinghouse #2013032015 dated April 2025

B. Final 2035 General Plan and CAP EIR

The Final 2035 General Plan and CAP EIR includes the following items:

- The Draft EIR (State Clearinghouse #2013032015) dated September 15, 2016;
- Response to Comments on the Draft EIR dated January 23, 2017;
- Revisions to the Draft EIR dated January 23, 2017; and
- Mitigation Monitoring and Reporting Program dated January 23, 2017, and subsequently amended May 16, 2017.
- Errata to the EIR, dated May 16, 2017.

C. The Administrative Record

Public Resources Code section 21167.6(e) sets forth the contents of the administrative record for CEQA purposes and these findings. Pursuant to CEQA Guidelines Section 15091(e), the location and custodian of the documents and other materials which constitute the record of proceedings upon which these decisions are based is as follows:

Woodland Community Development Department
300 First Street
Woodland, CA 95695
(530) 661-5820
www.cityofwoodland.org

V. FINDINGS REQUIRED UNDER CEQA

Public Resources Code Section 21002 provides that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]" It also states that the procedures required by CEQA "are intended to assist public agencies in systematically identifying

both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects." And it states that "in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof."

The mandate and principles of Section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. For each significant environmental effect identified in an EIR for a proposed project, the approving agency must issue a written finding reaching one or more of three permissible conclusions. The first such finding is that changes or alterations have been required or incorporated into the project to avoid or substantially lessen the significant environmental effect. As identified in Exhibit A, inclusion of mitigating General Plan policies and implementation programs are among the "changes or alterations" referenced in this finding. Other "changes and alterations" are discussed herein.

The second permissible finding is that such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding, and that such changes have been adopted by such other agency or can and should be adopted by such other agency.

The third potential finding is that specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR (CEQA Guidelines Section 15091). "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors. The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. Moreover, "feasibility" under CEQA encompasses "desirability" to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.

In the process of adopting mitigation, the City Council made a determination in Exhibit A regarding whether the mitigation is "feasible."

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons in support of the finding that the project benefits outweigh its unavoidable adverse environmental effects. In the process of considering the 2035 General Plan and CAP EIR for certification, in Exhibit A, the City Council recognized that impact avoidance is not possible in all instances. To the extent that significant adverse environmental impacts will not be reduced to a less-than-significant level with mitigating policies and implementation programs, the City Council found that specific economic, social, and other considerations support approval of the 2035 General Plan and CAP. As identified in Exhibit A, the City made a statement of overriding considerations when approving the Final 2023 General Plan and CAP. The City of Woodland City Council's approval of the General Plan amendment will not result in significant adverse environmental effects that cannot be avoided with the adoption of all feasible mitigation measures. The City does not need a statement of overriding considerations for the General Plan amendment.

A. Findings Regarding Specific Environmental Impacts

As noted previously, the CEQA Findings and Statement of Overriding Consideration for the original 2035 General Plan and CAP EIR (Exhibit A) remains valid. There are no significant effects shown in the previous 2035 General Plan and CAP findings that have been revised.

The SEIR identifies potentially significant impacts where mitigation would be required for the General Plan amendment and other impacts where the original 2035 General Plan and CAP EIR requires mitigation that would not be necessary to address any significant impact associated with the General Plan amendment. Finally, the SEIR identifies significant and unavoidable impacts identified in the 2035 General Plan and CAP EIR where the General Plan amendment would either have less-than-significant impacts or impacts that would be mitigated to a less-than-significant level. As shown in the SEIR, the General Plan amendment has not resulted in substantial changes to the 2035 General Plan and CAP EIR (Chapter 4, Impact Analysis). The previously made findings by the City regarding adoption and implementation of the 2035 General Plan and CAP remain valid.

The City Council's findings with respect to the proposed project's significant effects and mitigation measures are set forth in the Final SEIR and these Findings of Fact. The Summary of Findings does not attempt to describe the full analysis of each environmental impact contained in the Final SEIR. Please refer to the Draft SEIR and the Final SEIR for more detail. Each of these documents is incorporated into these findings in their entirety. Without limitation, this incorporation is intended to elaborate on the scope and nature of mitigating policies and implementation programs and the basis for determining the significance of impacts.

1. Findings Regarding Less than Significant Impacts (No Mitigation Required)

CEQA Guidelines Section 15091 does not require specific findings to address environmental effects that an EIR identifies as "no impact" or a "less than significant" impact. As described in Exhibit A and Resolution 6835, the City Council made findings that the 2035 General Plan and CAP EIR would have either no impact or a less than significant impact with respect to a number of environmental topics. The General Plan amendment and impact determinations identified in the SEIR have not resulted in substantial changes to the 2035 General Plan and CAP EIR (Chapter 4, Impact Analysis). The previously made findings by the City regarding adoption and implementation of the 2035 General Plan and CAP remain valid.

2. Findings Regarding Impacts Mitigated to a Level of Less than Significant

As described in Exhibit A and Resolution 6835, the City Council made and adopted Findings of Fact that feasible mitigation measures were identified in the 2035 General Plan and CAP EIR that will avoid or substantially lessen potentially significant environmental impacts to a less than significant level on the following resources: air quality (Impact 4.3-3); biological resources (Impact 4.4-1, Impact 4.4-2, Impact 4.4-3, Impact 4.4-4, and Impact 4.4-7); climate change, greenhouse gas emissions, and energy (Impact 4.5-1 and Impact 4.5-2); geology, soils, mineral resources, and paleontological resources (Impact 4.7-3 and Impact 4.7-4); hydrology, flooding, and water quality (Impact 4.9-1, Impact 4.9-2, and Impact 4.9-3); public services and recreation

(Impact 4.12-3 and Impact 4.12-5); transportation and circulation (Impact 4.13-1, Impact 4.13-2 and Impact 4.13-3).

The SEIR discloses that the General Plan amendment would not result in impacts requiring mitigation measures to reduce impacts to a less-than-significant level on the following resources, which were previously identified in Exhibit A as having feasible mitigation measures will avoid or substantially lessen potentially significant environmental impacts to a less-than-significant level: air quality (Impact 4.3-3, pages 4.2-7 to 4.2-9 of the Draft SEIR); biological resources (Impact 4.4-7 page 4.3-50 and 4.3-51 of the Draft SEIR); climate change, greenhouse gas emissions, and energy (Impact 4.5-1 and Impact 4.5-2, pages 4.4-3 to 4.4-6 of the Draft SEIR); geology, soils, mineral resources, and paleontological resources (Impact 4.7-3, pages 4.6-6 of the Draft SEIR); hydrology, flooding, and water quality (Impact 4.9-1, Impact 4.9-2, and Impact 4.9-3, pages 4.8-7 to 4.8-11 of the Draft SEIR); public services and recreation (Impact 4.12-3 and Impact 4.12-5, Section 2.1.4, Other Environmental Topics Not Discussed in Detail in this Supplemental EIR of the Draft SEIR); transportation and circulation (Impact 4.13-1, Impact 4.13-2, and Impact 4.13-3, Section 2.1.4, Other Environmental Topics Not Discussed in Detail in this Supplemental EIR of the Draft SEIR). Therefore, the implementation of the General Plan amendment would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR for the resources identified above.

The SEIR discloses that the General Plan amendment would result in impacts requiring mitigation measures to reduce impacts to a less-than-significant level on the following resources, which are the same resources for which the City made Findings of Fact in Exhibit A for the original 2035 General Plan and CAP as requiring feasible mitigation measures that will avoid or substantially lessen potentially significant environmental impacts to a less-than-significant level: biological resources (Impact 4.4-1, Impact 4.4-2, Impact 4.4-3, and Impact 4.4-4 pages 4.3-31 to 4.3-38 of the Draft SEIR) and geology, soils, mineral resources, and paleontological resources (Impact 4.7-4, page 4.6-7 of the Draft SEIR). In addition, the SEIR discloses that the General Plan amendment would not result in significant and unavoidable impacts on the following resources because implementation program(s)/mitigation measures previously identified in the 2035 General Plan and CAP EIR and in Exhibit A would reduce, avoid, and/or minimize potentially significant environmental impacts: cultural resources (Impact 4.6-1 and Impact 4.6-2 pages 4.5-5 to 4.5-8 of the Draft SEIR) and noise (Impact 4.11-1 pages 4.10-3 to 4.10-4).

The General Plan amendment and impact determinations identified in the SEIR have not resulted in substantial changes to the 2035 General Plan and CAP EIR (Chapter 4, Impact Analysis). The previously made findings by the City regarding adoption and implementation of the 2035 General Plan and CAP remain valid.

3. Findings Regarding Environmental Impacts Not Fully Mitigated to a Level of Less than Significant

As described in Exhibit A and Resolution 6835, the City Council made and adopted Findings of Fact that impacts from adopting and implementing the 2035 General Plan and CAP on the following resources cannot be mitigated to a less than significant level with any feasible mitigation, and a Statement of Overriding Considerations was required: aesthetics and visual resources (Impact 4.1-3 and Impact 4.1-4); agriculture and forestry resources (Impact 4.2-1 and Impact 4.2-

3); air quality (Impact 4.3-1, Impact 4.3-2, and Impact 4.3-3); cultural resources (Impact 4.6-1 and Impact 4.6-2); noise and vibration (Impact 4.11-1, Impact 4.11-2 and Impact 4.11-3).

The SEIR discloses that the General Plan amendment would not result significant and unavoidable impacts on the following resources: aesthetics and visual resources (Impact 4.1-3 and Impact 4.1-4, Section 2.1.4, Other Environmental Topics Not Discussed in Detail in this Supplemental EIR of the Draft SEIR); agriculture and forestry resources (Impact 4.1-1 and Impact 4.1-3, pages 4.1-4 to 4.1-7 of the Draft SEIR); air quality (Impact 4.3-1, Impact 4.3-2, and Impact 4.3-3, pages 4.2-4 to 4.2-9 of the Draft SEIR); cultural resources (Impact 4.6-1 and Impact 4.6-2, pages 4.5-5 to 4.5-8 of the Draft SEIR); noise and vibration (Impact 4.11-1, Impact 4.11-2 and Impact 4.11-3, pages 4.10-3 to 4.10-6 of the Draft SEIR). Therefore, the implementation of the of the Geneal Plan amendment would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR for the resources identified above. The City is not required to make a Statement of Overriding Considerations with respect to the General Plan amendment.

The General Plan amendment and impact determinations identified in the SEIR have not resulted in substantial changes to the 2035 General Plan and CAP EIR (Chapter 4, Impact Analysis). The previously made findings by the City regarding adoption and implementation of the 2035 General Plan and CAP remain valid.

B. Mandatory Findings of Significance

CEQA Guidelines Section 15065(a) states that a project may have a significant effect on the environment when one of the following four conditions occurs:

(1) The project has 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 an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory.

(2) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

(3) The project has possible environmental effects that are individually limited but cumulatively considerable, which means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

(4) The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.

Exhibit A identifies that the 2035 General Plan and CAP EIR analyzed all four mandatory findings of significance. These remain valid and the General Plan amendment and SEIR do not alter the previously made findings related to mandatory findings of significance.

C. Mitigation Monitoring and Reporting Program

Pursuant to CEQA Guidelines Section 15091(d), the City has included all feasible mitigation measures that avoid or substantially lessen the potentially significant and significant effects of the General Plan Amendment. Public Resources Code Section 21081.6(b) and CEQA Guidelines Section 15097(b) establish that when the project examined in an EIR is a general plan, mitigation measures may be incorporated into the plan. This is the approach taken by the City for the 2035 General Plan and CAP EIR.

The SEIR identifies Implementation Programs that would be required as conditions of approval for a utility extension request under the proposed project, as well as applicable Yolo Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP) Mitigation Measures, as analyzed and identified through the 2035 General Plan and CAPEIR and Yolo HCP/NCCP Environmental Impact Statement (EIS)/EIR. The implementation program(s) and mitigation measures are fully enforceable by the City Council. Exhibit C is Attachment B of the Final SEIR and contains Summary of Applicable Implementation Programs and Mitigation Measures. This is simultaneously being adopted by the City Council with its Resolution Certifying the SEIR for the General Plan amendment.

D. Growth Inducement

The 2035 General Plan and CAP EIR concludes that the indirect effects on the environment would have a significant and unavoidable impact, and there are no feasible mitigation measures beyond those already embodied in the Final 2035 General Plan to reduce this impact to a less-than-significant level without changing the purposes of the 2035 General Plan. As documented in Exhibit A, the City Council found that, due to the overriding considerations set forth in Exhibit A Section VIII, the benefits of the General Plan and CAP outweigh its growth-inducing impacts. These findings remain valid and the 2035 General Plan amendment and SEIR do not alter the previously made findings related to growth inducing.

E. Significant Irreversible Environmental Changes

The 2035 General Plan and CAP EIR concludes that there is no feasible mitigation without changing the 2035 General Plan purposes and that the impacts are significant and unavoidable. However, and as explained in Exhibit A, Section VIII of the Findings for the 2035 General Plan and CAP, the City Council found that the benefits of the General Plan and CAP outweigh the significant and unavoidable growth-inducing effects caused by the General Plan and CAP. These findings remain valid and the General Plan amendment and SEIR do not alter the previously made findings related to significant irreversible environmental changes" pursuant to Section 15126.2(c) of the CEQA Guidelines.

F. Cumulative Impacts

CEQA Guideline 15130(b)(1) requires an EIR to either analyze (a) a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, projects outside of the agency's control or (b) a summary of projections contained in an adopted local, regional, or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. These plans may include a general plan, a regional

transportation plan, or plans for the reduction of greenhouse gas emissions. The summary of projections may also be contained in an adopted or certified prior environmental document for one of these plans, and the projections may be supplemented with additional information.

As described in Exhibit A, the City made findings that the following resources would have significant and unavoidable cumulative impacts: aesthetics and visual resources; agricultural resources; air quality; cultural resources; hydrology and water quality specifically with respect to levee inundation areas; land use planning, population and housing; noise and vibration; and, water supply and infrastructure. However, and as explained in Exhibit A, Section VIII, the benefits of the General Plan and CAP outweigh the significant and unavoidable environmental effects of these cumulative impacts. These findings remain valid and the General Plan amendment and SEIR do not alter the previously made findings related to cumulative impacts.

The SEIR evaluated cumulative impacts in Chapter 6, Other CEQA Considerations, (pages 6-1 to 6-17 of the Draft SEIR) and determined that for all resources the General Plan amendment would not result in a cumulatively considerable contribution to a significant cumulative impact and cumulative impacts would be less than significant or less than significant with mitigation incorporated.

VI. PROJECT ALTERNATIVES

Pursuant to CEQA Guidelines Section 15163, the supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised. The General Plan amendment would not increase the severity of any impacts as they were disclosed in the 2035 General Plan and CAP EIR (Chapter 5, Alternatives Analysis, of the Draft SEIR). Since there are no new impacts associated with the proposed project and since there are no impacts that would increase in severity with implementation of the General Plan amendment, the SEIR does not include any new alternatives for analysis (Chapter 5, Alternatives Analysis, of the Draft SEIR). There are no alternatives that were determined to be infeasible at the time of drafting the 2035 General Plan and CAP EIR (Chapter 5, Alternatives, page 5-5 through 5-7 of the Draft EIR) that would address any potentially significant impact, and that are now feasible. This is because the alternatives that were determined to be infeasible (General Plan Scenario 1: High Infill; No New Greenfield Development and General Plan Scenario 3: Moderate Infill; New Greenfield Growth in the South and North) would have resulted in more new development than the proposed project. Therefore, the General Plan amendment would not make the alternatives analysis provided in Chapter 5 of the 2035 General Plan and CAP EIR inadequate.

Exhibit A identifies findings for the 2035 General Plan and CAP EIR alternatives. These remain valid and the General Plan amendment and SEIR do not alter the previously made findings related to alternatives.

VII. STATEMENT OF OVERRIDING CONSIDERATIONS

As identified in Exhibit A and Resolution 6835, the City made a statement of overriding considerations when approving the Final 2023 General Plan and CAP. As set forth in the preceding sections, the City of Woodland City Council's approval of the General Plan amendment will not result in significant adverse environmental effects that cannot be avoided with the adoption of all

feasible mitigation measures. The City does not need a statement of overriding considerations for the General Plan amendment.

VIII. CONCLUSION

The City prepared the SEIR pursuant to CEQA and the CEQA Guidelines, including CEQA Guidelines Section 15163, which describes the appropriate use of a SEIR to address minor additions and changes needed to the 2035 General Plan and CAP Final EIR to adequately address the General Plan amendment. The City Council has independently determined that the SEIR fully and adequately addresses the impacts of the General Plan amendment.

Both the Planning Commission and City Council held public meetings and have considered all information contained in the record regarding the General Plan amendment. Implementation of the General Plan amendment would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR (Chapter 4, Impact Analysis, of the Draft SEIR). The General Plan amendment would not result in substantial changes to the 2035 General Plan and CAP EIR (Chapter 4, Impact Analysis, of the Draft SEIR). The previously made findings in Exhibit A by the City regarding adoption and implementation of the 2035 General Plan and CAP remain valid.

Exhibit C: Final Supplemental Environmental Impact Report Summary of Applicable Implementation Programs and Mitigation Measures

ATTACHMENT B
Summary of Applicable Implementation Programs And Mitigation Measures

B1 INTRODUCTION

The following table provides a detailed summary of the City of Woodland's (City's) General Plan Mitigation Measures that are applicable Implementation Programs that would be required as conditions of approval for a utility request under the proposed project, as well as applicable Yolo Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP) Mitigation Measures, as analyzed and identified through the 2035 General Plan and Climate Action Plan (CAP) Environmental Impact Report (EIR) and Yolo HCP/NCCP Environmental Impact Statement (EIS)/EIR. Table B1-1 identifies those mitigation measures that would be relevant to the amendment to Policy 2.A.1, such that the amendment to Policy 2.A.1 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 and Yolo HCP/NCCP EIS/EIR. Table B1-1 includes Conditions of Approval that would be required for any future utility extension requests that could occur under the amendment to Policy 2.A.1; the City would require applicable Conditions of Approval as part of the application process for future utility extensions, as part of the execution of the will-serve agreement or utility services agreement, and prior to issuing local applicable permits. Unless otherwise noted in the Table B1-1, the source documentation is the 2035 General Plan and CAP EIR.

Table B1-1. Summary of Applicable Implementation Programs and Mitigation Measures

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
Biological Resources	Impact 4.4-1: Loss of Special-status Plants and Loss of Special-status Plant Habitat	**Mitigation Measure 4.4-1a – Implementation Program Biological Resources 1** This measure requires biological inventory surveys conducted according to applicable standards and protocols for projects that may affect special-status species or habitats. 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. b) The City will work with project applicants to identify opportunities to preserve special-status species occurrences and sensitive habitats through design and planning. If the HCP/NCCP is adopted and state and federal ITPs have been issued, the City shall implement the applicable requirements of the HCP/NCCP as relevant to any specific land use project. If the HCP/NCCP is not in place and/or ITPs have not been issued, the City shall follow the steps described below. c) If the City determines it is reasonable and feasible to do so, while still achieving the specific project development goals and objectives, the City will require preservation of occupied special-status species habitat and sensitive habitat types as a condition of project approval. If adverse effects cannot be avoided, project proponents shall be required to mitigate all adverse effects in accordance with guidance from the appropriate state or federal agency charged with the protection of the subject species and habitat, including surveys conducted according to applicable standards and protocols, where necessary, implementation of impact minimization measures based on accepted standards and guidelines and best available science, and compensatory mitigation for unavoidable loss of special-status species and sensitive habitats. d) If the project would result in take of state or federally listed species, the City will require project proponent/s to obtain take authorization from the U.S. Fish & Wildlife Service or the California Department of Fish and Wildlife, as appropriate, depending on species status, and comply with all conditions of the take authorization. e) If the Yolo HCP/NCCP is not adopted or the affected species or habitat is not covered under the plan, the City will require project applicants to develop a mitigation and monitoring plan, in coordination with CDFW and/or USFWS, as appropriate depending on species status, to compensate for the loss of special-status species and sensitive habitats. The mitigation and monitoring plan will describe in detail how loss of special-status species or sensitive habitats shall be avoided or offset, including details on restoration and creation of habitat, compensation for the temporal loss of habitat, management and monitoring to avoid indirect habitat degradation (e.g., management of invasive plant species, maintenance of required hydrology), success criteria ensuring that habitat function goals and objectives are met and target special-status species are established, performance standards to ensure success, and remedial actions if performance standards are not met. The plan will include detailed information on the habitats present within the preservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment).

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		f) If available, purchase of mitigation credits at an agency-approved mitigation bank (i.e., approved by the agency with jurisdiction over the affected species or habitat) in Yolo County, will be acceptable for compensatory mitigation for special-status species that are not covered under the Yolo HCP/NCCP.
		Mitigation Measure 4.4-1c General Avoidance and Minimization Measures • GM01: Preconstruction Survey. Before the start of repair activities, a qualified biologist will conduct a preconstruction survey to identify special-status plant and wildlife species and associated habitats. Surveys will be conducted within the project footprint and staging/equipment storage area(s). If required, special-status species and/or buffers will be marked in the field by a qualified biologist, using temporary fencing, high-visibility flagging, or other means that are equally effective. Preconstruction surveys for special-status plant species will incorporate blooming period surveys if utility extensions occur in areas other than developed or agricultural lands. • GM02: Construction Site Trash Maintenance. All project-related trash items, such as wrappers, cans, bottles, and food scraps, will be collected in closed containers that are removed from the rehabilitation site each day and disposed at an appropriate off-site location, to minimize attracting wildlife to work areas. • GM03: Yolo HCP/NCCP avoidance and minimization measures (AMM)3, Confine and Delineate Work Area. Where natural communities and covered species habitat are present, workers will confine land clearing to the minimum area necessary to facilitate construction activities. Workers will restrict movement of heavy equipment to and from the project site to established roadways to minimize natural community and covered species habitat disturbance. The project proponent will clearly identify boundaries of work areas using temporary fencing or equivalent and will identify areas designated as environmentally sensitive. All construction vehicles, other equipment, and personnel will avoid these designated areas. • GM04: Yolo HCP/NCCP AMM4, Cover Trenches and Holes during Construction and Maintenance. To prevent injury and mortality of special-status species, including: giant garter snake, northwestern pond turtle, and California tiger salamander, workers will cover open trenches and holes associated with implementation of covered activities that affect habitat for these species or design the trenches and holes with escape ramps that can be used during non-working hours. The construction contractor will inspect open trenches and holes prior to filling and contact a qualified biologist to remove or release any trapped wildlife found in the trenches or holes. • GM05: Equipment Inspection. Inspections will be conducted under all vehicles and heavy equipment for the presence of wildlife before the start of each workday, when equipment is staged overnight. In addition, a search for wildlife will be conducted in all pipes, culverts, and similar structures that have been stored on site for one or more nights, before they are buried, capped, or moved. • GM06: Yolo HCP/NCCP AMM6, Conduct Worker Training. All construction personnel will participate in a worker environmental training program approved/authorized by the Conservancy and administered by a qualified biologist. The training will provide education regarding sensitive natural communities and covered species and their habitats, the need to avoid adverse effects, state and federal protection, and the

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		legal implications of violating the FESA and NCCPA Permits. A pre-recorded video presentation by a qualified biologist shown to construction personnel may fulfill the training requirement. • GM07: Clearing and Grubbing Best Management. Clearing of vegetation will be kept to the minimum necessary, especially the clearing around native oaks. • GM08: Yolo HCP/NCCP AMM8, Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas. Project proponents should locate construction staging and other temporary work areas in areas that will ultimately be a part of the permanent project development footprint. If construction staging and other temporary work areas must be located outside of permanent project footprints, they will be located either in areas that do not support habitat for covered species or are easily restored to prior or improved ecological functions (e.g., grassland and agricultural land). Construction staging and other temporary work areas located outside of project footprints will be sited in areas that avoid adverse effects on the following. • Serpentine, valley oak woodland, alkali prairie, vernal pool complex, valley foothill riparian, and fresh emergent wetland land cover types. • Occupied western burrowing owl burrows. Occupied for the purpose of AMM 8 means at least one burrowing owl has been observed occupying the burrow within the last three years. Occupancy of a burrow may also be indicated by owl sign at the burrow entrance, including molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance or perch site. • Nest sites for covered bird species and all raptors, including noncovered raptors, during the breeding season. Project proponents will follow specific AMMs for sensitive natural communities and covered species in temporary staging and work areas (see below and Impact 4.4-2). For establishment of temporary work areas outside of the project footprint, project proponents will conduct surveys to determine if any of the biological resources listed above are present. Within one year following removal of land cover, project proponents will restore temporary work and staging areas to a condition equal to or greater than the covered species habitat function of the affected habitat. Restoration of vegetation in temporary work and staging areas will use clean, native seed mixes approved by the Conservancy that are free of noxious plant species seed.
		Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities[1] The buffers for each sensitive natural community are as follows: • Alkali prairie and vernal pools: The area necessary to provide the hydrologic conditions needed to support the wetlands within these natural communities (250 feet). Covered activities will avoid vernal pools or alkali seasonal wetlands by 250 feet [Alkali seasonal wetlands are seasonal wetlands within the alkali prairie natural community], or other distance based on site specific topography to avoid indirect hydrologic effects. A buffer of less than 250 feet around vernal pools or alkali seasonal wetlands will be subject to wildlife agency concurrence that effects will be avoided. Considerations that may warrant a buffer of less than 250 feet may include topography (i.e., if the surrounding microwatershed extends less than 250 feet from the pool or wetland), intervening hydrologic barriers such as roads or canals, or other factors indicating that the proposed disturbance area does not contribute to the pool's hydrology. Other

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		considerations may include temporary disturbance during the dry season where measures are implemented to avoid disturbance of the underlying claypan or hardpan, and the area is returned to preproject conditions prior to the following rainy season. • Valley foothill riparian: One hundred feet from canopy drip-line. If avoidance is infeasible, a lesser buffer or encroachment into the sensitive natural community may be allowed if approved by the Conservancy and the wildlife agencies, based on the criteria listed in AMM1. Transportation or utility crossings may encroach into this sensitive natural community provided effects are minimized and all other applicable AMMs are followed. • Lacustrine and riverine: Outside urban planning units, 100 feet from the top of banks [Defined as the area within which water is contained in a channel.]. Within urban planning units, 25 feet from the top of the banks. • Fresh emergent wetland: Fifty feet from the edge of the natural community.
		Mitigation Measure 4.4-1e: Yolo HCP/NCCP AMM10, Avoid and Minimize Effects on Wetlands and Waters[1] Project proponents will comply with stormwater management plans that regulate development as part of compliance with regulations under National Pollutant Discharge Elimination System (NPDES) permit requirements. Covered activities that result in any fill of waters or wetlands will also comply with requirements under Section 404 of the Clean Water Act, State Water Resources Control Board (State Board), Fish and Game Code Section 1602, and Regional Board regulations. Other than requirements for buffers, minimizing project footprint, and species-specific measures for wetland-dependent covered species, this HCP/NCCP does not include specific best management practices for protecting wetlands and waters because they may conflict with measures required by the USACE, State Board, Regional Board, and CDFW.
		Mitigation Measure 4.4-1f: Yolo HCP/NCCP AMM11, Minimize Take and Adverse Effects on Palmate-Bracted Bird's Beak[1]. Palmate-bracted bird's-beak is covered by the Yolo HCP/NCCP only for the removal of suitable habitat and not for the removal of palmate-bracted bird's beak plants. This AMM ensures compliance with this provision. To determine if palmate-bracted bird's-beak is present and could be affected, the project proponent will conduct a planning-level survey for this species for any covered activities to be conducted within 250 feet of suitable habitat (as defined in Appendix A, Covered Species Accounts). The survey will be conducted during the period from May 31 to September 30 and will be consistent with Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (California Department of Fish and Game 2009). The project proponent will avoid occupied habitat where palmate-bracted bird's beak has been located within any of the last 15 years (seed viability could be as little as three years and as much as six years, as described in Appendix A, Section A.1.2, Species Description and Life History). The project proponent also will avoid any new occurrences of this species identified during planning-level surveys. Avoidance will require a 250-foot setback from the occupied habitat, or greater distance depending on site-specific topography to avoid hydrologic effects. A shorter buffer distance may apply if is determined to avoid effects and is approved by the Conservancy, USFWS, and CDFW. Mortality of palmate-bracted bird's beak

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		individuals will be avoided, except as needed through management activities that provide an overall benefit to the species.
Biological Resources	Impact 4.4-2: Loss and Degradation of Habitat for Special-status Wildlife Species and Potential Direct Take of Individuals	**Mitigation Measure 4.4-2a – Implement Mitigation Measure 4.4.1a, Implementation Program Biological Resources 1**
		Mitigation Measure 4.4.2d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures
		Mitigation Measure 4.4-2e – Implement Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities[1]
		Mitigation Measure 4.4-2f – Implement Mitigation Measure 4.4-1e: Yolo HCP/NCCP AMM10, Avoid and Minimize Effects on Wetlands and Waters[1]
		Mitigation Measure 4.4-2g, Yolo HCP/NCCP AMM12, Minimize Take and Adverse Effects on Habitat of Valley Elderberry Longhorn Beetle[1]. The project proponent will retain a qualified biologist who is familiar with valley elderberry longhorn beetle and evidence of its presence (i.e., exit holes in elderberry shrubs) to map all elderberry shrubs in and within 100 feet of the project footprint with stems that are greater than one inch in diameter at ground level. To avoid take of valley elderberry longhorn beetle fully, the project proponent will maintain a buffer of at least 100 feet from any elderberry shrubs with stems greater than one inch in diameter at ground level. AMM1, Establish Buffers, above, describes circumstances in which a lesser buffer may be applied. For elderberry shrubs that cannot be avoided with a designated buffer distance as described above, the qualified biologist will quantify the number of stems one inch or greater in diameter to be affected, and the presence or absence of exit holes. The Conservancy will use this information to determine the number of plants or cuttings to plant on a riparian restoration site to help offset the loss, consistent with Section 6.4.2.4.1, Valley Elderberry Longhorn Beetle. Additionally, prior to construction, the project proponent will transplant elderberry shrubs identified within the project footprint that cannot be avoided. Transplantation will only occur if a shrub cannot be avoided and, if indirectly affected, the indirect effects would otherwise result in the death of stems or the entire shrub. If the project proponent chooses, in coordination with a qualified biologist, not to transplant the shrub because the activity would not likely result in death of stems of the shrub, then the qualified biologist will monitor the shrub annually for a five-year monitoring period. The monitoring period may be reduced with concurrence from the wildlife agencies if the latest research and best available information at the time indicates that a shorter monitoring period is warranted. If death of stems at least one inch in diameter occurs within the monitoring period, and the qualified biologist determines that the shrub is sufficiently healthy to transplant, the project proponent will transplant the shrub as described in the following paragraph, in coordination with the qualified biologist. If the shrub dies during the monitoring period, or the qualified biologist determines that the shrub is no longer healthy enough to survive transplanting, then the Conservancy will offset the shrub loss consistent with the preceding paragraph. The project proponent will transplant the shrubs into a location in the HCP/NCCP reserve system that has been approved by the Conservancy. Elderberry shrubs outside the project footprint but within the 100-foot buffer will not be transplanted.

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		Transplanting will follow the following measures: 1. Monitor: A qualified biologist will be on-site for the duration of the transplanting of the elderberry shrubs to ensure the effects on elderberry shrubs are minimized. 2. Timing: The project proponent will transplant elderberry plants when the plants are dormant, approximately November through the first two weeks of February, after they have lost their leaves. Transplanting during the non-growing season will reduce shock to the plant and increase transplantation success. 3. Transplantation procedure: a. Cut the plant back three to six feet from the ground or to 50 percent of its height (whichever is taller) by removing branches and stems above this height. Replant the trunk and stems measuring one inch or greater in diameter. Remove leaves that remain on the plants. b. Relocate plant to approved location in the reserve system, and replant as described in Section 6.4.2.4.1, Valley Elderberry Longhorn Beetle.
		Mitigation Measure 4.4-2h, Perform visual presence surveys for Crotch's bumble bee and their nests during the active flight season between April and September, in accordance with the Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species (CDFW 2023).If an individual is believed to be identified, the surveyor shall take photographs showing the head, body, and back and send photographs to either Xerces or a qualified bumble bee biologist for species verification. If bumble bee nests are identified, aa minimum 50- foot buffer between construction and documented nest location will be established until the species can be verified either by Xerces or a qualified bumble bee biologist. This buffer distance may need to be increased if it is determined by the qualified biologist to not be sufficient to avoid impacting the species.
		Mitigation Measure 4.4-2i, Yolo HCP/NCCP AMM14, Minimize Take and Adverse Effects on Habitat of Northwestern Pond Turtle[1] There are no specific design requirements for western pond turtle habitat, however, project proponents must follow design requirements for the valley foothill riparian and lacustrine and riverine natural communities described in AMMs 9 and 10, which require a 100-foot (minimum) permanent buffer zone from the canopy drip-line (the farthest edge on the ground where water will drip from the tree canopy, based on the outer boundary of the tree canopy). If modeled upland habitat will be impacted, a qualified biologist must be present and will assess the likelihood of western pond turtle nests occurring in the disturbance area (based on sun exposure, soil conditions, and other species habitat requirements). If a qualified biologist determines that there is a moderate to high likelihood of western pond turtle nests within the disturbance area, the qualified biologist will monitor all initial ground disturbing activity for nests that may be unearthed during the disturbance, and will move out of harm's way any turtles or hatchlings found.
		Mitigation Measure 4.4-2j, Yolo HCP/NCCP AMM15, Minimize Take and Adverse Effects on Habitat of Giant Garter Snake[1] The project proponent will avoid effects on areas where planning-level surveys indicate the presence of suitable habitat for giant garter snake. To avoid effects on giant garter snake aquatic habitat, the project

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		proponent will conduct no in-water/in-channel activity and maintain a permanent 200-foot non-disturbance buffer from the outer edge of potentially occupied aquatic habitat. If the project proponent cannot avoid effects of construction activities, the project proponent will implement the measures below to minimize effects of construction projects (measures for maintenance activities are described after the following bulleted list). • Conduct preconstruction clearance surveys using USFWS-approved methods within 24 hours prior to construction activities within identified giant garter snake aquatic and adjacent upland habitat. If construction activities stop for a period of two weeks or more, conduct another preconstruction clearance survey within 24 hours prior to resuming construction activity. • Restrict all construction activity involving disturbance of giant garter snake habitat to the snake's active season, May 1 through October 1. During this period, the potential for direct mortality is reduced because snakes are expected to move and avoid danger. • In areas where construction is to take place, encourage giant garter snakes to leave the site on their own by dewatering all irrigation ditches, canals, or other aquatic habitat (i.e., removing giant garter snake aquatic habitat) between April 15 and September 30. Dewatered habitat must remain dry, with no water puddles remaining, for at least 15 consecutive days prior to excavating or filling of the habitat. If a site cannot be completely dewatered, netting and salvage of giant garter snake prey items may be necessary to discourage use by snakes. • Provide environmental awareness training for construction personnel, as approved by the Conservancy. Training may consist of showing a video prepared by a qualified biologist, or an in-person presentation by a qualified biologist. In addition to the video or in-person presentation, training may be supplemented with the distribution of approved brochures and other materials that describe resources protected under the Yolo HCP/NCCP and methods for avoiding effects. • A qualified biologist will prepare a giant garter snake relocation plan which must be approved by the Conservancy prior to work in giant garter snake habitat. The qualified biologist will base the relocation plan on criteria provided by CDFW or USFWS, through the Conservancy. • If a live giant garter snake is encountered during construction activities, immediately notify the project's biological monitor and USFWS and CDFW. The monitor will stop construction in the vicinity of the snake, monitor the snake, and allow the snake to leave on its own. The monitor will remain in the area for the remainder of the work day to ensure the snake is not harmed or, if it leaves the site, does not return. If the giant garter snake does not leave on its own, the qualified biologist will relocate the snake consistent with the relocation plan described above. • Employ the following management practices to minimize disturbances to habitat: • Install temporary fencing to identify and protect adjacent marshes, wetlands, and ditches from encroachment from construction equipment and personnel. • Maintain water quality and limit construction runoff into wetland areas through the use of hay bales, filter fences, vegetative buffer strips, or other accepted practices. No plastic, monofilament, jute, or similar erosion-control matting that could entangle snakes or other wildlife will be permitted.

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		Ongoing maintenance covered activities by local water and flood control agencies typically involve removal of vegetation, debris, and sediment from water conveyance canals as well as resloping, rocking, and stabilizing the canals that serve agricultural water users. Maintenance of these conveyance facilities can typically occur only from mid-January through April when conveyance canals and ditches are not in service by the agency, although some drainages are used for storm conveyance during the winter and are wet all year. This timing s during the giant garter snake's inactive period. This is when snakes may be using underground burrows and are most vulnerable to take because they are unable to move out of harm's way. Maintenance activities, therefore, will be limited to the giant garter snake's active season (May 1 to October 1) when possible. All personnel involved in maintenance activities within giant garter snake habitat will first participate in environmental awareness training for giant garter snake, as described above for construction-related activities. To minimize the take of giant garter snake, the local water or flood control agency will limit maintenance of conveyance structures located within modeled giant garter snake habitat (Appendix A, Covered Species Accounts) to clearing one side along at least 80 percent of the linear distance of canals and ditches during each maintenance year (e.g., the left bank of a canal is maintained in the first year and the right bank in the second year). To avoid collapses when resloping canal and ditch banks composed of heavy clay soils, clearing will be limited to one side of the channel during each maintenance year. For channel maintenance activities conducted within modeled habitat for giant garter snake, the project proponent will place removed material in existing dredged sites along channels where prior maintenance dredge disposal has occurred. For portions of channels that do not have previously used spoil disposal sites and where surveys have been conducted to confirm that giant garter snakes are not present, removed materials may be placed along channels in areas that are not occupied by giant garter snake and where materials will not re-enter the canal because of stormwater runoff. Modifications to this AMM may be made with the approval of the Conservancy, USFWS, and CDFW.
		Mitigation Measure 4.4-2k, Yolo HCP/NCCP AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite [1] The project proponent will retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas. If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will 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 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. 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. For covered activities that involve pruning or removal of a potential Swainson's hawk or white-tailed kite nest tree, the project proponent will 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.
		Mitigation Measure 4.4-2l, Yolo HCP/NCCP AMM19, Minimize Take and Adverse Effects on least Bell's vireo [1] The project proponent will retain a qualified biologist to conduct planning-level surveys and determine if habitat for least Bell's vireo (as defined in Appendix A, Covered Species Accounts) is present within 500 feet of covered activities. If habitat is present, the project proponent will redesign the project to avoid or minimize activities within 500 feet of least Bell's vireo habitat. If the activity will encroach within 500 feet of habitat and there are no breeding season records for the species within one-quarter mile of the covered activity within the previous three years, the qualified biologist will conduct planning-level surveys for active territories, consistent with USFWS (2001) guidelines, during the breeding season (April 1 to July 15). Operations and maintenance activities that do not occur during the breeding season and do not affect least Bell's vireo habitat are not required to conduct surveys or record searches, and no further avoidance or minimization is necessary for such activities. • If an occupied territory is discovered during planning-level surveys, or there is a record of the species occurring within one-quarter mile of the covered activity within the previous three years, the project proponent will design the project to avoid activities within 500 feet of suitable habitat, unless the Conservancy, USFWS, and CDFW approve a shorter distance. • If an activity occurs within 500 feet of suitable habitat during the breeding season, regardless of whether or not the species was detected during planning-level surveys or there are records for the species in the area, a qualified biologist will conduct preconstruction surveys, consistent with USFWS (2001) guidelines, during the same season when the activity will occur. If active territories are found, the project proponent will avoid activity within 500 feet of the habitat from April 1 to July 15. This buffer may be reduced with approval from the Conservancy, USFWS, and CDFW. • The project proponent will avoid disturbance of previous least Bell's vireo territories (up to three years since known nest activity) during the breeding season, unless the disturbance is to maintain public safety. Least Bell's vireo uses previous territories; disturbance during the breeding season may preclude birds from using existing unoccupied territories.

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		• The required buffer may be reduced in areas where barriers or topographic relief features are adequate for protecting the nest from excessive noise or other disturbance. Conservancy staff members will coordinate with the wildlife agencies and evaluate exceptions to the minimum nondisturbance buffer distance on a case-by-case basis. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas. • If occupied territories are identified, a qualified biologist will monitor construction activities in the vicinity of all active territories to ensure that covered activities do not affect nest success.
		Mitigation Measure 4.4-2m, Yolo HCP/NCCP AMM21, Minimize Take and Adverse Effects on Habitat of Tricolored Blackbird[1] The project proponent will retain a qualified biologist to identify and quantify (in acres) tricolored blackbird nesting and foraging habitat (as defined in Appendix A, Covered Species Accounts) within 1,300 feet of the footprint of the covered activity. If a 1,300-foot buffer from nesting habitat cannot be maintained, the qualified biologist will check records maintained by the Conservancy (which will include CNDDB data, and data from the tricolored blackbird portal) to determine if tricolored blackbird nesting colonies have been active in or within 1,300 feet of the project footprint during the previous five years. If there are no records of nesting tricolored blackbirds on the site, the qualified biologist will conduct visual surveys to determine if an active colony is present, during the period from March 1 to July 30, consistent with protocol described by Kelsey (2008). Operations and maintenance activities or other temporary activities that do not remove nesting habitat and occur outside the nesting season (March 1 to July 30) do not need to conduct planning or construction surveys or implement any additional avoidance measures. If an active tricolored blackbird colony is present or has been present within the last five years within the planning-level survey area, the project proponent will design the project to avoid adverse effects within 1,300 feet of the colony site(s), unless a shorter distance is approved by the Conservancy, USFWS, and CDFW. If a shorter distance is approved, the project proponent will still maintain a 1,300-foot buffer around active nesting colonies during the nesting season but may apply the approved lesser distance outside the nesting season. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.
		Mitigation Measure 4.4-2n, Yolo HCP/NCCP AMM18, Minimize Take and Adverse Effects on Western Burrowing Owl[1] The project proponent will retain a qualified biologist to conduct planning-level surveys and identify western burrowing owl habitat (as defined in Appendix A, *Covered Species Accounts*) within or adjacent to (i.e., within 500 feet of) a covered activity. If habitat for this species is present, additional surveys for the species by a qualified biologist are required, consistent with CDFW guidelines (Appendix L).
		If burrowing owls are identified during the planning-level survey, the project proponent will minimize activities that will affect occupied habitat as follows. Occupied habitat is considered fully avoided if the project footprint does not impinge on a nondisturbance buffer around the suitable burrow. For occupied burrowing owl nest burrows, this nondisturbance buffer could range from 150 to 1,500 feet (Table 4-2, *Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for Burrowing*

<table>
<tr><th>Resource Topic Area</th><th>SEIR Impact Number – Impact Description</th><th>Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)</th></tr>
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Owls), depending on the time of year and the level of disturbance, based on current guidelines (California Department of Fish and Game 2012). The Yolo HCP/NCCP generally defines low, medium, and high levels of disturbances of burrowing owls as follows.

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

The project proponent may qualify for a reduced buffer size, based on existing vegetation, human development, and land use, if agreed upon by CDFW and USFWS (California Department of Fish and Game 2012).
Table 4-2[a] Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for Burrowing Owls
<table>
<tr><th rowspan="2">Time of Year</th><th colspan="3">Level of Disturbance (feet) from Occupied Burrows</th></tr>
<tr><th>Low</th><th>Medium</th><th>High</th></tr>
<tr><td>April 1–August 15</td><td>600</td><td>1,500</td><td>1,500</td></tr>
<tr><td>August 16–October 15</td><td>600</td><td>600</td><td>1,500</td></tr>
<tr><td>October 16–March 31</td><td>150</td><td>300</td><td>1,500</td></tr>
</table>
Notes: Table number corresponds to the numbering provided in the HCP/NCCP.
Source: Yolo Habitat Conservancy 2018
[a] Occupancy of burrowing owl habitat during preconstruction surveys is confirmed at a site when at least one burrowing owl or sign (fresh whitewash, fresh pellets, feathers, or nest ornamentation

If the project does not fully avoid direct and indirect effects on nesting sites (i.e., if the project cannot adhere to the buffers described above), the project proponent will retain a qualified biologist to conduct preconstruction surveys and document the presence or absence of western burrowing owls that could be affected by the covered activity. Prior to any ground disturbance related to covered activities, the qualified
</td></tr>
</table>

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		biologist will conduct the preconstruction surveys within three days prior to ground disturbance in areas identified in the planning-level surveys as having suitable burrowing owl burrows, consistent with CDFW preconstruction survey guidelines (Appendix L, Take Avoidance Surveys). The qualified biologist will conduct the preconstruction surveys three days prior to ground disturbance. Time lapses between ground disturbing activities will trigger subsequent surveys prior to ground disturbance. If the biologist finds the site to be occupied is observed at or near a burrow entrance.) by western burrowing owls during the breeding season (February 1 to August 31), the project proponent will avoid all nest sites, based on the buffer distances described above, during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups that forage on or near the site following fledging). Construction may occur inside of the disturbance buffer during the breeding season if the nest is not disturbed and the project proponent develops an AMM plan that is approved by the Conservancy, CDFW, and USFWS prior to project construction, based on the following criteria: • The Conservancy, CDFW, and USFWS approves the AMM plan provided by the project proponent. • A qualified biologist monitors the owls for at least three days prior to construction to determine baseline nesting and foraging behavior (i.e., behavior without construction). • The same qualified biologist monitors the owls during construction and finds no change in owl nesting and foraging behavior in response to construction activities. • If the qualified biologist identifies a change in owl nesting and foraging behavior as a result of construction activities, the qualified biologist will have the authority to stop all construction related activities within the non-disturbance buffers described above. The qualified biologist will report this information to the Conservancy, CDFW, and USFWS within 24 hours, and the Conservancy will require that these activities immediately cease within the non-disturbance buffer. Construction cannot resume within the buffer until the adults and juveniles from the occupied burrows have moved out of the project site, and the Conservancy, CDFW, and USFWS agree. • If monitoring indicates that the nest is abandoned prior to the end of nesting season and the burrow is no longer in use by owls, the project proponent may remove the nondisturbance buffer, only with concurrence from CDFW and USFWS. If the burrow cannot be avoided by construction activity, the biologist will excavate and collapse the burrow in accordance with CDFW's 2012 guidelines to prevent reoccupation after receiving approval from the wildlife agencies.
		If evidence of western burrowing owl is detected outside the breeding season (September 1 to January 31), the project proponent will establish a non-disturbance buffer around occupied burrows, consistent with Table 4-2, as determined by a qualified biologist. Construction activities within the disturbance buffer are allowed if the following criteria are met to prevent owls from abandoning important overwintering sites: • A qualified biologist monitors the owls for at least three days prior to construction to determine baseline foraging behavior (i.e., behavior without construction). • The same qualified biologist monitors the owls during construction and finds no change in owl foraging behavior in response to construction activities. • If there is any change in owl roosting and foraging behavior as a result of construction activities, these activities will cease within the buffer.

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		• If the owls are gone for at least one week, the project proponent may request approval from the Conservancy, CDFW, and USFWS for a qualified biologist to excavate and collapse usable burrows to prevent owls from reoccupying the site if the burrow cannot be avoided by construction activities. The qualified biologist will install one-way doors for a 48-hour period prior to collapsing any potentially occupied burrows. After all usable burrows are excavated, the buffer will be removed and construction may continue. Monitoring must continue as described above for the nonbreeding season as long as the burrow remains active. A qualified biologist will monitor the site, consistent with the requirements described above, to ensure that buffers are enforced and owls are not disturbed. Passive relocation (i.e., exclusion) of owls has been used in the past in the Plan Area to remove and exclude owls from active burrows during the nonbreeding season (Trulio 1995). Exclusion and burrow closure will not be conducted during the breeding season for any occupied burrow. If the Conservancy determines that passive relocation is necessary, the project proponent will develop a burrowing owl exclusion plan in consultation with CDFW biologists. The methods will be designed as described in the species monitoring guidelines (California Department of Fish and Game 2012) and consistent with the most up-to-date checklist of passive relocation techniques[i]. This may include the installation of one-way doors in burrow entrances by a qualified biologist during the nonbreeding season. These doors will be in place for 48 hours and monitored twice daily to ensure that the owls have left the burrow, after which time the biologist will collapse the burrow to prevent reoccupation. Burrows will be excavated using hand tools. During excavation, an escape route will be maintained at all times. This may include inserting an artificial structure, such as piping, into the burrow to prevent collapsing until the entire burrow can be excavated and it can be determined that no owls are trapped inside the burrow. The Conservancy may allow other methods of passive or active relocation, based on best available science, if approved by the wildlife agencies. Artificial burrows will be constructed prior to exclusion and will be created less than 300 feet from the existing burrows on lands that are protected as part of the reserve system
		Mitigation Measure 4.4-2o, Bat Protection and Roost Avoidance A qualified biologist will conduct a pre-construction bat habitat assessment of all trees and structures within 100 feet of proposed construction areas. The assessment will identify potential roosting features. If suitable root habitat is present, the biologist shall conduct evening and/or dawn acoustic emergency surveys within 14 days before the start of construction to determine occupancy. If active day or maternity roosts are identified a no-disturbance buffer of at least 100 feet will be established around the roost until it is no longer in use.
Biological Resources	Impact 4.4-3: Loss and Degradation of Riparian Habitat or Other Sensitive Natural Communities	**Mitigation Measure 4.4-3d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures[1]**
		Mitigation Measure 4.4-3e – Implement Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities: The buffers for each sensitive natural community are as follows[1]

[i] The Conservancy will maintain a checklist of passive relocation techniques. CDFW will approve the initial list, and the Conservancy will update as needed in coordination with CDFW.

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		• Alkali prairie and vernal pools: The area necessary to provide the hydrologic conditions needed to support the wetlands within these natural communities (250 feet). Covered activities will avoid vernal pools or alkali seasonal wetlands by 250 feet [Alkali seasonal wetlands are seasonal wetlands within the alkali prairie natural community], or other distance based on site specific topography to avoid indirect hydrologic effects. A buffer of less than 250 feet around vernal pools or alkali seasonal wetlands will be subject to wildlife agency concurrence that effects will be avoided. Considerations that may warrant a buffer of less than 250 feet may include topography (i.e., if the surrounding microwatershed extends less than 250 feet from the pool or wetland), intervening hydrologic barriers such as roads or canals, or other factors indicating that the proposed disturbance area does not contribute to the pool's hydrology. Other considerations may include temporary disturbance during the dry season where measures are implemented to avoid disturbance of the underlying claypan or hardpan, and the area is returned to pre-project conditions prior to the following rainy season. • Valley foothill riparian: One hundred feet from canopy drip-line. If avoidance is infeasible, a lesser buffer or encroachment into the sensitive natural community may be allowed if approved by the Conservancy and the wildlife agencies, based on the criteria listed in AMM1. Transportation or utility crossings may encroach into this sensitive natural community provided effects are minimized and all other applicable AMMs are followed. • Lacustrine and riverine: Outside urban planning units, 100 feet from the top of banks [Defined as the area within which water is contained in a channel.]. Within urban planning units, 25 feet from the top of the banks. • Fresh emergent wetland: Fifty feet from the edge of the natural community.
		Mitigation Measure 4.4-3f – Implement Mitigation Measure 4.4-1e: Yolo HCP/NCCP AMM10, Avoid and Minimize Effects on Wetlands and Waters[1] Project proponents will comply with stormwater management plans that regulate development as part of compliance with regulations under National Pollutant Discharge Elimination System (NPDES) permit requirements. Covered activities that result in any fill of waters or wetlands will also comply with requirements under Section 404 of the Clean Water Act, State Water Resources Control Board (State Board), Fish and Game Code Section 1602, and Regional Board regulations. Other than requirements for buffers, minimizing project footprint, and species-specific measures for wetland-dependent covered species, this HCP/NCCP does not include specific best management practices for protecting wetlands and waters because they may conflict with measures required by the USACE, State Board, Regional Board, and CDFW.
Biological Resources	Impact 4.4-4: Loss and Degradation of Federally Protected Wetlands	**Mitigation Measure 4.4-4a – Implement Implementation Program Biological Resources 3** 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

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		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.
		Mitigation Measure 4.4-4b – Coordinate with Regulatory Agencies If a qualified biologist identifies waterways or other aquatic habitats within a utility extension alignment that would be disturbed, applicants will coordinate with the Central Valley RWQCB and USACE. The required coordination with these regulatory agencies will confirm the identified waterway(s) or other aquatic habitat(s) require a delineation and confirm implementation of Mitigation Measure 4.4-4a.
		Mitigation Measure 4.4-4c – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures
		Mitigation Measure 4.4-4d – Implement Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities
		Mitigation Measure 4.4-4e – Implement Mitigation Measure 4.4-1e: Yolo HCP/NCCP AMM10, Avoid and Minimize Effects on Wetlands and Waters
Biological Resources	Impact 4.4-7: Conflict with an Adopted Habitat Conservation Plan Natural Community Conservation Plan	**Mitigation Measures 4.4-7a – Implementation of Mitigation Measure 4.4-1a**
		Mitigation Measure 4.4-7b – Implement of Mitigation Measure 4.4-1b: Implement Policy 7.B.5., Policy 7.B.7, and Policy 7.B.11 • Policy 7.B.5 Open Space for Conservation. Where appropriate, permanently protect as open space areas of natural resource value, including sensitive habitat types (e.g., alkali sink and prairie, freshwater wetlands, freshwater marsh, riparian forest, drainages), wetland preserves, riparian corridors, woodlands, special-status plant occurrences, and floodplains. Support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems. Maintain connectivity between open space areas designated for habitat conservation values within the Planning Area as well as linkages to adjacent habitats outside of the Planning Area, such as Willow Slough, Cache Creek, and habitat preserves to the east. • Policy 7.B.7 Woodland Regional Park. Protect and maintain Woodland Regional Park as an important wildlife preserve and habitat for rare native special-status plants and allow for public access that is compatible with and promotes public education of the site's habitat value. • 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.
		Mitigation Measure 4.4-7c – Implement Mitigation Measure 4.4-2a
Cultural and Tribal Cultural Resources	Impact 4.6-1: Cause a Substantial Adverse Change in the Significance of Archaeological or Historical Resources as defined in	**Mitigation Measure 4.6-1b: Implementation Program Cultural 1** Projects that could have significant adverse impacts to potentially significant archaeological resources shall be required to assess impacts and provide feasible mitigation. The following steps, or those deemed equally effective by the City, will be followed:

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	CEQA Guidelines Section 15064.5	a. Request information from the California Native American Heritage Commission to obtain a review of the Sacred Lands File and a list of local Native American groups and individuals that may have specific knowledge of cultural resources in the area that could be affected by project implementation. Each Native American group and individual identified by the Native American Heritage Commission will be contacted to obtain any available information on cultural resources in the project area. Additional consultation with relevant tribal representatives may be appropriate depending on the relatively level of cultural sensitivity. b. Request updated information from the Northwest Information Center of the California Historical Resources Information System to determine whether the project area has been previously surveyed and whether archaeological resources were identified. In the event the records indicate that no previous survey has been conducted or existing survey data is greater than five years old, the applicant will retain the services of a qualified archaeologist to assess the adequacy of the existing data (if any) and assess the archaeological sensitivity of the project area. If the survey did not meet current professional standards or regulatory guidelines, or relies on outdated information, a qualified archaeologist will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for archaeological resources. c. If a survey is warranted, it will include all necessary background research in addition to an archaeological pedestrian survey. Based on findings of the survey, additional technical studies may be required, such as geoarchaeological sensitivity analysis, or other analysis scaled according to the nature of the individual project. A report will document the results of the survey and provide appropriate management recommendations, and include recordation of identified archaeological resources on appropriate California Department of Parks and Recreation site record forms and cultural resources reports. d. Management recommendations may include, but are not limited to additional studies to evaluate identified sites or archaeological monitoring at locations determined by a qualified archaeologist to be sensitive for subsurface cultural resource deposits. e. Once approved by the City, provide the Northwest Information Center with appropriate California Department of Parks and Recreation site record forms and cultural resources reports for any resources identified. Any subsequent reports completed as a result of additional technical work will likewise be submitted to the Northwest Information Center. f. If no archeological resources are identified that may be directly or indirectly impacted by project activities, mitigation is complete as there would be no adverse change to documented archeological resources. The exception would be in the event of the discovery of a previously unknown archaeological site inadvertently exposed during project implementation. In such an event, a qualified archaeologist will be retained to assess the discovery and provide management recommendations as necessary. g. When a project will impact a known archaeological site, and avoidance is not a feasible option, a qualified archaeologist shall evaluate the eligibility of the site for listing in the California Register of Historic Resources. If the archaeological site is found to be a historical resource as per CEQA Guidelines Section 15064.5 (a)(3), the qualified archaeologist shall recommend further mitigative treatment which could include preservation in place or data recovery.

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		h. If a site to be tested is prehistoric, local tribal representatives should be afforded the opportunity to monitor the ground-disturbing activities. Appropriate mitigation may include curation of artifacts removed during subsurface testing. i. If significant archaeological resources that meet the definition of historical or unique archaeological resources are identified in the project area, the preferred mitigation of impacts is preservation in place. If impacts cannot be avoided through project design, appropriate and feasible treatment measures are required, which may consist of, but are not limited to actions, such as data recovery excavations. If only part of a site will be impacted by a project, data recovery will only be necessary for that portion of the site. Data recovery will not be required if the implementing agency determines prior testing and studies have adequately recovered the scientifically consequential information from the resources. Studies and reports resulting from the data recovery shall be deposited with the Northwest Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code.
		Mitigation Measure 4.6-1c: Implementation Program Cultural 2 For projects that could adversely affect a potential historic resources: a. Consult the City's Historic Resources Inventory and, as necessary, seek updated information from the North Central Information Center or other applicable data repositories to determine whether the project area has been surveyed, and whether historic built environment resources were identified. b. If a survey of the property or the area in which the property is located has not been conducted , a qualified architectural historian shall conduct a study of the project area for the presence of historic built environment resources. c. If a study is required, it will evaluate the significance of built environment resources greater than 50 years in age that may be directly or indirectly impacted by project activities. The study may include a field survey; background, archival and historic research; and consultation with local historical societies, museums or other interested parties; as necessary. d. If necessary, the qualified architectural historian's study will recommend appropriate protection or mitigative treatment, if any, and include recordation of identified built environment resources on appropriate California Department of Parks and Recreation (DPR) series 523 forms. Recommended treatment for historical resources identified in the report shall be implemented. e. If no significant historic built environment resources are identified in the study or prior survey of the project area that may be directly or indirectly impacted by project activities, there is no adverse change to documented historical built environment resources and no further action is required. f. If a significant historic built environment resource could be directly or indirectly impacted by project activities, avoidance shall be considered the primary mitigation option. If avoidance is not feasible, then the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of the historical resource, conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties will reduce impacts to an acceptable level. If adherence to the Secretary of the Interior's Standards cannot avoid materially altering in an adverse

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		manner the physical characteristics or historic character of the surrounding environmental setting that contribute to a resource's historic significance, additional mitigation may be required. g. If avoidance is not feasible and minimizing impacts through adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties is not feasible, documentation is required using, as appropriate, Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and/or Historic American Landscapes Survey (HALS) guidelines.
		Mitigation Measure 4.6-1d: Implementation Program Cultural 3 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 archaeologist[ii] 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 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

[ii] 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	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		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.
	Impact 4.6-2: Disturb human remains, including those interred outside of formal cemeteries	**Mitigation Measure 4.6-2: Implementation Program Cultural 4** 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 (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.
Geology, Soils, and Paleontological Resources	Impact 4.7-4: Loss or Damage to Paleontological Resources During Earth-Moving Activities	**Mitigation Measure 4.7-4: 2035 General Plan Implementation Program Paleontological Resources 1** • 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.

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		• 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.
Noise	Impact 4.11-1: Temporary Construction Noise	**Mitigation Measure 4.11-1: Implementation Program Noise 1** 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 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.

Table notes:
1. This mitigation measure has requirements described in part or in full in the Yolo HCP/NCCP EIS/EIR Appendix C, Avoidance and Minimization Measures. This appendix is included in the Public Draft SEIR as Appendix F.

AMM = Avoidance and Minimization Measures
CDFW = California Department of Fish and Wildlife
City = City of Woodland
FESA = Federal Endangered Species Act
GM = General Measures
HCP = Habitat Conservation Plan
ITP = Incidental Take Permit
NCCP = Natural Community Conservation Planning
NCCPA = Natural Community Conservation Planning Act
USFWS = U.S. Fish & Wildlife Service

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING GENERAL PLAN POLICY 2.A.1 TO CREATE AN EXCEPTION TO THE RESTRICTION ON THE EXTENSION OF PUBLIC SERVICES BEYOND THE URBAN LIMIT LINE SUBJECT TO APPROVAL OF THE VOTERS

WHEREAS, in June 2006, Woodland voters adopted Measure A, which amended the General Plan to establish a permanent Urban Limit Line ("ULL") to circumscribe urban development and preserve agricultural lands surrounding the City; and

WHEREAS, pursuant to the passage of the June 2006 Measure A, the General Plan prohibits extending public services and facilities beyond the ULL; and

WHEREAS, the ULL may be amended or repealed only by a majority vote of Woodland voters; and

WHEREAS, the City has received requests from Bayer U.S. Crop Science, LLC, located at 37437 CA-16, and Clark Pacific, located at 40600 County Road 18C, for City water, recycled water, and/or wastewater services to support existing commercial facilities located outside the ULL but within one mile of the ULL; and

WHEREAS, Bayer and Clark Pacific are existing employment centers within the City's sphere of influence and adjacent to the City's planning area, and both facilities currently rely on private wells and wastewater systems; and

WHEREAS, the City is proposing a General Plan Amendment to Policy 2.A.1 (Exhibit A) to create a limited exception to the prohibition on extending public services beyond the ULL for existing commercial facilities located on parcels wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026, subject to voter approval of an amendment to the ULL; and

WHEREAS, the proposed amendment would not itself approve any utility extension project, and future utility service to eligible properties would require execution of applicable service agreements and City Council approval for such service agreements; and

WHEREAS, if approved by the voters and implemented through Council-approved service agreements, the proposed amendment would allow limited sewer, potable water, treated water, and recycled water facility extensions to serve eligible existing commercial facilities; and

WHEREAS, the proposed amendment is intended to support existing employment centers, reduce demand on groundwater aquifers, reduce reliance on onsite groundwater and septic systems,

improve groundwater management and quality, and limit potential growth-inducing effects by narrowly defining eligible facilities; and

WHEREAS, a Draft Supplemental Environmental Impact Report ("Draft SEIR") was prepared pursuant to the California Environmental Quality Act ("CEQA") and CEQA Guidelines Section 15163 to supplement the City's certified 2035 General Plan and Climate Action Plan Final EIR; and

WHEREAS, the Draft SEIR was circulated for a 45-day public review period from December 19, 2025, through February 2, 2026, and the City received written comments from the Yolo Local Agency Formation Commission and the Yolo County Farm Bureau; and

WHEREAS, the Planning Commission held a noticed hearing on January 15, 2026, where City staff provided a presentation on the Draft Supplemental EIR, as well as the proposed General Plan amendment, to solicit additional public input on the draft document during the CEQA 45-day public review period; and

WHEREAS, the Final Supplemental Environmental Impact Report ("Final SEIR") includes responses to comments, minor editorial errata, and analysis concluding that the proposed project would result in no new significant environmental impacts and would not increase the severity of significant and unavoidable impacts previously disclosed in the 2035 General Plan and Climate Action Plan Final EIR; and

WHEREAS, mitigation measures from the 2035 General Plan and Climate Action Plan Final EIR continue to apply and the City may condition approval for any future utility service agreements under the proposed amendment on addressing concerns related to biological resources, cultural and tribal cultural resources, geology/soils/paleontological resources, noise, and other resource areas as appropriate; and

WHEREAS, on May 7, 2026, the Planning Commission conducted a duly noticed public hearing, considered the staff report, the proposed General Plan Amendment, the proposed ULL ballot measure, the Final SEIR, all written and oral testimony, and the whole of the record, and voted on a 5-0 vote with two members absent to recommend City Council certify the SEIR, approve the proposed General Plan amendment to Policy 2.A.1 contingent upon voter approval of an amendment to the Woodland Urban Limit Line Initiative, and place a ballot measure on the November 2026 ballot to amend the Woodland Urban Limit Line Initiative; and

WHEREAS, the City Council held a duly noticed public hearing on May 19, 2026, as required by law to consider all of the information presented by staff and public testimony presented in writing and at the meeting pertaining to the proposed General Plan Amendment to Policy 2.A.1, including the associated Supplemental Environmental Impact Report prepared for the amendment; and

WHEREAS, the public were able to participate and comment at the duly noticed public hearing on May 19, 2026, and on said date the public hearing was opened, held and closed.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland hereby approves the proposed General Plan amendment to Policy 2.A.1, as shown in Exhibit A, attached hereto and incorporated herein by this reference, contingent upon voter approval of amendment to the Woodland Urban Limit Initiative, based upon the following findings:

SECTION 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference as findings of the City Council.

SECTION 2. CEQA Findings. The City Council finds, based on the whole of the record, that the Supplemental Environmental Impact Report prepared for the proposed General Plan amendment to Policy 2.A.1 has been completed in compliance with CEQA and the CEQA Guidelines, and the proposed project would result in no new significant environmental impacts and would not increase the severity of any significant and unavoidable impacts previously disclosed in the 2035 General Plan and Climate Action Plan Final EIR; and the mitigation measures from the 2035 General Plan and Climate Action Plan Final EIR continue to apply, as applicable, and the Mitigation Monitoring and Reporting Program provides a feasible mechanism for implementation and monitoring of those measures.

SECTION 3. Findings Supporting the General Plan Amendment. The City Council finds that the proposed General Plan Amendment is consistent with the purposes and policies of the General Plan because it:

A. Provides a narrow, voter-approved mechanism to serve existing commercial facilities without authorizing general urban expansion beyond the ULL;

B. Supports retention of existing employment centers and economic activity within a mile of the City's planning area;

C. Promotes groundwater sustainability and improved groundwater management by reducing reliance on private wells and wastewater systems;

D. Allows for more coordinated, reliable, and efficient utility service if the City Council approves service agreements for future utility service extensions; and

E. Maintains the integrity of the ULL by requiring voter approval of any amendment to the ULL Initiative and by limiting eligibility to existing commercial facilities within one mile of the ULL and in operation on or prior to November 3, 2026.

SECTION 4. No Project-Level Approval. This Resolution does not approve any specific utility extension, construction project, service agreement, development project, annexation, sphere of influence amendment, or land use entitlement. Any future project or service agreement shall be subject to all required review and approvals, including CEQA review as applicable.

SECTION 5. Voter Approval Contingency. The proposed General Plan Amendment to Policy 2.A.1 shall not be effective unless and until the action is ratified by the voters in a municipal election to be held on November 3, 2026.

SECTION 6. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 19th day of May, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____

Mayra Vega, Mayor Pro Tempore

ATTEST:

_____

Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____

Ethan Walsh, City Attorney

EXHIBIT A

Draft Amendment to ULL Policy language in General Plan

(*Proposed amendment text underlined*)

Policy 2.A.1 **Urban Limit Line**. A permanent Urban Limit Line (ULL) is established around Woodland to permanently circumscribe urban development and comply with provisions for agricultural lands. Public services and facilities shall not extend beyond the permanent Urban Limit Line, with the exception of sewer, water, and recycled water facilities to serve existing commercial facilities located on parcels with a boundary that falls wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026. The City shall take such administrative steps as may be required to implement Policy 2.A.1. The City shall also identify funding for implementing a permanent urban limit line, including mitigation for developing on agricultural land. The City shall continually reevaluate residential land use densities, housing policies, and zoning to determine the potential for increased residential densities for both infill sites and undeveloped land within the Urban Limit Line. The City shall continually review existing non-residential zoning to determine the potential for conversion to higher density residential uses within the permanent Urban Limit Line. The City will encourage and support appropriately located agricultural and wildlife conservation easements to support implementation of the permanent urban limit line.

This policy enacts Woodland Measure A (Ballot of June 2006), Urban Limit Line, and can only be modified by the voters.

CITY OF WOODLAND
GENERAL PLAN AMENDMENT: POLICY 2.A.1

FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE NO.: 2013032015

PREPARED FOR:

City of Woodland
Community Development Department
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Woodland, CA 95695
Project Manager: Erika Bumgardner, AICP, Deputy Community Development Director

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April 2026

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ACRONYMS AND OTHER ABBREVIATIONS

2035 General Plan and CAP EIR	2035 General Plan and Climate Action Plan Environmental Impact Report
APN	Assessor's Parcel Number
Bayer	Bayer U.S. Crop Science, LLC
CAP	Climate Action Plan
CDFW	California Department of Fish and Wildlife
Central Valley RWQCB	Central Valley Regional Water Quality Control Board's
CEQA	California Environmental Quality Act
City	City of Woodland
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
County	County of Yolo
EIR	Environmental Impact Report
GPA	General Plan Amendment
IPAC	Information for Planning and Consulting Database
LAFCo	Yolo Local Agency Formation Commission
lead agency	City of Woodland
NOA	notice of availability
NOP	notice of preparation
proposed project	City of Woodland General Plan Amendment to Policy 2.A.1
SEIR	Supplemental Environmental Impact Report
SMAQMD	Sacramento Metropolitan Air Quality Management District
SWRCB	State Water Resources Control Board
U.S. EPA	Environmental Protection Agency
ULL	Urban Limit Line
USFWS	United States Fish and Wildlife Service
Yolo HCP/NCCP	Yolo County Habitat Conservation Plan/Natural Community Conservation Plan
YSAQMD	Yolo-Solano Air Quality Management District

1 INTRODUCTION

The City of Woodland (City) prepared a Public Draft Supplemental Environmental Impact Report (Draft SEIR) in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations Section 15000 et seq.) evaluating a potential General Plan amendment to General Plan Policy 2.A.1 (proposed project). The City circulated the Draft SEIR for the required 45-day public comment period between December 19, 2025 and February 2, 2026. The Draft and Final SEIR supplement the previously certified City 2035 General Plan and Climate Action Plan Environmental Impact Report (2035 General Plan and CAP EIR; State Clearinghouse #2013032015). As provided in CEQA Guidelines Section 15163, the Draft SEIR provides additional information necessary to address the proposed project. The proposed project would allow the City to provide utilities (i.e., potable water, wastewater or recycled water) up to one mile beyond the Urban Limit Line (ULL) to existing commercial facilities in operation on or prior to November 3, 2026. The City's current boundaries are circumscribed by a permanent ULL established by a vote of the people in 2006. The approved initiative placed restrictions on the provision of utility services outside the ULL. The ULL boundary and provisions of utility services outside the ULL may only be modified by another vote by the people. Amendment to Policy 2.A.1 would be subject to voter approval of an amendment to the ULL. The Draft SEIR was prepared to provide additional information needed to address the proposed project, in addition to that which was provided in the City's 2035 General Plan and CAP EIR. The City received applications to extend utilities beyond the current ULL, and it is anticipated at this time that two existing commercial facilities located within unincorporated Yolo County, would make use of the utility extension, if the ballot measure passes. These two existing commercial facilities are Bayer U.S. Crop Science, LLC (Bayer) (located at 37437 CA-16, Woodland, CA 95695) and Clark Pacific (located at 40600 County Road 18C, Woodland, CA 95776). The Draft SEIR and this Final SEIR provide all information necessary to make the previous EIR adequate for the proposed project.

1.1 THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Draft SEIR and this Final SEIR were prepared in compliance with the CEQA of 1970 (Public Resources Code Section 21000 *et seq*.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 *et seq*.). The lead agency is the public agency with primary responsibility over the proposed project. In accordance with CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The City of Woodland, as the lead agency, directed the preparation of the Draft SEIR and Final SEIR to evaluate the environmental impacts of implementation of the proposed project.

1.2 PROJECT OVERVIEW

The City has proposed an amendment to Policy 2.A.1 in the General Plan ("the proposed project" or General Plan amendment). As described in Chapter 3 As described in Chapter 3, "Project Description" and Chapter 6, "Other CEQA Considerations", of the 2035 General Plan and CAP EIR, the City's ultimate boundaries are circumscribed by a permanent ULL established by a vote of the people in 2006. The approved initiative placed restrictions on the provision of services outside of the ULL. The ULL boundary and provisions of services outside the ULL may only be modified by another vote by the people. The City received applications to extend utilities past the ULL, the extension of which would require a ballot measure amending existing General Plan Policy 2.A.1. The amendment would permit the extension of sewer, water, and recycled water utility facilities to serve existing

commercial facilities up to one mile beyond the existing ULL, and in operation on or prior to November 3, 2026. The proposed general plan amendment would add the following text to existing Policy 2.A.1:

> A permanent Urban Limit Line (ULL) is established around Woodland to permanently circumscribe urban development and comply with provisions for agricultural lands. Public services and facilities shall not extend beyond the permanent Urban Limit Line, with the exception of sewer, water, and recycled water facilities to serve existing commercial facilities located on parcels with a boundary that falls wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026…

It is anticipated at this time that two existing commercial facilities would make use of the utility extension if the ballot measure passes. These two existing commercial facilities are Bayer U.S. Crop Science, LLC (located at 37437 CA-16, Woodland, CA 95695; Assessor's Parcel Number (APN)]: 025-470-038-000) and Clark Pacific (located at 40600 County Road 18C, Woodland, CA 95776; APN: 027-250-028-000) Figure 1.2-1). The ballot measure would not require either Bayer or Clark Pacific to extend utility facilities and services.

Bayer and Clark Pacific are seeking extension of the City's water and wastewater services beyond the ULL for several reasons. In the case of Bayer, the existing source of potable and processing water is groundwater, which is high in nitrates, boron, as well as other constituents of concern (e.g., hexavalent chromium). The groundwater is pumped via existing wells and requires treatment to meet the Environmental Protection Agency (U.S. EPA) drinking water guidelines as well as extensive buffering to minimize damage to laboratory equipment and other mechanical systems. Bayer's septic system and retention pond are also at capacity. Clark Pacific is experiencing similar issues with both the quality of well water and septic system capacity. Clark Pacific is also interested in recycled water for processing needs. Extending the City's water and wastewater services would allow a reduction of the use of groundwater because potable water would be supplied by the City; an improvement in groundwater quality because the septic systems of both commercial facilities would no longer be used; more efficient use of onsite space by eliminating the physical space required by wells and purification systems; and, an increase in the revenue of the City through the payment of water and wastewater rates by Bayer and Clark Pacific. In addition, the extension of utilities and the use of City water and wastewater services by Bayer and Clark Pacific is consistent with state and regional activities related to safe drinking water and groundwater management. The extension of utilities is consistent with the State Water Resources Control Board (SWRCB) and Central Valley Regional Water Quality Control Board's (Central Valley RWQCB) support of consolidation of systems in support of reliable water supplies and an increase in water quality in California. The extension of utilities is also consistent with the Yolo Sustainable Groundwater Agency activities in reducing groundwater demands within the groundwater basin.

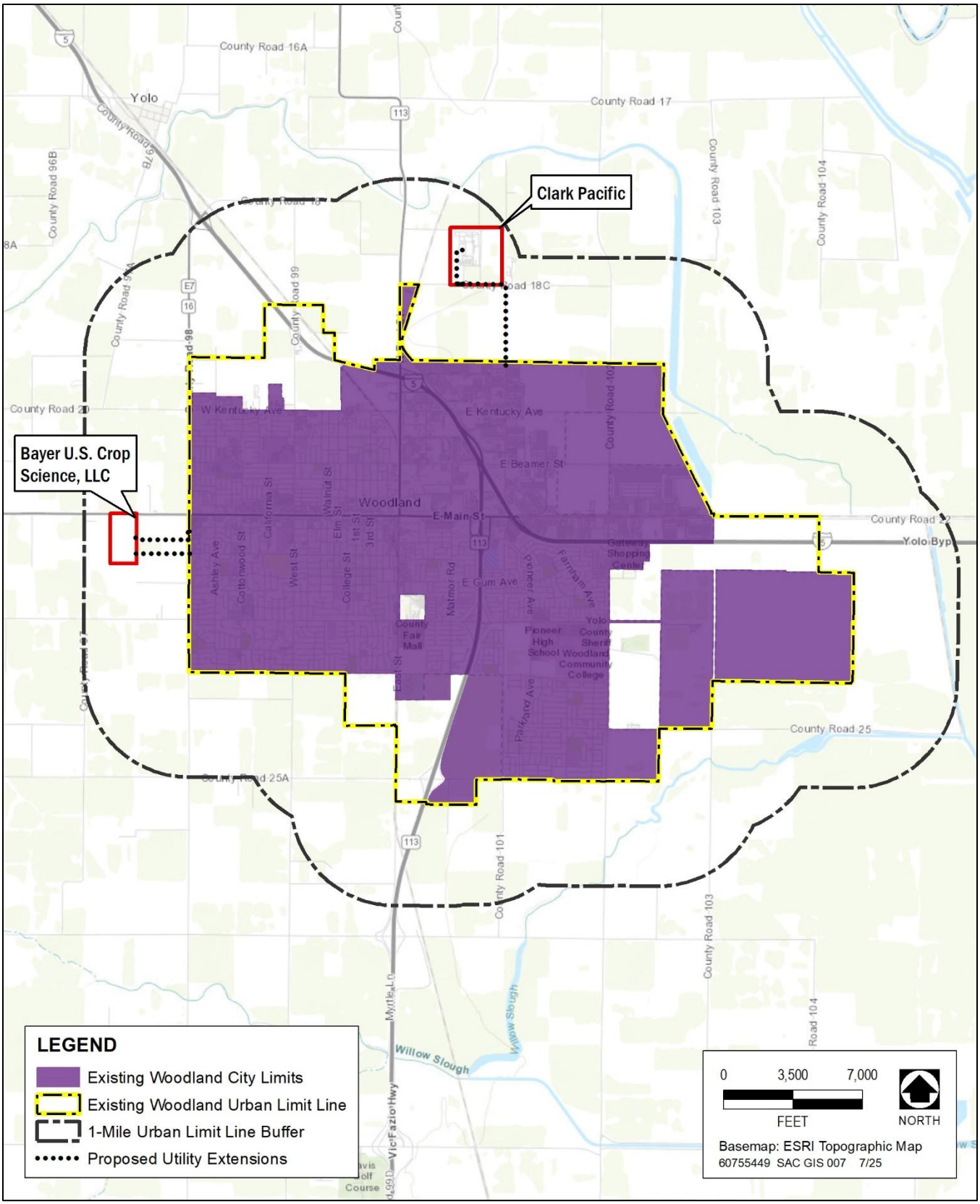


Figure 1.2-1 Proposed Project Vicinity Map

1.3 PROJECT OBJECTIVES

As noted in Section 3 of the 2035 General Plan and CAP EIR, "Project Description," the project objectives include the City's Vision Statement and Guiding Principles for the 2035 General Plan and CAP EIR. The vision statement is an aspirational description of what the community would like to be in the future, in this case, looking forward to 2035, and represents a compilation of input from the community through the public process. Guiding principles are shared values that will be used to develop policies that would, once implemented, achieve the vision. These are included below. The General Plan amendment evaluated in this SEIR is consistent with the following applicable Project Objectives that were included in the City's 2035 General Plan and CAP EIR: Quality and Character, Economic Development, Agricultural Heritage, Environmental Stewardship, and Health and Recreation (see Table 3-1). This is because the proposed project would continue to support the economic diversity of the City of Woodland and the agricultural heritage of the surrounding area because existing commercial facilities support agriculture; use of groundwater would decrease, and the groundwater quality would increase; and the overall quality of drinking water at existing commercial facilities would improve.

1.3.1 GENERAL PLAN VISION STATEMENT

The 2035 General Plan Vision Statement is:

> In 2035, Woodland is a highly desirable community to live, learn, work and recreate. It has maintained its small-town feel while maturing into an attractive, vibrant, and sustainable city that celebrates its architectural heritage and cultural diversity. Woodland is a healthy community with livable neighborhoods, a thriving downtown, well maintained infrastructure, excellent schools and recreational amenities connected by a seamless network of trails and paths.
>
> The city is the region's center of agricultural technology and food production and is recognized globally as a leader in sustainable agriculture. The community is prosperous and fiscally sound, offering abundant employment opportunities to its diverse and creative workforce.
>
> Woodland has become a destination for visitors seeking to experience its unique agricultural, historical, recreational, cultural and entertainment amenities.

1.3.2 GENERAL PLAN'S GUIDING PRINCIPLES

The General Plan's Guiding Principles highlight the most critical shared values that were used in developing the policies and implementation measures in the 2035 General Plan. The applicable guiding principles to the proposed project are described below in Table 1.3-1.

Table 1.3-1 Summary

Guiding Principles	Proposed Project Applicability
Quality and Character: Retain and enhance Woodland's quality of life, its distinctive identity and small-town characteristics	Existing commercial facilities receiving City utilities would continue to support the economic diversity of the City of Woodland.
Economic Development: Foster economic growth and diversification with a range of employment opportunities for all residents	Existing commercial facilities receiving City utilities would continue to support the economic diversity of the City of Woodland.
Agricultural Heritage: Preserve and protect prime agricultural lands and their uses within and surrounding the community	Existing commercial facilities that could be served by the general plan amendment (e.g., Bayer) include those that support the agricultural heritage surrounding the community.
Environmental Stewardship: Foster a sustainable community for the next generation and protect and improve the quality of the natural environment	Use of City utilities would reduce the volume of groundwater pumped, resulting in better conditions for the groundwater basin and would reduce the use of septic tanks, overall reducing the amount of nutrients entering the groundwater basin.
Health and Recreation: Provide all residents with opportunities to live an active, healthy, and green lifestyle	Drinking water quality of existing commercial facilities would be improved through the use of City water supply.

Table Note
City = City of Woodland

The guiding principles that are not applicable to the proposed project include those listed below. The principles are not applicable because the proposed project does not include changes in land use or zoning; the development of houses, or the public services, education services or safety services that support housing development; and, would not be located in historic downtown.

- **Orderly Development:** Promote new growth while achieving an orderly pattern of community development, consistent with economic, social, fiscal and environmental needs.
- **Mobility Options:** Coordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit.
- **Housing Choice:** Provide a variety of housing types to meet the needs for all generations and income levels.
- **Historic Downtown:** Strengthen the historic downtown district as the City's center of shopping, dining, entertainment and employment.
- **Public Services:** Provide realistic, supportable and appropriate levels of public service that are sustainable and fiscally sound.
- **Safety:** Ensure that Woodland remains a safe place to live, protected from natural and manmade hazards.
- **Quality Education:** Foster quality educational and enrichment opportunities.

1.3.3 SCOPE AND FOCUS OF THE PUBLIC DRAFT SUPPLEMENTAL EIR

Pursuant to Section 15143 of the CEQA Guidelines, a lead agency may limit an EIR's discussion of environmental impacts to specific issue areas where significant impacts on the environment may occur. This principle has been used to organize the information presented in the Draft SEIR.

The City used a variety of information to determine which issue areas may require relatively more or less information in supplement to the 2035 General Plan and CAP EIR in order to address the proposed project. This information included review of proposed project characteristics, the 2035 General Plan and CAP EIR, and comments received from members of the public and from agencies.

A notice of preparation (NOP) on the SEIR was prepared that requested comments from affected agencies and the public regarding the scope and content of the SEIR. The City circulated a NOP for this SEIR starting on August 12, 2025 and ending on September 12, 2025. In addition, the City invited additional comments on the scope of the SEIR at a public meeting held on August 19, 2025. Appendix A of the Draft SEIR includes each comment received on the NOP, along with comments received at the scoping meeting. NOP comments have been considered and those relevant to the environmental analysis have been addressed in this SEIR, as appropriate.

As a result of the review of existing information and the scoping process, it was determined that the following resource areas would have dedicated sections in the Draft SEIR where supplementary information will be provided:

- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Geology, Soils, and Paleontological Resources
- Greenhouse Gas Emissions and Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use Planning and Population and Housing
- Noise and Vibration
- Utilities
- Other CEQA Required Sections, including Growth Inducing Effects

1.4 INTENDED USE OF THE FINAL SEIR

The Final SEIR allows the public and the City decision makers an opportunity to review revisions to the Draft SEIR and the Responses to Comments. The Final SEIR serves as the environmental document to inform the City Council's consideration of the proposed project.

As required by Section 15090(a)(1)-(3) of the CEQA Guidelines, a lead agency, in certifying a Final EIR, must make the following three determinations:

1. The Final EIR has been completed in compliance with CEQA.

2. The Final EIR was presented to the decision-making body of the lead agency, and the decision-making body reviewed and considered the information in the Final EIR prior to approving the project; and

3. The Final EIR reflects the lead agency's independent judgment and analysis.

As required by Section 15091 of the CEQA Guidelines, no public agency shall approve or carry out a project for which an EIR has been certified that identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings (Findings of Fact) for each of those significant effects, accompanied by a brief explanation of the rationale for each finding supported by substantial evidence in the record.

The possible findings are:

1. Changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen the significant environmental effect, as identified in the Final EIR.

2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

An SEIR is used to provide additional information needed to a proposed project that has a certified environmental impact report. The Draft SEIR provides additional information needed to address the proposed changes to the previously certified 2035 General Plan and CAP EIR. Section 15163 of the CEQA Guidelines states that a lead agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:

(1) any of the conditions described above for Section 15162 would require the preparation of an subsequent EIR, and

(2) only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

Section 15163 of the CEQA Guidelines also identifies that a supplemental EIR need contain only the information necessary to make the previous EIR adequate for the project as revised. A supplemental EIR may also be circulated for public and agency review by itself without recirculating the previous draft or final EIR.

The Draft SEIR and this Final SEIR supplement the previously certified 2035 General Plan and CAP EIR (State Clearinghouse: 2020019010). The 2035 General Plan and CAP EIR continues to have utility in addressing direct, reasonably foreseeable indirect, and cumulative impacts associated with implementing the General Plan. Implementing measures imposed as a part of the General Plan and CAP EIR continue to apply to implementation of the General Plan.

In addition to the City, the following is a list of agencies that may utilize the Draft and Final SEIR for the proposed project.

- Yolo Local Agency Formation Commission (Responsible Agency: service boundary change approval under Government Code 56133);

- Yolo County (issuance of grading permits);

- State Water Resources Control Board (approval of petition of water right change to change the urban boundary for water use limited to Bayer and Clark Pacific); and
- Yolo Habitat Conservancy (implementation of Yolo Habitat Conservation Plan & Natural Community Conservation Plan).

1.5 FINAL SEIR DOCUMENT FORMAT

The Final SEIR is organized into four chapters, described below.

- **Chapter 1, "Introduction**," explains the purpose and intended use of this SEIR, provides a brief summary of the project that is being evaluated, identifies the scope and focus of this SEIR, outlines the organization of the document, and provides information on public review process.
- **Chapter 2, "Response to Comments,"** describes the comment period, public meeting, and the City's responses to comments.
- **Chapter 3, "Errata,"** demonstrates in underline and strikeout revisions made to the text in the Draft SEIR.
- **Chapter 4, "List of Preparers of Final SEIR,"** lists individuals who were involved in preparing the Final SEIR.

2 RESPONSE TO COMMENTS

In discharging its duties under Section 15021 of CEQA Guidelines, the City of Woodland (City, as lead agency) has prepared a SEIR, consistent with Section 15163 of the CEQA Guidelines (Title 14 of the California Code of Regulations, hereinafter the "CEQA Guidelines"), for the City of Woodland General Plan Amendment to Policy 2.A.1 (proposed project). This environmental document supplements the City's 2035 General Plan and Climate Action Plan Final Environmental Impact Report (2035 General Plan and CAP EIR; State Clearinghouse #2013032015 and adopted and certified on May 16th, 2017).

The City issued a notice of availability (NOA) of a Draft SEIR for the proposed project on Friday, December 19, 2025. The proposed project was discussed at the regularly scheduled Planning Commission Meeting on January 15, 2026. The NOA was distributed to the State Clearinghouse, to the Yolo County Clerk's office, and to multiple stakeholders and Responsible Agencies. The State CEQA Guidelines provide a 45-day public review period for a Draft SEIR following posting of an NOA, during which time responsible and trustee agencies and the public may submit comments on the scope, content, and adequacy of environmental analysis (Section 15087).

The City received comments in response to the NOA and Draft SEIR in the form of letters submitted via letter/email. The purpose of this report is to document the comments received and identify topics or issues of concern raised by responsible agencies, trustee agencies, and the public during the 45-day public review period (Friday, December 19, 2025, through Monday, February 2, 2026). The City will consider all comments received during the Draft SEIR public review period and address those pertaining to physical environmental issues in this Final SEIR.

2.1 PUBLIC MEETING

The City held one public comment meeting to inform interested parties about the proposed project and receive public comments on the Public Draft SEIR. This meeting was held at 6:30 pm on January 15, 2026 in the City Council chambers as an informational agenda item at a regularly scheduled Planning Commission meeting. No public comments were made at the public meeting. The Planning Commissioners discussed the proposed project and asked questions of the City staff. The meeting concluded with no action taken by the Planning Commission.

2.2 WRITTEN COMMENTS

This section provides a synopsis of the written comments received during the 45-day public comment period. A total of two comment letters were received within the 45-days. Table 2.2-1 provides a list of persons who submitted written comment letters on the Public Draft EIR.

Table 2.2-1 List of Comment Letters

Letter No.	Commenter	Affiliation	Date
1	Christine M. Crawford, AICP	Yolo Local Agency Formation Commission	January 30, 2026
2	Miranda Driver	Yolo County Farm Bureau	February 2, 2026

Table 2.2-2 provides the comments copied from each letter received and the City's responses to the comments. Copies of the comment letters are included in Attachment A.

Table 2.2-2 Written Comments and Responses

Letter No.	Comment	Response
1	Thank you for the opportunity to comment on the Draft Supplemental Impact Report (SEIR) for the City of Woodland General Plan Amendment (GPA) to Policy 2.A.1.	This comment provides introductory information to the comment letter. The comment is not about the adequacy of the Draft SEIR environmental analysis.
1	As the SEIR notes, the Yolo Local Agency Formation Commission (LAFCo) will be a Responsible Agency for this SEIR. If the project is approved by the City Council and voters, LAFCo will use this SEIR to consider any approvals required for extended City services outside its jurisdictional boundary. LAFCo will review any future applications to extend services outside the City for impacts to agricultural land loss and ensure compliance with our policies. The SEIR notes that the project is required to comply with the City's General Plan policies and mitigation measures, which Yolo LAFCo reviewed previously to ensure our agency policies are in alignment.	The City acknowledges that any extension of City services beyond existing jurisdictional boundaries will require review and potential approval by Yolo LAFCo as described in the Draft SEIR in Chapter 2, Section 2.2, *Intended Use of this EIR* and Chapter 4, Section 4.9, *Land Use*. The City will continue coordination with LAFCo during any future service extension review processes.
1	Thank you again for consulting with Yolo LAFCo. If you have any questions, please feel free to contact me.	This comment provides closing information to the comment letter and does provide a comment on the adequacy of the Draft SEIR environmental analysis.
2	Farm Bureau is a non-governmental, non-profit, voluntary membership, advocacy group whose purpose is to protect and promote agricultural interests throughout Yolo County and to find solutions to the problems facing agricultural businesses and the rural community. Farm Bureau strives to protect and improve the ability of farmers and ranchers engaged in production agriculture to provide a safe, reliable supply of food and fiber through responsible stewardship of the county's resources.	This comment provides introductory information to the comment letter describing the organization. The comment is not about the adequacy of the Draft SEIR environmental analysis.
2	Farm Bureau appreciates the opportunity to review and comment on the City of Woodland's public draft Supplemental Environmental Impact Report ("SEIR") for a proposed General Plan Amendment (the "Project"). The Project would amend the City's General Plan to allow the City to provide utilities up to one mile beyond the City's existing Urban Limit Line ("ULL") to existing commercial facilities in operation on or prior to November 3, 2026. The two existing facilities which are discussed in the SEIR are a Bayer facility to the west of town on Highway 16, and a Clark Pacific facility on County Road 18C to the north of town. The SEIR concludes that, with respect to extension of utilities to these two facilities, no new significant environmental impacts are foreseen, and no increase in the severity of any of the significant and unavoidable impacts disclosed in the City's 2035 General Plan EIR is foreseen.	This comment provides a summary of the project description contained in Chapter 3, *Project Description*, of the Draft SEIR and summarizes the conclusions contained in the Draft SEIR.
	Farm Bureau believes that the SEIR is insufficient as an informational CEQA document, insofar as it discloses and acknowledges in a number of places a proposed "expansion project" by Clark-Pacific which is adjacent to the Clark-Pacific facility discussed in the SEIR, but largely dismisses it as "separate and independent" from the proposed Project and therefore not the	The Draft SEIR provides sufficient information to the public and decision makers regarding the proposed project and the potential environmental impacts of the proposed project. The comment letter's referenced County's Clark Pacific "expansion project" is the Clark Pacific Facility Expansion Project (Expansion Project; SCH #2025031376), which is a separate project proposed within the jurisdiction of Yolo County and is subject to its own separate CEQA review process with Yolo County as the CEQA lead agency (Section 6.1.1, *Cumulative Context*, pages 6-2 and 6-3 of the Draft SEIR). The Expansion Project has

Letter No.	Comment	Response
	subject of significant conjunctive analysis. This "expansion project" is apparently pending its own CEQA review before the County of Yolo, and would involve expansion of the existing Clark-Pacific facility and subdivision of that site into as many as seven parcels. The SEIR does acknowledge that the "expansion project" has the potential to result in cumulative impacts (page 6-3), but then goes on to dismiss those cumulative impacts. In the section on growth inducing impacts (page 6-20), the SEIR states that the proposed Project would not enable the future "expansion project" for a somewhat confusing list of 3 reasons. We think the two projects – the proposed Project disposed of in the SEIR, and the "expansion project" immediately adjacent – bear a fuller and more integrated discussion. It appears that extension of the City's utilities will allow Clark-Pacific to abandon its groundwater wells and leach fields at its existing facility, but the "expansion project" may involve new wells and leach fields on those parcels. Environmental effects associated with those two projects – by the same applicant - should be discussed together, particularly since the "expansion project" appears to already be the subject of a CEQA Initial Study and associated process. It is possible that the proposed Project will in fact enable the "expansion project", particularly with respect to water resources and utilities, and we think that a proper CEQA document should explore this – since both projects are known and are pending environmental review. Farm Bureau appreciates your consideration of the foregoing.	separate and independent utility from the proposed project. Each project is capable of being implemented without reliance on the other project. Each project has its own objectives, and each project can achieve its own objectives whether or not the other project is approved. The Expansion Project is not needed for the proposed project to be implemented, nor would the proposed project need to be approved for the Expansion Project to be implemented. The decommissioning of the existing Clark-Pacific groundwater wells and septic systems evaluated as part of the City's proposed project is unrelated to the Expansion Project because the two projects have separate and independent utility. As disclosed in the Draft SEIR, the City's proposed project (amendment to the City's General Plan Policy 2.A.1) would only allow for extended water, sewer, and recycled water lines to the existing Clark Pacific facility, regardless of approval and implementation of the Expansion Project (Section 3.3.2, *Extension and Use of Utilities*, and Section 6.2, *Growth-Inducing Impacts*, of the Draft SEIR). The Draft SEIR fully evaluates the City's proposed project, including the decommissioning of the Clark-Pacific groundwater wells and septic system. As described in Section 3.1.1, *Background*, and Impact 4.10-2 of the Draft SEIR, Clark-Pacific has experienced decreasing water quality and increased frequency of water supply disruptions, in part due to the age of the existing groundwater wells. In addition, the septic system has experienced a significant decrease in performance and is operating beyond its capacity due to fluctuating staff levels and the age of the system (Impact 4.10-2 of the Draft SEIR). The Draft SEIR evaluates the decommissioning of two of the existing Clark-Pacific groundwater wells and the existing septic system on environmental resources (Section 3.3.2, *Extension and Use of Utilities*, and Sections 4.1 through 4.11, of the Draft SEIR). For example, the air quality analysis evaluated potential activities associated with decommissioning the groundwater wells and septic system and the potential to emit air pollutant emissions during the decommissioning (Section 4.2.2, *Environmental Impacts*, Impact 4.3-1, Tables 4.2-2 of the Draft SEIR). Overall, impacts related to short-term construction related emissions would not be significant and unavoidable as reported in the 2035 General Plan and CAP EIR (Impact 4.3-1 of the Draft SEIR). Therefore, implementation of the proposed project would not result in new impacts related to short-term construction-related emissions of criteria air pollutants and precursors nor such impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR (Impact 4.3-1 of the Draft SEIR). As disclosed in Yolo County's IS/NOP and the Draft EIR for the Expansion Project, the Expansion Project proposes to rely on new groundwater wells and new septic systems (Yolo County 2025; Yolo County 2026; Section 6.1.1, *Cumulative Context*, of the Draft SEIR). As the lead agency for the Expansion Project, the County has evaluated the environmental effects of the Expansion Project on water resources and utilities, including groundwater, in the Draft EIR released in March 2026. The Draft SEIR appropriately and adequately considers growth-inducing and cumulative impacts of the proposed project and evaluates the potential for regional urban service expansion, water supply changes, and utilities-related effects. Consistent with CEQA Guidelines Section 15130, the Draft SEIR identifies the Expansion Project as a cumulative project in Chapter 6, Section 6.1, *Cumulative Impacts*, and considers the Expansion Project as a reasonably foreseeable future project in the evaluation of the proposed project's contribution to cumulative effects (Section 6.1.1, *Cumulative Context*, of the Draft SEIR). The Draft SEIR does not dismiss the potential cumulative impacts attributable to the proposed project as suggested by the commenter, but instead appropriately considers whether two or more individual effects which, when considered together, could be considerable or could compound or increase other environmental impacts. The cumulative analysis evaluates cumulative impacts that may originate from one project or from separate projects or may originate when impacts from separate projects combine to make a compound impact that is

Letter No.	Comment	Response
		more severe than the impacts would have been had the projects occurred in isolation. Based on the cumulative analysis, there would be no cumulatively considerable contribution to a significant cumulative impact, and cumulative impacts would either not occur or be less than significant for most of the resources evaluated (Sections 6.1.3, *Agricultural Resources* through Section 6.1.13, *Utilities*, of the Draft SEIR). For example, for groundwater resources the proposed project would reduce the use of groundwater by abandoning existing groundwater wells and using City water supply, thus improving overall groundwater water quality, reducing reliance on the existing groundwater supply and supporting groundwater sustainability, and not resulting in a cumulatively considerable contribution to a groundwater impact (Section 6.1.10, *Hydrology and Water Quality*, of the Draft SEIR). The following resources were identified as requiring mitigation measures in the cumulative analysis: biological resources, cultural resources, paleontological resources (Section 6.1.5, *Biological Resources*; Section 6.1.6, *Cultural Resources*; and Section 6.1.7, *Geology, Soils, and Paleontological Resources*, of the Draft SEIR). The Draft SEIR used publicly available information at the time of publication of the Draft SEIR regarding the Expansion Project to evaluate cumulative impacts in all environmental resources evaluated in the SEIR (see Section 6.1.3 through 6.1.13). CEQA does not require the SEIR to analyze a separate, independently initiated project simply because the projects concern the same applicant. Rather, CEQA requires cumulative impact analysis based on what, if any, potential cumulative impacts two or more projects (regardless of the identity of the applicant) may have. As discussed in Section 6.2*, Growth-Inducing Impacts*, of the Draft SEIR the Expansion Project would not be contingent upon the City's approval of the extension of utilities under the proposed project. Any future expansion of Clark Pacific facility that may occur should the County approve the Expansion Project would not facilitate or combine with the utility extension in the City's proposed project. As discussed in Section 3.2, *Extension and Use of Utilities*, of the Draft SEIR, the extension of utilities under the proposed project would address expected current and future water and non-potable recycled water demand, and wastewater generation at the existing facility. The proposed project utility lines would be sized to accommodate Clark Pacific's existing needs per their application (Section 3.3.2, *Extension and Use of Utilities*, of the Draft SEIR). The Draft SEIR concludes that the proposed project would not facilitate or commit the City to serving the separate and independent County project and there would be no new impacts or impacts that would be substantially increased in severity as compared with those direct or indirect growth inducing effects addressed in the 2035 General Plan and CAP EIR (Section 6.2, *Growth Inducing Impacts*, of the Draft SEIR). Therefore, the Draft SEIR adequately analyzes the environmental effects of the proposed project, and no revisions to the Draft SEIR are required.

Table Notes:
CAP = Climate Action Plan
CEQA = California Environmental Quality Act
City = City of Woodland
County = County of Yolo
EIR = Environmental Impact Report
GPA = General Plan Amendment
LAFCo = Yolo Local Agency Formation Commission
NOP = Notice of Preparation
Project = proposed General Plan Amendment
SEIR = Supplemental Environmental Impact Report
ULL = Urban Limit Line

References:

Yolo County. 2025. Notice of Preparation and Initial Study Checklist for Clark Pacific Facility Expansion Project (ZF2023-0005). Available at: yolocounty.gov/home/showpublisheddocument/84082/638787590994670000. Accessed on: October 15, 2025

Yolo County. 2026. Draft Environmental Impact Report Clark Pacific Facility Expansion Project. SCH#2025031376 Prepared by: Raney Planning & Management, Inc. March. Available at: yolocounty.gov/home/showpublisheddocument/87245/639081479234670000. Accessed on: March 10, 2026.

3 ERRATA

Chapter 3 presents revisions to the Draft SEIR. These revisions are editorial in nature and do not constitute substantial modifications to the Draft SEIR. The revisions are identified by the page number and section that they occur in the Draft SEIR and are identified in underline and strikeout.

3.1 DRAFT SEIR PAGE 1-4: SECTION 1.4.2 SIGNIFICANT AND UNAVOIDABLE IMPACTS

~~The City's 2035 General Plan and CAP EIR identified the following areas where, after implementation of feasible mitigation measures, implementation of the General Plan may nonetheless result in impacts that cannot be fully mitigated to a less-than-significant level.~~

The City's 2035 General Plan and CAP EIR identified the following resource areas where, even with feasible mitigation measures, implementation of the General Plan may nonetheless result in impacts that cannot be fully mitigated to a less-than-significant level (pages 6-51 to 6-52):

- Aesthetics and Visual Resources: Impact 4.1-3 and 4.1-4
- Agriculture and Forestry Resources: Impact 4.2-1 and 4.2-3
- Air Quality: Impact 4.3-1, 4.3-2, and 4.3-3
- Cultural Resources: Impact 4.6-1 and 4.6-2
- Hydrology, Flooding and Water Quality: Impact 4.9-7
- Land Use Planning, Population and Housing: Impact 4.10-2 and 4.10-3
- Noise and Vibration: Impact 4.11-1, 4.11-2, and 4.11-3

Therefore, as concluded in the 2035 General Plan and CAP EIR, the impacts identified above would be significant and unavoidable (pages 6-51 to 6-52). These conclusions would not change as a result of the proposed project as documented in Chapter 4 of this SEIR and the proposed project would not result in new significant and unavoidable impacts on these resources. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

3.2 DRAFT SEIR PAGE 4.2-1: SECTION 4.2.1 EXISTING CONDITIONS

REGULATORY SETTING

The regulatory setting in the 2035 General Plan and CAP EIR was presented on pages 4.3-14 to 4.3-18. The regulatory setting is updated in the material that follows. The information provided below does not lead to a new impact or increase in severity of any impact in relation to the proposed project.

UPDATES TO THE REGULATORY SETTING

The General Plan Planning Area and proposed project are in the Yolo-Solano Air Quality Management District (YSAQMD). Since certification of the 2035 General Plan and CAP EIR, the air quality plans for the region have been updated. The most current update for the YSAQMD Air Quality Attainment Plan to address the regional nonattainment status for the California Ambient Air Quality Standards was adopted in May 2019 (YSAQMD

2019). Additionally, YSAQMD worked with the other local air districts within the Sacramento Region[1] to develop the Sacramento Regional 2008 National Ambient Air Quality Standards 8-Hour Ozone Attainment and Reasonable Further Progress Plan (~~SMAQMD~~ **OEHHA** 2017) and the Sacramento Regional 2015 Ozone National Ambient Air Quality Standards Attainment and Reasonable Further Progress Plan (~~SMAQMD~~ **OEHHA** 2023). These regional plans describe and demonstrate how the Sacramento Federal Nonattainment Area is meeting requirements under the federal Clean Air Act in demonstrating reasonable further progress and attainment of the National Ambient Air Quality Standards for ozone. These regional plans primarily target long-term operational sources, particularly stationary and industrial sources, as well as mobile source emissions, but also include strategies to reduce construction-related emissions. The respective air districts develop Rules and Regulations to implement the air quality plans and achieve the federal and State ambient air quality standards. The updates to the regional air quality plans and air district Rules and Regulations have not substantively changed in any way that affects the regulatory setting or findings of the 2035 General Plan and CAP EIR.

3.3 DRAFT SEIR PAGE 4.3-3: UPDATES TO THE ENVIRONMENTAL SETTING

Although biological resource conditions have evolved since certification of the 2035 General Plan and CAP EIR, none of those changes would lead to a new impact or increase in severity of any impact in relation to the proposed project. Information contained in this section is based on a biological reconnaissance field survey, updated database searches, review of the General Plan and CAP EIR and a review of the Yolo HCP/NCCP and Yolo HCP/NCCP EIS/EIR. Information from both the 2035 General Plan and CAP EIR and the Yolo HCP/NCCP is used to characterize the environmental setting because the proposed project is an amendment to the existing City of Woodland General Plan that would allow activities within County lands under the jurisdiction of the HCP/NCCP. A biological reconnaissance field survey was conducted on July 30, 2025, by AECOM field biologist of the proposed Clark Pacific and Bayer utility extension alignments, which included a 500-foot survey buffer. Appendix E, Biological Reconnaissance Survey Results, of this SEIR documents the survey. The habitat types documented in the field were generally mapped to General Plan habitat types. A desktop review was also conducted of the Yolo HCP/NCCP land cover types and modeled habitat for the Clark Pacific and Bayer utility extension alignments. A desktop review was also performed of the Yolo HCP/NCCP to identify common habitat types described in the 2035 General Plan and CAP EIR that could be within one mile of the existing ULL and the land cover types described in the Yolo HCP/NCCP mapped within one mile of the existing ULL. Finally, a desktop review was performed to identify Yolo HCP/NCCP modeled habitat for covered species within one mile of the existing ULL. Species analysis was based on updated database searches of California Natural Diversity Database (**CDFW** CNDDB **2025**), California Native Plant Society (CNPS **2025**), USFWS Information for Planning and Consultation (**USFWS** IPAC **2025**), and Yolo HCP/NCCP modeled habitat.

[1] El Dorado County Air Quality Management District, Feather River Air Quality Management District, and the Sacramento Metropolitan Air Quality Management District (SMAQMD).

3.4 DRAFT SEIR PAGE 8-1: SECTON 8.3 CHAPTER 3. PROJECT DESCRIPTION

3.5 DRAFT SEIR PAGE 8-1 TO 8-7: SECTION NUMBER 8.4 THROUGH SECTION NUMBER 8.14: Increase Section Numbers by One Number to Reflect the Addition of Section 8.3 Heading.

3.6 DRAFT SEIR PAGE 8-2: SECTION 8.~~5~~6 SECTION 4.3. BIOLOGICAL RESOURCES

Bumble Bee Watch. No Date. Available at: https://www.bumblebeewatch.org/ Accessed on October 6, 2025.

California Department of Fish and Wildlife (CDFW). 2025. CNDDB: California Natural Diversity Database; Nine-Quad Search of the Davis, Eldorado Bend, Grays Bend, Knights Landing, Madison, Merritt, Winters, Woodland, and Zamora. 7.5-minute Quadrangles. Project species list can be generated online at: https://www.wildlife.ca.gov/Data/CNDDB/Maps-and-Data. Accessed on September 9, 2025.

California Native Plant Society (CNPS). 2025. Inventory of Rare and Endangered Plants; Two-Quad Search of the Woodland and Grays Bend 7.5-minute Quadrangles. Project species can be generated online at: https://rareplants.cnps.org. Accessed on July 21, 2025.

State Water Resources Control Board (SWRCB). 2021. State Policy for Water Quality Control: State Wetland Definition and Procedures for Discharges of Dredge or Fill Materials into Waters of the State. Adopted April 2, 2019 and Revised April 6, 2021.

Yolo Habitat Conservancy. 2025. Geomapper. Available at: Yolo Habitat Conservancy Geomapper Accessed: October 2025.

Yolo Habitat Conservancy. n.d. Overview of the Yolo Habitat Conservation Plan/Natural Community Conservation Plan. Available at: https://www.yolohabitatconservancy.org/_files/ugd/8f41bd_25d71974d7db4063afb21e687a44699f.pdf Accessed on: September 28, 2025.

Yolo Habitat Conservancy. 2018. Yolo Habitat Conservation Plan/Natural Community Conservation Plan: Chapter 2. Available at: 8f41bd_ab0c1c4cb0684d06b361bd45fd93b9dd.pdf Accessed on: October 18, 2025.

U.S. Fish and Wildlife Service. 2025a. IPaC: Information for Planning and Consulting. Project species list can be generated online at: https://ecos.fws.gov/ipac/. Accessed on: October 6, 2025.

3.7 DRAFT SEIR PAGES 8-4 AND 8-5: SECTION 8.~~10~~11 SECTION 4.8. HYDROLOGY AND WATER QUALITY

~~City's *Post Construction Standard Plan* (2015) ???~~**City of Woodland. 2015. Post Construction Standard Plan. Available at: https://www.cityofwoodland.gov/DocumentCenter/View/1006/Post-Construction-Standard-Plan-PDF?bidId=.**

_____. ~~City of Woodland~~ Community Development Department. 2025. Lower Cache Creek Feasibility Study ~~(LCCFS)~~. Available: https://www.cityofwoodland.gov/1196/Lower-Cache-Creek-Feasibility-Study-LCCF. Accessed September 10, 2025.

4 LIST OF PREPARERS OF THE FINAL SEIR

4.1 CITY OF WOODLAND

Erika Bumgardner, AICP ..... Deputy Community Development Director

Tim Busch ..... Principal Utilities Engineer, Public Works Department

4.2 AECOM

J. Matthew Gerken..... Project Director, Senior Environmental Planner

Nicole Williams..... Project Manager, Senior Environmental Planner

Emily Biro ..... Environmental Planner

Deborah Jew ..... Document Production Specialist

4.3 APPLICANT REPRESENTATIVES

George Gough ..... Bayer U.S. Crop Science, LLC

Mike Winningham..... Bayer U.S. Crop Science, LLC, Capital Project Manager

Erik Winje ..... Clark Pacific, Preconstruction Manager

ATTACHMENT A
NOTICE OF AVAILABILITY AND COMMENT LETTERS

A1 NOTICE OF AVAILABILITY OF DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

A1.1 FOR THE CITY OF WOODLAND GENERAL PLAN AMENDMENT TO POLICY 2.A.1

Notice is hereby given that the City of Woodland (hereinafter "City"), as lead agency, under the California Environmental Quality Act (CEQA) has completed a Draft Supplemental Environmental Impact Report (SEIR) for the City of Woodland General Plan Amendment: Policy 2.A.1 (the "proposed project"). A description of the project is provided below. The City invites comments on the adequacy and completeness of the environmental analysis described in the Draft SEIR from Friday, December 19, 2025, through Monday, February 2, 2026.

A1.1.1 PROJECT LOCATION:

The project area encompasses the portion of the adjoining Yolo County unincorporated area that falls within a distance of one mile of the City's voter-adopted Urban Limit Line (ULL), and existing commercial facilities that are located within one mile from the voter-adopted Urban Limit Line (see Figure 1).

A1.1.2 PROJECT OVERVIEW & DESCRIPTION:

In discharging its duties under Section 15021 of the CEQA Guidelines, the City has prepared a SEIR, consistent with Section 15163 of the CEQA Guidelines (Title 14 of the California Code of Regulations, hereinafter the "CEQA Guidelines"), for the City of Woodland General Plan Amendment to Policy 2.A.1 (the "proposed project"). This environmental document supplements the City's 2035 General Plan and Climate Action Plan Final Environmental Impact Report (EIR) (2035 General Plan and Climate Action Plan [CAP] EIR; State Clearinghouse #2013032015, adopted and certified on May 16th, 2017).

CEQA Guidelines Section 15163 states that a lead agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if proposed changes meet the conditions described in CEQA Guidelines Section 15162 and if only minor additions and changes would be necessary to make the previous EIR adequate. The SEIR has been prepared to provide additional information needed to address the proposed project, in addition to that which was provided in the City's 2035 General Plan and CAP EIR.

The proposed project would allow the City to provide utilities (i.e., potable water, wastewater, or recycled water) up to one mile beyond the existing ULL to existing commercial facilities in operation on or prior to November 3, 2026. The City's current boundaries are circumscribed by a permanent ULL established by a vote of the people in 2006. The approved initiative placed restrictions on the provision of utility services outside the ULL. The ULL boundary and provisions of utility services outside the ULL may only be modified by another vote by the people. Amendment to Policy 2.A.1 would be subject to voter approval of an amendment to the ULL. The City is considering including a measure on the November 2026 ballot that would amend the ULL to allow the expansion of existing City utilities to existing commercial facilities located on parcels with a boundary that falls wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026.

The City received applications to extend utilities beyond the current ULL, and it is anticipated at this time that two existing commercial facilities located within unincorporated Yolo County would make use of the utility extension, if the ballot measure passes. These two existing commercial facilities are Bayer U.S. Crop Science, LLC (located at 37437 CA-16, Woodland, CA 95695) and Clark Pacific (located at 40600 County Road 18C, Woodland, CA 95776) (see Figures 1, 2 and 3). The ballot measure would not require either Bayer or Clark Pacific to extend utility facilities and services.

A1.1.3 ENVIRONMENTAL REVIEWING FINDINGS:

The Draft SEIR describes environmental effects associated with the proposed project, including the physical environmental impacts of extending City utilities to Bayer and Clark Pacific. The analysis in the Draft SEIR shows the proposed project would have no new significant environmental impacts and not increase in the severity of any of the significant and unavoidable impacts disclosed in the 2035 General Plan and CAP EIR.

No hazardous materials sites included on a list compiled pursuant to Government Code Section 65962.5 (the "Cortese List") are present. The proposed project is not located on a Superfund or other National Priorities List site and therefore would not result in a significant hazard to the public or the environment through exposure to such sites.

A1.1.4 DOCUMENT AVAILABILITY & COMMENT PERIOD:

The Draft SEIR may be viewed on or after Friday, December 19, 2025, on the City's website https://www.cityofwoodland.gov/1687/Urban-Limit-Line-Amendment.

The public comment period begins on Friday, December 19, 2025 and ends at 4:00 PM on Monday, February 2, 2026. Please limit comments to environmental issues only.

All letters should be directed to: Erika Bumgardner, AICP, Deputy Community Development Director, Community Development Department; 300 First Street, Woodland, CA 95695.

Comments may also be submitted electronically by 4:00pm on Monday, February 2, 2026, to erika.bumgardner@cityofwoodland.gov.

Public Meeting: The proposed project will be discussed at the regularly scheduled Planning Commission Meeting on January 15, 2026.

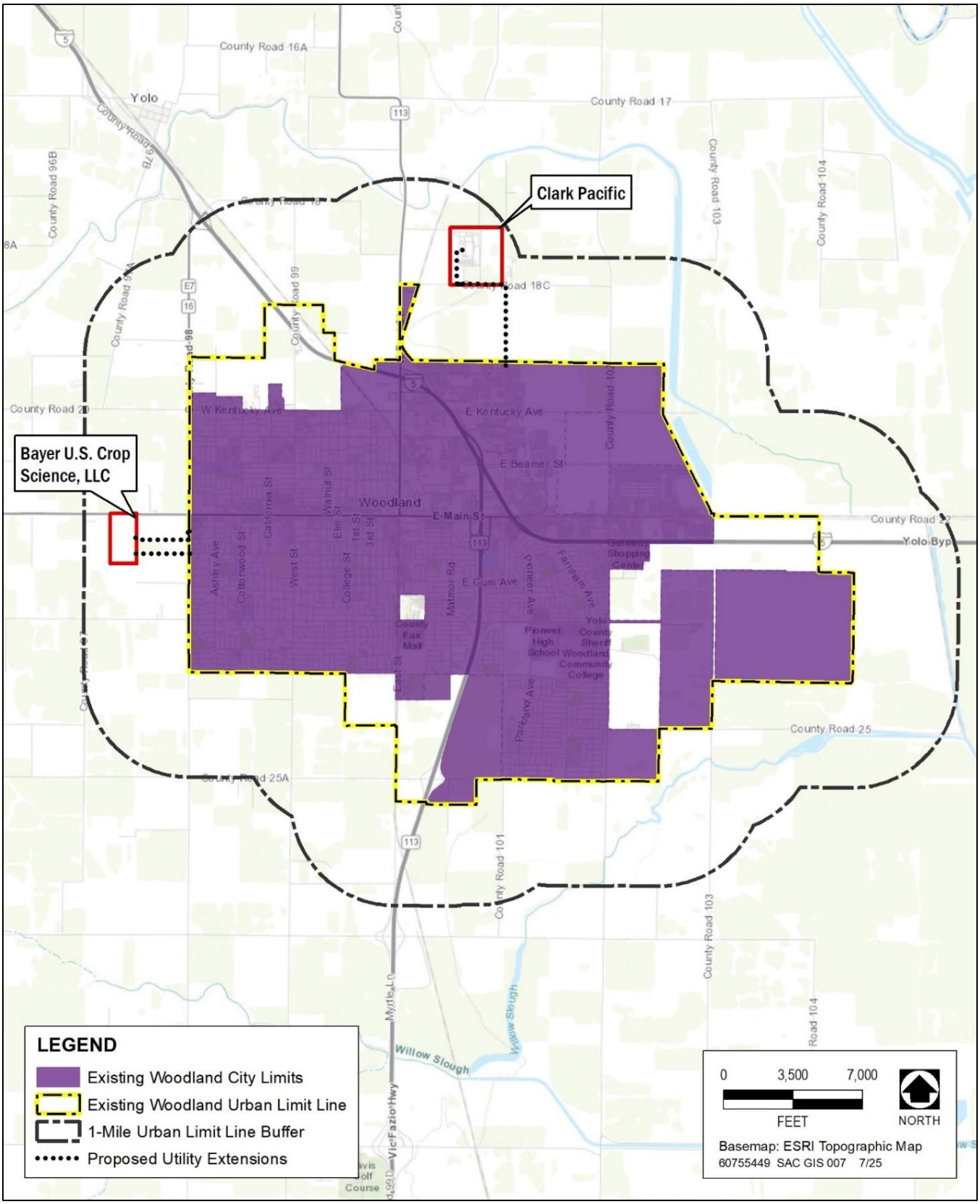


Figure 1: Proposed Project Vicinity Map

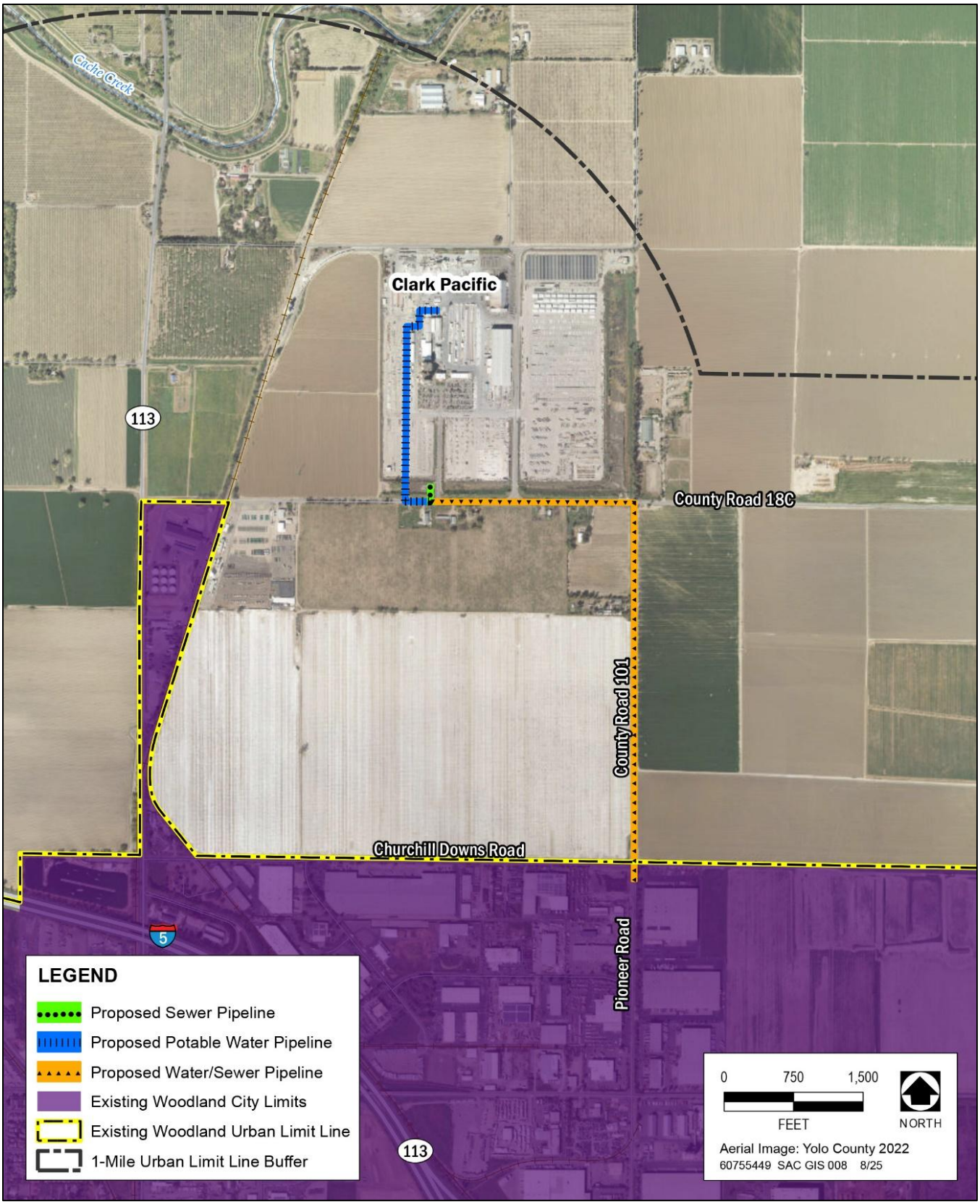


Figure 2: Proposed Project Clark Pacific Utility Extension Alignments

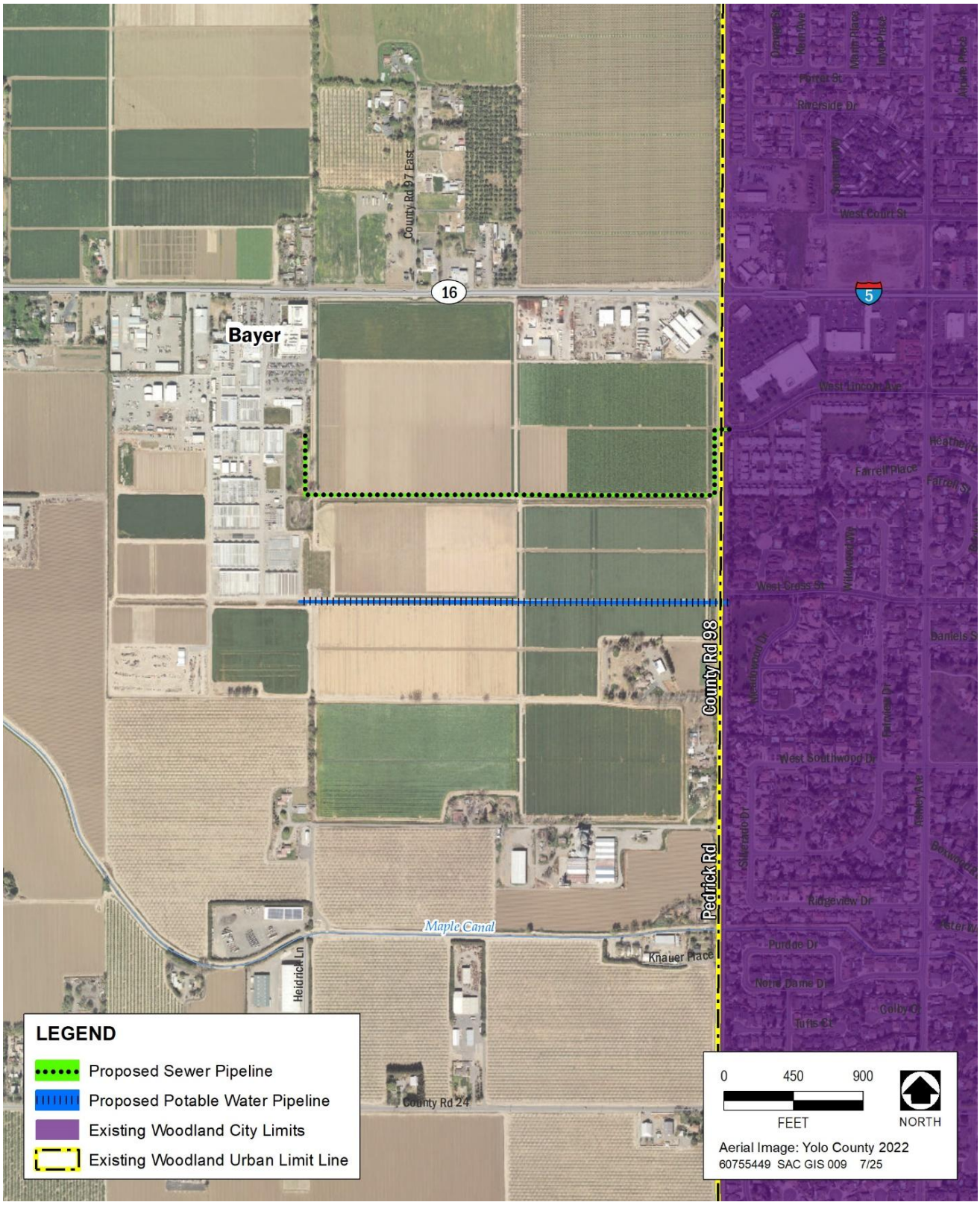


Figure 3: Proposed Project Bayer U.S. Crop Science, LLC Utility Extension Alignments

COMMENT LETTERS

Letter No. 1 Yolo Local Agency Formation Commission

YOLO
LOCAL
AGENCY
FORMATION
COMMISSION

COMMISSION
BILL BIASI
CHAIR
Councilmember
City of Winters

OSCAR VILLEGAS
VICE CHAIR
Supervisor – 1st District

LUCAS FRERICHS
Supervisor – 2nd District

PAMELA MILLER
Public Member

GLORIA PARTIDA
Councilmember
City of Davis

ALTERNATES
SHEILA ALLEN
Supervisor – 4th District

TANIA GARCIA-CADENA
Councilmember
City of Woodland

ERIK VINK
Public Member

STAFF
CHRISTINE M. CRAWFORD, AICP
Executive Officer

JD TREBEC
Deputy Executive Officer

DESIRAE LEVERETT
Administrative Specialist I/Clerk

COUNSEL
ERIC MAY

625 Court Street, Suite 107
Woodland CA 95695

(530) 666-8048
lafco@yolocounty.gov

www.yololafco.org

January 30, 2026

Erika Bumgardner, AICP
Deputy Community Development Director
City of Woodland
300 First Street
Woodland, CA 95695

Re: Notice of Availability for the Draft Supplemental Environmental Impact Report for the City of Woodland General Plan Amendment to Policy 2.A.1

Dear Ms. Bumgardner:

Thank you for the opportunity to comment on the Draft Supplemental Impact Report (SEIR) for the City of Woodland General Plan Amendment (GPA) to Policy 2.A.1.

As the SEIR notes, the Yolo Local Agency Formation Commission (LAFCo) will be a Responsible Agency for this SEIR. If the project is approved by the City Council and voters, LAFCo will use this SEIR to consider any approvals required for extended City services outside its jurisdictional boundary.

LAFCo will review any future applications to extend services outside the City for impacts to agricultural land loss and ensure compliance with our policies. The SEIR notes that the project is required to comply with the City's General Plan policies and mitigation measures, which Yolo LAFCo reviewed previously to ensure our agency policies are in alignment.

Thank you again for consulting with Yolo LAFCo. If you have any questions, please feel free to contact me.

Best regards,

Christine M. Crawford, AICP

Letter No. 2 Yolo County Farm Bureau

Yolo County Farm Bureau

P O Box 1556, Woodland CA 95776
(530) 662-6316
www.yolofarmbureau.org

Submitted Electronically

February 2, 2026

Erika Bumgardner, AICP
Deputy Community Development Director
Community Development Department
300 First Street
Woodland, CA 95695
Erika.bumgardner@cityofwoodland.gov

Re: Draft Supplemental EIR – City of Woodland General Plan Amendment

Dear Ms. Bumgardner:

Farm Bureau is a non-governmental, non-profit, voluntary membership, advocacy group whose purpose is to protect and promote agricultural interests throughout Yolo County and to find solutions to the problems facing agricultural businesses and the rural community. Farm Bureau strives to protect and improve the ability of farmers and ranchers engaged in production agriculture to provide a safe, reliable supply of food and fiber through responsible stewardship of the county's resources.

Farm Bureau appreciates the opportunity to review and comment on the City of Woodland's public draft Supplemental Environmental Impact Report ("SEIR") for a proposed General Plan Amendment (the "Project"). The Project would amend the City's General Plan to allow the City to provide utilities up to one mile beyond the City's existing Urban Limit Line ("ULL") to existing commercial facilities in operation on or prior to November 3, 2026. The two existing facilities which are discussed in the SEIR are a Bayer facility to the west of town on Highway 16, and a Clark-Pacific facility on County Road 18C to the north of town. The SEIR concludes that, with respect to extension of utilities to these two facilities, no new significant environmental impacts are foreseen, and no increase in the severity of any of the significant and unavoidable impacts disclosed in the City's 2035 General Plan EIR is foreseen.

Farm Bureau believes that the SEIR is insufficient as an informational CEQA document, insofar as it discloses and acknowledges in a number of places a proposed "expansion project" by Clark-Pacific which is adjacent to the Clark-Pacific facility discussed in the SEIR, but largely dismisses it as "separate and independent" from the proposed Project and therefore not the subject of significant conjunctive analysis. This "expansion project" is apparently pending its own CEQA review before the County of Yolo, and would involve expansion of the existing Clark-Pacific facility and subdivision of that site into as many as seven parcels. The SEIR does acknowledge that the "expansion project" has the potential to result in cumulative impacts (page 6-3), but then goes on to dismiss those cumulative impacts. In the section on growth-

Yolo County Farm Bureau

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inducing impacts (page 6-20), the SEIR states that the proposed Project would not enable the future "expansion project" for a somewhat confusing list of 3 reasons.

We think the two projects – the proposed Project disposed of in the SEIR, and the "expansion project" immediately adjacent – bear a fuller and more integrated discussion. It appears that extension of the City's utilities will allow Clark-Pacific to abandon its groundwater wells and leach fields at its existing facility, but the "expansion project" may involve new wells and leach fields on those parcels. Environmental effects associated with those two projects – by the same applicant - should be discussed together, particularly since the "expansion project" appears to already be the subject of a CEQA Initial Study and associated process. It is possible that the proposed Project will in fact enable the "expansion project", particularly with respect to water resources and utilities, and we think that a proper CEQA document should explore this – since both projects are known and are pending environmental review.

Farm Bureau appreciates your consideration of the foregoing.

Sincerely,

Miranda Driver
Executive Director
Yolo County Farm Bureau

ATTACHMENT B
SUMMARY OF APPLICABLE IMPLEMENTATION PROGRAMS AND MITIGATION MEASURES

B1 INTRODUCTION

The following table provides a detailed summary of the City of Woodland's (City's) General Plan Mitigation Measures that are applicable Implementation Programs that would be required as conditions of approval for a utility request under the proposed project, as well as applicable Yolo Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP) Mitigation Measures, as analyzed and identified through the 2035 General Plan and Climate Action Plan (CAP) Environmental Impact Report (EIR) and Yolo HCP/NCCP Environmental Impact Statement (EIS)/EIR. Table B1-1 identifies those mitigation measures that would be relevant to the amendment to Policy 2.A.1, such that the amendment to Policy 2.A.1 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 and Yolo HCP/NCCP EIS/EIR. Table B1-1 includes Conditions of Approval that would be required for any future utility extension requests that could occur under the amendment to Policy 2.A.1; the City would require applicable Conditions of Approval as part of the application process for future utility extensions, as part of the execution of the will-serve agreement or utility services agreement, and prior to issuing local applicable permits. Unless otherwise noted in the Table B1-1, the source documentation is the 2035 General Plan and CAP EIR.

Table B1-1. Summary of Applicable Implementation Programs and Mitigation Measures

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
Biological Resources	Impact 4.4-1: Loss of Special-status Plants and Loss of Special-status Plant Habitat	**Mitigation Measure 4.4-1a – Implementation Program Biological Resources 1** This measure requires biological inventory surveys conducted according to applicable standards and protocols for projects that may affect special-status species or habitats. 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. b) The City will work with project applicants to identify opportunities to preserve special-status species occurrences and sensitive habitats through design and planning. If the HCP/NCCP is adopted and state and federal ITPs have been issued, the City shall implement the applicable requirements of the HCP/NCCP as relevant to any specific land use project. If the HCP/NCCP is not in place and/or ITPs have not been issued, the City shall follow the steps described below. c) If the City determines it is reasonable and feasible to do so, while still achieving the specific project development goals and objectives, the City will require preservation of occupied special-status species habitat and sensitive habitat types as a condition of project approval. If adverse effects cannot be avoided, project proponents shall be required to mitigate all adverse effects in accordance with guidance from the appropriate state or federal agency charged with the protection of the subject species and habitat, including surveys conducted according to applicable standards and protocols, where necessary, implementation of impact minimization measures based on accepted standards and guidelines and best available science, and compensatory mitigation for unavoidable loss of special-status species and sensitive habitats. d) If the project would result in take of state or federally listed species, the City will require project proponent/s to obtain take authorization from the U.S. Fish & Wildlife Service or the California Department of Fish and Wildlife, as appropriate, depending on species status, and comply with all conditions of the take authorization. e) If the Yolo HCP/NCCP is not adopted or the affected species or habitat is not covered under the plan, the City will require project applicants to develop a mitigation and monitoring plan, in coordination with CDFW and/or USFWS, as appropriate depending on species status, to compensate for the loss of special-status species and sensitive habitats. The mitigation and monitoring plan will describe in detail how loss of special-status species or sensitive habitats shall be avoided or offset, including details on restoration and creation of habitat, compensation for the temporal loss of habitat, management and monitoring to avoid indirect habitat degradation (e.g., management of invasive plant species, maintenance of required hydrology), success criteria ensuring that habitat function goals and objectives are met and target special-status species are established, performance standards to ensure success, and remedial actions if performance standards are not met. The plan will include detailed information on the habitats present within the preservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment).

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		f) If available, purchase of mitigation credits at an agency-approved mitigation bank (i.e., approved by the agency with jurisdiction over the affected species or habitat) in Yolo County, will be acceptable for compensatory mitigation for special-status species that are not covered under the Yolo HCP/NCCP.
		Mitigation Measure 4.4-1c General Avoidance and Minimization Measures • GM01: Preconstruction Survey. Before the start of repair activities, a qualified biologist will conduct a preconstruction survey to identify special-status plant and wildlife species and associated habitats. Surveys will be conducted within the project footprint and staging/equipment storage area(s). If required, special-status species and/or buffers will be marked in the field by a qualified biologist, using temporary fencing, high-visibility flagging, or other means that are equally effective. Preconstruction surveys for special-status plant species will incorporate blooming period surveys if utility extensions occur in areas other than developed or agricultural lands. • GM02: Construction Site Trash Maintenance. All project-related trash items, such as wrappers, cans, bottles, and food scraps, will be collected in closed containers that are removed from the rehabilitation site each day and disposed at an appropriate off-site location, to minimize attracting wildlife to work areas. • GM03: Yolo HCP/NCCP avoidance and minimization measures (AMM)3, Confine and Delineate Work Area. Where natural communities and covered species habitat are present, workers will confine land clearing to the minimum area necessary to facilitate construction activities. Workers will restrict movement of heavy equipment to and from the project site to established roadways to minimize natural community and covered species habitat disturbance. The project proponent will clearly identify boundaries of work areas using temporary fencing or equivalent and will identify areas designated as environmentally sensitive. All construction vehicles, other equipment, and personnel will avoid these designated areas. • GM04: Yolo HCP/NCCP AMM4, Cover Trenches and Holes during Construction and Maintenance. To prevent injury and mortality of special-status species, including: giant garter snake, northwestern pond turtle, and California tiger salamander, workers will cover open trenches and holes associated with implementation of covered activities that affect habitat for these species or design the trenches and holes with escape ramps that can be used during non-working hours. The construction contractor will inspect open trenches and holes prior to filling and contact a qualified biologist to remove or release any trapped wildlife found in the trenches or holes. • GM05: Equipment Inspection. Inspections will be conducted under all vehicles and heavy equipment for the presence of wildlife before the start of each workday, when equipment is staged overnight. In addition, a search for wildlife will be conducted in all pipes, culverts, and similar structures that have been stored on site for one or more nights, before they are buried, capped, or moved. • GM06: Yolo HCP/NCCP AMM6, Conduct Worker Training. All construction personnel will participate in a worker environmental training program approved/authorized by the Conservancy and administered by a qualified biologist. The training will provide education regarding sensitive natural communities and covered species and their habitats, the need to avoid adverse effects, state and federal protection, and the

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		legal implications of violating the FESA and NCCPA Permits. A pre-recorded video presentation by a qualified biologist shown to construction personnel may fulfill the training requirement. • GM07: Clearing and Grubbing Best Management. Clearing of vegetation will be kept to the minimum necessary, especially the clearing around native oaks. • GM08: Yolo HCP/NCCP AMM8, Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas. Project proponents should locate construction staging and other temporary work areas in areas that will ultimately be a part of the permanent project development footprint. If construction staging and other temporary work areas must be located outside of permanent project footprints, they will be located either in areas that do not support habitat for covered species or are easily restored to prior or improved ecological functions (e.g., grassland and agricultural land). Construction staging and other temporary work areas located outside of project footprints will be sited in areas that avoid adverse effects on the following. • Serpentine, valley oak woodland, alkali prairie, vernal pool complex, valley foothill riparian, and fresh emergent wetland land cover types. • Occupied western burrowing owl burrows. Occupied for the purpose of AMM 8 means at least one burrowing owl has been observed occupying the burrow within the last three years. Occupancy of a burrow may also be indicated by owl sign at the burrow entrance, including molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance or perch site. • Nest sites for covered bird species and all raptors, including noncovered raptors, during the breeding season. Project proponents will follow specific AMMs for sensitive natural communities and covered species in temporary staging and work areas (see below and Impact 4.4-2). For establishment of temporary work areas outside of the project footprint, project proponents will conduct surveys to determine if any of the biological resources listed above are present. Within one year following removal of land cover, project proponents will restore temporary work and staging areas to a condition equal to or greater than the covered species habitat function of the affected habitat. Restoration of vegetation in temporary work and staging areas will use clean, native seed mixes approved by the Conservancy that are free of noxious plant species seed.
		Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities[1] The buffers for each sensitive natural community are as follows: • Alkali prairie and vernal pools: The area necessary to provide the hydrologic conditions needed to support the wetlands within these natural communities (250 feet). Covered activities will avoid vernal pools or alkali seasonal wetlands by 250 feet [Alkali seasonal wetlands are seasonal wetlands within the alkali prairie natural community], or other distance based on site specific topography to avoid indirect hydrologic effects. A buffer of less than 250 feet around vernal pools or alkali seasonal wetlands will be subject to wildlife agency concurrence that effects will be avoided. Considerations that may warrant a buffer of less than 250 feet may include topography (i.e., if the surrounding microwatershed extends less than 250 feet from the pool or wetland), intervening hydrologic barriers such as roads or canals, or other

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		factors indicating that the proposed disturbance area does not contribute to the pool's hydrology. Other considerations may include temporary disturbance during the dry season where measures are implemented to avoid disturbance of the underlying claypan or hardpan, and the area is returned to preproject conditions prior to the following rainy season. • Valley foothill riparian: One hundred feet from canopy drip-line. If avoidance is infeasible, a lesser buffer or encroachment into the sensitive natural community may be allowed if approved by the Conservancy and the wildlife agencies, based on the criteria listed in AMM1. Transportation or utility crossings may encroach into this sensitive natural community provided effects are minimized and all other applicable AMMs are followed. • Lacustrine and riverine: Outside urban planning units, 100 feet from the top of banks [Defined as the area within which water is contained in a channel.]. Within urban planning units, 25 feet from the top of the banks. • Fresh emergent wetland: Fifty feet from the edge of the natural community.
		Mitigation Measure 4.4-1e: Yolo HCP/NCCP AMM10, Avoid and Minimize Effects on Wetlands and Waters[1] Project proponents will comply with stormwater management plans that regulate development as part of compliance with regulations under National Pollutant Discharge Elimination System (NPDES) permit requirements. Covered activities that result in any fill of waters or wetlands will also comply with requirements under Section 404 of the Clean Water Act, State Water Resources Control Board (State Board), Fish and Game Code Section 1602, and Regional Board regulations. Other than requirements for buffers, minimizing project footprint, and species-specific measures for wetland-dependent covered species, this HCP/NCCP does not include specific best management practices for protecting wetlands and waters because they may conflict with measures required by the USACE, State Board, Regional Board, and CDFW.
		Mitigation Measure 4.4-1f: Yolo HCP/NCCP AMM11, Minimize Take and Adverse Effects on Palmate-Bracted Bird's Beak[1]. Palmate-bracted bird's-beak is covered by the Yolo HCP/NCCP only for the removal of suitable habitat and not for the removal of palmate-bracted bird's beak plants. This AMM ensures compliance with this provision. To determine if palmate-bracted bird's-beak is present and could be affected, the project proponent will conduct a planning-level survey for this species for any covered activities to be conducted within 250 feet of suitable habitat (as defined in Appendix A, Covered Species Accounts). The survey will be conducted during the period from May 31 to September 30 and will be consistent with Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (California Department of Fish and Game 2009). The project proponent will avoid occupied habitat where palmate-bracted bird's beak has been located within any of the last 15 years (seed viability could be as little as three years and as much as six years, as described in Appendix A, Section A.1.2, Species Description and Life History). The project proponent also will avoid any new occurrences of this species identified during planning-level surveys. Avoidance will require a 250-foot setback from the occupied habitat, or greater distance depending on site-specific

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		topography to avoid hydrologic effects. A shorter buffer distance may apply if is determined to avoid effects and is approved by the Conservancy, USFWS, and CDFW. Mortality of palmate-bracted bird's beak individuals will be avoided, except as needed through management activities that provide an overall benefit to the species.
Biological Resources	Impact 4.4-2: Loss and Degradation of Habitat for Special-status Wildlife Species and Potential Direct Take of Individuals	**Mitigation Measure 4.4-2a – Implement Mitigation Measure 4.4.1a, Implementation Program Biological Resources 1**
		Mitigation Measure 4.4.2d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures
		Mitigation Measure 4.4-2e – Implement Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities[1]
		Mitigation Measure 4.4-2f – Implement Mitigation Measure 4.4-1e: Yolo HCP/NCCP AMM10, Avoid and Minimize Effects on Wetlands and Waters[1]
		Mitigation Measure 4.4-2g, Yolo HCP/NCCP AMM12, Minimize Take and Adverse Effects on Habitat of Valley Elderberry Longhorn Beetle[1]. The project proponent will retain a qualified biologist who is familiar with valley elderberry longhorn beetle and evidence of its presence (i.e., exit holes in elderberry shrubs) to map all elderberry shrubs in and within 100 feet of the project footprint with stems that are greater than one inch in diameter at ground level. To avoid take of valley elderberry longhorn beetle fully, the project proponent will maintain a buffer of at least 100 feet from any elderberry shrubs with stems greater than one inch in diameter at ground level. AMM1, Establish Buffers, above, describes circumstances in which a lesser buffer may be applied. For elderberry shrubs that cannot be avoided with a designated buffer distance as described above, the qualified biologist will quantify the number of stems one inch or greater in diameter to be affected, and the presence or absence of exit holes. The Conservancy will use this information to determine the number of plants or cuttings to plant on a riparian restoration site to help offset the loss, consistent with Section 6.4.2.4.1, Valley Elderberry Longhorn Beetle. Additionally, prior to construction, the project proponent will transplant elderberry shrubs identified within the project footprint that cannot be avoided. Transplantation will only occur if a shrub cannot be avoided and, if indirectly affected, the indirect effects would otherwise result in the death of stems or the entire shrub. If the project proponent chooses, in coordination with a qualified biologist, not to transplant the shrub because the activity would not likely result in death of stems of the shrub, then the qualified biologist will monitor the shrub annually for a five-year monitoring period. The monitoring period may be reduced with concurrence from the wildlife agencies if the latest research and best available information at the time indicates that a shorter monitoring period is warranted. If death of stems at least one inch in diameter occurs within the monitoring period, and the qualified biologist determines that the shrub is sufficiently healthy to transplant, the project proponent will transplant the shrub as described in the following paragraph, in coordination with the qualified biologist. If the shrub dies during the monitoring period, or the qualified biologist determines that the shrub is no longer healthy enough to survive transplanting, then the Conservancy will offset the shrub loss consistent with the preceding paragraph.

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		The project proponent will transplant the shrubs into a location in the HCP/NCCP reserve system that has been approved by the Conservancy. Elderberry shrubs outside the project footprint but within the 100-foot buffer will not be transplanted. Transplanting will follow the following measures: 1. Monitor: A qualified biologist will be on-site for the duration of the transplanting of the elderberry shrubs to ensure the effects on elderberry shrubs are minimized. 2. Timing: The project proponent will transplant elderberry plants when the plants are dormant, approximately November through the first two weeks of February, after they have lost their leaves. Transplanting during the non-growing season will reduce shock to the plant and increase transplantation success. 3. Transplantation procedure: a. Cut the plant back three to six feet from the ground or to 50 percent of its height (whichever is taller) by removing branches and stems above this height. Replant the trunk and stems measuring one inch or greater in diameter. Remove leaves that remain on the plants. b. Relocate plant to approved location in the reserve system, and replant as described in Section 6.4.2.4.1, Valley Elderberry Longhorn Beetle.
		Mitigation Measure 4.4-2h, Perform visual presence surveys for Crotch's bumble bee and their nests during the active flight season between April and September, in accordance with the Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species (CDFW 2023).If an individual is believed to be identified, the surveyor shall take photographs showing the head, body, and back and send photographs to either Xerces or a qualified bumble bee biologist for species verification. If bumble bee nests are identified, aa minimum 50- foot buffer between construction and documented nest location will be established until the species can be verified either by Xerces or a qualified bumble bee biologist. This buffer distance may need to be increased if it is determined by the qualified biologist to not be sufficient to avoid impacting the species.
		Mitigation Measure 4.4-2i, Yolo HCP/NCCP AMM14, Minimize Take and Adverse Effects on Habitat of Northwestern Pond Turtle[1] There are no specific design requirements for western pond turtle habitat, however, project proponents must follow design requirements for the valley foothill riparian and lacustrine and riverine natural communities described in AMMs 9 and 10, which require a 100-foot (minimum) permanent buffer zone from the canopy drip-line (the farthest edge on the ground where water will drip from the tree canopy, based on the outer boundary of the tree canopy). If modeled upland habitat will be impacted, a qualified biologist must be present and will assess the likelihood of western pond turtle nests occurring in the disturbance area (based on sun exposure, soil conditions, and other species habitat requirements). If a qualified biologist determines that there is a moderate to high likelihood of western pond turtle nests within the disturbance area, the qualified biologist will monitor all initial ground disturbing activity for nests that may be unearthed during the disturbance, and will move out of harm's way any turtles or hatchlings found.

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		Mitigation Measure 4.4-2j, Yolo HCP/NCCP AMM15, Minimize Take and Adverse Effects on Habitat of Giant Garter Snake[1] The project proponent will avoid effects on areas where planning-level surveys indicate the presence of suitable habitat for giant garter snake. To avoid effects on giant garter snake aquatic habitat, the project proponent will conduct no in-water/in-channel activity and maintain a permanent 200-foot non-disturbance buffer from the outer edge of potentially occupied aquatic habitat. If the project proponent cannot avoid effects of construction activities, the project proponent will implement the measures below to minimize effects of construction projects (measures for maintenance activities are described after the following bulleted list). • Conduct preconstruction clearance surveys using USFWS-approved methods within 24 hours prior to construction activities within identified giant garter snake aquatic and adjacent upland habitat. If construction activities stop for a period of two weeks or more, conduct another preconstruction clearance survey within 24 hours prior to resuming construction activity. • Restrict all construction activity involving disturbance of giant garter snake habitat to the snake's active season, May 1 through October 1. During this period, the potential for direct mortality is reduced because snakes are expected to move and avoid danger. • In areas where construction is to take place, encourage giant garter snakes to leave the site on their own by dewatering all irrigation ditches, canals, or other aquatic habitat (i.e., removing giant garter snake aquatic habitat) between April 15 and September 30. Dewatered habitat must remain dry, with no water puddles remaining, for at least 15 consecutive days prior to excavating or filling of the habitat. If a site cannot be completely dewatered, netting and salvage of giant garter snake prey items may be necessary to discourage use by snakes. • Provide environmental awareness training for construction personnel, as approved by the Conservancy. Training may consist of showing a video prepared by a qualified biologist, or an in-person presentation by a qualified biologist. In addition to the video or in-person presentation, training may be supplemented with the distribution of approved brochures and other materials that describe resources protected under the Yolo HCP/NCCP and methods for avoiding effects. • A qualified biologist will prepare a giant garter snake relocation plan which must be approved by the Conservancy prior to work in giant garter snake habitat. The qualified biologist will base the relocation plan on criteria provided by CDFW or USFWS, through the Conservancy. • If a live giant garter snake is encountered during construction activities, immediately notify the project's biological monitor and USFWS and CDFW. The monitor will stop construction in the vicinity of the snake, monitor the snake, and allow the snake to leave on its own. The monitor will remain in the area for the remainder of the work day to ensure the snake is not harmed or, if it leaves the site, does not return. If the giant garter snake does not leave on its own, the qualified biologist will relocate the snake consistent with the relocation plan described above. • Employ the following management practices to minimize disturbances to habitat:

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		• Install temporary fencing to identify and protect adjacent marshes, wetlands, and ditches from encroachment from construction equipment and personnel. • Maintain water quality and limit construction runoff into wetland areas through the use of hay bales, filter fences, vegetative buffer strips, or other accepted practices. No plastic, monofilament, jute, or similar erosion-control matting that could entangle snakes or other wildlife will be permitted. Ongoing maintenance covered activities by local water and flood control agencies typically involve removal of vegetation, debris, and sediment from water conveyance canals as well as resloping, rocking, and stabilizing the canals that serve agricultural water users. Maintenance of these conveyance facilities can typically occur only from mid-January through April when conveyance canals and ditches are not in service by the agency, although some drainages are used for storm conveyance during the winter and are wet all year. This timing s during the giant garter snake's inactive period. This is when snakes may be using underground burrows and are most vulnerable to take because they are unable to move out of harm's way. Maintenance activities, therefore, will be limited to the giant garter snake's active season (May 1 to October 1) when possible. All personnel involved in maintenance activities within giant garter snake habitat will first participate in environmental awareness training for giant garter snake, as described above for construction-related activities. To minimize the take of giant garter snake, the local water or flood control agency will limit maintenance of conveyance structures located within modeled giant garter snake habitat (Appendix A, Covered Species Accounts) to clearing one side along at least 80 percent of the linear distance of canals and ditches during each maintenance year (e.g., the left bank of a canal is maintained in the first year and the right bank in the second year). To avoid collapses when resloping canal and ditch banks composed of heavy clay soils, clearing will be limited to one side of the channel during each maintenance year. For channel maintenance activities conducted within modeled habitat for giant garter snake, the project proponent will place removed material in existing dredged sites along channels where prior maintenance dredge disposal has occurred. For portions of channels that do not have previously used spoil disposal sites and where surveys have been conducted to confirm that giant garter snakes are not present, removed materials may be placed along channels in areas that are not occupied by giant garter snake and where materials will not re-enter the canal because of stormwater runoff. Modifications to this AMM may be made with the approval of the Conservancy, USFWS, and CDFW.
		Mitigation Measure 4.4-2k, Yolo HCP/NCCP AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite [1] The project proponent will retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas. If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will 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 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the Conservancy and CDFW. If active nests are found during

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		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 project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. 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. For covered activities that involve pruning or removal of a potential Swainson's hawk or white-tailed kite nest tree, the project proponent will 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.
		Mitigation Measure 4.4-2l, Yolo HCP/NCCP AMM19, Minimize Take and Adverse Effects on least Bell's vireo [1] The project proponent will retain a qualified biologist to conduct planning-level surveys and determine if habitat for least Bell's vireo (as defined in Appendix A, Covered Species Accounts) is present within 500 feet of covered activities. If habitat is present, the project proponent will redesign the project to avoid or minimize activities within 500 feet of least Bell's vireo habitat. If the activity will encroach within 500 feet of habitat and there are no breeding season records for the species within one-quarter mile of the covered activity within the previous three years, the qualified biologist will conduct planning-level surveys for active territories, consistent with USFWS (2001) guidelines, during the breeding season (April 1 to July 15). Operations and maintenance activities that do not occur during the breeding season and do not affect least Bell's vireo habitat are not required to conduct surveys or record searches, and no further avoidance or minimization is necessary for such activities. • If an occupied territory is discovered during planning-level surveys, or there is a record of the species occurring within one-quarter mile of the covered activity within the previous three years, the project proponent will design the project to avoid activities within 500 feet of suitable habitat, unless the Conservancy, USFWS, and CDFW approve a shorter distance. • If an activity occurs within 500 feet of suitable habitat during the breeding season, regardless of whether or not the species was detected during planning-level surveys or there are records for the species in the area, a qualified biologist will conduct preconstruction surveys, consistent with USFWS (2001) guidelines, during the same season when the activity will occur. If active territories are found, the project

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		proponent will avoid activity within 500 feet of the habitat from April 1 to July 15. This buffer may be reduced with approval from the Conservancy, USFWS, and CDFW. • The project proponent will avoid disturbance of previous least Bell's vireo territories (up to three years since known nest activity) during the breeding season, unless the disturbance is to maintain public safety. Least Bell's vireo uses previous territories; disturbance during the breeding season may preclude birds from using existing unoccupied territories. • The required buffer may be reduced in areas where barriers or topographic relief features are adequate for protecting the nest from excessive noise or other disturbance. Conservancy staff members will coordinate with the wildlife agencies and evaluate exceptions to the minimum nondisturbance buffer distance on a case-by-case basis. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas. • If occupied territories are identified, a qualified biologist will monitor construction activities in the vicinity of all active territories to ensure that covered activities do not affect nest success.
		Mitigation Measure 4.4-2m, Yolo HCP/NCCP AMM21, Minimize Take and Adverse Effects on Habitat of Tricolored Blackbird[1] The project proponent will retain a qualified biologist to identify and quantify (in acres) tricolored blackbird nesting and foraging habitat (as defined in Appendix A, Covered Species Accounts) within 1,300 feet of the footprint of the covered activity. If a 1,300-foot buffer from nesting habitat cannot be maintained, the qualified biologist will check records maintained by the Conservancy (which will include CNDDB data, and data from the tricolored blackbird portal) to determine if tricolored blackbird nesting colonies have been active in or within 1,300 feet of the project footprint during the previous five years. If there are no records of nesting tricolored blackbirds on the site, the qualified biologist will conduct visual surveys to determine if an active colony is present, during the period from March 1 to July 30, consistent with protocol described by Kelsey (2008). Operations and maintenance activities or other temporary activities that do not remove nesting habitat and occur outside the nesting season (March 1 to July 30) do not need to conduct planning or construction surveys or implement any additional avoidance measures. If an active tricolored blackbird colony is present or has been present within the last five years within the planning-level survey area, the project proponent will design the project to avoid adverse effects within 1,300 feet of the colony site(s), unless a shorter distance is approved by the Conservancy, USFWS, and CDFW. If a shorter distance is approved, the project proponent will still maintain a 1,300-foot buffer around active nesting colonies during the nesting season but may apply the approved lesser distance outside the nesting season. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.
		Mitigation Measure 4.4-2n, Yolo HCP/NCCP AMM18, Minimize Take and Adverse Effects on Western Burrowing Owl[1] The project proponent will retain a qualified biologist to conduct planning-level surveys and identify western burrowing owl habitat (as defined in Appendix A, *Covered Species Accounts*) within or adjacent to

<table>
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<tr><td></td><td></td><td>(i.e., within 500 feet of) a covered activity. If habitat for this species is present, additional surveys for the species by a qualified biologist are required, consistent with CDFW guidelines (Appendix L).

If burrowing owls are identified during the planning-level survey, the project proponent will minimize activities that will affect occupied habitat as follows. Occupied habitat is considered fully avoided if the project footprint does not impinge on a nondisturbance buffer around the suitable burrow. For occupied burrowing owl nest burrows, this nondisturbance buffer could range from 150 to 1,500 feet (Table 4-2, 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 (California Department of Fish and Game 2012). The Yolo HCP/NCCP generally defines low, medium, and high levels of disturbances of burrowing owls as follows.

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

The project proponent may qualify for a reduced buffer size, based on existing vegetation, human development, and land use, if agreed upon by CDFW and USFWS (California Department of Fish and Game 2012).

Table 4-2[a] Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for Burrowing Owls
<table>
<tr><th rowspan="2">Time of Year</th><th colspan="3">Level of Disturbance (feet) from Occupied Burrows</th></tr>
<tr><th>Low</th><th>Medium</th><th>High</th></tr>
<tr><td>April 1–August 15</td><td>600</td><td>1,500</td><td>1,500</td></tr>
<tr><td>August 16–October 15</td><td>600</td><td>600</td><td>1,500</td></tr>
<tr><td>October 16–March 31</td><td>150</td><td>300</td><td>1,500</td></tr>
</table></td></tr>
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		Notes: Table number corresponds to the numbering provided in the HCP/NCCP. Source: Yolo Habitat Conservancy 2018 [a] Occupancy of burrowing owl habitat during preconstruction surveys is confirmed at a site when at least one burrowing owl or sign (fresh whitewash, fresh pellets, feathers, or nest ornamentation
		If the project does not fully avoid direct and indirect effects on nesting sites (i.e., if the project cannot adhere to the buffers described above), the project proponent will retain a qualified biologist to conduct preconstruction surveys and document the presence or absence of western burrowing owls that could be affected by the covered activity. Prior to any ground disturbance related to covered activities, the qualified biologist will conduct the preconstruction surveys within three days prior to ground disturbance in areas identified in the planning-level surveys as having suitable burrowing owl burrows, consistent with CDFW preconstruction survey guidelines (Appendix L, Take Avoidance Surveys). The qualified biologist will conduct the preconstruction surveys three days prior to ground disturbance. Time lapses between ground disturbing activities will trigger subsequent surveys prior to ground disturbance. If the biologist finds the site to be occupied is observed at or near a burrow entrance.) by western burrowing owls during the breeding season (February 1 to August 31), the project proponent will avoid all nest sites, based on the buffer distances described above, during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups that forage on or near the site following fledging). Construction may occur inside of the disturbance buffer during the breeding season if the nest is not disturbed and the project proponent develops an AMM plan that is approved by the Conservancy, CDFW, and USFWS prior to project construction, based on the following criteria: • The Conservancy, CDFW, and USFWS approves the AMM plan provided by the project proponent. • A qualified biologist monitors the owls for at least three days prior to construction to determine baseline nesting and foraging behavior (i.e., behavior without construction). • The same qualified biologist monitors the owls during construction and finds no change in owl nesting and foraging behavior in response to construction activities. • If the qualified biologist identifies a change in owl nesting and foraging behavior as a result of construction activities, the qualified biologist will have the authority to stop all construction related activities within the non-disturbance buffers described above. The qualified biologist will report this information to the Conservancy, CDFW, and USFWS within 24 hours, and the Conservancy will require that these activities immediately cease within the non-disturbance buffer. Construction cannot resume within the buffer until the adults and juveniles from the occupied burrows have moved out of the project site, and the Conservancy, CDFW, and USFWS agree. • If monitoring indicates that the nest is abandoned prior to the end of nesting season and the burrow is no longer in use by owls, the project proponent may remove the nondisturbance buffer, only with concurrence from CDFW and USFWS. If the burrow cannot be avoided by construction activity, the biologist will excavate and collapse the burrow in accordance with CDFW's 2012 guidelines to prevent reoccupation after receiving approval from the wildlife agencies.
		If evidence of western burrowing owl is detected outside the breeding season (September 1 to January 31), the project proponent will establish a non-disturbance buffer around occupied burrows, consistent with

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		Table 4-2, as determined by a qualified biologist. Construction activities within the disturbance buffer are allowed if the following criteria are met to prevent owls from abandoning important overwintering sites: • A qualified biologist monitors the owls for at least three days prior to construction to determine baseline foraging behavior (i.e., behavior without construction). • The same qualified biologist monitors the owls during construction and finds no change in owl foraging behavior in response to construction activities. • If there is any change in owl roosting and foraging behavior as a result of construction activities, these activities will cease within the buffer. • If the owls are gone for at least one week, the project proponent may request approval from the Conservancy, CDFW, and USFWS for a qualified biologist to excavate and collapse usable burrows to prevent owls from reoccupying the site if the burrow cannot be avoided by construction activities. The qualified biologist will install one-way doors for a 48-hour period prior to collapsing any potentially occupied burrows. After all usable burrows are excavated, the buffer will be removed and construction may continue. Monitoring must continue as described above for the nonbreeding season as long as the burrow remains active. A qualified biologist will monitor the site, consistent with the requirements described above, to ensure that buffers are enforced and owls are not disturbed. Passive relocation (i.e., exclusion) of owls has been used in the past in the Plan Area to remove and exclude owls from active burrows during the nonbreeding season (Trulio 1995). Exclusion and burrow closure will not be conducted during the breeding season for any occupied burrow. If the Conservancy determines that passive relocation is necessary, the project proponent will develop a burrowing owl exclusion plan in consultation with CDFW biologists. The methods will be designed as described in the species monitoring guidelines (California Department of Fish and Game 2012) and consistent with the most up-to-date checklist of passive relocation techniques[i]. This may include the installation of one-way doors in burrow entrances by a qualified biologist during the nonbreeding season. These doors will be in place for 48 hours and monitored twice daily to ensure that the owls have left the burrow, after which time the biologist will collapse the burrow to prevent reoccupation. Burrows will be excavated using hand tools. During excavation, an escape route will be maintained at all times. This may include inserting an artificial structure, such as piping, into the burrow to prevent collapsing until the entire burrow can be excavated and it can be determined that no owls are trapped inside the burrow. The Conservancy may allow other methods of passive or active relocation, based on best available science, if approved by the wildlife agencies. Artificial burrows will be constructed prior to exclusion and will be created less than 300 feet from the existing burrows on lands that are protected as part of the reserve system
		Mitigation Measure 4.4-2o, Bat Protection and Roost Avoidance A qualified biologist will conduct a pre-construction bat habitat assessment of all trees and structures within 100 feet of proposed construction areas. The assessment will identify potential roosting features. If suitable

[i] The Conservancy will maintain a checklist of passive relocation techniques. CDFW will approve the initial list, and the Conservancy will update as needed in coordination with CDFW.

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		root habitat is present, the biologist shall conduct evening and/or dawn acoustic emergency surveys within 14 days before the start of construction to determine occupancy. If active day or maternity roosts are identified a no-disturbance buffer of at least 100 feet will be established around the roost until it is no longer in use.
Biological Resources	Impact 4.4-3: Loss and Degradation of Riparian Habitat or Other Sensitive Natural Communities	**Mitigation Measure 4.4-3d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures[1]**
		Mitigation Measure 4.4-3e – Implement Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities: The buffers for each sensitive natural community are as follows[1] • Alkali prairie and vernal pools: The area necessary to provide the hydrologic conditions needed to support the wetlands within these natural communities (250 feet). Covered activities will avoid vernal pools or alkali seasonal wetlands by 250 feet [Alkali seasonal wetlands are seasonal wetlands within the alkali prairie natural community], or other distance based on site specific topography to avoid indirect hydrologic effects. A buffer of less than 250 feet around vernal pools or alkali seasonal wetlands will be subject to wildlife agency concurrence that effects will be avoided. Considerations that may warrant a buffer of less than 250 feet may include topography (i.e., if the surrounding microwatershed extends less than 250 feet from the pool or wetland), intervening hydrologic barriers such as roads or canals, or other factors indicating that the proposed disturbance area does not contribute to the pool's hydrology. Other considerations may include temporary disturbance during the dry season where measures are implemented to avoid disturbance of the underlying claypan or hardpan, and the area is returned to pre-project conditions prior to the following rainy season. • Valley foothill riparian: One hundred feet from canopy drip-line. If avoidance is infeasible, a lesser buffer or encroachment into the sensitive natural community may be allowed if approved by the Conservancy and the wildlife agencies, based on the criteria listed in AMM1. Transportation or utility crossings may encroach into this sensitive natural community provided effects are minimized and all other applicable AMMs are followed. • Lacustrine and riverine: Outside urban planning units, 100 feet from the top of banks [Defined as the area within which water is contained in a channel.]. Within urban planning units, 25 feet from the top of the banks. • Fresh emergent wetland: Fifty feet from the edge of the natural community.
		Mitigation Measure 4.4-3f – Implement Mitigation Measure 4.4-1e: Yolo HCP/NCCP AMM10, Avoid and Minimize Effects on Wetlands and Waters[1] Project proponents will comply with stormwater management plans that regulate development as part of compliance with regulations under National Pollutant Discharge Elimination System (NPDES) permit requirements. Covered activities that result in any fill of waters or wetlands will also comply with requirements under Section 404 of the Clean Water Act, State Water Resources Control Board (State Board), Fish and Game Code Section 1602, and Regional Board regulations. Other than requirements for buffers, minimizing project footprint, and species-specific measures for wetland-dependent covered species,

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		this HCP/NCCP does not include specific best management practices for protecting wetlands and waters because they may conflict with measures required by the USACE, State Board, Regional Board, and CDFW.
Biological Resources	Impact 4.4-4: Loss and Degradation of Federally Protected Wetlands	**Mitigation Measure 4.4-4a – Implement Implementation Program Biological Resources 3** 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.
		Mitigation Measure 4.4-4b – Coordinate with Regulatory Agencies If a qualified biologist identifies waterways or other aquatic habitats within a utility extension alignment that would be disturbed, applicants will coordinate with the Central Valley RWQCB and USACE. The required coordination with these regulatory agencies will confirm the identified waterway(s) or other aquatic habitat(s) require a delineation and confirm implementation of Mitigation Measure 4.4-4a.
		Mitigation Measure 4.4-4c – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures
		Mitigation Measure 4.4-4d – Implement Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities
		Mitigation Measure 4.4-4e – Implement Mitigation Measure 4.4-1e: Yolo HCP/NCCP AMM10, Avoid and Minimize Effects on Wetlands and Waters
Biological Resources	Impact 4.4-7: Conflict with an Adopted Habitat Conservation Plan Natural Community Conservation Plan	**Mitigation Measures 4.4-7a – Implementation of Mitigation Measure 4.4-1a**
		Mitigation Measure 4.4-7b – Implement of Mitigation Measure 4.4-1b: Implement Policy 7.B.5., Policy 7.B.7, and Policy 7.B.11 • Policy 7.B.5 Open Space for Conservation. Where appropriate, permanently protect as open space areas of natural resource value, including sensitive habitat types (e.g., alkali sink and prairie, freshwater wetlands, freshwater marsh, riparian forest, drainages), wetland preserves, riparian corridors, woodlands, special-status plant occurrences, and floodplains. Support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems. Maintain connectivity between open space areas designated for

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		habitat conservation values within the Planning Area as well as linkages to adjacent habitats outside of the Planning Area, such as Willow Slough, Cache Creek, and habitat preserves to the east. • Policy 7.B.7 Woodland Regional Park. Protect and maintain Woodland Regional Park as an important wildlife preserve and habitat for rare native special-status plants and allow for public access that is compatible with and promotes public education of the site's habitat value. • 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.
		Mitigation Measure 4.4-7c – Implement Mitigation Measure 4.4-2a
Cultural and Tribal Cultural Resources	Impact 4.6-1: Cause a Substantial Adverse Change in the Significance of Archaeological or Historical Resources as defined in CEQA Guidelines Section 15064.5	**Mitigation Measure 4.6-1b: Implementation Program Cultural 1** Projects that could have significant adverse impacts to potentially significant archaeological resources shall be required to assess impacts and provide feasible mitigation. The following steps, or those deemed equally effective by the City, will be followed: a. Request information from the California Native American Heritage Commission to obtain a review of the Sacred Lands File and a list of local Native American groups and individuals that may have specific knowledge of cultural resources in the area that could be affected by project implementation. Each Native American group and individual identified by the Native American Heritage Commission will be contacted to obtain any available information on cultural resources in the project area. Additional consultation with relevant tribal representatives may be appropriate depending on the relatively level of cultural sensitivity. b. Request updated information from the Northwest Information Center of the California Historical Resources Information System to determine whether the project area has been previously surveyed and whether archaeological resources were identified. In the event the records indicate that no previous survey has been conducted or existing survey data is greater than five years old, the applicant will retain the services of a qualified archaeologist to assess the adequacy of the existing data (if any) and assess the archaeological sensitivity of the project area. If the survey did not meet current professional standards or regulatory guidelines, or relies on outdated information, a qualified archaeologist will make a recommendation on whether a survey is warranted based on the sensitivity of the project c. area for archaeological resources. d. If a survey is warranted, it will include all necessary background research in addition to an archaeological pedestrian survey. Based on findings of the survey, additional technical studies may be required, such as geoarchaeological sensitivity analysis, or other analysis scaled according to the nature of the individual project. A report will document the results of the survey and provide appropriate management recommendations, and include recordation of identified archaeological resources on appropriate California Department of Parks and Recreation site record forms and cultural resources reports. e. Management recommendations may include, but are not limited to additional studies to evaluate identified sites or archaeological monitoring at locations determined by a qualified archaeologist to be sensitive for subsurface cultural resource deposits.

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		f. Once approved by the City, provide the Northwest Information Center with appropriate California Department of Parks and Recreation site record forms and cultural resources reports for any resources identified. Any subsequent reports completed as a result of additional technical work will likewise be submitted to the Northwest Information Center. g. If no archeological resources are identified that may be directly or indirectly impacted by project activities, mitigation is complete as there would be no adverse change to documented archeological resources. The exception would be in the event of the discovery of a previously unknown archaeological site inadvertently exposed during project implementation. In such an event, a qualified archaeologist will be retained to assess the discovery and provide management recommendations as necessary. h. When a project will impact a known archaeological site, and avoidance is not a feasible option, a qualified archaeologist shall evaluate the eligibility of the site for listing in the California Register of Historic Resources. If the archaeological site is found to be a historical resource as per CEQA Guidelines Section 15064.5 (a)(3), the qualified archaeologist shall recommend further mitigative treatment which could include preservation in place or data recovery. i. If a site to be tested is prehistoric, local tribal representatives should be afforded the opportunity to monitor the ground-disturbing activities. Appropriate mitigation may include curation of artifacts removed during subsurface testing. j. If significant archaeological resources that meet the definition of historical or unique archaeological resources are identified in the project area, the preferred mitigation of impacts is preservation in place. If impacts cannot be avoided through project design, appropriate and feasible treatment measures are required, which may consist of, but are not limited to actions, such as data recovery excavations. If only part of a site will be impacted by a project, data recovery will only be necessary for that portion of the site. Data recovery will not be required if the implementing agency determines prior testing and studies have adequately recovered the scientifically consequential information from the resources. Studies and reports resulting from the data recovery shall be deposited with the Northwest Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code.
		Mitigation Measure 4.6-1c: Implementation Program Cultural 2 For projects that could adversely affect a potential historic resources: a. Consult the City's Historic Resources Inventory and, as necessary, seek updated information from the North Central Information Center or other applicable data repositories to determine whether the project area has been surveyed, and whether historic built environment resources were identified. b. If a survey of the property or the area in which the property is located has not been conducted , a qualified architectural historian shall conduct a study of the project area for the presence of historic built environment resources. c. If a study is required, it will evaluate the significance of built environment resources greater than 50 years in age that may be directly or indirectly impacted by project activities. The study may include a

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		field survey; background, archival and historic research; and consultation with local historical societies, museums or other interested parties; as necessary. d. If necessary, the qualified architectural historian's study will recommend appropriate protection or mitigative treatment, if any, and include recordation of identified built environment resources on appropriate California Department of Parks and Recreation (DPR) series 523 forms. Recommended treatment for historical resources identified in the report shall be implemented. e. If no significant historic built environment resources are identified in the study or prior survey of the project area that may be directly or indirectly impacted by project activities, there is no adverse change to documented historical built environment resources and no further action is required. f. If a significant historic built environment resource could be directly or indirectly impacted by project activities, avoidance shall be considered the primary mitigation option. If avoidance is not feasible, then the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of the historical resource, conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties will reduce impacts to an acceptable level. If adherence to the Secretary of the Interior's Standards cannot avoid materially altering in an adverse manner the physical characteristics or historic character of the surrounding environmental setting that contribute to a resource's historic significance, additional mitigation may be required. g. If avoidance is not feasible and minimizing impacts through adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties is not feasible, documentation is required using, as appropriate, Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and/or Historic American Landscapes Survey (HALS) guidelines.
		Mitigation Measure 4.6-1d: Implementation Program Cultural 3 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 archaeologist[ii] 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

[ii] 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	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		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.
	Impact 4.6-2: Disturb human remains, including those interred outside of formal cemeteries	**Mitigation Measure 4.6-2: Implementation Program Cultural 4** 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

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		(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.
Geology, Soils, and Paleontological Resources	Impact 4.7-4: Loss or Damage to Paleontological Resources During Earth-Moving Activities	**Mitigation Measure 4.7-4: 2035 General Plan Implementation Program Paleontological Resources 1** • 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.
Noise	Impact 4.11-1: Temporary Construction Noise	**Mitigation Measure 4.11-1: Implementation Program Noise 1** 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:

Resource Topic Area	SEIR Impact Number – Impact Description	Applicable Mitigation Measures and Implementation Programs to serve as Conditions of Approval (Numbering corresponds to the Numbering used in the Draft SEIR)
		▪ 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 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.

Table notes:
1. This mitigation measure has requirements described in part or in full in the Yolo HCP/NCCP EIS/EIR Appendix C, Avoidance and Minimization Measures. This appendix is included in the Public Draft SEIR as Appendix F.

AMM = Avoidance and Minimization Measures
CDFW = California Department of Fish and Wildlife
City = City of Woodland
FESA = Federal Endangered Species Act
GM = General Measures
HCP = Habitat Conservation Plan
ITP = Incidental Take Permit
NCCP = Natural Community Conservation Planning
NCCPA = Natural Community Conservation Planning Act
USFWS = U.S. Fish & Wildlife Service

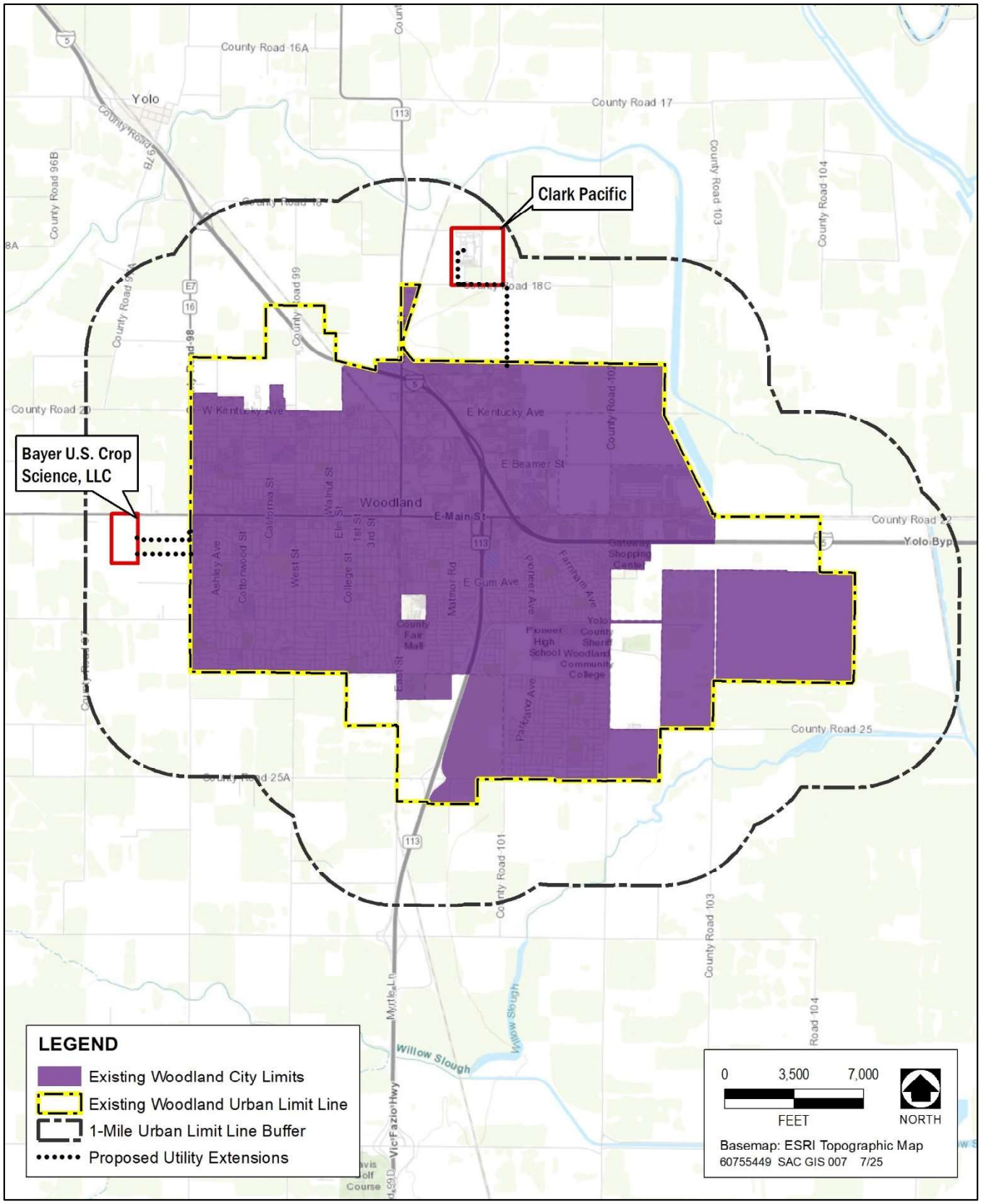


Figure 1.2-1 Proposed Project Vicinity Map

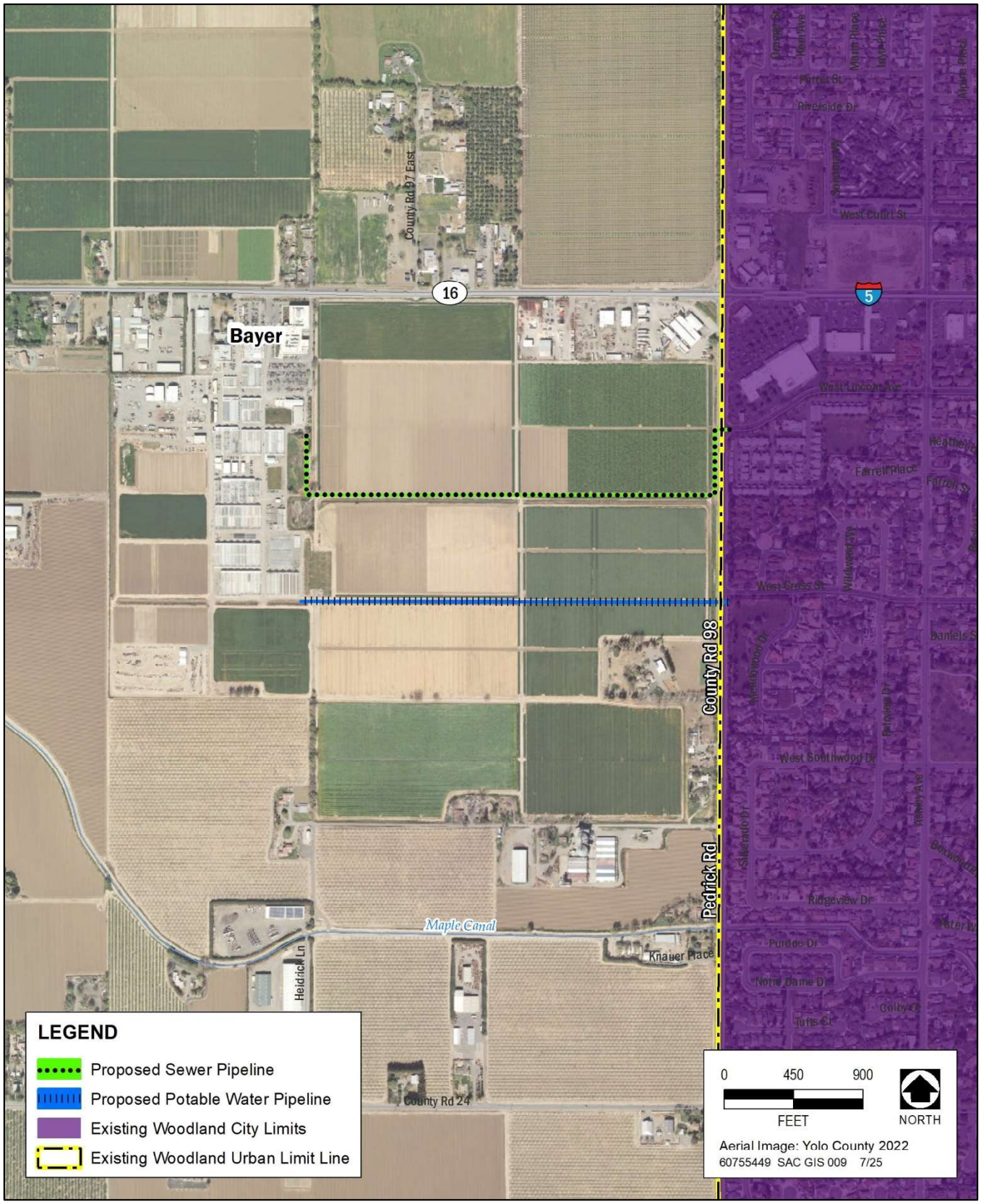


Figure 3.1-3 Proposed Project Bayer Utility Extension Alignments

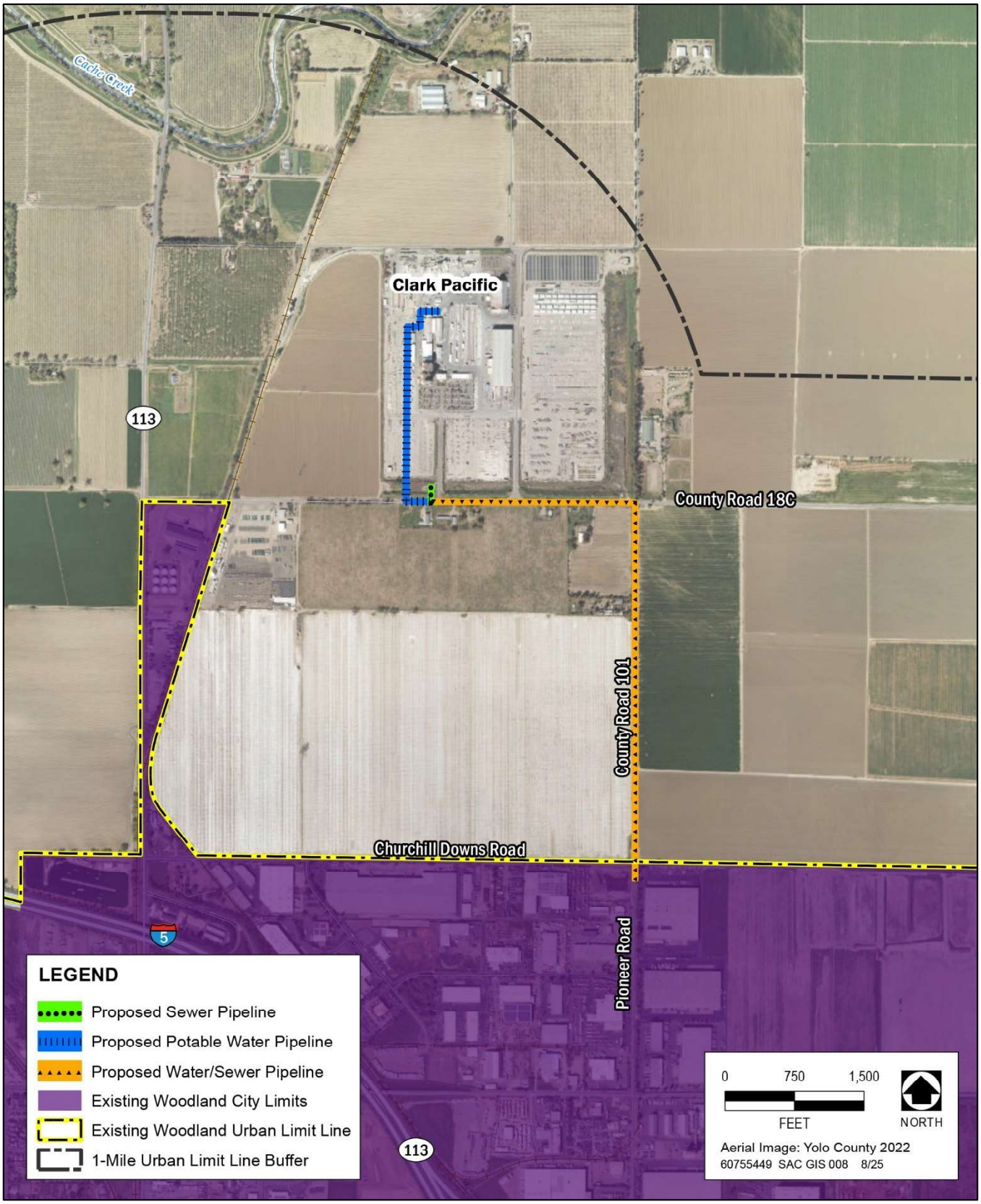


Figure 3.1-2 Proposed Project Clark Pacific Utility Extension Alignments

INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

The People of the City of Woodland Do Hereby Ordain as Follows:

SECTION 1. Title.

This Act shall be known and may be cited as the "City of Woodland Voter Approved Urban Limit Line Act" (the "Act").

SECTION 2. Purposes and findings.

A. Purposes. The purposes of this Act are as follows:

1. To amend the General Plan to create a permanent and complete urban limit line.

2. To preserve and protect agricultural, natural resource, and open space uses on lands outside the permanent urban limit line.

3. To allow Woodland to meet its housing needs for all economic segments of the population in an environmentally sound manner.

4. To allow Woodland to provide high quality and reliable public services and infrastructure for its citizens.

B. Findings. The people of Woodland find the following:

1. This Act will protect Woodland's quality of life by protecting open space.

2. This Act allows Woodland to meet the housing needs of all economic segments of its population, while encouraging sound planning.

3. The permanent urban limit line established by this Act is consistent with the General Plan, as amended by this Act.

4. The permanent urban limit line complies with state and local laws.

5. For all the foregoing reasons, this Act serves the public health, safety, and welfare of Woodland.

SECTION 3. City of Woodland General Plan Amendment.

A. Text Amendment to General Plan Policy Document, Part II, Chapter 1, Policy 1.A.12.

The City ~~shall~~ establishes a permanent urban limit line around Woodland to permanently circumscribe urban development and preserve surrounding agricultural lands as depicted on Figure 1-4. ~~The western and northern boundaries are the Urban Limit Line boundaries depicted on Figure 1-4. The boundaries to the south and east will be determined after further study.~~ Public services and facilities shall not extend beyond the permanent urban limit line.

B. Text Amendment to General Plan Policy Document, Part II, Chapter 1, Implementation Program 1.1.

The City shall take such administrative steps as may be required to implement Policy I.A.12. ~~The City shall undertake a study to identify the location of a permanent urban limit line for the east and south.~~ The ~~study~~ City shall also identify funding sources for implementing ~~a~~ the permanent urban limit line, including mitigation fees for development on agricultural land.

Responsibility: Community Development Department
Planning Commission
City Council

Time Frame: FY ~~02-03~~ 05 and continuing

C. Text Amendment to General Plan Policy Document, Part II, Chapter 1, Policy 1.B.6.

The City shall ~~continue to look for infill opportunities, including increased densities, if it will assist in appropriate reuse of properties~~ continually reevaluate residential land use densities, housing policies, and zoning to determine the potential for increased residential densities for both infill sites and undeveloped

land within the permanent urban limit line. The City shall continually review existing non-residential zoning to determine potential for conversion to higher density residential uses within the permanent urban limit line.

D. Map Amendment: General Plan Summary, Part I, General Plan Summary, Figure 3 "Planning Area and Permanent Urban Limit Line" document.

General Plan Summary, Part I, General Plan Summary, Figure 3 "Planning Area and Permanent Urban Limit Line" document is hereby amended to show the establishment of the City's permanent urban limit line, and to have the Planning Area Boundary encompass this permanent urban limit line, as shown on Exhibit A-1. For reference, the existing Figure 3 is shown on Exhibit A-2.

E. Map Amendment: General Plan Policy Document, Part II, Chapter 1, Figure 1-3 "Planning Area and Permanent Urban Limit Line" document.

General Plan Policy Document, Part II, Chapter 1, Figure 1-3 "Planning Area and Permanent Urban Limit Line" document is hereby amended to show the establishment of the City's permanent urban limit line, and to have the Planning Area Boundary encompass this permanent urban limit line, as shown on Exhibit B-1. For reference, the existing Figure 1-3 is shown on Exhibit B-2.

F. Map Amendment: General Plan Policy Document, Part II, Chapter 1, Figure 1-4, "Land Use Diagram."

General Plan Policy Document, Part II, Chapter 1, Figure 1-4, "Land Use Diagram" is hereby amended to show the establishment of the City's permanent urban limit line, and to have the Planning Area Boundary encompass this permanent urban limit line, as shown on Exhibit C-1. For reference, the existing Figure 1-4 is shown on Exhibit C-2.

SECTION 4. Finding of consistency.

The Act is consistent with the Woodland General Plan.

SECTION 5. Implementation of Act.

A. Upon the effective date of this Act, the Act shall be deemed inserted in the Woodland General Plan as an amendment thereof.

B. The City shall immediately take such administrative steps as may be required to implement this Act, and to revise any figures or tables in the General Plan or Municipal Code affected by this Act, including but not limited to General Plan Summary, Part I, General Plan Summary, Figure 3; General Plan Policy Document, Part II, Chapter 1, Figure 1-3; and General Plan Policy Document, Part II, Chapter 1, Figure 1-4.

C. The City shall immediately amend any provisions or exhibits of the General Plan and Municipal Code to implement this Act and to ensure consistency and correlation between this Act and other elements of the General Plan.

D. The City will encourage and support appropriately located agricultural and wildlife conservation easements to support the implementation of the permanent urban limit line.

E. The City shall immediately initiate a reevaluation of residential land use densities, housing policies, and zoning to determine the potential for increased residential densities for both infill sites and undeveloped land within the permanent urban limit line. The City shall also immediately review existing non-residential zoning to determine potential for conversion to higher density residential uses.

F. The amendment adopted by this Act and the existing General Plan are intended to comprise an integrated, internally consistent, and compatible statement of policies for the City as required by state law. To ensure that the actions of the voters in enacting this Act are given effect, any provision of the General Plan adopted between the Act's Notice of Circulation and its Effective Date, to the extent it is inconsistent with this Act, shall be immediately amended by the City to ensure consistency between the provisions adopted by this Act and other elements of the General Plan.

SECTION 6. Future amendments.

This Act may be amended or repealed by a majority of voters of Woodland in an election held in accordance with state law.

SECTION 7. Interpretation and severability.

This Act shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, or clause ("portion") of this Act is held to be invalid or unconstitutional by a final judgment of a court, such decision shall not affect the validity of the remaining portions of this Act. The voters hereby declare that this Act, and each portion, would have been adopted irrespective of the fact that any one or more portions of the Act are found invalid. If any portion of this Act is held invalid as applied to any person or circumstance, such invalidity shall not affect any application of this Act which can be given effect.

This Act shall be broadly construed to achieve the purposes stated in this Act. It is the intent of the voters that the provisions of this Act be interpreted or implemented by the City, courts, and others in a manner that facilitates the purposes set forth herein.

SECTION 8. Effective date of Act.

This Act shall become effective upon the approval of the voters of the City pursuant to California Elections Code section 9217.

SECTION 9. Exhibits.

The following Exhibits are attached to this Act and incorporated herein for all purposes.

Exhibit A-1. Amended General Plan Summary, Part I, General Plan Summary, Figure 3 "Planning Area and Permanent Urban Limit Line" document adopted by this Act.

Exhibit A-2. For reference, the existing General Plan Summary, Part I, General Plan Summary, Figure 3 "Planning Area and Urban Limit Line" document.

Exhibit B-1. Amended General Plan Policy Document, Part II, Chapter 1, Figure 1-3 "Planning Area and Permanent Urban Line Limit" document adopted by this Act.

Exhibit B-2. For reference, the existing General Plan Policy Document, Part II, Chapter 1, Figure 1-3 "Planning Area and Urban Line Limit" document.

Exhibit C-1. Amended General Plan Policy Document, Part II, Chapter 1, Figure 1-4 "Land Use Diagram" adopted by this Act.

Exhibit C-2. For reference, the existing General Plan Policy Document, Part II, Chapter 1, Figure 1-4 "Land Use Diagram."

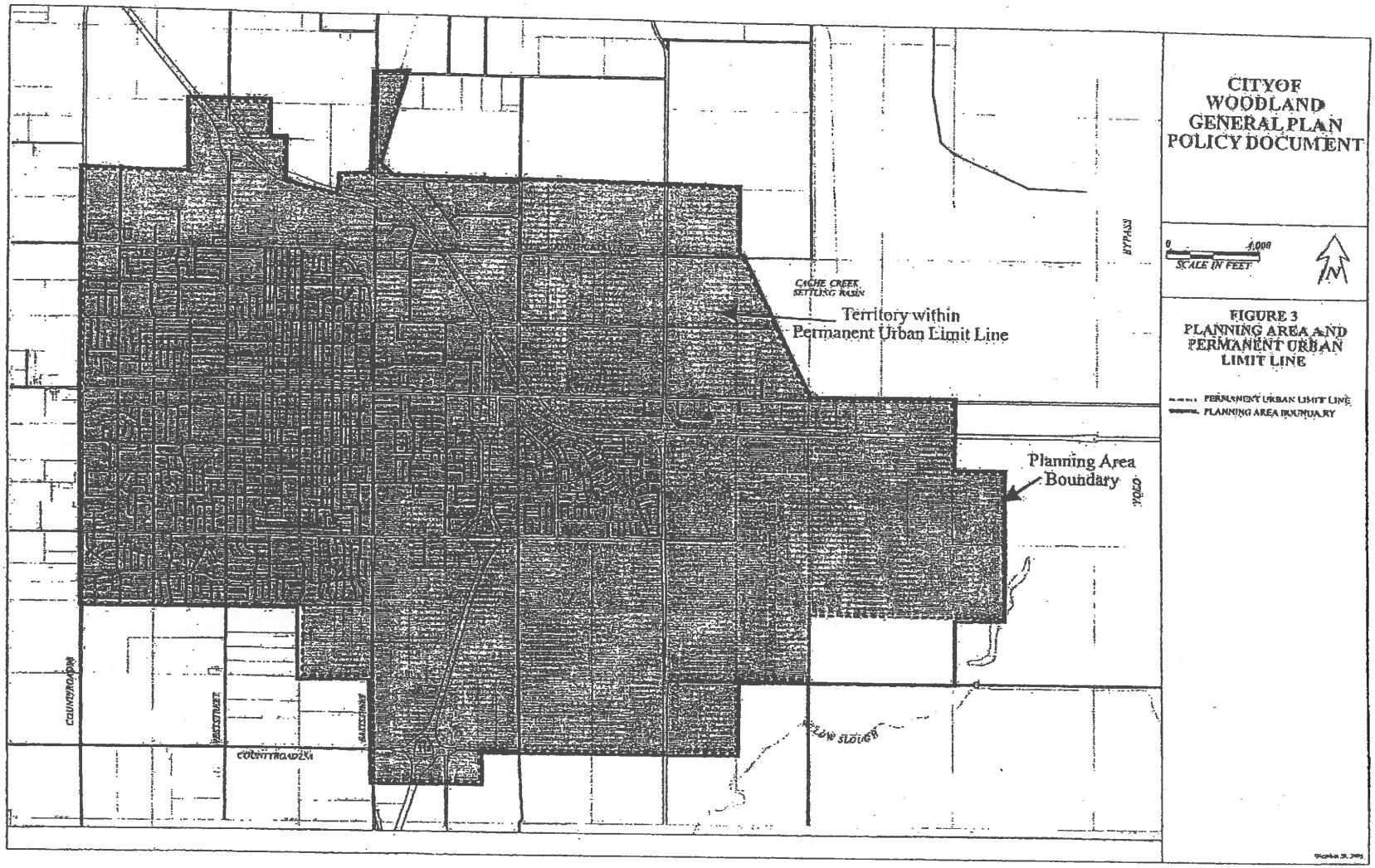

CITY OF
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FIGURE 3
PLANNING AREA AND
PERMANENT URBAN
LIMIT LINE
PERMANENT URBAN LIMIT LINE
PLANNING AREA BOUNDARY
Territory within
Permanent Urban Limit Line
Planning Area
Boundary
CACHE CREEK
SETTLING BASIN
BYPASS
COUNTY ROAD 98
COUNTY ROAD 94
COUNTY ROAD 94B
YOLO

Exhibit A-1

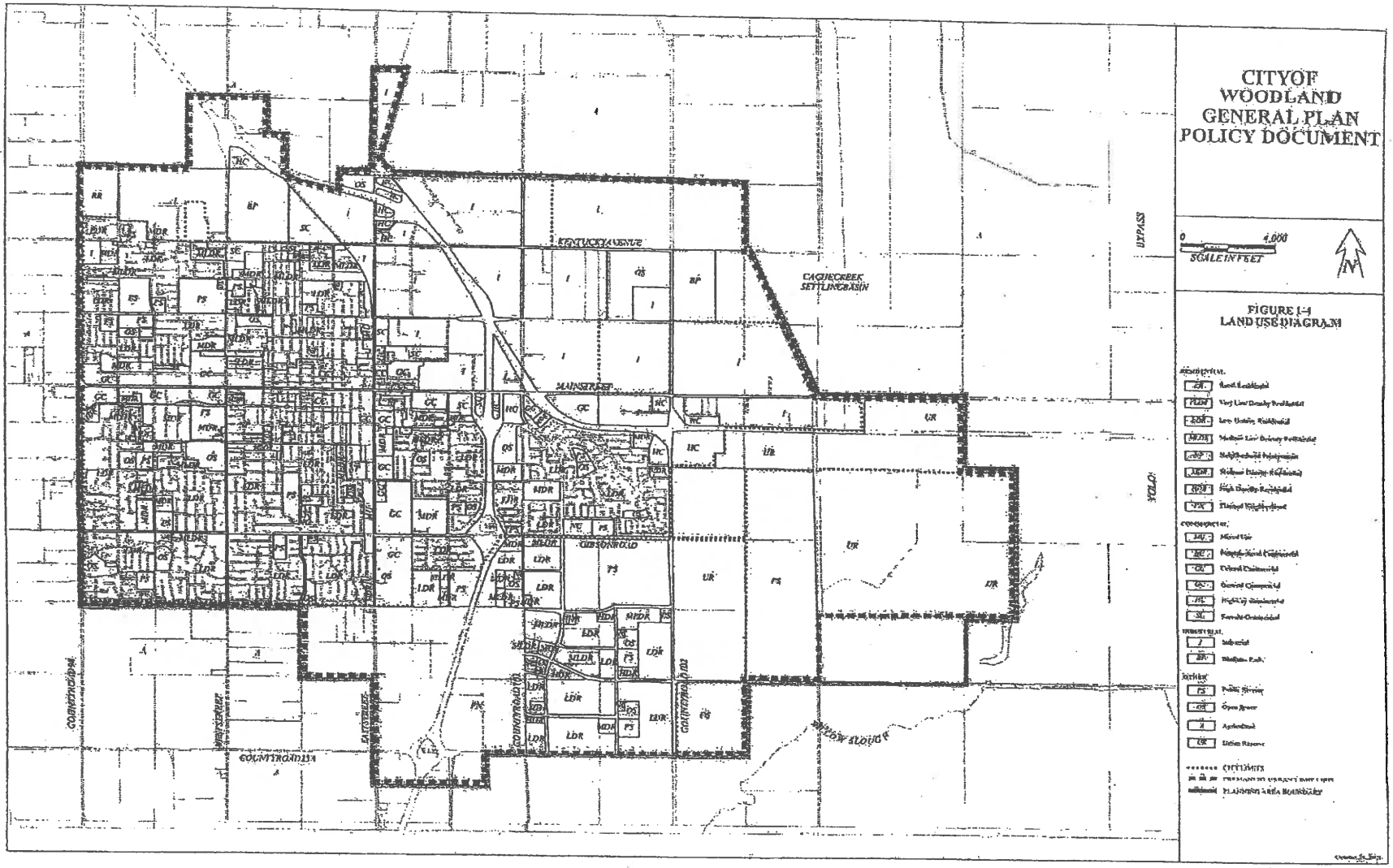

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FIGURE I-4
LAND USE DIAGRAM
KENTUCKY AVENUE
MAIN STREET
GIBSON ROAD
COUNTY ROAD 25A
COUNTY ROAD 102
COUNTY ROAD 98
WEST STREET
EAST STREET
CACHE CREEK SETTLING BASIN
BYPASS
YOLO
BOUNDARIES
PLANNING AREA BOUNDARY

Exhibit C-1

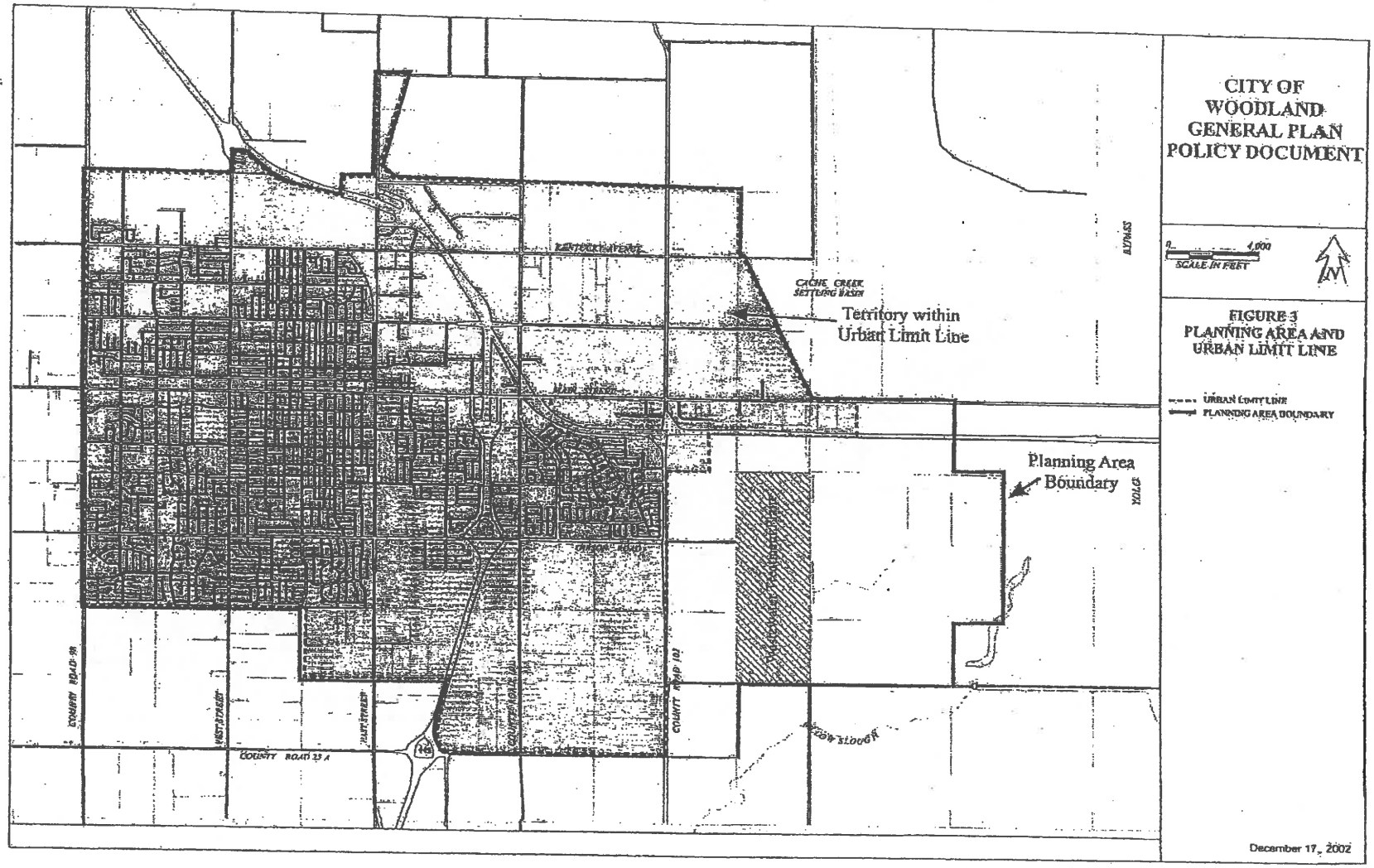

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FIGURE 3
PLANNING AREA AND
URBAN LIMIT LINE
URBAN LIMIT LINE
PLANNING AREA BOUNDARY
Territory within
Urban Limit Line
Planning Area
Boundary
CACHE CREEK
SETTLING BASIN
KENTUCKY AVENUE
I-5
COUNTY ROAD 98
COUNTY ROAD 25A
COUNTY ROAD 101
December 17, 2002

Exhibit A-2

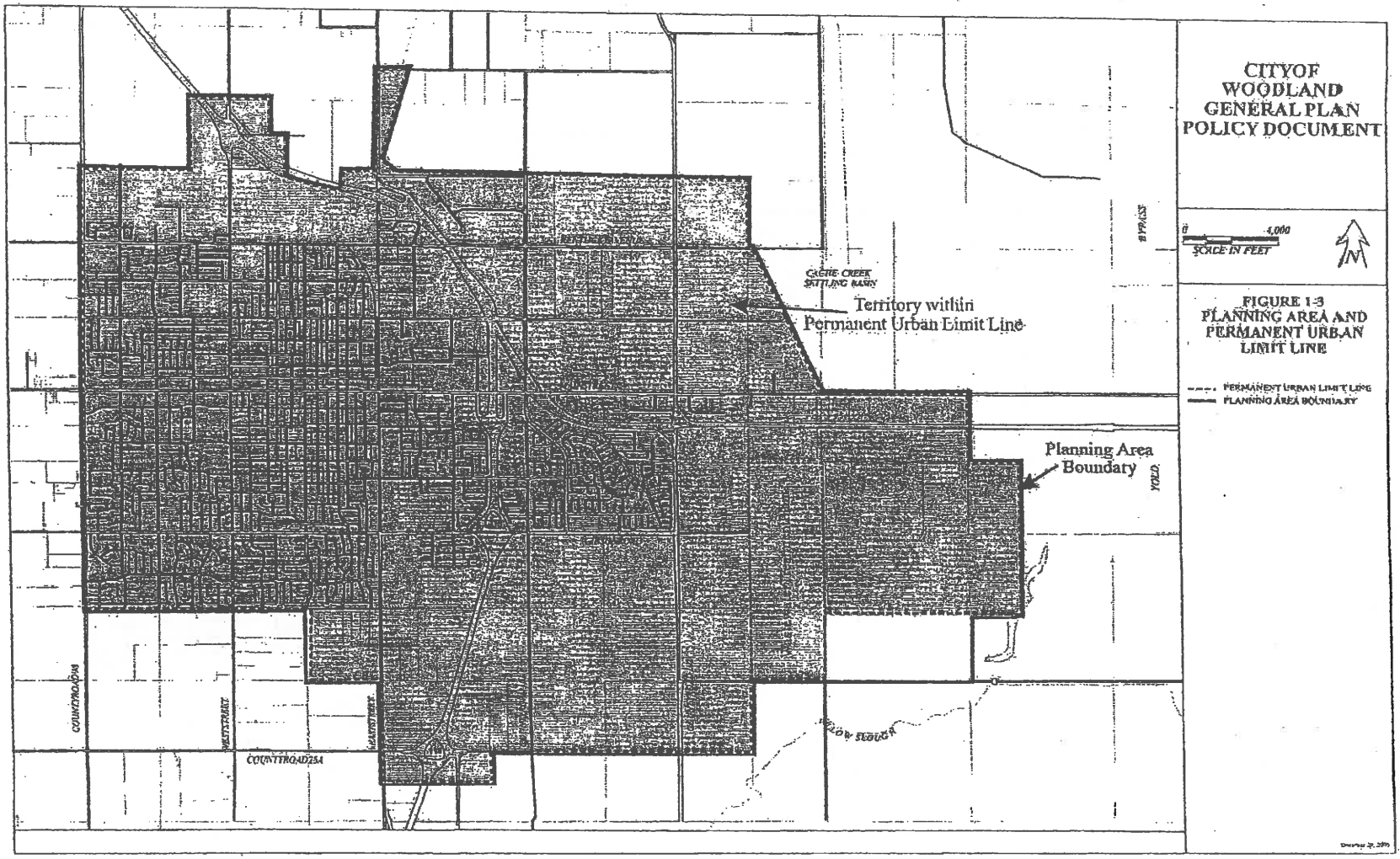

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FIGURE 1-3
PLANNING AREA AND
PERMANENT URBAN
LIMIT LINE
PERMANENT URBAN LIMIT LINE
PLANNING AREA BOUNDARY
Territory within
Permanent Urban Limit Line
Planning Area
Boundary
CACHE CREEK
SETTLING BASIN
BYPASS
YOLO
COUNTY ROAD 25A
COUNTY ROAD 94B
SLOUGH

Exhibit B-1

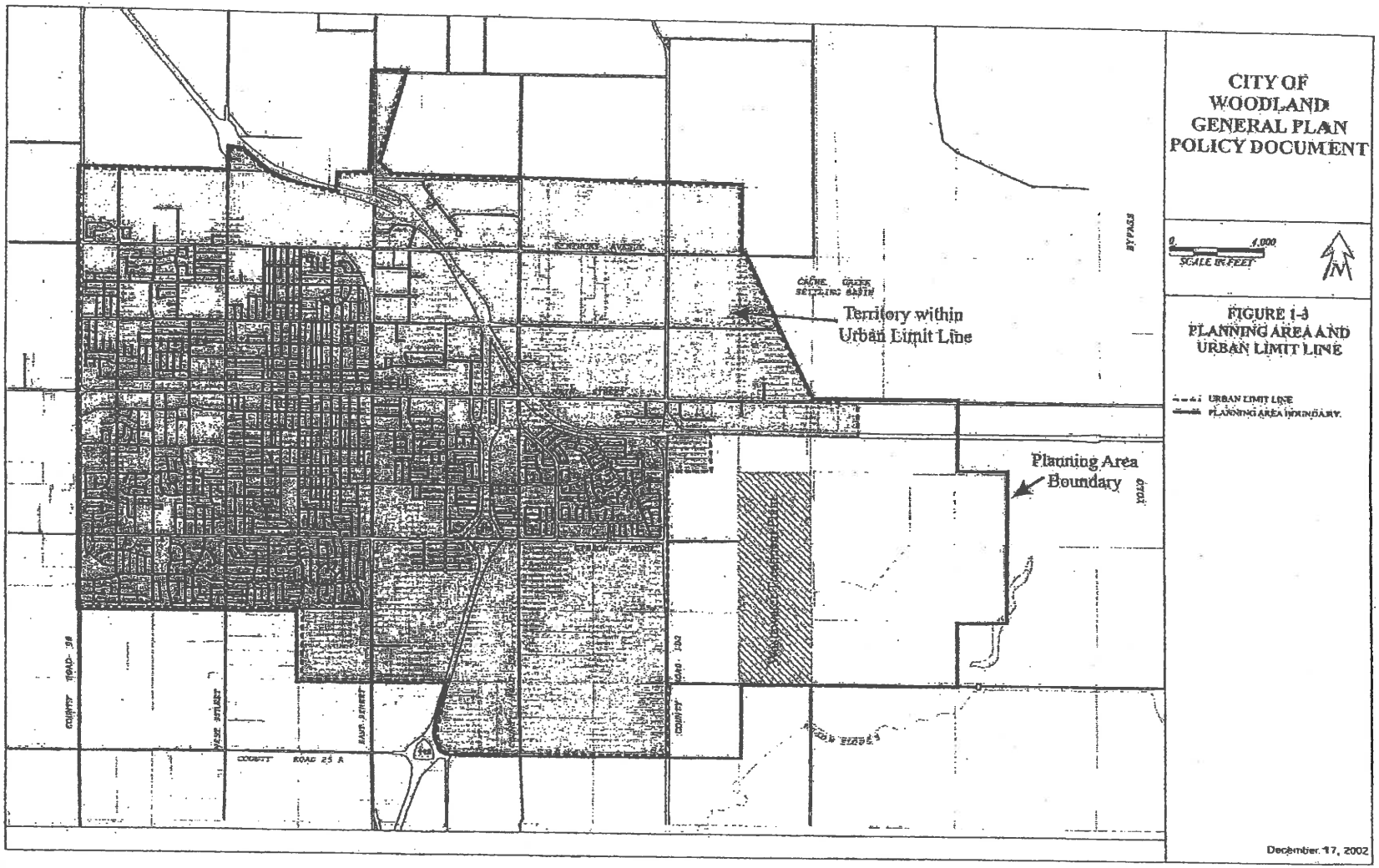

CITY OF
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FIGURE 1-3
PLANNING AREA AND
URBAN LIMIT LINE
URBAN LIMIT LINE
PLANNING AREA BOUNDARY
Territory within
Urban Limit Line
Planning Area
Boundary
BYPASS
COUNTY ROAD 98
COUNTY ROAD 25 A
COUNTY ROAD 102
December 17, 2002

Exhibit B-2

PLANNING COMMISSION
RESOLUTION NO. PC 26-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, ADOPT CEQA FINDINGS AND A MITIGATION MONITORING AND REPORTING PROGRAM, APPROVE A GENERAL PLAN AMENDMENT TO POLICY 2.A.1, AND PLACE A BALLOT MEASURE ON THE NOVEMBER 2026 BALLOT TO AMEND THE WOODLAND URBAN LIMIT LINE INITIATIVE

WHEREAS, in June 2006, Woodland voters adopted Measure A, establishing a permanent Urban Limit Line ("ULL") to circumscribe urban development and protect agricultural lands surrounding the City;

WHEREAS, the General Plan mirrors the ULL initiative's prohibition on extending public services and facilities beyond the ULL, and the ULL may be amended or repealed only by a majority vote of Woodland voters;

WHEREAS, the City has received requests from Bayer U.S. Crop Science, LLC, located at 37437 CA-16, and Clark Pacific, located at 40600 County Road 18C, for City water, recycled water, and/or wastewater services to support existing industrial facilities located outside the ULL but within one mile of the ULL;

WHEREAS, Bayer and Clark Pacific are existing employment centers within the City's sphere of influence and adjacent to the City's planning area, and both facilities currently rely on private wells and onsite wastewater systems;

WHEREAS, the City is proposing a General Plan Amendment to Policy 2.A.1 to create a limited exception to the prohibition on extending public services beyond the ULL for existing commercial facilities located on parcels wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026, subject to voter approval of an amendment to the ULL;

WHEREAS, the proposed amendment would not itself approve any utility extension project, and future utility service to eligible properties would require a Council-approved service agreement and any subsequent discretionary approvals required by law;

WHEREAS, if approved by the voters and implemented through Council-approved service agreements, the proposed amendment could allow limited sewer, potable water, treated water, and recycled water facility extensions to serve eligible existing commercial facilities, including improvements that would generally include new main lines, hydrants, service laterals, and abandonment or decommissioning of existing wells and septic systems where applicable;

WHEREAS, the proposed amendment is intended to support existing employment centers, reduce demand on groundwater aquifers, reduce reliance on onsite groundwater and septic systems, improve groundwater management and quality, and limit potential growth-inducing effects by narrowly defining eligible facilities;

WHEREAS, a Draft Supplemental Environmental Impact Report ("Draft SEIR") was prepared pursuant to the California Environmental Quality Act ("CEQA") and CEQA Guidelines Section 15163 to supplement the City's certified 2035 General Plan and Climate Action Plan Final EIR (Exhibit A);

WHEREAS, the Draft SEIR was circulated for a 45-day public review period from December 19, 2025, through February 2, 2026, and the City received written comments from the Yolo Local Agency Formation Commission and the Yolo County Farm Bureau;

WHEREAS, the Final Supplemental Environmental Impact Report ("Final SEIR") includes responses to comments, minor editorial errata, and analysis concluding that the proposed project would result in no new significant environmental impacts and would not increase the severity of significant and unavoidable impacts previously disclosed in the 2035 General Plan and Climate Action Plan Final EIR;

WHEREAS, mitigation measures from the 2035 General Plan and Climate Action Plan Final EIR continue to apply, as applicable, and conditions of approval for any future utility extension requests under the proposed amendment would address biological resources, cultural and tribal cultural resources, geology/soils/paleontological resources, noise, and other resource areas as appropriate;

WHEREAS, on May 7, 2026, the Planning Commission conducted a duly noticed public hearing, considered the staff report, the proposed General Plan Amendment, the proposed ULL ballot measure, the Final SEIR, all written and oral testimony, and the whole of the record;

WHEREAS, the Planning Commission's role is advisory, and final action on certification of the Final SEIR, approval of the General Plan Amendment, and placement of any ULL amendment on the ballot rests with the City Council and, for the ULL amendment, the voters of the City of Woodland.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Woodland has reviewed all written evidence and oral testimony presented to date and does hereby resolve as follows:

SECTION 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference as findings of the Planning Commission.

SECTION 2. CEQA Recommendation. The Planning Commission recommends that the City Council, as the lead agency under CEQA, certify the Final Supplemental Environmental Impact Report prepared for the General Plan Amendment to Policy 2.A.1, including all appendices,

responses to comments, and errata; adopt CEQA Findings and a Mitigation Monitoring and Reporting Program (Exhibits B and C).

SECTION 3. CEQA Findings. The Planning Commission recommends that the City Council find, based on the whole of the record, that:

A. The Final SEIR has been completed in compliance with CEQA and the CEQA Guidelines;

B. The Final SEIR was presented to the decision-making body of the lead agency, and the decision-making body reviewed and considered the information in the Final SEIR prior to approving the project;

C. The Final SEIR reflects the lead agency's independent judgment and analysis;

D. The proposed project would result in no new significant environmental impacts and would not increase the severity of any significant and unavoidable impacts previously disclosed in the 2035 General Plan and Climate Action Plan Final EIR; and

E. The mitigation measures from the 2035 General Plan and Climate Action Plan Final EIR continue to apply, as applicable, and the Mitigation Monitoring and Reporting Program provides a feasible mechanism for implementation and monitoring of those measures.

SECTION 4. General Plan Amendment Recommendation. The Planning Commission recommends that the City Council approve a General Plan Amendment to Policy 2.A.1 to allow a limited exception, contingent upon voter approval of a corresponding amendment to the Woodland Urban Limit Line Initiative, for the extension of sewer, potable water, treated water, and recycled water facilities to serve existing commercial facilities located on parcels wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026. The Planning Commission further recommends that the amendment specify that no service extension is authorized unless approved by the City Council through a separate utility service agreement and subject to all applicable environmental review, regulatory requirements, and conditions of approval.

SECTION 5. Findings Supporting the General Plan Amendment. The Planning Commission finds that the proposed General Plan Amendment is consistent with the purposes and policies of the General Plan because it:

A. Provides a narrow, voter-approved mechanism to serve existing commercial facilities without authorizing general urban expansion beyond the ULL;

B. Supports retention of existing employment centers and economic activity in and near the City's planning area;

C. Promotes groundwater sustainability and improved groundwater management by reducing reliance on private wells and onsite wastewater systems;

D. Allows for more coordinated, reliable, and efficient utility service where the City Council determines that a service agreement is appropriate; and

E. Maintains the integrity of the ULL by requiring voter approval of any amendment to the ULL initiative and by limiting eligibility to existing commercial facilities within one mile of the ULL and in operation on or prior to November 3, 2026.

SECTION 6. Urban Limit Line Ballot Measure Recommendation. The Planning Commission recommends that the City Council place a measure on the November 2026 ballot to amend the Woodland Urban Limit Line Initiative, Measure A, consistent with the proposed General Plan Amendment to Policy 2.A.1, to allow the limited service-extension exception described herein.

SECTION 7. No Project-Level Approval. This Resolution does not approve any specific utility extension, construction project, service agreement, development project, annexation, sphere of influence amendment, or land use entitlement. Any future project or service agreement shall be subject to all required review and approvals, including CEQA review as applicable.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting held on May 7, 2026, by the following vote:

AYES: Harris, Murphy, Ortiz, Smith, Torney

NOES: none

ABSTAIN: none

ABSENT: Lizarraga, Roberts

John Murphy, Chair, Planning Commission

ATTEST:

Erika Bumgardner, Deputy Community Development Director

CITY OF WOODLAND
GENERAL PLAN AMENDMENT: POLICY 2.A.1
PUBLIC DRAFT
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

PREPARED FOR:

City of Woodland
Community Development Department
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Woodland, CA 95695
Project Manager: Erika Bumgardner, AICP, Deputy Community Development Director

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December 2025

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ACRONYMS AND OTHER ABBREVIATIONS

µm	micrometer
2035 General Plan and CAP EIR	2035 General Plan and Climate Action Plan Environmental Impact Report
A-1	Agricultural General
AB	Assembly Bill
AFY	acre feet per year
ALUCP	Airport Land Use Compatibility Plan
AMM	avoidance and minimization measures
A-N	Agriculture
APN	Assessor's Parcel Number
CAAP	Climate Action & Adaptation Plan
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards
CalRecycle	California Department of Resources Recycling and Recovery
CalTrans	California Department of Transportation
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CASQA	California Stormwater Quality Associations
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
Central Valley RWQCB	Central Valley Regional Water Quality Control Board
CEQA Guidelines	California Environmental Quality Act Guidelines
City	City of Woodland
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide-equivalents
County	Yolo County
CRPR	California Rare Plant Rank
CUP	Conditional Use Permit
CVFPP	Central Valley Flood Protection Plan
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibels
DOC	California Department of Conservation
DPM	diesel particulate matter
DWR	California Department of Water Resources
DWWSP	Davis-Woodland Water Supply Project
EC	electroconductivity
EIR	Environmental Impact Report
EO	Executive Order
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program

g	ground acceleration
General Plan amendment	Policy 2.A.1 in the General Plan
GHGs	greenhouse gases
GSP	Groundwater Sustainability Plan
GWP	global warming potential
I	Interstate
I-H	Industrial
IS	Initial Study
LAFCo	Yolo Local Agency Formation Commission
lbs/day	pounds per day
L_{eq}	Equivalent Sound Level
LID	Low Impact Development
M-2	Heavy Industrial
MEI	maximally exposed individual
mgd	million gallons a day
MND	Mitigated Negative Declaration
MS4 Permit	Small Municipal Separate Storm Sewer Systems
MT	metric tons
MTP	Metropolitan Transportation Plan
NHPA	National Historic Preservation Act
NOP	notice of preparation
NOX	nitrogen oxides
NO_X	nitrogen oxides
NPDES	National Pollutant Discharge and Elimination System
NRCS	Natural Resources Conservation Service
NWIC	Northwest Information Center
OEHHA	Office of Environmental Health Hazard Assessment
OS	Open Space
P	Primary Number
PHMSA	Pipeline and Hazardous Materials Safety Administration
PM10	particulate matter with aerodynamic diameter less than 10 microns
PM2.5	particulate matter with aerodynamic diameter less than 2.5 microns
proposed project	Policy 2.A.1 in the General Plan
PVC	polyvinyl chloride
ROG	reactive organic gases
RWTF	Regional Water Treatment Facility
SACOG	Sacramento Area Council of Governments
SB	Senate Bill
SCS	Sustainable Communities Strategy
SEIR	Supplemental EIR
SGMA	Sustainable Groundwater Management Act
SOI	sphere of influence
SWRCB	State Water Resources Control Board
TACs	toxic air contaminants
TMDLs	Total Maximum Daily Loads
tpy	tons per year

U.S. EPA	Environmental Protection Agency
UCMP	University of California Museum of Paleontology
ULL	Urban Limit Line
USA North 811	Underground Service Alert of Northern California
USACE	U.S. Army Corps of Engineers
WPCF	Water Pollution Control Facility
Yolo HCP/NCCP	Yolo Habitat Conservation Plan/Natural Community Conservation Plan
YSAQMD	Yolo-Solano Air Quality Management District

1 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This summary is provided in accordance with Section 15123 of the California Environmental Quality Act Guidelines (CEQA Guidelines). As stated in Section 15123(a), "an Environmental Impact Report (EIR) shall contain a brief summary of the proposed action and its consequences. The language of the summary should be as clear and simple as reasonably practical." As required by the CEQA Guidelines, this chapter includes (1) a summary description of the proposed project, (2) a synopsis of environmental impacts and recommended mitigation measures, (3) identification of the alternatives evaluated and of the environmentally superior alternative, and (4) a discussion of the areas of controversy associated with the project.

As explained in more detail in Chapter 1, this is a Supplemental EIR (SEIR) that supplements the previously certified City of Woodland (City) 2035 General Plan and Climate Action Plan Environmental Impact Report (2035 General Plan and CAP EIR). The 2035 General Plan and CAP EIR continue to have utility in addressing direct, reasonably foreseeable indirect, and cumulative impacts associated with implementing the General Plan and cited mitigation measures continue to apply to implementation of the City's General Plan. As provided in CEQA Guidelines Section 15163, this SEIR provides the information necessary to make the previous EIR adequate for the proposed project. The proposed project evaluated in this SEIR includes potential amendment to the City's General Plan Policy 2.A.1, as described below in more detail.

1.2 PROJECT OVERVIEW

The City has proposed an amendment to Policy 2.A.1 in the General Plan ("the proposed project" or General Plan amendment). As described in Chapter 3, "Project Description" and Chapter 6, "Other CEQA Considerations", of the 2035 General Plan and CAP EIR, the City's ultimate boundaries are circumscribed by a permanent Urban Limit Line (ULL) established by a vote of the people in 2006. The approved initiative placed restrictions on the provision of services outside of the ULL. The ULL boundary and provisions of services outside the ULL may only be modified by another vote by the people.

The City received applications to extend utilities past the ULL, the extension of which would require a ballot measure amending existing General Plan Policy 2.A.1. The amendment would permit the extension of sewer, water, and recycled water utility facilities to serve existing commercial facilities up to one mile beyond the existing ULL, and in operation on or prior to November 3, 2026.

It is anticipated at this time that two existing commercial facilities would make use of the utility extension if the ballot measure passes. These two existing commercial facilities are Bayer U.S. Crop Science, LLC (located at 37437 CA-16, Woodland, CA 95695; Assessor's Parcel Number (APN]: 025-470-038-000) and Clark Pacific (located at 40600 County Road 18C, Woodland, CA 95776; APN: 027-250-028-000) Figure 1.2-1). The ballot measure would not require either Bayer or Clark Pacific to extend utility facilities and services.

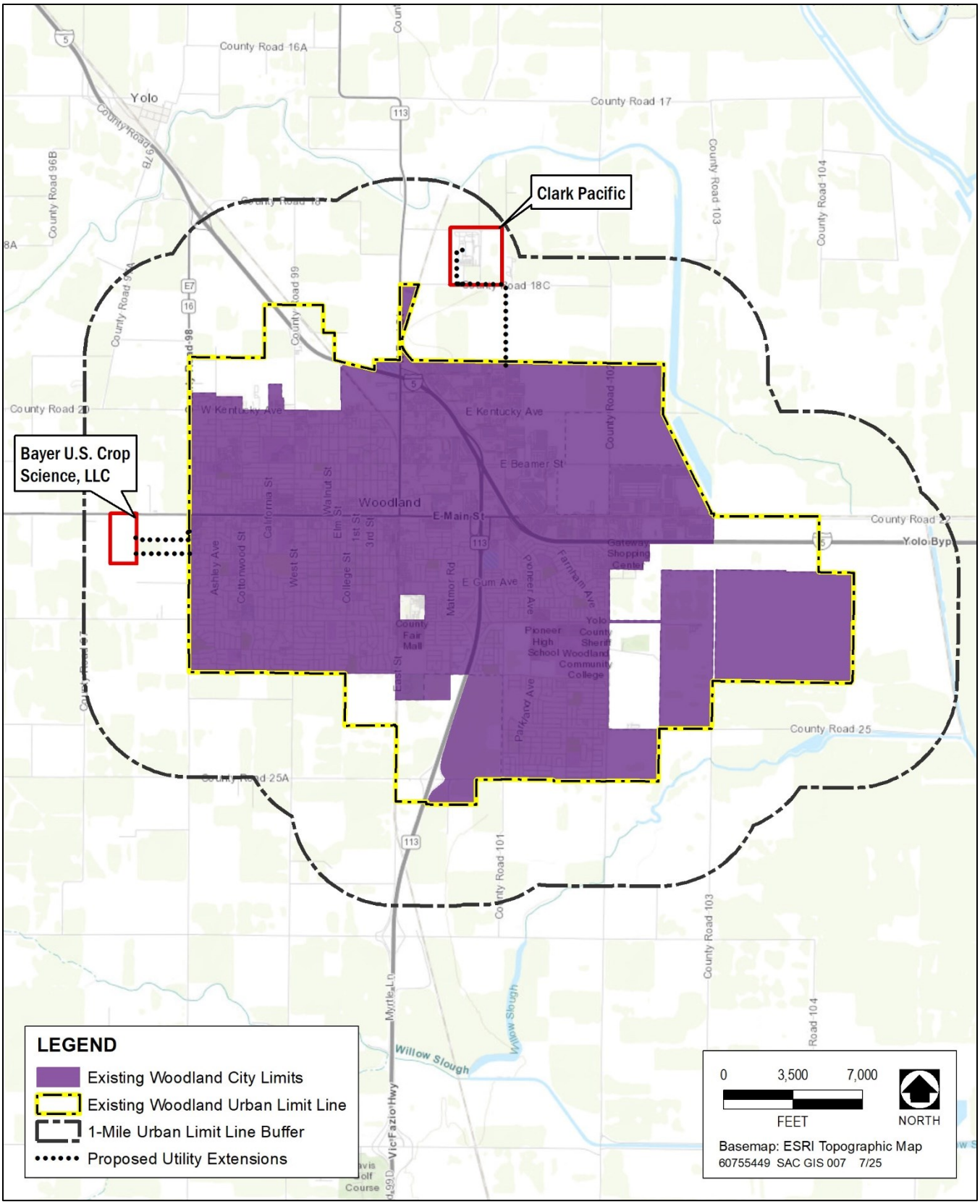


Figure 1.2-1 Proposed Project Vicinity Map

Bayer and Clark Pacific are seeking extension of the City's water and wastewater services beyond the ULL for several reasons. In the case of Bayer, the existing source of potable and processing water is groundwater, which is high in nitrates, boron, as well as other constituents of concern (e.g., hexavalent chromium). The groundwater is pumped via existing wells and requires treatment to meet the Environmental Protection Agency (U.S. EPA) drinking water guidelines as well as extensive buffering to minimize damage to laboratory equipment and other mechanical systems. Bayer's septic system and retention pond are also at capacity. Clark Pacific is experiencing similar issues with both the quality of well water and septic system capacity. Clark Pacific is also interested in recycled water for processing needs. Extending the City's water and wastewater services would allow a reduction of the use of groundwater because potable water would be supplied by the City; an improvement in groundwater quality because the septic systems of both commercial facilities would no longer be used; more efficient use of onsite space by eliminating the physical space required by wells and purification systems; and, an increase in the revenue of the City through the payment of water and wastewater rates by Bayer and Clark Pacific. In addition, the extension of utilities and the use of City water and wastewater services by Bayer and Clark Pacific is consistent with state and regional activities related to safe drinking water and groundwater management. The extension of utilities is consistent with the State Water Resources Control Board (SWRCB) and Central Valley Regional Water Quality Control Board's (Central Valley RWQCB) support of consolidation of systems in support of reliable water supplies and an increase in water quality in California. The extension of utilities is also consistent with the Yolo Sustainable Groundwater Agency activities in reducing groundwater demands within the groundwater basin.

1.3 PROJECT OBJECTIVES

The proposed General Plan amendment is consistent with the Project Objectives that were included in the City's 2035 General Plan and CAP EIR. As noted in Section 3 of the 2035 General Plan and CAP EIR, "Project Description," the project objectives include the City's Vision Statement and Guiding Principles for the 2035 General Plan and CAP EIR. The vision statement is an aspirational description of what the community would like to be in the future, in this case, looking forward to 2035, and represents a compilation of input from the community through the public process. Guiding principles are shared values that will be used to develop policies that would, once implemented, achieve the vision.

1.4 PROJECT IMPACTS AND MITIGATION MEASURES

Implementation of the City's existing General Plan would result in a number of significant impacts on the environment. At the same time, the General Plan includes many policies that are intended to minimize or mitigate these potential impacts. The 2035 General Plan and CAP EIR summarized the impacts and mitigation measures of the City's existing General Plan. Please see Appendix A of this SEIR, which is Table 2-1 from the 2035 General Plan and CAP EIR. Each of the mitigation measures identified in the General Plan and CAP EIR, as applicable, would continue to apply to the proposed project, if applicable.

The analysis in this SEIR considers the policies set forth in the 2035 General Plan and CAP in evaluating impacts and providing supplementation information necessary to address the impacts of the General Plan amendment. The analysis in this SEIR shows the General Plan amendment will have no new significant impacts and no increase in severity in impacts from the 2035 General Plan and CAP EIR.

1.4.1 SUMMARY OF PROJECT IMPACTS

The 2035 General Plan and CAP EIR summarized the impacts and mitigation measures certified and approved by the City as part of the 2035 General Plan and CAP EIR (see Appendix A). This SEIR provides information necessary to address the impacts of the General Plan amendment.

The following environmental topic areas are not the focus of this SEIR as the General Plan amendment would not affect these resources and there would be no new significant impacts and no increase in severity in impacts previously disclosed in the 2035 General Plan and CAP EIR (discussed further in Section 1.1.4, *Other Environmental Topics Not Discussed in Detail in this Supplemental EIR*).

- Aesthetics
- Mineral Resources
- Public Services
- Recreation
- Transportation
- Wildfire
- Alternatives

1.4.2 SIGNIFICANT AND UNAVOIDABLE IMPACTS

The City's 2035 General Plan and CAP EIR identified the following areas where, after implementation of feasible mitigation measures, implementation of the General Plan may nonetheless result in impacts that cannot be fully mitigated to a less-than-significant level.

The City's 2035 General Plan and CAP EIR identified the following resource areas where, even with feasible mitigation measures, implementation of the General Plan may nonetheless result in impacts that cannot be fully mitigated to a less-than-significant level (pages 6-51 to 6-52):

- Aesthetics and Visual Resources: Impact 4.1-3 and 4.1-4
- Agriculture and Forestry Resources: Impact 4.2-1 and 4.2-3
- Air Quality: Impact 4.3-1, 4.3-2, and 4.3-3
- Cultural Resources: Impact 4.6-1 and 4.6-2
- Hydrology, Flooding and Water Quality: Impact 4.9-7
- Land Use Planning, Population and Housing: Impact 4.10-2 and 4.10-3
- Noise and Vibration: Impact 4.11-1, 4.11-2, and 4.11-3

Therefore, as concluded in the 2035 General Plan and CAP EIR, the impacts identified above would be significant and unavoidable (pages 6-51 to 6-52). These conclusions would not change as a result of the proposed project as documented in Chapter 4 of this SEIR and the proposed project would not result in new significant and unavoidable impacts on these resources. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

1.5 ALTERNATIVES

CEQA requires the EIR to analyze a reasonable range of alternatives to the proposed project that (1) meet most or all of the project's objectives; (2) substantially reduce one or more of its significant effects; and (3) are potentially feasible. Pursuant to CEQA Guidelines Section 15163, the supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.

Rather than analyze one specific project, the 2035 General Plan and CAP EIR analyzes two alternative ways in which growth and development could occur through the planning horizon year (2035). While the Project Alternatives use the same Land Use Diagram, they offer different approaches regarding the timing, location, and sequence under which the Planning Area could build out through 2035, particularly in terms of "greenfield" growth in Specific Plan areas. One Alternative introduces new greenfield growth in the East while the other continues to concentrate new greenfield growth in the South. Hence the two Alternatives are termed the East Alternative and the South Alternative. The vast majority of policies in the 2035 General Plan were the same for both the East and South Alternatives, including Policy 2.A.1.

The proposed General Plan amendment would not increase the severity of any impacts as they were disclosed in the 2035 General Plan and CAP EIR. Since there are no new impacts associated with the proposed project and since there are no impacts that would increase in severity with implementation of the proposed project, this SEIR does not include any new alternatives for analysis. There are no alternatives that were determined to be infeasible at the time of drafting the 2035 General Plan and CAP EIR (Chapter 5, Alternatives, page 5-5 through 5-7) that would address any potentially significant impact, and that are now feasible. This is because the alternatives that were determined to be infeasible (General Plan Scenario 1: High Infill; No New Greenfield Development and General Plan Scenario 3: Moderate Infill; New Greenfield Growth in the South and North) would have resulted in more new development than the proposed project. Therefore, the proposed project would not make the alternatives analysis provided in Chapter 5 of the 2035 General Plan and CAP EIR inadequate, and no changes to Chapter 5 are needed.

1.6 POTENTIAL AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

CEQA Guidelines Section 15123 recommends that the Executive Summary include a summary of areas of controversy known to the lead agency. A notice of preparation (NOP) on this SEIR was prepared that requested comments from affected agencies and the public regarding the scope and content of the SEIR (Appendix B). The City circulated the NOP for a 30-day review period starting on August 12, 2025. The City invited additional comments on the scope of the SEIR at virtual public meeting held on August 19, 2025. Appendix B of this SEIR includes comments received on the NOP. No comments were received at the scoping meeting. NOP comments have been considered and addressed in the respective technical sections in Chapter 4, "Impact Analysis," of this SEIR and are summarized in Section 2.1.3, "Scope and Focus of this Supplemental EIR" of this SEIR. Topics mentioned in response to the NOP include:

- Potential impacts to agricultural resources
- Potential growth inducing effects
- Potential land use effects
- Potential cultural resources and Tribal Cultural Resources effects
- Potential surface water and water quality effects

- Potential cumulative effects
- Project approvals and use of an SEIR

1.7 HOW TO COMMENT ON THIS DRAFT SEIR

This Supplemental EIR is being circulated for a 45-day public review period. During this time, members of public and agencies can submit written comments on the Supplemental EIR to the address provided below.

Erika Bumgardner, AICP, Deputy Community Development Director
City of Woodland
300 1st Street, Woodland CA, 95695
erika.bumgardner@cityofwoodland.gov

Comments should be focused on the adequacy and completeness of the SEIR. "Adequacy" is defined as the thoroughness of the EIR in addressing significant adverse physical environmental effects, identifying mitigation measures for those impacts, feasible alternatives that would reduce or avoid potentially significant effects, and supplying enough information for public officials to make decisions about the merits of the project.

After the end of the public review period and as part of preparing the Final SEIR, the City will prepare written responses to all comments pertaining to the adequacy of the Draft SEIR in addressing potentially significant adverse environmental effects associated with the proposed project. The Final SEIR will consist of the Draft SEIR, comments received, written responses to comments, and a list of commenters. It may also contain additional information necessary to respond to the comments.

The City Council will consider certification of the Final SEIR prior to taking action on the General Plan amendment. At that time, the Council will adopt findings regarding the disposition of each significant effect identified in the Final SEIR, if necessary, as well as a statement of overriding considerations describing the specific benefits that outweigh the proposed project's significant and unavoidable impacts, if necessary.

2 INTRODUCTION

The City of Woodland (City) is proposing to amend Policy 2.A.1 in the General Plan ("the proposed project"). The amendment would allow the City to provide utilities up to one mile beyond the Urban Limit Line (ULL) to commercial facilities operating prior to November 3, 2026. The City's ultimate boundaries are circumscribed by a permanent ULL established by a vote of the people in 2006. The approved initiative placed restrictions on the provision of services outside of the existing ULL. The ULL boundary and provisions of services outside the ULL may only be modified by another vote by the people. The City is considering and evaluating an amendment to Policy 2.A.1 in this Supplemental General Plan Environmental Impact Report (SEIR) to potentially include a ballot measure on the November 2026 ballot that would amend the existing ULL to allow the expansion of existing utilities to existing commercial facilities operating prior to November 3, 2026, and located up to one mile beyond the existing ULL.

This SEIR has been prepared to provide additional information needed to address the proposed project, in addition to that which was provided in the City's 2035 General Plan and CAP EIR.

2.1 THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

This SEIR was prepared in compliance with the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Section 21000 *et seq*.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 *et seq*.).

The lead agency is the public agency with primary responsibility over the proposed project. In accordance with CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The City of Woodland, as the lead agency, directed the preparation of this SEIR to evaluate the environmental impacts of implementation of the proposed project.

2.1.1 TYPE OF EIR

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously certified EIR covering the project for which a subsequent discretionary action is required. According to CEQA Guidelines Sections 15162(a) and 15163, when an EIR has been certified for a project, no subsequent or supplement to an EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

(1) substantial changes are proposed in the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects;

(2) substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.

(D) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15163 of the CEQA Guidelines states that a lead agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:

(1) any of the conditions described above for Section 15162 would require the preparation of an SEIR, and

(2) only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

Section 15163 of the CEQA Guidelines also identifies that a supplemental EIR need contain only the information necessary to make the previous EIR adequate for the project as revised. A supplemental EIR may also be circulated for public and agency review by itself without recirculating the previous draft or final EIR.

This SEIR supplements the previously certified City of Woodland 2035 General Plan and CAP EIR (State Clearinghouse #2013032015). The 2035 General Plan and CAP EIR continue to have utility in addressing direct, reasonably foreseeable indirect, and cumulative impacts associated with implementing the General Plan and General Plan amendment to Policy 2.A.1. Mitigation measures imposed as a part of the 2035 General Plan and CAP EIR continue to apply to implementation of the City's General Plan.

2.1.2 PURPOSE OF THIS ENVIRONMENTAL IMPACT REPORT

The CEQA Guidelines charge public agencies with the responsibility of avoiding or minimizing environmental damage that could result from implementation of a project, where feasible. As part of this responsibility, public agencies are required to balance various public objectives, including economic and social issues, in addition to the environmental issues addressed in a CEQA document.

The purpose of an EIR is neither to recommend approval nor denial of a project. An EIR is an informational document used in the planning and decision-making process by the lead agency and responsible and trustee agencies. An EIR describes the significant environmental impacts of a project, identifies potentially feasible measures to mitigate significant impacts, and describes potentially feasible alternatives to the project that can

reduce or avoid significant environmental effects. CEQA requires decision-makers to balance the benefits of a project against its unavoidable environmental effects in deciding whether to carry out a project.

If significant environmental effects are identified, the lead agency must adopt findings indicating whether feasible mitigation measures or alternatives exist that can avoid or reduce those effects. If the environmental impacts are identified as significant and unavoidable, the lead agency may still approve the project if it determines that social, economic, legal, technological, or other factors override the unavoidable impacts. The lead agency would then be required to prepare a "Statement of Overriding Considerations" that discusses the specific reasons for approving the project.

In making its decision about the proposed project, the City considers the information in this SEIR, comments received on the SEIR, and responses to those comments, information in the 2035 General Plan and CAP EIR and technical appendices, along with materials cited in the 2035 General Plan and CAP EIR and this SEIR, to support the analysis presented herein.

2.1.3 SCOPE AND FOCUS OF THIS SUPPLEMENTAL EIR

Pursuant to Section 15143 of the CEQA Guidelines, a lead agency may limit an EIR's discussion of environmental impacts to specific issue areas where significant impacts on the environment may occur. This principle has been used to organize the information presented in this SEIR.

The City used a variety of information to determine which issue areas may require relatively more or less information in supplement to the 2035 General Plan and CAP EIR in order to address the proposed project. This information included review of proposed project characteristics, the 2035 General Plan and CAP EIR, and comments received from members of the public and from agencies.

A notice of preparation (NOP) on the SEIR was prepared that requested comments from affected agencies and the public regarding the scope and content of the SEIR. The City circulated a NOP for this SEIR starting on August 12, 2025 and ending on September 12, 2025. In addition, the City invited additional comments on the scope of the SEIR at a public meeting held on August 19, 2025. Appendix A of this SEIR includes each comment received on the NOP, along with comments received at the scoping meeting. NOP comments have been considered and those relevant to the environmental analysis have been addressed in this SEIR, as appropriate.

As a result of the review of existing information and the scoping process, it was determined that the following resource areas would have dedicated sections in this SEIR where supplementary information will be provided:

- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Geology, Soils, and Paleontological Resources
- Greenhouse Gas Emissions and Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use Planning and Population and Housing
- Noise and Vibration

- Utilities
- Other CEQA Required Sections, including Growth Inducing Effects

2.1.4 OTHER ENVIRONMENTAL TOPICS NOT DISCUSSED IN DETAIL IN THIS SUPPLEMENTAL EIR

As discussed above, the focus of this SEIR is on those environmental topics listed above where additional information is needed as a supplement to the 2035 General Plan and CAP EIR to address the proposed project. The following discussion describes other environmental topics that are not the focus of this SEIR, since the proposed changes to 2035 General Plan and CAP EIR would clearly have no bearing on these environmental impacts. Implementation of the proposed project would not change impacts related to the following environmental topics from what has already been analyzed in the 2035 General Plan and CAP EIR. Therefore, these environmental topics are briefly discussed below and are not discussed further in this SEIR.

- **Aesthetics and Visual Resources**: The 2035 General Plan and CAP EIR determined there would be less than significant impacts on scenic vistas and scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway. The proposed project would not change these impact determinations or increase the severity of them because as identified in the 2035 General Plan and CAP EIR there are no designated or eligible State Scenic Highways in the vicinity of Woodland and none within the proximity to the proposed project (page 4.1-22). And as noted in the 2035 General Plan and CAP EIR, Woodland's relatively flat topography results in few scenic vistas (page 4.1-22) and the proposed project would not interfere with views of the flat agricultural lands or foothills to the east or west. The 2035 General Plan and CAP EIR determined impacts on existing visual character or quality of the site and surroundings would be significant and creation of new sources of substantial light or glare would be less than significant with mitigation incorporated. The proposed project would not change the impact determination associated with light or glare or increase the impact severity because the proposed project would not use nighttime lighting and because the proposed project consists of installation of underground pipelines in existing agricultural fields or public rights of way. Finally, once constructed, the proposed project would consist of underground pipelines that would have no ability to affect scenic vistas, State Scenic Highways, visual resources, visual character or quality, or light or glare. Aesthetics and visual resources are not discussed further in this SEIR.

- **Mineral Resources:** The 2035 General Plan and CAP EIR determined there would be no impacts to mineral resources because there are no areas of known mineral resources within the General Plan Planning Area (i.e., areas that have been classified as MRZ-2 by the California Division of Mines and Geology). The General Plan amendment does not propose any new areas for development, including areas that may otherwise be available for mineral resource extraction. There is an existing area to the north/northwest that is within 1 mile of the ULL that is classified as MRZ-2 and/or within the area covered by the Cache Creek mining plan; this is not within the proposed utility extension alignments for either Bayer or Clark Pacific. If another existing commercial business located north/northwest and within 1 mile of the existing ULL were to request underground utility service, construction could occur within the MRZ-2 area. However, utilities would be installed within existing road rights-of-way, through existing agricultural land, or within private land areas owned by the individual commercial facilities. Therefore, the proposed project would not result in any new significant impacts or a change to the conclusions identified in the 2035 General Plan and CAP EIR with respect to mineral resources. This topic is not discussed further in this SEIR.

- **Public Services and Recreation:** The 2035 General Plan and CAP EIR determined impacts to fire protection services, police protection services, and parks and recreation services would be less than significant. The 2035 General Plan and CAP EIR determined impacts to schools and other public facilities would be less than significant with mitigation incorporated. The proposed project would not change these impact determinations or increase the severity of them because the proposed project would not use existing fire services, police services, school services, or other governments services, given the proposed project would extend existing underground utilities to commercial facilities within one mile of the existing ULL within existing agricultural lands or public rights of way and extending utilities would not require public services. Furthermore, county land use designations and zoning would not change, no new school students would be generated and thus there would be no effect on the need for school facilities or services. Public Services is not discussed further in this SEIR. The 2035 General Plan and CAP EIR determined impacts related to increased use of existing parks and recreational facilities or impacts related to recreational facilities would be less than significant. The proposed project would not change these impact determinations or increase the severity of them because the proposed project would not affect existing or proposed recreational facilities, given it would extend existing underground utilities to commercial facilities outside the ULL within existing agricultural lands or public rights of way and utility extensions would not use recreational facilities. Recreation is not discussed further in this SEIR.

- **Transportation and Circulation:** The 2035 General Plan and CAP EIR determined impacts on transportation and circulation would be less than significant or less than significant with mitigation incorporated. The proposed project would not change these impact determinations or increase the severity of these impacts. The proposed project would result in minor construction worker trips during construction of the underground pipelines but would not substantially increase Vehicle Miles Traveled because these would not be permanent trips and because once operational the proposed project would not generate trips. Furthermore, the construction of utilities will be required to implement traffic control plans consistent with City policies/standard practices which are designed to avoid temporary traffic hazards. Finally, area roadways would not be modified and thus there would be no increase in hazards due to a design feature. Transportation and circulation are not discussed further in this SEIR.

- **Hazardous Materials and Toxics: Wildfire:** The 2035 General Plan and CAP EIR evaluated the potential for wildfire risk, finding a less-than-significant impact. The 2035 General Plan explains how Goal 5.B and Policies 5.B.1 through 5.B.10, and Goal 8.C and Policies 8.C.1 through 8.C.5 which relate to the provision of adequate fire protection facilities and services, work to avoid a significant impact. The California State Fire Marshall updated the Local Responsibility Area Fire Hazard Severity Zones across the state in 2025, including the County and the City. The City of Woodland has no Fire Hazard Severity Zone in a Local Responsibility Area, and remains outside of a designated very high, high, or moderate fire hazard severity zone in either local responsibility area or state responsibility area (CalFire 2025). The proposed project would be constructed in existing agricultural lands that are regularly maintained or existing public rights-of-way. Once operational, the utilities would be underground. Construction and operation of the proposed project would have no impact on exacerbating wildfire risk, and it would not result in any new significant impacts or a change to the conclusions identified in the 2035 General Plan and CAP EIR with respect to wildfire risk. This topic is not discussed further in this SEIR.

- **Alternatives**: The General Plan amendment does not change the findings regarding potentially significant impacts associated with implementing the 2035 General Plan and CAP EIR. As such, there is no need for any

new alternative that would reduce potential impacts that have arisen based on the proposed changes. The alternatives analysis in the 2035 General Plan and CAP EIR remains adequate for addressing General Plan amendment and a supplemental alternatives analysis is not included as part of this SEIR.

2.1.5 DOCUMENT FORMAT

The content and format of this SEIR is designed to meet the requirements of CEQA and the CEQA Guidelines (California Code of Regulations Sections 15122 through 15132). This SEIR is organized into the following chapters so that the reader can easily obtain information about the proposed project and its environmental issues:

- **Chapter 1, "Executive Summary**" presents an overview of the project and alternatives and associated environmental impacts/consequences; a listing of environmental impacts/consequences and mitigation measures; and known areas of controversy and issues to be resolved.

- **Chapter 2, "Introduction,"** explains the purpose and intended use of this SEIR, provides a brief summary of the project that is being evaluated, identifies the scope and focus of this SEIR, outlines the organization of the document, and provides information on public review process.

- **Chapter 3, "Project Description,"** describes the regional location and setting, background and history, project objectives, project characteristics, and the relationship of the proposed project to related plans and regulations.

- **Chapter 4, "Impact Analysis,"** is divided into sections corresponding to the environmental topics listed above. The introduction to the Impact Analysis explains the approach to the environmental setting, identifies the documents incorporated by reference, presents the section contents, and provides definitions of the types of environmental impacts. The impact analysis examines the impacts that would occur with implementation General Plan amendment and compares the impacts of the General Plan amendment to those previously analyzed in the 2035 General Plan and CAP EIR. The analysis incorporates by reference applicable portions of the 2035 General Plan and CAP EIR. Each of the remaining sections is devoted to a particular environmental topic area and describes the baseline, or existing environmental setting; regulatory setting; thresholds for determining significance; and then provides an analysis of environmental impacts, identifies mitigation measures that would avoid, eliminate, or reduce potentially significant or significant impacts to a less-than-significant level, where available and feasible; and identifies the significance of the proposed project after implementation of mitigation.

- **Chapter 5, "Alternatives Analysis"** addresses the relative impacts of alternatives to the proposed project. As noted, the alternatives analysis in the 2035 General Plan and CAP EIR remains adequate for addressing General Plan amendment and a supplemental alternatives analysis and has not been revised as a part of this SEIR.

- **Chapter 6, "Other CEQA Considerations,"** addresses cumulative impacts, the potential for the project to foster economic or population growth, or remove obstacles to growth, discusses any significant and unavoidable adverse impacts that would result from project implementation, and discusses any irreversible or irretrievable commitment of resources that could be caused by the project.

- **Chapter 7, "List of Preparers,"** lists individuals who were involved in preparing this SEIR.

- **Chapter 8, "References,"** provides a bibliography of sources cited in the SEIR.

2.2 INTENDED USE OF THIS EIR

The City Council will use the SEIR to inform themselves of the physical environmental impacts of the proposed project before considering a recommendation or an action on the proposed project. The City Council will also consider other information and testimony submitted during deliberations on the proposed project. This SEIR is prepared for the purpose of analyzing the environmental impacts of the General Plan amendment to Policy 2.A.1 of the 2035 General Plan and CAP EIR. In addition, the following is a list of agencies that may utilize this EIR.

- Yolo Local Agency Formation Commission (Responsible Agency: service boundary change approval under Government Code 56133);
- Yolo County (issuance of grading permits);
- State Water Resources Control Board (approval of petition of water right change to change the urban boundary for water use limited to Bayer and Clark Pacific); and
- Yolo Habitat Conservancy (implementation of Yolo Habitat Conservation Plan & Natural Community Conservation Plan).

2.2.1 MAKING EFFECTIVE COMMENTS

The City will accept written comments during the review period described below. Please focus your comments on the adequacy of the Draft SEIR.

2.2.2 SUBMITTING COMMENTS

The Draft SEIR will be available for public review for the statutory 45-day public review period. During that time, agency representatives and members of the public will have the ability to submit written comments on the Draft SEIR to the address provided below.

Erika Bumgardner, AICP, Deputy Community Development Director
City of Woodland
300 1st Street, Woodland CA
erika.bumgardner@cityofwoodland.gov

2.3 FINAL EIR

After the end of the public review period and as part of preparing the Final SEIR, the City will prepare written responses to all environmental issues raised through the public review process. The Final SEIR will present the comments received, written responses to comments, a complete list of commenters, and revisions made to the Draft SEIR in response to comments received. It may also contain additional information necessary to respond to the comments.

The City of Woodland City Council will consider certification of the Final SEIR prior to considering any action on the proposed project. The City Council will consider the adoption of findings regarding the disposition of each

significant effect identified in the Final SEIR, if necessary, as well as a statement of overriding considerations describing the specific benefits that outweigh significant and unavoidable impacts, if necessary.

3 PROJECT DESCRIPTION

The proposed project is an update to the 2035 General Plan and CAP to amend Policy 2.A.1.

3.1 PROJECT SETTING

3.1.1 BACKGROUND

The City has proposed an amendment to Policy 2.A.1 in the General Plan ("the proposed project" or General Plan amendment). As described in Chapter 3, "Project Description" and Chapter 6, "Other CEQA Considerations", of the 2035 General Plan and CAP EIR, the City's ultimate boundaries are circumscribed by a permanent Urban Limit Line (ULL) established by a vote of the people in 2006. The approved initiative placed restrictions on the provision of services outside of the ULL. The ULL boundary and provisions of services outside the ULL may only be modified by another vote by the people.

The City received applications to extend utilities past the ULL, the extension of which would require a ballot measure amending existing General Plan Policy 2.A.1. The amendment would permit the extension of sewer, water, and recycled water utility facilities to serve existing commercial facilities up to one mile beyond the existing ULL, and in operation on or prior to November 3, 2026. It is anticipated at this time that the two existing commercial facilities to use the utility extension if the ballot measure passes would be Bayer U.S. Crop Science, LLC (Bayer) and Clark Pacific. The ballot measure would not require either Bayer or Clark Pacific to extend utility facilities and services.

The two commercial facilities have been located outside of the City for decades. Bayer Crop Science's site is located west of Woodland on Highway 16 and develops new fruit and vegetable varieties for growers in California, the United States and around the world. The facility employs 230 full-time employees and contractors with more than one hundred additional seasonal contractors during peak periods. Approximately 72 employees and contractors have a Woodland address. Clark Pacific is a full-scale design-manufacturer-builder and delivers prefabricated building systems for the West Coast. Located on the historic Spreckels Sugar and Best Ranch property to the north of Road 18C, Clark Pacific employs over 300 engineers, plant, and field personnel with approximately 80 living within Woodland city limits. Bayer and Clark Pacific regularly engage with local venders. In 2023, Bayer spent approximately $1,450,513 on goods and services from Woodland businesses, with Clark Pacific spending an additional $1,440,000.

Bayer and Clark Pacific are seeking extension of the City's water and wastewater services beyond the ULL for several reasons. In the case of Bayer, the existing source of potable and processing water is groundwater, which is high in nitrates and boron, as well as hexavalent chromium. The groundwater is pumped via existing wells and requires treatment to meet the U.S. EPA's drinking water guidelines as well as extensive buffering to minimize damage to laboratory equipment and other mechanical systems. Bayer's septic system and retention pond are also at capacity. Clark Pacific is experiencing similar issues with both the quality of well water and septic system capacity. Clark Pacific is also interested in recycled water for processing needs. Extending the City's water and wastewater services to these commercial facilities would allow a reduction of the use of groundwater because potable water would be supplied by the City, which receives its water supply primarily from the surface water of the Sacramento River through the Woodland-Davis Clean Water Agency; an improvement in groundwater quality because the septic systems of both commercial facilities would no longer be used; more efficient use of onsite

space by eliminating the physical space required by wells and purification systems; and, increase the utility revenue of the City through the payment of water and wastewater rates by Bayer and Clark Pacific. In addition, having Bayer and Clark Pacific use existing City water and wastewater is consistent with the SWRCB and Central Valley RWQCB's support of consolidation of systems in support of reliable water supplies and an increase in water quality in California.

It is expected the City and applicant(s) would entertain a will-serve agreement or a utility services agreement. Under an agreement, the City would consent to allow the applicant to connect to the City's existing utility infrastructure (i.e., potable water, non-potable water, recycled water, and/or sewer). The extension of water and wastewater services would be the responsibility of the applicant, and the agreement would only obligate the City, should the applicant make the connection (consistent with the City's public works improvement standards), to deliver the agreed upon amount/volume of water and recycled water and collection and treatment of waste water.

The setting and background described in the 2035 General Plan and CAP EIR is relevant and was used to inform the analysis presented in this SEIR.

3.1.2 LOCATION

The City of Woodland is located in Yolo County, approximately 20 miles north of Sacramento. The Planning Area for the 2035 General Plan and CAP EIR was defined as: limits of the existing Urban Limit Line, which included some lands within the County at the time of the preparation of the 2035 General Plan and CAP EIR. The proposed project includes a project area within one mile of the existing ULL and utility extension alignments from the City limits extending west to Bayer and north to the Clark Pacific Facility. The Bayer facility is located to the west of Woodland on Highway 16 and County Road 98 (37437 CA-16, Woodland, CA 95695; APN: 025-470-038-000). It is approximately 210 acres. The Clark Pacific facility is located on the north side of Road 18C (located at 40600 County Road 18C, Woodland, CA 95776; APN: 027-250-028-000) and is approximately 143 acres (Figure 3.1-1). The Bayer utility alignments would extend from approximately Road 98 and West Lincoln Avenue west across an existing agricultural field (Figure 3.1-2). The Clark Pacific utility alignments would extend north from the intersection of Churchill Downs Road and Road 101 to the intersection of Road 18C and Road 101 and turn westward along Road 18C until it reached Clark Pacific (Figure 3.1-3). The Bayer utility alignments are approximately 6,000 feet in length and the Clark Pacific utility alignments are approximately 8,700 feet in length.

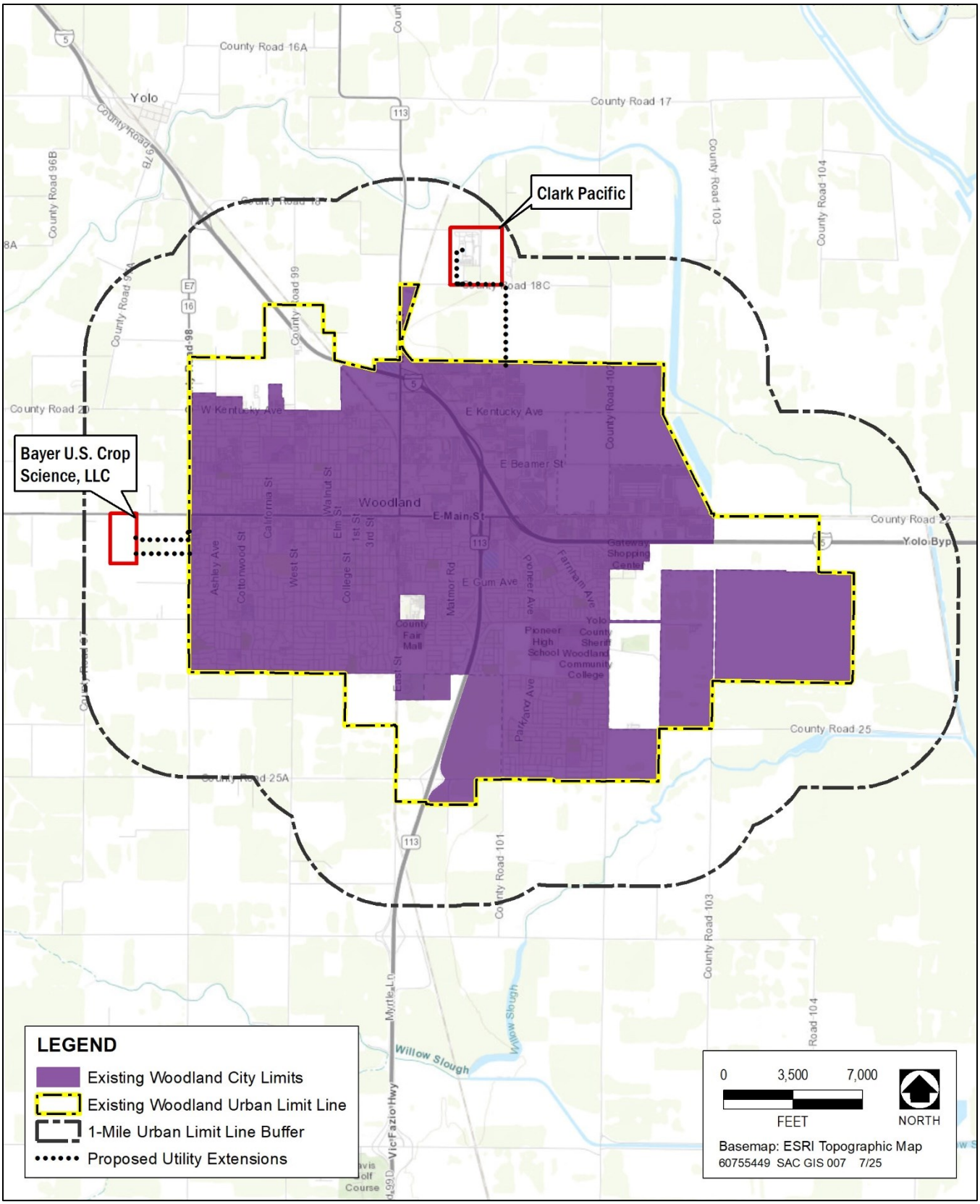


Figure 3.1-1 Proposed Project Vicinity Map

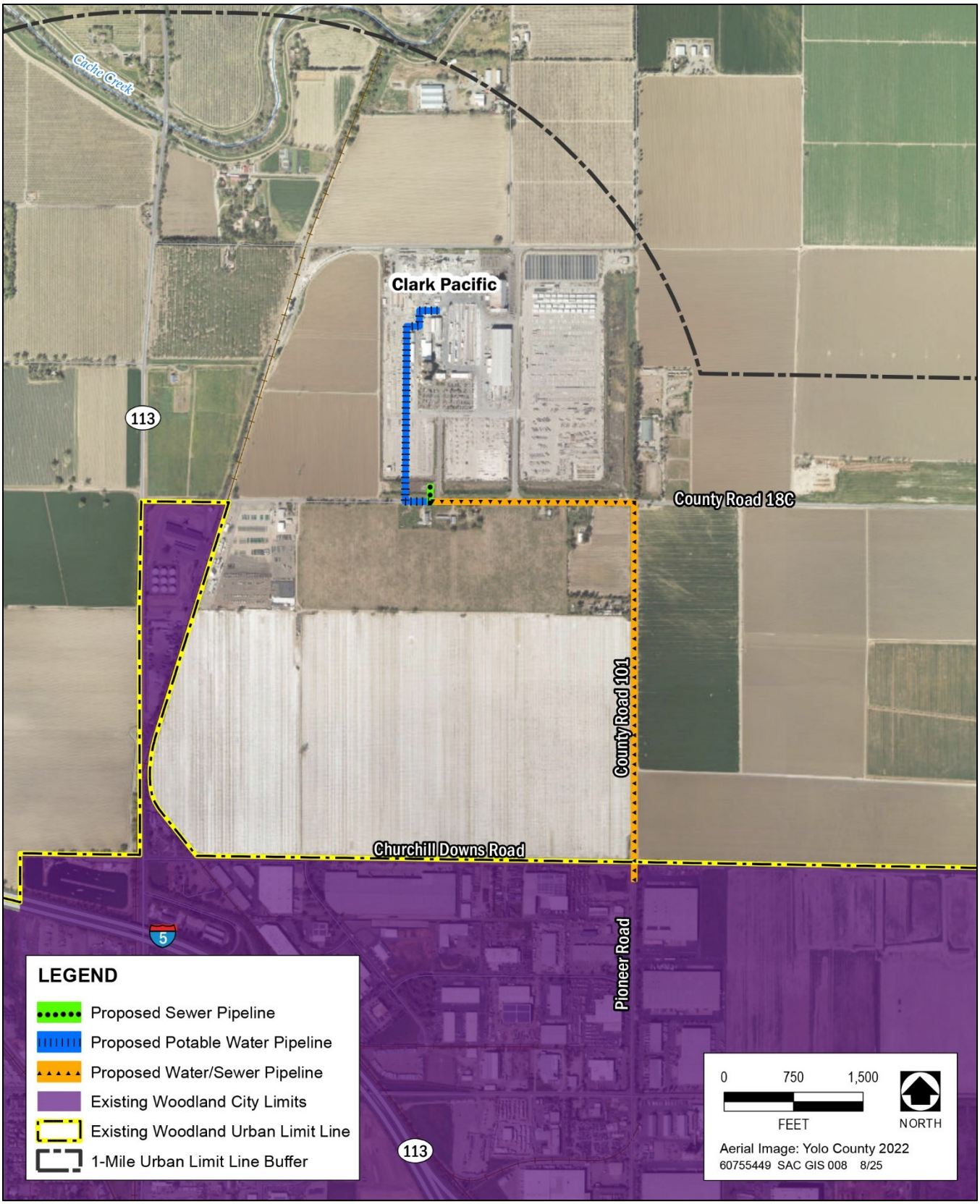


Figure 3.1-2 Proposed Project Clark Pacific Utility Extension Alignments

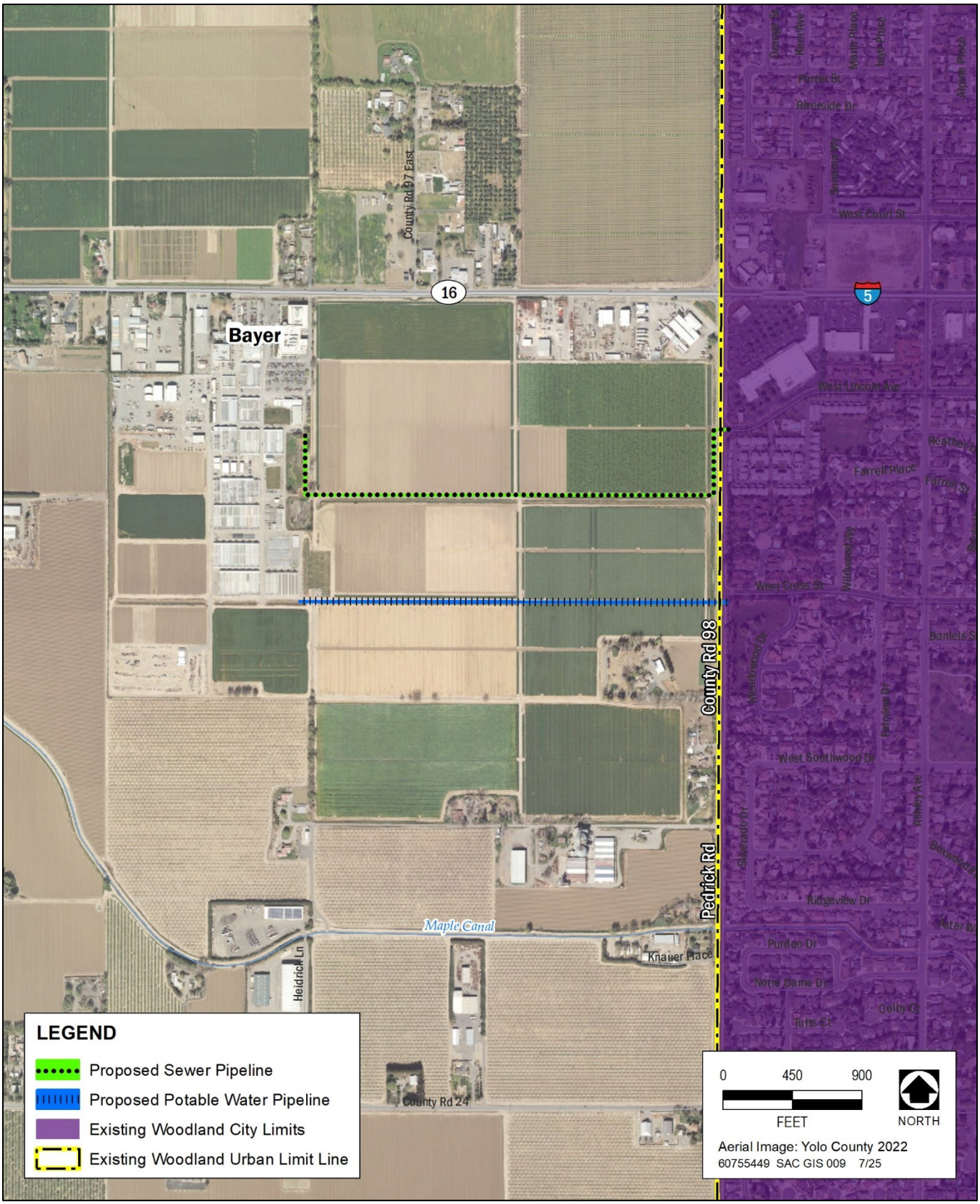


Figure 3.1-3 Proposed Project Bayer Utility Extension Alignments

3.2 PROJECT OBJECTIVES

As noted in Section 3 of the 2035 General Plan and CAP EIR, "Project Description," the project objectives include the City's Vision Statement and Guiding Principles for the 2035 General Plan and CAP EIR. The vision statement is an aspirational description of what the community would like to be in the future, in this case, looking forward to 2035, and represents a compilation of input from the community through the public process. Guiding principles are shared values that will be used to develop policies that would, once implemented, achieve the vision. These are included below. The General Plan amendment evaluated in this SEIR is consistent with the following applicable Project Objectives that were included in the City's 2035 General Plan and CAP EIR: Quality and Character, Economic Development, Agricultural Heritage, Environmental Stewardship, and Health and Recreation (see Table 3-1). This is because the proposed project would continue to support the economic diversity of the City of Woodland and the agricultural heritage of the surrounding area because existing commercial facilities support agriculture; use of groundwater would decrease, and the groundwater quality would increase; and the overall quality of drinking water at existing commercial facilities would improve.

3.2.1 GENERAL PLAN VISION STATEMENT

The 2035 General Plan Vision Statement is:

> In 2035, Woodland is a highly desirable community to live, learn, work and recreate. It has maintained its small-town feel while maturing into an attractive, vibrant, and sustainable city that celebrates its architectural heritage and cultural diversity. Woodland is a healthy community with livable neighborhoods, a thriving downtown, well maintained infrastructure, excellent schools and recreational amenities connected by a seamless network of trails and paths.
>
> The city is the region's center of agricultural technology and food production and is recognized globally as a leader in sustainable agriculture. The community is prosperous and fiscally sound, offering abundant employment opportunities to its diverse and creative workforce.
>
> Woodland has become a destination for visitors seeking to experience its unique agricultural, historical, recreational, cultural and entertainment amenities.

3.2.2 GENERAL PLAN'S GUIDING PRINCIPLES

The General Plan's Guiding Principles highlight the most critical shared values that were used in developing the policies and implementation measures in the 2035 General Plan. The applicable guiding principles to the proposed project are described below in Table 3.2-1.

Table 3.2-1 Summary

Guiding Principals	Proposed Project Applicability
Quality and Character: Retain and enhance Woodland's quality of life, its distinctive identity and small-town characteristics	Existing commercial facilities receiving City utilities would continue to support the economic diversity of the City of Woodland.
Economic Development: Foster economic growth and diversification with a range of employment opportunities for all residents	Existing commercial facilities receiving City utilities would continue to support the economic diversity of the City of Woodland.
Agricultural Heritage: Preserve and protect prime agricultural lands and their uses within and surrounding the community	Existing commercial facilities that could be served by the general plan amendment (e.g., Bayer) include those that support the agricultural heritage surrounding the community.
Environmental Stewardship: Foster a sustainable community for the next generation and protect and improve the quality of the natural environment	Use of City utilities would reduce the volume of groundwater pumped, resulting in better conditions for the groundwater basin and would reduce the use of septic tanks, overall reducing the amount of nutrients entering the groundwater basin.
Health and Recreation: Provide all residents with opportunities to live an active, healthy, and green lifestyle	Drinking water quality of existing commercial facilities would be improved through the use of City water supply.

Table Note
City = City of Woodland

The guiding principles that are not applicable to the proposed project include those listed below. The principles are not applicable because the proposed project does not include changes in land use or zoning; the development of houses, or the public services, education services or safety services that support housing development; and, would not be located in historic downtown.

- Orderly Development: Promote new growth while achieving an orderly pattern of community development, consistent with economic, social, fiscal and environmental needs.
- Mobility Options: Coordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit.
- Housing Choice: Provide a variety of housing types to meet the needs for all generations and income levels.
- Historic Downtown: Strengthen the historic downtown district as the City's center of shopping, dining, entertainment and employment.
- Public Services: Provide realistic, supportable and appropriate levels of public service that are sustainable and fiscally sound.
- Safety: Ensure that Woodland remains a safe place to live, protected from natural and manmade hazards.
- Quality Education: Foster quality educational and enrichment opportunities.

3.3 PROPOSED PROJECT

The proposed project evaluated in this SEIR includes General Plan amendment to Policy 2.A.1 and the construction and operation of extended utility pipelines to Bayer and Clark Pacific.

3.3.1 CHANGES TO POLICY 2.A.1

The proposed general plan amendment would add the following text to existing Policy 2.A.1:

> A permanent Urban Limit Line (ULL) is established around Woodland to permanently circumscribe urban development and comply with provisions for agricultural lands. Public services and facilities shall not extend beyond the permanent Urban Limit Line, with the exception of sewer, water, and recycled water facilities to serve existing commercial facilities located on parcels with a boundary that falls wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026…

Appendix C includes draft ballot measure text.

3.3.2 EXTENSION AND USE OF UTILITIES

The proposed project would allow existing commercial facilities located up to one mile beyond the existing ULL, and in operation on or prior to November 3, 2026, to extend and use City utilities. The proposed project would apply to commercial facilities meeting the following definition: a business located in a commercial or industrial building typically involving (but not limited to) the sale of goods or provision of services, manufacturing or processing materials, R&D, and/or indoor production/office functions, with on-site employees and regular operating hours. There would be no land use designation, prezoning, or zoning change under the proposed project that would allow additional development. The County of Yolo would have authority over activities within their jurisdiction and may have ministerial approval or discretionary approval associated with the construction or operation of utility extensions. Land use and zoning designations within one mile of the existing ULL are primarily agriculture land use (AG) and Agriculture Intensive (A-N) zones (Yolo County 2025a and Yolo County 2025b).

The City would evaluate potential utility extension alignments through an application process and would execute a service agreement with a potential applicant. The application process and service agreement would confirm utility extensions that could be provided by the City and confirm consistency with City General Plan policies, as well as establish any conditions of approval that may be needed prior to construction or connection to the City existing utilities. Under the proposed project, a utility extension would be sized to serve only the respective existing commercial facility of an applicant because the proposed project is applicable to existing commercial facilities in operation prior to November 3, 2026. It is reasonable to assume the proposed project would primarily disturb areas along the public right-of-way of existing roads and areas within the footprint of existing commercial facilities in operation prior to November 3, 2026 because extension of utilities would connect to existing utilities, which are typically located along roads and within intersections. Clark Pacific and Bayer are currently the two project applicants with commercial facilities applying for utility extensions at the time of the preparation of this SEIR as part of the proposed project. It is unknown if utilities would be extended to other existing commercial facilities within one mile of the existing ULL, which type of utilities might be extended, and the location to which utilities would be extended. This information is unknown because the decision to extend utilities represents a cost and is a unique and individual business decision influenced by multiple factors (Section 6.2, Growth-Inducing Impacts, of this SEIR). Therefore, the details associated with the utility extension alignments of Clark Pacific and Bayer are further described below and evaluated in this SEIR.

Figure 3.1-1, Figure 3.1-2, and Figure 3.1-3 depict the utility extension alignments of Clark Pacific and Bayer. Extension of utility pipelines for each existing commercial facility would be within one mile of the existing ULL

and would traverse lands that are primarily adjacent to existing roads (within the public-right-of-way) or existing agricultural land within the County. Table 3.3-1 summarizes the existing land use, existing land use designation, and Existing Zoning of each utility extension alignment.

Table 3.3-1 Summary of Proposed Utility Extensions and Existing Land Uses

Proposed Utility Extension	Existing Land Use	Existing Land Use Designation	Existing Zoning
Bayer Facility	Agricultural R&D Facility	AG	Agricultural Intensive (A-N)
Bayer Alignment Road 98 Sewer Pipeline	Developed Road	AG	Agricultural Intensive (A-N)
Bayer Sewer Pipeline Alignment	Agriculture	AG	Agricultural Intensive (A-N)
Bayer Water Pipeline Alignment	Agriculture	AG	Cities Jurisdiction & Agricultural Intensive (A-N)
Clark Pacific Facility	Pre-Fabricated Building Materials Commercial Facility	IN	Heavy Industrial (I-H)
Clark Pacific Alignment Road 101 and Road 18C Water/Sewer Pipeline	Developed Road/ Agriculture	AG, OS, IN	Agricultural Intensive (A-N), Heavy Industrial (I-H), Public Open Space (POS)

Source: AECOM 2025
Table Notes: County land use designations and zoning
AG = agriculture
City = City of Woodland
IN = Industrial
OS = open space

Construction may not occur at the same time for each commercial facility, and the timing would be determined by each business. Construction of the pipeline alignments would require a disturbance of a total of 25 feet in width (typically 5 feet one side and 20 feet other side). Pipelines would be buried at depths of approximately 3 to 8 feet deep. This depth would be suitable for infrastructure operation and would allow continued land uses (e.g., agriculture) to occur on the surface. For the purposes of the proposed project, it is assumed that construction would take place within a single construction period during May through November, and would occur after November 2026. Construction would require the following types of pieces of equipment: graders, rollers, excavators, crawler tractors, signal boards, dozers, forklifts, pumps, air compressors, generators, and paving equipment. Construction is expected to require between 7 and 33 construction workers per day for extension of the utilities to the Bayer property and between 6 and 19 construction workers per day for extension of the utilities to the Clark Pacific Property. The pipelines are anticipated to range in diameter of 4'' to 8'' of polyvinyl chloride (PVC) material, with the water pipeline being the largest. The pipelines would be installed following the City's Engineering Standards. For the purposes of this environmental document, it is assumed that construction of the Bayer utilities would occur independently from the Clark Pacific utilities. It is assumed that approximately 400 to 500 feet of pipeline could be installed per day, with several days for connections and pressure testing and several days for land clearing and repaving, as needed. Therefore, it is anticipated construction for the Bayer utility extension would be between 17 and 20 working days and construction for Clark Pacific utility extension would be between 25 and 29 working days. Once construction is complete, the land surface would be returned to its current uses (e.g., farm road, public road shoulder).

It is anticipated, for the purposes of the proposed project, that potable water would be provided to both commercial facilities, non-potable recycled water would be provided to Clark Pacific, and wastewater services would be provided to both commercial facilities. The extension of utilities would cover anticipated current and future water and non-potable recycled water demand, and wastewater generation. Table 3.3-2 provides a summary

of anticipated current and future annual potable water demand and Table 3.3-3 provides wastewater generation. Clark Pacific would use non-potable recycled water for processing purposes. Clark Pacific estimates approximately 32 acre feet per year (AFY) of process water is currently needed and approximately 48 AFY of process water would be needed in the future. Clark Pacific future water use and wastewater generation are constrained by the limits of the existing plant site. By eliminating the existing septic system and groundwater wells, onsite space would be more efficiently used and allow a slight incremental increase in future water use, but future wastewater generation would remain approximately the same. Similarly, Bayer is limited by the existing agricultural land, and therefore a slight increase in water use and wastewater generation is anticipated.

Table 3.3-2 Current and Future Annual Potable Water Demand (AFY)

Company	Current	Future
Bayer	25	31
Clark Pacific	5	7

Table Note: AFY = acre feet per year

Table 3.3-3 Current and Future Wastewater Generation (GPD)

Company	Current	Future
Bayer	5,080	5,932
Clark Pacific	4,333	4,333

Table Note: GPD = gallons per day

Currently there are two groundwater wells at Bayer and three groundwater wells at Clark Pacific. These wells are generally located inside the facilities and adjacent to agricultural fields. One of the groundwater wells at Bayer would be decommissioned, and two of the groundwater wells at Clark Pacific would be decommissioned. The septic systems located at each facility are also located away from facilities and in adjacent agricultural fields to provide for sufficient distance for the leach fields. There is one retention pond on site at Bayer, also away from existing facilities. The retention pond is currently unlined and retains water from Bayer processes. It is approximately 250 feet in length, 25 feet wide, by 10 feet deep.

It is anticipated that the decommissioning of existing groundwater wells and wastewater utility facilities at the two existing commercial facilities would ultimately occur, but the timing of such decommissioning is unknown. The County of Yolo would have jurisdiction associated with the decommissioning of existing water well(s), septic system(s), or Bayer's retention pond at the site(s). Existing well(s) would be decommissioned pursuant to the Water Well Abandonment Permit to be granted by the Yolo County Department of Community Services Environmental Health Division, which is not a discretionary action by the County. The method for decommissioning the groundwater wells would depend on the characteristics of each well (e.g., depth, diameter, and type of casing) and a technical inspection prior to decommissioning; however, it is assumed the pump would be removed, part of the casing would be removed, and the groundwater wells would be filled with concrete. Existing septic system(s) would be decommissioned pursuant to the Septic Abandonment Permit to be granted by the Yolo County Department of Community Services Environmental Health Division, which is not a discretionary action by the County. It is assumed the septic tanks would be pumped out and then abandoned in place (burial method), as this is the most common method. It is assumed existing leach fields would remain in the ground as built as it is not generally a requirement of Yolo County Environmental Health to remove a leach field. Should the retention pond be decommissioned it would be filled in with soil fill and compacted. It is assumed the retention pond would be decommissioned for the purposes of this environmental document.

3.4 REQUIRED APPROVALS

This SEIR is prepared in accordance with the requirements of CEQA (California Public Resources Code Section 21000 *et seq.*) and the CEQA Guidelines (California Code of Regulations (CCR] Section 15000 *et seq.*). The City of Woodland, as lead agency for the proposed project under CEQA, has the principal responsibility for certification of the SEIR and adopting and implementing the General Plan amendment.

4 IMPACT ANALYSIS

4.0 APPROACH TO THE ENVIRONMENTAL ANALYSIS

Sections 4.1 through 4.14 of the City's 2035 General Plan and CAP EIR describe impacts associated with implementation of the City's existing General Plan. This SEIR uses this same organization, including the numbering of environmental impact sections, though, as noted above under Section 1.4.1, for several environmental topic areas, there are no new significant impacts and no increase in severity in impacts.

Based on the analysis presented in Section 1.4.1, and given the nature of the proposed project, the focus of analysis and reporting in this SEIR is on the following topics[1]. The topics follow the organization of the 2035 General Plan and CAP EIR, however, may have different section numbers in this SEIR because of resources that were dismissed in Section 1.4.1.

- Agricultural Resources (Section 4.2 in the 2035 General Plan and CAP EIR)
- Air Quality (Section 4.3 in the 2035 General Plan and CAP EIR)
- Biological Resources (Section 4.4 in the 2035 General Plan and CAP EIR)
- Greenhouse Gas Emissions and Energy (Section 4.5 in the 2035 General Plan and CAP EIR)
- Cultural Resources and Tribal Cultural Resources (Section 4.6 in the 2035 General Plan and CAP EIR)
- Geology, Soils, and Paleontological Resources (Section 4.7 in the 2035 General Plan and CAP EIR)
- Hazards and Hazardous Materials (Section 4.8 in the 2035 General Plan and CAP EIR)
- Hydrology and Water Quality (Section 4.9 in the 2035 General Plan and CAP EIR)
- Land Use Planning/Population and Housing (Section 4.10 in the 2035 General Plan and CAP EIR)
- Noise and Vibration (Section 4.11 in the 2035 General Plan and CAP EIR)
- Utilities (Section 4.14 in the 2035 General Plan and CAP EIR)

Chapter 5 of this SEIR addresses alternatives and Chapter 6 of this SEIR includes a discussion of other analyses required under CEQA, including cumulative and growth-inducing impacts.

4.0.1 INCORPORATION BY REFERENCE

CEQA Guidelines Section 15150 encourages incorporation by reference of previously analyzed and publicly circulated information. CEQA Guidelines Section 15150(c) states that the incorporated part of the referenced document shall be briefly summarized, where possible, or briefly described if the data or information cannot be summarized, and the relationship between the incorporated part of the referenced document and the EIR shall be described.

This SEIR hereby incorporates by reference the *2035 General Plan and Climate Action Plan Final Environmental Impact Report* (*S*tate Clearinghouse #2013032015).

[1] Since the 2035 General Plan and CAP EIR was certified, the CEQA Guidelines Appendix G checklist was updated. Among those updates was the additional of questions related to energy use, renewable energy, and energy efficiency. Energy is addressed in the greenhouse gas emissions section of this SEIR. Also added as a part of these relatively recent changes was a new section with questions related to wildfire. Wildfire is addressed in this SEIR under the heading, hazardous materials and toxins, in Section 1.1.4. Tribal cultural resources was added as a separate section in Appendix G and is addressed as a part of cultural resources in this SEIR. If thresholds were updated they are noted in each of the resource sections in Chapter 4.

Digital copies of the General Plan EIR are on the City of Woodland's website, at https://www.cityofwoodland.gov/1000/Documents.

This document is also available for review at the City of Woodland during normal business hours:

Community Development Department, Planning Division
300 First Street
Woodland, CA 95695

The 2035 General Plan and CAP EIR analyzed the adoption and implementation of the *City of Woodland 2035 General Plan and Climate Action Plan*. The 2035 General Plan and CAP EIR provides a comprehensive assessment of the environmental impacts resulting from development accommodated under the General Plan and implementation of policies established within the General Plan. The 2035 General Plan and CAP EIR presents feasible mitigation measures to reduce potentially significant and significant impacts. Each mitigation measure is a procedure, program, or technique that requires City action, either alone or in collaboration with other agencies or organizations. Some of the implementation programs are processes or procedures that the City currently administers (such as development project review), while others identify new programs or projects.

Where information from the 2035 General Plan and CAP EIR is incorporated by reference in this SEIR, the relationship of the referenced material to the analyses in this SEIR is explained in each topic-specific resource section and page numbers are provided. Updates to environmental setting, impact, and mitigation discussions in this SEIR are provided where information has been modified since preparation of the 2035 General Plan and CAP EIR that is relevant to the impact analysis. Updates are focused on utility placement beyond the Planning Area addressed in the 2035 General Plan and CAP EIR. This is consistent with CEQA Guidelines Section 15163, "Supplement to an EIR."

4.0.2 SECTION CONTENTS

Sections 4.1 through 4.11 of this SEIR are each organized into the following major components:

- **Existing Conditions (Regulatory Setting and Environmental Setting):** This subsection describes federal, State, regional, and local plans, policies, regulations, and laws that may apply to the environmental topic under evaluation as it relates to the proposed project. This SEIR summarizes updated federal, State, regional, and local plans, policies, regulations, and laws that have been adopted since preparation of the 2035 General Plan and CAP EIR. This subsection also provides an overview of the existing physical environmental setting (i.e., the environmental baseline) as it relates to the proposed project. This SEIR provides updates to the environmental setting where changes have occurred since the adoption of the 2035 General Plan and CAP EIR, if relevant to the proposed project.

- **Environmental Impacts (Significance Thresholds, Environmental Impacts, and Mitigation Measures):** The significance criteria (or "thresholds of significance") are provided to define the level at which an impact would be considered potentially significant or significant in accordance with CEQA. Thresholds may be quantitative or qualitative. They may be based on agency or professional standards or on legislative or regulatory requirements relevant to the impact analysis. Generally, the thresholds of significance are derived from Appendix G of the CEQA Guidelines, as amended; factual or scientific information and data; and regulatory standards. The thresholds used in this SEIR are either consistent with, or the same as, those

thresholds used in the 2035 General Plan and CAP EIR. If modifications to thresholds were made for the purposes of this SEIR, this subsection describes the modifications relative to each resource. This subsection also provides analysis of the potential environmental impacts of the project described in Chapter 3, "Project Description," of this SEIR. The impact analysis examines the impacts that would occur with implementation of the proposed project. The analysis evaluates potential adverse physical environmental effects attributable to implementation of the 2035 General Plan and CAP EIR, with a focus on impacts beyond those addressed in the 2035 General Plan and CAP EIR. The analysis broadly addresses potential impacts associated with extending existing utilities within one mile of the existing ULL as proposed under the change to Policy 2.A.1, with a focus on the proposed utility alignment extensions of Clark Pacific and Bayer. Finally, as necessary, this subsection identifies feasible mitigation measures. For this SEIR, these mitigation measures are primarily the same as those measures included in the General Plan EIR; however, mitigation measures specific to the General Plan amendment are identified where needed to reduce impacts. Given the scope of the proposed project evaluated in this SEIR mitigation measures and mitigating programs that are relevant for extension of utilities are discussed. The mitigation measures identified in this SEIR would equally apply to, and would reduce or avoid impacts associated with, possible future uses of the General Plan amendment to extend utilities to commercial facilities not specifically identified in this SEIR that exist prior to November 3, 2026 within one mile of the existing ULL. Therefore, the environmental impact analysis and proposed mitigation measures in this SEIR broadly address the proposed change to Policy 2.A.1.

4.0.3 DETERMINING THE LEVEL OF SIGNIFICANCE

For each potential environmental impact identified in this SEIR, a statement of the level of significance of the impact is provided, as was provided in the 2035 General Plan and CAP EIR. Impacts are assessed as one of the following categories:

- The term "no impact" is used when the environmental resource being discussed would not be adversely affected by implementation of the proposed project. It means no change from existing conditions. This impact level does not need mitigation.

- A "less-than-significant impact" would cause a minor, but acceptable change in the physical environment. This impact level does not require mitigation, even if feasible, under CEQA.

- A "significant impact" would have a substantial adverse effect on the physical environment, but can be reduced to a less-than-significant level with mitigation. Impacts may also be considered "potentially significant" if the analysis cannot definitively conclude that an impact would occur as a result of the implementation of the proposed project. Under CEQA, mitigation measures must be provided, where feasible, to reduce the magnitude of significant or potentially significant impacts.

- A "significant and unavoidable impact" would cause a substantial adverse effect on the environment, and no known feasible mitigation measures are available to reduce the impact to a less-than-significant level. Under CEQA, a project with significant and unavoidable impacts may be approved, but the lead agency (in this case, the City) must prepare a "statement of overriding considerations" in accordance with Section 15093 of the CEQA Guidelines, explaining how the benefits of the project outweigh the potential for significant impacts.

4.1 Agriculture and Forestry Resources

Section 4.2, "Agriculture and Forestry Resources," of the 2035 General Plan and CAP EIR described the agricultural and forestry resources within the Planning Area, analyzed the potential impacts on agricultural resources from the 2035 General Plan and CAP, and identified mitigation measures to reduce significant impacts, where applicable (2035 General Plan and CAP EIR, pages 4.2-1 through 4.2-42). That information is hereby incorporated by reference.

This section provides updated information related to the environmental setting, the regulatory setting, and potential adverse physical environmental effects attributable to the proposed project, where applicable.

4.1.1 Existing Conditions

Regulatory Setting

The "Regulatory Setting" in the 2035 General Plan and CAP EIR remains unchanged as it relates to potential effects associated with the proposed project and is hereby incorporated by reference (Section 4.2.3 on pages 4.2-11 through 4.2-27).

Updates to the Regulatory Setting

No updates to the regulatory setting are required.

Environmental Setting

The existing environmental setting is described in 2035 General Plan and CAP (2035 General Plan and CAP EIR, pages 4.2-1 through 4.2-10), is current as it relates to potential effects attributable to the proposed project and is hereby incorporated by reference. The setting provides information related to the locations and acreages of Important Farmland classifications assigned by the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP) for the City and the Planning Area based on 2012 data (Exhibit 4.2-1 and Table 4.2-1 on pages 4.2-3 and 4.2-5, respectively). The setting also provides data related to the change in acreage of agricultural land uses in the Planning Area between 1984 and 2014, as well as the market value of agricultural products sold in Yolo County from 1994 to 2014 (page 4.2-6 and 4.2-7). The setting included data showing that although there were no Williamson Act contracts within the Planning Area as of 2016, there were several Williamson Act contracts outside of but adjacent to the Planning Area (Exhibit 4.2-2 on page 4.2-9).

Updates to the Environmental Setting

Table 3.2-1 in this SEIR (Chapter 3, "Project Description,") summarizes the existing land use, existing land use designation of the County, and existing zoning of the County for the existing and proposed Bayer and Clark Pacific facilities. Land use and zoning designation within one mile beyond the existing ULL is similar to those presented in Table 3.2-1 of this SEIR and is primarily comprised of unincorporated county land designated as agriculture land use and agriculture intensive, or heavy industrial. These land use and zoning designations have not changed since the 2035 General Plan and CAP EIR was prepared.

Important Farmland is classified by the DOC as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance. Under CEQA, Important Farmland consists of the DOC

designations for Prime Farmland, Farmland of Statewide Importance, and Unique Farmland (defined as "agricultural land" or "farmland" in California Public Resources Code Sections 21060.1 and 21095, and CEQA Guidelines Appendix G). Important Farmland data from the DOC's FMMP for the County was most recently updated in 2020. A review of this data indicates that most land within one mile outside of the ULL to the north, west, and south of the City is classified as Prime Farmland, while land east of the City is primarily classified as Unique Farmland and Farmland of Statewide Importance (DOC 2020a).

The acreages of Important Farmland (as defined by CEQA) for the proposed Bayer and Clark Pacific utility line alignments are shown in Table 4.1-1. As described in Chapter 3, "Project Description," the proposed pipelines would consist of 4-inch and 8-inch diameter PVC; however, the total width of construction disturbance for the pipeline alignments would be 25 feet. The acreages shown in Table 4.1-1 include this 25-foot-wide corridor for all pipeline alignments.

Table 4.1-1 CEQA Important Farmland[1]—Bayer and Clark Pacific Utility Alignments

Alignment	Location	Prime Farmland (Acres)	Unique Farmland (Acres)	Farmland of Statewide Importance (Acres)
Bayer Water Main	West of County Road 98	3.869	0	0
Bayer Sewer Main	West of County Road 98	3.089	0.025	0
Bayer Total		**6.958**	**0.025**	**0**
Clark Pacific Water/ Sewer Main	South of County Road 18C, East and West of County Road 101	8.898	0	0
Clark Pacific Total		**8.898**	**0**	**0**
Total Both Facility Alignments		**15.856**	**0.025**	**0**

Table Notes
CEQA = California Environmental Quality Act
DOC = California Department of Conservation
[1] Important Farmland consists of the DOC designations for Prime Farmland, Farmland of Statewide Importance, and Unique Farmland (defined as "agricultural land" or "farmland" in California Public Resources Code Sections 21060.1 and 21095, and CEQA Guidelines Appendix G).
Source: Data Compiled by AECOM in 2025

The approximately 15.8 acres of Prime Farmland in the Bayer and Clark Pacific utility line alignments represents approximately 0.006 percent of the total Prime Farmland countywide.

Furthermore, it should be noted that the approximately 6.9 acres of Prime Farmland and 0.02 acre of Unique Farmland in the Bayer utility line alignments consist of land that is owned by Bayer as part of its Vegetables Research and Development Center, which is centered around development of new vegetable varieties while seeking new solutions to help achieve more sustainable harvests. The Bayer farming team at the Woodland facility has implemented a 'green farm strategy,' which is a holistic approach employing more efficient use of irrigation and fertilization, reduced tillage, plus companion cropping for integrated pest management and improved biodiversity and soil health. Improved agricultural practices can have multiple benefits including reduced greenhouse gas emissions plus carbon dioxide (CO_2) removal, thereby contributing to reducing climate change.

The 2035 General Plan and CAP EIR presented data related to changes in Important Farmland mapped by the DOC in the County from 1984 to 2014. Farmland conversion data for the County is currently available through 2020 (DOC 2020b). Table 4.1-2 shows the conversion of Important Farmland (as defined by CEQA) mapped by

the DOC in the County between 2014 and 2020. As shown in Table 4.1-2, between 2014 and 2020, the amount of land classified as Prime Farmland and Unique Farmland in the County decreased slightly, while the amount of land classified as Farmland of Statewide Importance increased slightly. Agricultural land conversion (both increases and decreases) can occur from a variety of factors, including redistribution of farmland between categories; conversion of fallow land to irrigated cropland after a long drought; conversion due to land left idle or used for dryland grain production for three or more DOC update cycles; installation of new orchards, irrigated pastures, and row crops; and development of agricultural land with urban uses.

Table 4.1-2 Summary of Important Farmland Conversion in Yolo County 2014–2020

Important Farmland Type	2014 (acres)	2016 (acres)	2018 (acres)	2020 (acres)	Net 6-Year Change (acres)	6-Year Change (percent)
Prime Farmland	250,345	250,558	243,961	243,748	-6,597	-2.6
Unique Farmland	44,604	46,095	43,932	44,467	-137	-0.3
Farmland of Statewide Importance	18,861	19,529	19,320	19,985	1,124	5.9

Source: DOC 2020b

Based on the most recent data from the County, most of the land surrounding the City's Planning Area is held under Williamson Act contracts, including some areas that are within one mile outside of the ULL. However, the Bayer and Clark Pacific utility line alignments would not be installed within land held under a Williamson Act contract (Yolo County 2024).

4.1.2 ENVIRONMENTAL IMPACTS

THRESHOLDS FOR DETERMINING SIGNIFICANCE

The thresholds for evaluating the significance of impacts for this analysis are based on the checklist in Appendix G of the CEQA Guidelines and are the same as those used in the 2035 General Plan and CAP EIR. These thresholds are used to evaluate potential adverse physical environmental effects attributable to implementation of the proposed project, with a focus on impacts beyond those addressed in the 2035 General Plan and CAP EIR. A significant impact related to agriculture would occur if the proposed project would:

- convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- conflict with existing zoning for agricultural use, or a Williamson Act contract; or
- involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use.

Conflict with Existing Zoning for Timberland or Forest Land, Loss or Conversion of Timberland, and other Changes that Could Result in Conversion of Forest Land to Non-Forest Use—As described in 2035 General Plan and CAP EIR Section 4.2.2.4 (pages 4.2-7 and 4.2-8), there are no areas of timberland within the Planning Area. There are also no areas of timberland or forest land within the proposed Bayer or Clark Pacific utility line alignments. Within one mile outside the ULL, there are no areas of timberland but there are areas of

forest land[2] along the banks of Willow Slough and Cache Creek, and within the Cache Creek Settling Basin. However, urban development (such as buildings that would require utility lines) is not permitted in the Cache Creek Settling Basin, which is a State Plan of Flood Control facility that was constructed to preserve the floodway capacity of the Yolo Bypass. At the time of the release of the NOP for this SEIR, there is no commercial or industrial development on the north side of Cache Creek or the southeast side of Willow Slough within one mile outside the ULL (Figure 6.2-1). Finally, the land that encompasses Willow Slough is zoned for Agriculture-Intensive and the land that encompasses Cache Creek is zoned for Public Open Space[3]. Therefore, implementation of the proposed project would have no impact related to conflicts with existing zoning for timberland or forest land, or conversion of forest land to non-forest use, and this impact is not addressed further in this EIR.

The impact numbering in the section below corresponds to those numbers used in the 2035 General Plan and CAP EIR for ease of reference.

IMPACTS AND MITIGATION MEASURES

Impact 4.1-1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as Shown on the Maps Prepared Pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to Non-Agricultural Use

As discussed in the 2035 General Plan and CAP EIR (pages 4.2-28 through 4.2-35), development planned as a part of the 2035 General Plan would result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance in areas that are currently used for agriculture in the new growth areas (SP-1, SP-2, and SP-3, shown on 2035 General Plan and CAP EIR Exhibit 3.7-1 (page 3-23]) within the City's Planning Area. The 2035 General Plan Policy 2.A.1 states that public services and facilities shall not extend beyond the permanent ULL; this policy was enacted, in part, to protect existing agricultural land and can only be changed by a ballot measure supported by a vote of the people. Policy 2.A.3 requires one acre to be permanently conserved for every acre of Important Farmland converted to urban development and the City's Municipal Code Agricultural Mitigation Section 15.33 specifies requirements for permanent conversion of Important Farmland, which implements Policy 2.A.3 of the General Plan. The focus of the 2035 General Plan on infill and compact development in strategic new growth areas within the ULL aims to minimize the magnitude of farmland conversion and to help protect large tracts of farmland in agricultural areas. However, future development within the new growth areas would result in the conversion of Important Farmland to non-agricultural uses (i.e., urban development), which would be a significant impact. Consistent with the 2035 General Plan and CAP EIR, the project applicants for new development on Important Farmland would be required to implement Mitigation Measure 4.1-1 to apply the 2035 General Plan Policy 2.A.3 with adopted amendments, which requires one acre of Important Farmland to be permanently conserved for every one acre converted to urban development, and requires that the Farmland to be conserved be of the same type as the Farmland converted, and located as close to Woodland as possible. However, it is not possible to fully mitigate for the loss of Prime Farmland, and no other feasible mitigation measures are available; therefore, this impact is significant and unavoidable.

Installation of most of the proposed Bayer utility pipelines would occur in existing dirt farm roads within a 25-foot-wide corridor surrounded by Bayer cropland, which is classified as approximately 6.9 acres of Prime

[2] Forest land is defined by Section 12220(g) of the California Public Resources Code as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits."
[3] Major publicly owned open space lands, major natural water bodies, agricultural buffer areas, and habitat preserves.

Farmland (Table 4.1-1). The west end of both Bayer utility pipeline alignments would be situated within the existing developed area of the Bayer facility, which is classified as approximately 0.02 acre of Unique Farmland (Table 4.1-1). The proposed Bayer utility pipeline alignments from the eastern tie-in point and within the County Road 98 right-of-way are classified as Urban and Built-Up Land[4], which is not Important Farmland (DOC 2020a). The proposed Clark Pacific utility pipelines would be installed within a 25-foot-wide corridor that includes the road rights-of-way of County Roads 18C and 101. Portions of the land adjacent to and south of County Road 18C are classified as Prime Farmland, and all of the land on both sides of County Road 101 is classified as Prime Farmland (DOC 2020a). Approximately 8.8 acres of Prime Farmland along these roadways would be disturbed for the proposed pipeline installation (Table 4.1-1). The remaining areas of disturbance along the proposed Clark Pacific utility alignment are classified primarily as Urban and Built-Up Land, with a small area of Other Land[5] (DOC 2020a). Therefore, in total, the proposed project would result in the temporary disturbance of approximately 15.8 acres of Prime Farmland and 0.02 acre of Unique Farmland. The approximately 15.8 acres of Prime Farmland in the Bayer and Clark Pacific utility line alignments represents approximately 0.006 percent of the total Prime Farmland countywide. The Prime Farmland for the Bayer utility alignment is owned by Bayer as part of its vegetable crop research and development center in Woodland. Once construction of the utility lines is complete, land would be restored, and surface activities would resume. Therefore, the proposed project would not permanently convert Important Farmland to non-Farmland Uses as a result of the extension of utilities to Bayer or Clark Pacific. Similarly, it would be expected extension of utilities to other existing business operating prior to November 3, 2026 within one mile of the existing ULL would primarily follow existing public road rights of ways because they would need to connect to existing utility pipelines. If routes through designated Farmland were needed, the disturbance would be temporary, and the utilities would be placed such that agricultural land uses would continue to occur.

General Plan Policy 2.A.1 prohibits City public services and facilities beyond Woodland's ULL to support the preservation of agricultural land, unless allowed by a vote of the people. However, as described in Chapter 3, "Project Description," a measure will be placed on the 2026 election ballot to allow the proposed utility extensions for any facility that is operating by November 2026 and within one mile outside of the ULL and if approved by the City Council and the voters, the proposed project would be consistent with the policy. General Plan Policy 2.A.3 with adopted amendments, is applicable to agricultural lands within the existing ULL and the existing ULL is not being modified nor would agricultural lands within the existing ULL be converted to urban development. Important Farmland outside the existing ULL and under jurisdiction of the County would be required to comply with the County's ag mitigation requirements if a permanent conversion of Important Farmland occurred. The County's agricultural conservation ordinance (Section 8-2.404 and Section 8.2-405 of the Yolo County Code), which requires replacement of Prime Farmland at a ratio of three acres of conserved farmland to one acre of converted land and replacement of other types of farmland at a ratio of two acres to one; small projects of less than 20 acres may pay an in-lieu fee rather than conserve farmland directly. However, as noted above, the proposed project would not permanently convert Important Farmland to non-Farmland Uses and therefore would not be required to mitigate for the permanent conversion of Important Farmland within the County. Furthermore, as addressed in Section 4.9, "Land Use and Planning, Population and Housing" of this

[4] Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

[5] Land that does not meet the criteria of any of the other FMMP categories. Includes low-density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry or aquaculture facilities; strip mines; borrow pits; water bodies smaller than forty acres; and vacant and non-agricultural land larger than 40 acres and surrounded on all sides by urban development.

SEIR, the proposed project would be consistent with Agricultural Conservation Policies (Section 4.4 Review Criteria) and LAFCo would consider their Agricultural Conservation Policy when determining to approve the extension of services outside the existing ULL.

Given the above, impacts on Important Farmland would not be significant and unavoidable as reported in the 2035 General Plan and CAP EIR. Therefore, implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.1-2: Conflict with Existing Zoning for Agricultural Use, or a Williamson Act Contract

As discussed in the 2035 General Plan and CAP EIR (pages 4.2-36 through 4.2-38), the 2035 General Plan does not designate land as Agricultural in the Planning Area. However, there are two parcels in the Planning Area that are zoned Agriculture in the Woodland Zoning Code, and there is land within the Planning Area designated by the Yolo County 2030 General Plan for Agriculture. There are no active Williamson Act contracts in the Planning Area. 2035 General Plan Policies 7.C.3, 7.C.4, and 8.G.10 reduce the impact of development within the ULL on surrounding farmland. The 2035 General Plan proposes land use designations for land currently within the unincorporated area of the County that would conflict with the land use designations in the Yolo County 2030 General Plan. However, the City's proposed land use changes would have no effect unless annexation occurred in which case the City would then have jurisdiction, which would ultimately result in rectifying the discrepancy between County and City land use plans in terms of zoning and land use designations, ultimately resulting in a less-than-significant impact (physical environmental impacts from loss or conversion of agricultural land are evaluated in Impacts 4.1-1 and 4.1-3). There is no impact from potential conflicts with Williamson Act contracts.

Table 3.3-1 in this SEIR (Chapter 3, "Project Description,") summarizes the existing land use, existing land use designation of the City or the County, and existing zoning of the City or the County for the existing and proposed Bayer and Clark Pacific facilities. Most of the proposed utility alignments consist of land that is zoned and designated for agricultural use. The land uses and zoning designations within one mile beyond the existing ULL is similar to those presented in Table 3.3-1 and is primarily comprised of unincorporated county land designated as agriculture and agriculture intensive, or heavy industrial. The proposed Bayer and Clark Pacific utility lines would be installed underground, and the existing land use and zoning designations would not change. Furthermore, there are no Williamson Act contracts on the parcels where the proposed Bayer and Clark Pacific utility lines would be installed. Even if other utility alignments within one mile of the existing ULL were presented to the City for potential approval with installation in parcels under Williamson Act contracts, because the utility lines would be installed underground agriculture would continue on the affected parcels and the Williamson Act status would not be affected. Therefore, as concluded in the 2035 General Plan and CAP EIR, there would be no impact related to conflicts with existing zoning for agricultural use or a Williamson Act contract, and this conclusion would not change as a result of the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.1-3: Involve Other Changes in the Existing Environment that, Due to Their Location or Nature, Could Result in Conversion of Farmland to Non-Agricultural Use

As discussed in the 2035 General Plan and CAP EIR (pages 4.2-38 through 4.2-41), 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. 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. 2035 General Plan Policy 7.C.4 requires the City to ensure that urban development within the ULL does not affect the economic viability of adjacent farms outside of the ULL. 2035 General Plan Policies 2.D.2, 6.C.1, and 4.G.2 help strengthen specific segments of the agricultural industry. Policy 4.C.9 explicitly supports the continuation and development of the agricultural industry in Woodland, and Policy 8.G.10 requires the City's support for both the City's and the County's right to farm ordinances. Policy 7.C.2 helps protect existing agriculture within the ULL, and Policy 7.C.3 requires the City to support the County's agricultural conservation efforts. However, farmland in the Woodland area could still be adversely affected by new development along the urban fringe. The 2035 General Plan and CAP EIR adopted Mitigation Measure 4.2-3, which added 2035 General Plan Policy 7.C.5 requiring new development that occurs at the edge of the ULL to be set back a minimum of 150 feet from adjacent agricultural land to provide an agricultural buffer. However, adverse impacts could still occur and no other feasible mitigation measures are available. Therefore, the impact is significant and unavoidable (page 4.2-41).

The proposed Bayer and Clark Pacific utility lines would be designed with sufficient capacity only to serve each respective facility. Similarly, if other utility line alignments within one mile of the existing ULL were presented to the City for potential approval, they would be sized to serve only the respective facility. Because the pipelines would be installed underground, and because they would be sized to serve only the respective facility, the proposed project would not involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use. Given the above, impacts related to other changes in the existing environment that could result in conversion of farmland to non-agricultural use would not be significant and unavoidable, as reported in the 2035 General Plan and CAP EIR. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

4.2 AIR QUALITY

Air quality is defined by the concentration of pollutants related to human and environmental health. Concentrations of air pollutants are determined by the rate and location of pollutant emissions released by pollution sources, and the atmosphere's ability to transport and dilute such emissions. Natural factors that affect transport and dilution include terrain, wind, and sunlight. Therefore, ambient air quality conditions within an air basin are influenced by such natural factors as topography, meteorology, and climate, in addition to the amount of air pollutant emissions released by air pollutant sources.

Section 4.3, "Air Quality," of 2035 General Plan and CAP EIR, (2035 General Plan and CAP EIR, pages 4.3-1 to 4.3-48) described the existing air quality conditions, summarized applicable regulations, analyzed the potential short-term construction and long-term operational air quality impacts associated with implementation of the 2035 General Plan and CAP, and identified mitigation measures to reduce significant impacts, where applicable. That information is hereby incorporated by reference.

This section provides updated information related to the environmental setting, the regulatory setting, and potential adverse physical environmental effects attributable to the proposed project, where applicable.

4.2.1 EXISTING CONDITIONS

REGULATORY SETTING

The regulatory setting in the 2035 General Plan and CAP EIR was presented on pages 4.3-14 to 4.3-18. The regulatory setting is updated in the material that follows. The information provided below does not lead to a new impact or increase in severity of any impact in relation to the proposed project.

UPDATES TO THE REGULATORY SETTING

The General Plan Planning Area and proposed project are in the Yolo-Solano Air Quality Management District (YSAQMD). Since certification of the 2035 General Plan and CAP EIR, the air quality plans for the region have been updated. The most current update for the YSAQMD Air Quality Attainment Plan to address the regional nonattainment status for the California Ambient Air Quality Standards was adopted in May 2019 (YSAQMD 2019). Additionally, YSAQMD worked with the other local air districts within the Sacramento Region[6] to develop the Sacramento Regional 2008 National Ambient Air Quality Standards 8-Hour Ozone Attainment and Reasonable Further Progress Plan (SMAQMD 2017) and the Sacramento Regional 2015 Ozone National Ambient Air Quality Standards Attainment and Reasonable Further Progress Plan (SMAQMD 2023). These regional plans describe and demonstrate how the Sacramento Federal Nonattainment Area is meeting requirements under the federal Clean Air Act in demonstrating reasonable further progress and attainment of the National Ambient Air Quality Standards for ozone. These regional plans primarily target long-term operational sources, particularly stationary and industrial sources, as well as mobile source emissions, but also include strategies to reduce construction-related emissions. The respective air districts develop Rules and Regulations to implement the air quality plans and achieve the federal and State ambient air quality standards. The updates to the regional air

[6] El Dorado County Air Quality Management District, Feather River Air Quality Management District, and the Sacramento Metropolitan Air Quality Management District (SMAQMD).

quality plans and air district Rules and Regulations have not substantively changed in any way that affects the regulatory setting or findings of the 2035 General Plan and CAP EIR.

ENVIRONMENTAL SETTING

The existing environmental setting is described in 2035 General Plan and CAP (2035 General Plan and CAP EIR, pages 4.3-1 to 4.3-13), is current as it relates to potential effects attributable to the proposed project, and is hereby incorporated by reference. The setting provides an overview of the climate, topography, and meteorology in the region; describes emissions sources and health effects of criteria air pollutants and toxic air contaminants (TACs), in addition to sources of odors; summarizes ambient air quality data, the attainment status of air pollutants, and emissions inventories within the region; and describes odor sources within the Planning Area.

UPDATES TO THE ENVIRONMENTAL SETTING

While the ambient air quality monitoring data and emissions inventories presented in the 2035 General Plan and CAP EIR (pages 4.3-9 to 4.3-13) were based on data from 2012 to 2014, incremental changes in ambient air quality data and emissions inventories year over year would not occur at a level that would lead to a new impact or increase the severity of an existing impact in relation to the proposed project.

While the proposed project would include the provision of services outside the ULL, and thereby outside the City's Planning Area as analyzed under the 2035 General Plan and CAP EIR, the environmental setting described in the 2035 General Plan and CAP EIR is applicable to the proposed project because air quality is evaluated on a regional basis due to the cumulative nature of emissions, the transport of emissions over long distances, and the effect of local meteorology and atmospheric conditions.

The 2035 General Plan and CAP EIR evaluated growth and development that could occur through the General Plan planning horizon in locations across the Planning Area and did not identify specific sensitive receptors. The proposed project would allow for the extension of utilities to existing commercial facilities located up to one mile beyond the existing ULL through primarily rural land. The environmental setting for the proposed project is similar to the rural areas described and evaluated in the 2035 General Plan and CAP EIR. For the purposes of this SEIR analysis, nearby sensitive receptors have been identified and would be similarly representative of sensitive receptors within one mile of the existing ULL. There are sensitive receptors within 400 feet of the utility extension to Bayer near County Road 98 and within 350 feet of the utility extension to Clark Pacific along County Roads 101 and 18c. The closest sensitive receptors to the Bayer utility extensions are multi-family residences located adjacent to County Road 98, approximately 90 feet from the location of part of the proposed sewer pipeline. The closest sensitive receptors to the Clark Pacific utility extensions are single family residences located along County Roads 101 and 18c, approximately 70 feet from a portion of the proposed sewer and water pipelines. This analysis considers these nearby receptors in the context of, but greater detail, than was possible at the time of the 2035 General Plan and CAP EIR.

4.2.2 ENVIRONMENTAL IMPACTS

THRESHOLDS FOR DETERMINING SIGNIFICANCE

The thresholds for evaluating the significance of impacts for this analysis are based on the checklist in Appendix G of the CEQA Guidelines and are the same as those used in the 2035 General Plan and CAP EIR[7]. These thresholds are used to evaluate potential adverse physical environmental effects attributable to implementation of the 2035 General Plan and CAP EIR, with a focus on impacts beyond those addressed in the 2035 General Plan and CAP EIR. A significant impact to air quality would occur if the proposed project would:

- conflict with or obstruct implementation of the applicable air quality plan;
- result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard;
- expose sensitive receptors to substantial pollutant concentrations; or
- result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

As detailed in the 2035 General Plan and CAP EIR and identified above, the proposed project is located within the YSAQMD jurisdictional boundary. Pursuant to the YSAQMD-recommended thresholds for evaluating project-related air quality impacts, implementation of the proposed project would be considered significant if it would (YSAQMD 2007):

- generate construction-related criteria air pollutant or precursor emissions that exceed the YSAQMD-recommended thresholds of 10 tons per year (tpy) of reactive organic gases (ROG), 10 tpy of nitrogen oxides (NO_X), and 80 pounds per day (lbs/day) of particulate matter with aerodynamic diameter less than 10 microns (PM_{10}), or result in a violation of the CO California Ambient Air Quality Standards;
- generate long-term regional criteria air pollutant or precursor emissions that exceed the YSAQMD-recommended thresholds of 10 tpy of ROG, 10 tpy of NO_X, and 80 lbs/day of PM_{10}, or result in a violation of the CO California Ambient Air Quality Standards;
- expose the maximally exposed individual (MEI) to TAC emissions that exceed an incremental increase in cancer risk of more than 10 in one million[8] and/or a ground-level concentration of non-carcinogenic TAC emissions that would result in a Hazard Index equal to 1 or greater; or
- generate odorous emissions in such quantities as to cause detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which may endanger the comfort, repose, health, or safety

[7] Appendix G, III. Air Quality, was revised in 2018 following certification of the 2035 General Plan and CAP EIR; this revision removed the impact of "violate any air quality standard or contribute substantially to an existing or project air quality violation" from consideration and revised the impact of "create objectionable odors affecting a substantial number of people". These changes do not substantively change the approach to analysis applied to the 2035 General Plan EIR and the approach presented in this SEIR evaluation of potential air quality impacts.

[8] The YSAQMD notes that this threshold was adopted specifically for the evaluation of stationary source impacts and that it believes that this threshold can provide an accurate and conservative assessment of the significance of mobile source-related impacts from air toxics from mobile sources, such as diesel particulate matter. The YSAQMD also notes that no specific threshold of significance for toxic impacts has been adopted for mobile sources and that the 10 in one million threshold has been used by lead agencies for assessing mobile source impacts.

of any such person or the public, or which may cause, or have a natural tendency to cause, injury or damage to business or property.

For cumulative impacts, YSAQMD states that if a project would be significant on the project-level (i.e., exceed any of the thresholds listed above), it would also be considered significant on a cumulative level (YSAQMD 2007).

As with the approach in the 2035 General Plan and CAP EIR, since there is considerable overlap between the above mentioned threshold questions, this section has been reorganized to improve clarity and readability into four impact statements addressing:

- short-term, construction-related emissions
- long-term, operational emissions
- exposure of sensitive receptors to substantial pollutant concentrations; and
- exposure to objectionable odors.

The impact numbering in the section below corresponds to those numbers used in the 2035 General Plan and CAP EIR for ease of reference.

IMPACTS AND MITIGATION MEASURES

Impact 4.3-1: Generation of Short-Term Construction-Related Emissions of Criteria Air Pollutants and Precursors

As discussed in the 2035 General Plan and CAP EIR (2035 General Plan and CAP EIR, pages 4.3-21 to 4.3-25) implementation of the 2035 General Plan would include construction-related activities such as site preparation, demolition and renovation, building construction, and grading. Construction activities would result in the generation of temporary exhaust emissions (i.e., ROG, NO_X, PM_{10} and $PM_{2.5}$) from the use of off-road equipment, material delivery trucks, and construction worker vehicles. Fugitive dust (i.e., PM_{10} and $PM_{2.5}$) would also be generated from construction vehicle and equipment travel on paved and unpaved roadways and from earthwork and material movement, and off-gassing emissions of ROG from the application of architectural coatings (e.g., paint) and asphalt paving. Construction-related emissions associated with implementation of the 2035 General Plan were quantified based on an assumed level of development that could occur within one year (2017) and were found to exceed the YSAQMD-recommended thresholds of significance. The 2035 General Plan and CAP EIR identified 2035 General Plan policies and additional mitigation measures incorporated into the Final 2035 General Plan that would reduce construction-related impacts. However, because the ability of the General Plan policies and mitigation measures to reduce construction-related emissions was unknown, the 2035 General Plan and CAP EIR found that impacts associated with short-term construction related emissions would be significant and unavoidable.

The proposed project would result in short-term temporary emissions of criteria air pollutants and ozone precursors during construction of the extension of utilities associated with the use of off-road equipment, material delivery trucks, and construction worker vehicles for activities such as demolition, site preparation (e.g., grubbing and land clearing), grading and excavation, installation of underground pipelines, and paving.

The California Emissions Estimator Model (CalEEMod) Version 2022.1.1.29 was used to model construction emissions associated with the proposed project. As described in Section 3.3.2, it is assumed that construction would take place within a single construction period during May through November and would occur after November 2026; therefore, the construction emissions modeling assumes that construction would start in May 2027. For the purposes of this analysis, it is assumed that approximately 400 to 500 feet of pipeline could be installed per day,

with several days for land clearing and grubbing and paving. Therefore, there would be a total anticipated construction duration of 20 days for the utility extensions to Bayer and 29 days for the utility extensions to Clark Pacific. It is assumed decommissioning of onsite groundwater wells and wastewater utility facilities at both Bayer and Clark Pacific would occur after construction of the utility extensions is complete, as the extended utilities would need to be in place for each business to continue operating. The construction equipment inventory for the proposed project was developed based on CalEEMod defaults for linear projects based on the length of pipelines for each business and assuming a 25-foot width of horizontal disturbance[9]. The number of construction worker one-way trips per day is determined based on the number of pieces of equipment by each phase multiplied by 2.5, consistent with the CalEEMod User Guide (California Air Pollution Control Officers Association (CAPCOA] 2022). Excavated soil material associated with trenching for the utility extension alignments is assumed to be re-used and there would be no import or export of soil materials or associated haul truck trips. Due to the proximity of the utility extension alignments to existing roads, it is conservatively assumed that 25 percent of the total utility extension area would be repaved following installation of the utility extensions. Decommissioning of the existing retention pond at the Bayer facility is assumed to require import of 2,315 cubic yards of material to fill the volume of the existing pond. Decommissioning of the groundwater wells and wastewater facilities at each business is assumed to require minimal construction equipment associated with removal of the groundwater well casings and pumps and abandoning septic tanks in place. 2035 General Plan and CAP EIR Mitigation Measure 4.3-1a required Implementation Program Air Quality 1, as incorporated into the Final 2035 General Plan (as Implementation Program 7.18), which included, among other requirements, the requirement of twice daily watering for those projects that could result in short-term impacts to air quality. Therefore, this SEIR analysis incorporates twice daily watering of unpaved roads and exposed construction areas. Additional inputs and assumptions are included in Appendix D.

Table 4.2-1 and Table 4.2-2 summarize the modeled emissions of ROG, NO_X, PM_{10}, and $PM_{2.5}$ associated with the proposed project for the Bayer and Clark Pacific facilities, respectively, and compare the proposed project emissions to the YSAQMD thresholds of significance. Table 4.2-3 presents the total maximum daily emissions assuming concurrent construction of the utility extensions to both Bayer and Clark Pacific. Model reports showing emissions inputs and outputs are included in Appendix D.

Table 4.2-1 Bayer Construction-Related Emissions

Project Component	ROG (tons per year)	NO_X (tons per year)	PM_{10} (pounds per day)	$PM_{2.5}$ (pounds per day)
Utility Extension	0.04	0.4	35.4	5.3
Groundwater Well Decommissioning	0.0004	0.002	0.1	0.06
Septic Tank Decommissioning	0.001	0.01	0.3	0.2
Retention Pond Decommissioning	0.0005	0.01	6.1	1.9
Total Maximum Daily Emissions [a, b]	**0.05**	**0.4**	**42.0**	**7.5**
YSAQMD Threshold	10	10	80	--
Exceeds Threshold?	No	No	No	--

Source: Appendix D, modeled by AECOM in 2025. YSAQMD 2007

Table Notes: NO_X = nitrogen oxides; PM_{10} = particulate matter with aerodynamic diameter less than 10 microns; ROG = reactive organic gases; YSAQMD = Yolo-Solano Air Quality Management District

[a] Total maximum daily emissions assume the potential maximum daily emissions associated with each project component would occur on the same day.

[b] Totals may not sum due to rounding.

[9] The equipment list proposed in Section 3.3.2 "Extension and Use of Utilities" of this SEIR is slightly different from that which was modeled (i.e., dozers would likely be used instead of scrapers and scrapers were modeled). However, the difference in modeled equipment does not influence the findings presented in Section 4.2, "Air Quality" or Section 4.4, "Greenhouse Gas Emissions and Energy" of this SEIR and does not result in emissions exceedances.

Table 4.2-2 Clark Pacific Construction-Related Emissions

Project Component	ROG (tons per year)	NO_X (tons per year)	PM_{10} (pounds per day)	$PM_{2.5}$ (pounds per day)
Utility Extension	0.03	0.3	2.6	1.1
Groundwater Well Decommissioning	0.0004	0.02	0.1	0.1
Septic Tank Decommissioning	0.001	0.01	0.3	0.2
Total Maximum Daily Emissions [a, b]	**0.03**	**0.3**	**3.1**	**1.4**
YSAQMD Threshold	10	10	80	--
Exceeds Threshold?	No	No	No	--

Source: Appendix D, modeled by AECOM in 2025.
Table Notes: NO_X = nitrogen oxides; PM_{10} = particulate matter with aerodynamic diameter less than 10 microns; ROG = reactive organic gases; YSAQMD = Yolo-Solano Air Quality Management District
[a] Total maximum daily emissions assume the potential maximum daily emissions associated with each project component would occur on the same day.
[b] Totals may not sum due to rounding.

Table 4.2-3 Total Construction-Related Emissions

Facility	ROG (tons per year)	NO_X (tons per year)	PM_{10} (pounds per day)	$PM_{2.5}$ (pounds per day)
Bayer	0.05	0.4	42.0	7.5
Clark Pacific	0.03	0.3	3.1	1.4
Total Maximum Daily Emissions [a, b]	**0.08**	**0.7**	**45.1**	**8.9**
YSAQMD Threshold	10	10	80	--
Exceeds Threshold?	No	No	No	--

Source: Appendix D, modeled by AECOM in 2025.
Table Notes: NO_X = nitrogen oxides; PM_{10} = particulate matter with aerodynamic diameter less than 10 microns; ROG = reactive organic gases; YSAQMD = Yolo-Solano Air Quality Management District
[a] Total maximum daily emissions assume the potential maximum daily emissions associated with each facility would occur on the same day.
[b] Totals may not sum due to rounding.

As shown in Table 4.2-1 and Table 4.2-2, construction-related emissions associated with the proposed project would not exceed the YSAQMD-recommended thresholds of significance, which have been developed with the intent of ensuring attainment, or to work toward attainment, of the federal and State ambient air quality standards, consistent with the regional air quality plans. If a project would exceed the YSAQMD mass emission thresholds, it may be considered to conflict with or obstruct implementation of the YSAQMD air quality planning efforts. Therefore, because construction-related emissions would not exceed the YSAQMD-recommended thresholds of significance, construction of the proposed project would not conflict with or obstruct implementation of the applicable air quality plan or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard. These types and levels of air quality emissions would be similar to those that could occur if other existing commercial facilities located up to one mile beyond the existing ULL, and in operation on or prior to November 3, 2026, extend utilities under the proposed project. Given the above, impacts related to short-term construction related emissions would not be significant and unavoidable as reported in the 2035 General Plan and CAP EIR. Therefore, implementation of the proposed project would not result in new impacts related to short-term construction-related emissions of criteria air pollutants and precursors nor such impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.3-2: Generation of Long-Term Operational Emissions of Criteria Air Pollutants and Precursors

As discussed in the 2035 General Plan and CAP EIR (2035 General Plan and CAP EIR, pages 4.3-25 to 4.3-27), implementation of development considered under the 2035 General Plan would include new buildings, structures, paved areas, roadways, utilities, and other improvements which would generate operational emissions from mobile, energy, and area sources. Operational emissions associated with implementation of the 2035 General Plan were quantified based on the anticipated types and sizes of land uses for the development scenarios considered in the 2035 General Plan and CAP EIR and were found to exceed the YSAQMD-recommended thresholds of significance. The 2035 General Plan and CAP EIR identified General Plan policies and additional mitigation measures that would reduce operational impacts. However, because the ability of the General Plan policies and mitigation measures to reduce operational emissions to levels below the significance thresholds was unknown, the 2035 General Plan and CAP EIR found that impacts associated with long-term operational emissions would be significant and unavoidable.

The proposed project would operate utility extensions, connecting existing commercial facilities to the City's existing water and wastewater systems. Water and wastewater services provided by the City through the proposed utility extensions would be within the capacity of the City's existing water and wastewater systems as described in Section 4.11, "Utilities" of this SEIR, and would not generate operational emissions. As described in Section 3.3.2 of this SEIR and shown in Table 3.3-1 and Table 3.3-2, future annual potable water demand is anticipated to increase slightly at both Bayer and Clark Pacific and future wastewater generation is anticipated to increase slightly at Bayer. However, decommissioning of existing water and wastewater facilities at the two existing commercial facilities would ultimately occur, eliminating related long-term operational emissions from groundwater pumping and eliminating wastewater. Furthermore, extending utilities would not alter the anticipated development capacity of the City within the City's planning horizon; therefore, extending utilities would not result in a change in total annual operational emissions as analyzed in the 2035 General Plan and CAP EIR. Any potential increase in operations at Bayer and Clark Pacific associated with increased potable water consumption or wastewater treatment would be minimal compared to existing conditions. Similarly, should other existing commercial facilities extend utilities within one mile of the existing ULL, there would not be a change in total annual operational emissions, as analyzed in the 2035 General Plan and CAP EIR. Therefore, operation of the proposed project would not conflict with or obstruct implementation of the applicable air quality plan or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard. Given the above, impacts related to long-term construction related emissions would not be significant and unavoidable as reported in the 2035 General Plan and CAP EIR. Therefore, implementation of the proposed project would not result in new impacts related to long-term operational emissions of criteria air pollutants and precursors nor such impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.3-3: Expose Sensitive Receptors to Substantial Pollutant Concentrations

The 2035 General Plan and CAP EIR evaluated the potential for vehicle trips associated with development anticipated under the 2035 General Plan to cause carbon monoxide (CO) hotspots and for construction and operation associated with development anticipated under the 2035 General Plan to generate localized air pollutant emissions that could affect existing and proposed sensitive receptors (2035 General Plan and CAP EIR, pages, 4.3-33 to 4.3-45). Consistent with YSAQMD-recommended screening levels, the 2035 General Plan and CAP EIR found that CO emissions from local mobile sources would not expose sensitive receptors to substantial

pollutant concentrations and impacts related to CO hotspots would be less than significant. As discussed in the 2035 General Plan and CAP EIR, construction activities associated with development anticipated under the 2035 General Plan could generate diesel particulate matter (DPM), identified as a TAC by the California Air Resources Board (CARB), from the use of heavy-duty construction equipment, haul trucks, on-site generators, and construction worker vehicles. The 2035 General Plan and CAP EIR acknowledged that construction emissions would be intermittent and temporary and that DPM is highly dispersive. However, because the duration of construction activities and exact location of sensitive receptors relative to anticipated development could not be known at the time of analysis, the 2035 General Plan and CAP EIR conservatively assumed that certain construction activities could expose sensitive receptors to substantial pollutant concentrations. General Plan policies and mitigation measures were identified to reduce construction impacts to a less than significant level.

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, including mobile source emissions along roadways and due to proximity to operational sources of TACs associated with specific future land uses. The 2035 General Plan and CAP EIR found impacts related to exposure of existing and future sensitive land uses to substantial TAC concentrations would be potentially significant; 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) were found to reduce operational impacts related to TACs to a less than significant level.

Proposed Project Construction

The proposed project would require short-term construction activities associated with the utility extensions and minor construction activities onsite at Bayer and Clark Pacific to decommission existing groundwater and wastewater facilities. For both Bayer and Clark Pacific, construction activities associated with the utility extensions would occur closer to sensitive receptors than on-site construction activities related to decommissioning of groundwater and wastewater facilities. The closest sensitive receptors to the Bayer utility alignments are multi-family residences located adjacent to County Road 98, where a portion of the proposed sewer pipeline would be constructed. The closest sensitive receptors to the Clark Pacific utility alignments are single family residences located along County Roads 101 and 18c, where a portion of the proposed sewer and water pipeline would be constructed.

Construction would generate DPM emissions from the use of off-road diesel-powered equipment and any diesel-powered trucks serving construction activities. These activities may expose nearby residences to TACs during construction activities, primarily in the form of DPM. More than 90 percent of DPM is less than 1 micrometer (μm) in diameter and thus is a subset of $PM_{2.5}$. Health risk is a function of the concentration of contaminants in the environment and the duration of exposure to those contaminants. Even in intensive phases of construction, there would not be substantial pollutant concentrations, with the potential exception of the immediate vicinity of the construction site. As shown in the detailed emissions outputs in Appendix D, daily $PM_{2.5}$ exhaust emissions are estimated to be a maximum of 1.82 pounds per day and an average of approximately 0.08 pounds per day. Concentrations of mobile-source DPM emissions are typically reduced by approximately 60 percent at a distance of around 300 feet (100 meters) (Zhu and Hinds 2002). While construction of the utility extensions to both Bayer and Clark Pacific may occur within 80 feet of sensitive receptors, construction and associated off-road equipment use would occur linearly at a rate of approximately 400 to 500 feet per day and would extend up to approximately 2,600 feet away from sensitive receptors, limiting the duration of emissions generated at any single location.

The risks estimated for an exposed individual are higher if a fixed exposure occurs over a longer period of time. Health effects from TACs are often described in terms of individual cancer risk, which is based on a 30-year lifetime exposure to TACs (Office of Environmental Health Hazard Assessment (OEHHA] 2015). As described above, construction of the utility extensions to the Bayer and Clark Pacific facilities would occur over approximately 20 days and 29 days, respectively, or less than 0.3 percent of the 30-year lifetime exposure period of evaluation. Construction activities for the proposed project would be short-term and temporary, would vary in activity and equipment intensity over that time, and would take place linearly across the entire utility extension alignments, thereby limiting the amount of time that emitting equipment would be within a distance that would expose sensitive receptors to substantial pollutant concentrations. Due to the short-term, intermittent, and temporary nature of construction activities, dispersive nature of TACs, and the fact that construction would occur linearly and not concentrated near sensitive receptors, short-term construction would not expose sensitive receptors to substantial DPM concentrations that would result in a health hazard.

For the reasons described above related to TAC emissions associated with construction of the proposed project, implementation of the proposed project would not result in new impacts related to the potential exposure of sensitive receptors to substantial pollutant concentrations nor such impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Proposed Project Operations

The proposed project would not generate operational TAC emissions, as described above in Impact 4.3-2. Any slight increase in potable water consumption at existing commercial facilities due to the transition from on-site septic or water supply systems to connection with the City utility systems, as that described for Bayer and Clark Pacific in Section 3.3.2, would not result in a substantial increase in TAC emissions. Therefore, the proposed project's potential to expose sensitive receptors to substantial pollutant concentrations from long-term operational emissions sources is not discussed further. Therefore, implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Proposed Project-Related CO Hotspots

Vehicle trips during construction activities would be limited, temporary, and not concentrated at roadways or other areas in which CO concentrations may become elevated. Additionally, there would be no change in long-term operational trips associated with implementation of the proposed project. Therefore, there would be no impact related to CO hotspots and given the above, impacts related to CO hotspots and the proposed project would not be less than significant with mitigation as reported in the 2035 General Plan and CAP EIR, as the mitigation measure(s) reported in the 2035 General Plan and CAP EIR are not required for the proposed project. Therefore, implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.3-4: Objectionable Odors Affecting a Substantial Number of People

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 2035 General Plan and CAP EIR identified construction of proposed land uses, including exhaust odors from diesel engines and volatile organic compound emissions associated with asphalt paving and the application of architectural coatings, as minor sources of odors associated

with implementation of development under the 2035 General Plan that 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, the 2035 General Plan and CAP EIR determined that 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 that may be relevant to the existing or future development within the Planning Area. The 2035 General Plan and CAP EIR concluded that compliance with permitting requirements, air district rules and regulations, and state and local requirements would reduce potential odor-related impacts, and impacts would be less than significant.

Construction activities associated with the proposed project would predominantly use diesel engines. Exhaust odors from diesel engines and emissions associated with asphalt paving may be considered offensive to some individuals. Surrounding residents may be exposed to such construction-related odors. However, the odors would be short-term and temporary as construction would progress linearly along the alignment or at the existing Bayer and Clark Pacific facilities and would disperse rapidly with distance from the source. Therefore, construction-generated odors would not result in the frequent exposure of receptors to objectionable odor emissions. Furthermore, the proposed project would be required to comply with applicable portions of YSAQMD Regulation II Rule 2.5 (Nuisance), which would help ensure that odors generated by short-term construction would not affect a substantial number of people.

Operation of the proposed extended utility pipelines themselves would not be a source of odors. Additionally, as described above, water and wastewater services provided by the City through the proposed utility extensions would be within the capacity of the City's existing water and wastewater systems and would not result in any new operational emissions sources. The YSAQMD CEQA Handbook (YSAQMD 2007) identifies common types of facilities known to produce odors, such as wastewater treatment facilities; chemical and fiberglass manufacturing facilities; landfills and transfer stations; painting and coating operations; composting and food processing facilities; and petroleum refineries and asphalt plants. As described in Section 3.3.2, the proposed project would allow for the extension of utilities to existing commercial facilities within one mile of the existing ULL, and specifically to Bayer and Clark Pacific, which are not typical odor-generating facilities as identified in the YSAQMD CEQA Handbook. Any potential odors generated by other existing commercial facilities that may extend utilities would be required to comply with YSAQMD rules and permit requirements already applicable to the existing operations of the facilities. Therefore, operation of the proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. As concluded in the 2035 General Plan and CAP EIR impacts related to odor would be less than significant, and this conclusion would not change as a result of the proposed project. Implementation of the proposed project would not result in new impacts related to objectionable odors nor such impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

4.3 BIOLOGICAL RESOURCES

Section 4.4, "Biological Resources," of 2035 General Plan and CAP EIR, (2035 General Plan and CAP EIR, pages 4.4-1 to 4.4-60) described the existing special status species and habitat conditions, summarized applicable regulations, analyzed the potential impacts of the 2035 General Plan and CAP on biological resources, and identified mitigation measures to reduce significant impacts, where applicable. That information is hereby incorporated by reference.

This section provides updated information related to the environmental setting, the regulatory setting, and potential adverse physical environmental effects attributable to the proposed project, where applicable.

4.3.1 EXISTING CONDITIONS

REGULATORY SETTING

The regulatory setting in the 2035 General Plan and CAP EIR was presented on pages 4.4-20 to 4.4-28 and is hereby incorporated by reference. The regulatory setting is updated in the material that follows.

UPDATES TO THE REGULATORY SETTING

The Clean Water Act (CWA) is the major federal legislation governing water quality, providing guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation's waters, which is described in the Regulatory Setting of the 2035 General Plan and CAP EIR. Section 404 of the CWA requires a project applicant to obtain a permit from the U.S. Army Corps of Engineers (USACE) before engaging in any activity that involves any discharge of dredged or fill material placed in waters of the United States, including wetlands. Section 401 of the CWA requires an applicant applying for a Section 404 permit that may result in a discharge of pollutants into waters of the U.S. to obtain Section 401 water quality certification (or certification waiver), thereby ensuring that the discharge will comply with provisions of the CWA. The SWRCB and Regional Water Quality Control Boards (RWQCBs) administer the 401-certification program in California. Section 402 of the CWA establishes a permitting system for the discharge of any pollutant (except dredged or fill material) into waters of the U.S.

The definition of waters of the U.S. establishes the geographic scope for authority under Section 404 of the CWA; however, the CWA does not specifically define "Waters of the United States," leaving the definition open to statutory interpretation and agency rulemaking. The definition of what constitutes "Waters of the United States" (provided in 33 CFR Section 328.3(a]) has changed multiple times over the past few decades starting with the *United States v. Riverside Bayview Homes, Inc.* court ruling in 1985. Subsequent court proceedings, rule makings, and congressional acts in 2001 (*Solid Waste Agency of Northern Cook County v. United States Army Corps of Engineers*), 2006 (*Rapanos v. United States*), 2015 (Clean Water Rule), 2018 (suspension of the Clean Water Rule), 2019 (formal repeal of the Clean Water Rule), 2020 (Navigable Waters Protection Rule), and 2021 (*Pasqua Tribe et al v. United States Environmental Protection Agency* resulting in remand and vacatur of the Navigable Waters Protection Rule and a return to "the pre-2015 regulatory regime") have attempted to provide greater clarity to the term and its regulatory implementation. A Revised Definition of "Waters of the United States" rule (Rule) (88 CFR 3004–3144) became effective on March 20, 2023, restoring federal jurisdiction over waters that were protected prior to 2015 under the CWA for traditional navigable waters, the territorial seas, interstate waters, and upstream water resources that significantly affect those waters. The Rule represented a re-

expansion of federal jurisdiction over certain water bodies and wetlands previously exempt pursuant to the 2020 Navigable Waters Protection Rule. The Rule also considered various subsequent court decisions including two notable Supreme Court decisions. However, the applicability of the Rule was substantially affected by a subsequent May 2023 Supreme Court ruling, which reinstated the "Significant Nexus" test and adopted the "Relatively Permanent Standard" test. On May 25, 2023, in *Sackett v. USEPA,* the Supreme Court issued an opinion in a case concerning the applicability of the term "Waters of the United States" in the CWA to wetlands adjacent to other waters. The USACE and the U.S. EPA issued the Final Rule on August 29, 2023, to address the Sackett decision and amend the revised definition of "Waters of the United States." The Final Rule was published in the Federal Register and became effective on September 8, 2023.

The City amended the tree ordinance (Title 12 Chapter 12.48 of City of Woodland Municipal Code) in December 2022. The ordinance identifies that the planting and preservation of trees sustains public health by supporting relaxation and reducing stress, increases life-giving oxygen, promotes ecological balance and biodiversity, improves air quality, and tempers the effect of extreme temperatures. Section 12.48.140 of the ordinance specifically discusses encroachment into the drip line area of protected trees during construction. This section states that the existing ground surface within drip line (measured horizontally) of any heritage oak tree[10], specimen tree, landmark tree, or established tree[11] shall not be excavated, filled, compacted or paved without the consultation and consent of the Community Development Director. Tree wells may be used when advisable. Excavation adjacent to any heritage oak tree shall not be permitted where material damage to the root system may result, unless approved by an International Society of Arboriculture certified arborist. Excavation within an oak tree dripline when approved by the City, may only be performed by a contractor that has an International Society of Arboriculture certified arborist on staff and based on a plan prepared by consulting International Society of Arboriculture certified arborist that has been submitted to and approved by the City in advance.

The Yolo County Oak Woodland Conservation and Enhancement Plan promotes voluntary efforts to conserve and enhance the county's existing oak woodlands to help minimize the effects of land conversion and other factors that disturb the health and longevity of existing oak woodlands.

The Yolo Habitat Conservancy completed the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP) in 2018 and began Yolo HCP/NCCP implementation in January 2019 (Yolo Habitat Conservancy n.d.). The Yolo HCP/NCCP is a countywide conservation plan to provide Endangered Species Act permits and associated mitigation for infrastructure (e.g., roads and bridges) and development activities identified for construction over the next 50 years in Yolo County (Yolo Habitat Conservancy n.d.). The Yolo HCP/NCCP coordinates mitigation to maximize benefits to species as well as conserve habitat above and beyond required mitigation for the following 12 identified species: palmate-bracted bird's beak (*Chloropyron palmatum*), valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), California tiger salamander (*Ambystoma californiense*), northwestern pond turtle (*Actinemys marmorata*), giant garter snake (*Thamnophis gigas*), Swainson's hawk (*Buteo swainsoni*), white-tailed kite (*Elanus leucurus*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), western burrowing owl (*Athene cunicularia hypugaea*), least Bell's vireo (*Vireo bellii pusillus*), bank swallow (*Riparia riparia*), and tricolored blackbird (*Agelaius tricolor*). (Yolo Habitat

[10] Heritage oak tree: any valley oak tree (*Quercus lobata*), with a trunk diameter of 33 inches or more at Diameter at Breast Height which is of good quality in terms of health, vigor, growth and conformity to generally accepted horticultural standards of shape for its species.
[11] Established Tree: tree of any species with trunk diameter of 12 inches or more at Diameter at Breast Height which is of good quality in terms of health, vigor, growth and conformity to generally accepted horticultural standards of shape for its species.

Conservancy n.d.). The Yolo Habitat Conservancy is a joint powers agency comprised of the County of Yolo, and the cities of Davis, West Sacramento, Winters, and Woodland (Yolo Habitat Conservancy n.d.).

ENVIRONMENTAL SETTING

The existing environmental setting is described in 2035 General Plan and CAP (2035 General Plan and CAP EIR, pages 4.4-1 to 4.4-20), is current as it relates to potential effects attributable to the proposed project, and is hereby incorporated by reference. The setting describes habitat types, as well as special-status plant and wildlife species and their potential for occurrence within the Planning Area of the General Plan. Habitat types identified in Table 4.4-1 2035 of the General Plan and CAP EIR includes: Developed, Agriculture (other than rice), Rice, Water, Annual Grassland, Detention Basins, Alkali Prairie, Freshwater Wetland, Riparian Forest, and Vernal Pool Complex. Developed (7,953 acres) and agriculture (3,041 acres) make up the largest portion of the Planning Areas habitat types. Results based on the database searches and literature review conducted for the 2035 General Plan and CAP, identified 11 special-status plant species documented or reported in the Planning Area or the vicinity of the County. Of these, eight species are either known to occur or have the potential to occur in suitable habitat within the Planning Area (Exhibit 4.4-3, Table 4.4-12, pages 4.4-11 and 4.4-12). In addition, the results identified 28 wildlife species documented or reported in the Planning Area or the vicinity of the County. Of these, 24 are either known to occur or have the potential to occur in suitable habitat within the Planning Area, including 13 wildlife species listed under CESA or ESA, while the remaining nine are recognized as Species of Special Concern or Fully Protected under California law (Exhibit 4.4-3, Table 4.4-3, pages 4.4-15 to 4.4-20).

UPDATES TO THE ENVIRONMENTAL SETTING

Although biological resource conditions have evolved since certification of the 2035 General Plan and CAP EIR, none of those changes would lead to a new impact or increase in severity of any impact in relation to the proposed project. Information contained in this section is based on a biological reconnaissance field survey, updated database searches, review of the General Plan and CAP EIR and a review of the Yolo HCP/NCCP and Yolo HCP/NCCP EIS/EIR. Information from both the 2035 General Plan and CAP EIR and the Yolo HCP/NCCP is used to characterize the environmental setting because the proposed project is an amendment to the existing City of Woodland General Plan that would allow activities within County lands under the jurisdiction of the HCP/NCCP. A biological reconnaissance field survey was conducted on July 30, 2025, by AECOM field biologist of the proposed Clark Pacific and Bayer utility extension alignments, which included a 500-foot survey buffer. Appendix E, Biological Reconnaissance Survey Results, of this SEIR documents the survey. The habitat types documented in the field were generally mapped to General Plan habitat types. A desktop review was also conducted of the Yolo HCP/NCCP land cover types and modeled habitat for the Clark Pacific and Bayer utility extension alignments. A desktop review was also performed of the Yolo HCP/NCCP to identify common habitat types described in the 2035 General Plan and CAP EIR that could be within one mile of the existing ULL and the land cover types described in the Yolo HCP/NCCP mapped within one mile of the existing ULL. Finally, a desktop review was performed to identify Yolo HCP/NCCP modeled habitat for covered species within one mile of the existing ULL. Species analysis was based on updated database searches of California Natural Diversity Database (CNDDB), California Native Plant Society (CNPS), USFWS Information for Planning and Consultation (IPAC), and Yolo HCP/NCCP modeled habitat.

The Clark Pacific and Bayer utility extension alignments are located in Yolo HCP/NCCP Planning Unit 11 and the area within one mile of the existing ULL is located in Planning Units 7, 11, 17, and 19 (City of Woodland).

Natural Communities and habitat types identified in the 2035 General Plan and CAP EIR and the Yolo HCP/NCCP are summarized below in Table 4.3-1 and Table 4.3-2 of this SEIR. Habitat types identified in the Clark Pacific alignment along County Road 101, County Road 18C, and within the Clark Pacific facility include developed land including horticulture, agriculture, annual grassland, and waters (existing retention pond). The annual grasslands to the north side of Road 18C adjacent to the Clark Pacific utility extension alignment are highly disturbed through regular maintenance via mowing and the retention pond is primarily located behind a locked gate on the north side of Road 18C. The Bayer utility extension alignment is primarily within an agricultural field that is owned and maintained by Bayer. Habitat types identified in the Bayer alignment include developed land, agriculture, annual grassland, riparian forest, and waters (existing retention pond). Seed processing operations at the adjacent Bayer Crop Science facility require water and the use of an onsite wastewater discharge site in the form of a retention pond. The retention pond is located along the east-central edge of the facility. Water is discharged from the Bayer Crop Science facility into this retention pond, which includes aerators spaced approximately 50 feet apart, is approximately 20 feet wide and extends southward for approximately 650 feet. A row of sixteen 20- to 30-foot-high Freemont cottonwood (*Populus fremontii*) occurs along the west side of the retention pond (riparian woodland), which is otherwise sparsely vegetated. Figure 4.3-1 and Figure 4.3-2 identify the habitat types mapped within and adjacent to the proposed utility extension alignments. Figure 4.3-3 and Figure 4.3-4 depicts the Yolo HCP/NCCP land cover types and natural communities along the Clark Pacific and Bayer utility extension alignments.

Table 4.3-1 Natural Communities and Habitat Types: Clark Pacific and Bayer Utility Extension Alignments

Natural Community[1]/ Habitat Type[2]	Description
Developed[1]/ Developed Land[2]	Developed land is the primary habitat within and adjacent to the two proposed utility extension alignments. Developed areas are highly modified consisting of man-made structures and surfaces with landscaped vegetation in maintained areas and weedy vegetation in areas that are subject to frequent ground disturbance. Developed land includes urban vegetation and all areas with structures, graded lots, road and highway medians, anthropogenic drainage canal vegetation, rail rights-of-way, and sewage treatment ponds that do not provide habitat (Yolo County 2018). Wildlife typically observed in disturbed landscapes consists of common species that are well adapted to man-made infrastructure and that take advantage of opportunities for foraging or nesting created as a byproduct of the infrastructure. Disturbed land cover rarely provides suitable habitat for special-status species although they may use it during movement or migration. The horticultural area within the Clark Pacific utility extension alignment is part of developed land because it is landscaping around existing developed areas. These areas are maintained with ornamental trees, shrubs, and turf grass, providing minimal habitat value beyond occasional nesting or roosting opportunities for common bird species. Large trees in landscaped areas may offer raptor perching or nesting potential, but overall horticultural lands are considered highly disturbed and provide only marginal ecological function.
Cultivated Lands Seminatural Community[1,] Other Agriculture[1], Semiagricultural and Incidental to Agriculture[1]/ Agricultural Lands (excluding Rice) [2]	The Bayer utility extension alignment lies within an agricultural field managed for cover crops or hay on a rotational basis, subject to regular disturbance through annual tilling and harvest. Habitat value is limited due to the highly disturbed area, though large trees bordering the field provide passerine and raptor nesting potential. The nearby retention pond offers supplemental, marginal aquatic habitat, given the highly disturbed and developed nature of the facility surrounding the retention pond. Within the Clark Pacific utility extension alignment, agricultural habitat is bordered by drainage ditches and orchards. These areas provide low-value habitat but serve as foraging grounds for raptors.
Water[2]	Water consists of constructed ponds, including treatment ponds, retention basins, and farm/stock ponds (page 4.4-5). Features identified as water typically contain some amount of permanent surface water. The retention pond at Bayer has no inlet or outlet and retains water from the existing seed processing at Bayer, as needed. The retention pond at Clark Pacific was behind a locked gate and appeared to collect runoff from the adjacent Clark Pacific facility. While the vegetation in these locations provides some substrate for nesting birds, the absence of dense emergent cover such as rushes (*Juncus* spp.) or cattails (*Typha* spp.), combined with the artificial design and periodic drainage of the wetland and basin, limits habitat quality. As a result, these features are generally considered of low habitat value for most special-status species, including giant garter snake (*Thamnophis gigas*) and California tiger salamander (*Ambystoma californiense*), which depend on more consistent hydrology and well-developed wetland structure to complete their life cycles.

Natural Community[1]/ Habitat Type[2]	Description
Annual Grasslands[2]	Grasslands are primarily represented by mowed annual grasslands associated with leach fields and roadside rights-of-way. Within the Bayer utility extension alignment, grassland areas are limited because the alignment is largely contained within an agricultural field that is tilled or harvested annually for cover crops or hay. These disturbed conditions result in narrow strips of weedy vegetation along the gravel access road and mowed grassland around facility leach fields. Although habitat value is low, small mammal burrows were noted near the retention pond banks and in soil piles on the western side of the facility, though no special-status species or sign were observed. Large trees in and adjacent to the field provide nesting potential for raptors; one pair of Swainson's hawks (*Buteo swainsoni*) were observed soaring over the northern portion of the field during the survey. Within the Clark Pacific utility extension alignment, marginal grassland habitat occurs primarily in the mowed leach field north of County Road 18C and in patches of annual grassland interspersed with Fremont cottonwoods (*Populus fremontii*) and large valley oaks (*Quercus lobata*) along the road corridor. This grassland is highly disturbed due to its proximity to developed land uses, roadside drainage ditches, and adjacent residential areas. Sporadic small mammal burrows were recorded in the drainage ditch, but no special-status species or their sign were observed. Despite the low habitat quality of these disturbed grasslands, the presence of large trees and open foraging space contributes to potential raptor use.
Riparian Woodland[2]	Riparian Woodland adjacent to the Bayer utility extension alignment is limited to a narrow slip of Fremont cottonwood trees. Despite being fragmented, these areas provide important structural diversity that supports a variety of wildlife. During surveys, Swainson's hawk and white-tailed kite (*Elanus leucurus*) were observed soaring near riparian edges, while species such as Modesto song sparrow (*Melospiza melodia mailliardi*), yellow-breasted chat (*Icteria virens*), and loggerhead shrike (*Lanius ludovicianus*) may utilize riparian thickets for foraging or nesting. Elderberry shrubs (*Sambucus nigra*) recorded within the Clark Pacific utility extension alignment also provide potential habitat for the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), though sign of the species was not identified.

Table Notes
[1] Natural Communities are listed in this table as defined in Chapter 2, Existing Ecological Conditions, of the Yolo Habitat Conservation Plan/Natural Community Conservation Plan.
[2] Habitat Types are listed in this table as defined in Section 4.4.2.1, Common Habitat Types in the Planning Area and Section 4.4.2.2, Sensitive Habitat Types in the Planning Area and Vicinity of the 2035 General Plan and CAP EIR and based on conditions observed during the field survey. (page 4.4-6.)
Source: 2035 General Plan and CAP EIR (2017) and Yolo Habitat Conservancy Geomapper (2025).

Table 4.3-2 Natural Communities and Habitat Types: Within One Mile of the Existing Urban Limit Line

Natural Communities[1]/ Habitat Types[2]	Description
Developed[1]/ Developed Land[2]	There is developed land within one mile of the existing ULL. Developed areas are highly modified consisting of man-made structures and surfaces with landscaped vegetation in maintained areas and weedy vegetation in areas that are subject to frequent ground disturbance. Developed land includes urban vegetation and all areas with structures, graded lots, road and highway medians, anthropogenic drainage canal vegetation, rail rights-of-way, and sewage treatment ponds that do not provide habitat (Yolo County 2018). Depending on their specific conditions, developed areas can support a number of common native and nonnative wildlife species (e.g., barn swallow [*Hirundo rustica*], house finch [*Haemorhous mexicanus*], raccoon [*Procyon lotor*], Virginia opossum [*Didelphis virginiana*] and black rat [*Rattus rattus*]). (Yolo Habitat Conservancy 2018). Large trees in urban lands support roosting and nesting of the white-tailed kite (*Elanus leucurus*) and Swainson's hawk (*Buteo swainsoni*), and the western burrowing owl (*Athene cunicularia*) may be found in remnant fields within urban lands (Yolo Habitat Conservancy 2018).
Cultivated Lands Seminatural Community[1]/ Agricultural Lands (including Rice) [2]	Cultivated lands seminatural community and agricultural lands (including rice) is the primary natural community/habitat type within one mile of the existing ULL. Crop types on cultivated lands change over time with changes in demand, price, and other factors related to the wide variety of food and fiber crops grown in Yolo County (Yolo Habitat Conservancy 2018). Crop types include alfalfa, rice, field crops, tuck and berry crops, grain and hay crops, and pastures (Yolo Habitat Conservancy 2018). Depending on the crop type and season, cultivated fields can provide marginal or high-value foraging habitat for raptors and special status wildlife species such as the white-tailed kite and Swainson's hawk (Yolo Habitat Conservancy 2018). Freshly cultivated fields, before crop development, provide habitat for mountain plover (*Charadrius montanus*), and Swainson's hawk (Yolo Habitat Conservancy 2018). Local barren areas around irrigation facilities can also provide habitat for burrowing owls (Yolo Habitat Conservancy 2018). Rice provides valuable habitat that varies seasonally for a range of special status wetland and upland special status wildlife species including giant garter snake (*Thamnophis gigas*), northwestern pond turtle (*Actinemys marmorata*), tricolored blackbird (*Agelaius tricolor*), and white-tailed kites (Yolo Habitat Conservancy 2018). These features also serve as habitat corridors that allow them to disperse and move among habitat areas (Yolo Habitat Conservancy 2018).
Other Agriculture[1], Semiagricultural and Incidental to Agriculture[1]/ Agricultural Lands (excluding Rice) [2]	There are substantial agricultural lands (excluding rice) that comprise other agriculture, semiagricultural and incidental to agriculture within one mile of the existing ULL. Most of the lands within semiagricultural and incidental to agricultural consists of farmsteads and field edges, which provide habitat for Swainson's hawk, white-tailed kite, and western burrowing owl (Yolo Habitat Conservancy 2018). Other agricultural land lands can provide buffers between natural communities and nearby development (Yolo Habitat Conservancy 2018). Orchards can also support the pallid bat (*Antrozous pallidus*) (Yolo Habitat Conservancy 2018).
Water[2]	There is water, consisting of constructed ponds, including treatment ponds, retention basins, and farm/stock ponds (page 4.4-5) within one mile of the existing ULL. Features identified as water typically contain some amount of permanent surface water (page 4.4-5). The types of features that are artificial provide generally marginal habitat for special status species because they frequently lack the type of vegetation needed to support special status wildlife species life cycle requirements. Furthermore, artificial ponds in or adjacent to urban areas often support nonnative species, such as red-eared sliders (*Trachemys scripta elegans*) and American bullfrogs (*Lithobates catesbeianus*), that out-compete or are predators of native species such as northwestern pond turtle (Yolo Habitat Conservancy 2018).

Natural Communities[1]/ Habitat Types[2]	Description
Annual Grassland[1]/Annual Grasslands[2]	There are some annual grasslands within one mile of the existing ULL, primarily to the south and east of Woodland. Grasslands are generally subject to some level of periodic maintenance or other types of disturbance, such as disking, mowing, and grazing by cattle or other domestic animals (page 4.4-5). Grasslands are generally found in areas where trees account for less than 10 percent of the cover and the topography consists of flat plains or gently rolling foothills (Yolo County Conservatory 2018). Plants are typically less than three feet tall (Yolo County Conservatory 2018). Most grasslands consist of annual grassland, dominated by nonnative species (Yolo County Conservatory 2018). These nonnative grasses include: foxtail barley (*Hordeum murinum*), Mediterranean barley (*H. marinum* ssp. *gussoneanum*), ripgut brome (*Bromus diandrus*), soft chess (*B. hordeaceous*), Italian rye grass (*Festuca perennis*), and oat (*Avena* spp.). Commonly observed forbs include nonnative species such as cutleaf geranium (*Geranium dissectum*) and redstem filaree (*Erodium cicutarium*), and native wildflowers such as valley tassels (*Castilleja attenuata*), clovers (*Trifolium fucatum, T. depauperatum*, and *T. willdenovii*), sea muilla (*Muilla maritima*), hayfield tarplant (*Hemizonia congesta*), and several species of peppergrass (*Lepidium nitidum, L. latipes*, and *L. dictyotum*) (page 4.4-5). Native herbaceous species associated with grassland include rancher's fireweed (*Amsinckia menziesii*), miner's lettuce (*Claytonia perfoliata ssp. Perfoliate*), California poppy (*Eschscholzia californica*), miniature lupine (*Lupinus bicolor*), baby blue-eyes (*Nemophila menziesii*), California plantain (*Plantago erecta*), vinegar weed (*Trichostema lanceolatum*), tomcat clover (*Trifolium willdenovii)*, butter-and-eggs (*Linaria vulgaris*), Ithuriel's spear (*Triteleia laxa*), and small fescue (*Vulpia microstachys*) (Yolo Habitat Conservancy 2018). Grasslands can serve as foraging habitat for special status wildlife species, including the pallid bat, purple martin (*Progne subis*), yellow-headed blackbird (*Xanthocephalus xanthocephalus*), northern harrier (*Circus hudsonius*), loggerhead shrike (*Lanius ludovicianus*), grasshopper sparrow (*Ammodramus savannarum*), western spadefoot (*Spea hammondii*), western burrowing owl, Swainson's hawk, white-tailed kite, tricolored blackbird, badger (*Taxidea taxus*), and California tiger salamander (*Ambystoma californiense*) (Yolo Habitat Conservancy 2018).
Detention Basins[2]	There are some detention basins within one mile of the existing ULL. Detention Basins are artificially created depressions in the landscape designed to impound stormwater for short duration in urban or agricultural areas. These basins, therefore, may be temporarily inundated for short periods during and immediately following storms, but they are designed to empty out within a few days and do not hold water for long enough periods to support wetland vegetation or to be categorized as open water. Most of the time, these basins are characterized by ruderal (i.e., weedy) vegetation or agricultural crop. (page 4.4-5.) Given the infrequency in which these features are filled and the typical ruderal vegetation, these features may provide marginal habitat to special status wildlife species. Furthermore, artificial ponds in or adjacent to urban areas often support nonnative species, such as red-eared sliders and American bullfrogs, that out-compete or are predators of native species such as northwestern pond turtle (Yolo Habitat Conservancy 2018).
Freshwater Marsh[2]	There very little freshwater marsh within one mile of the existing ULL; this type of habitat is primarily located adjacent to the southern edge Woodland, north of Willow Slough (page 4.4-6.). Freshwater marsh and associated wetlands form in permanently, or nearly permanently, flooded or saturated soils in depressions or at the edges of streams, rivers, ponds, and lakes, as well as ditches and canals. Distinct vegetation zones often form, as rings, strips, or patches, in response to varying water depths and hydroperiods. Freshwater marshes are dominated by large, perennial herbaceous plants, particularly hardstem bulrush (*Schoenoplectus acutus* var. *acutus*) and cattail (*Typha* spp.). Cattail and bulrush species typically create dense monotypic stands of vegetation with few herbaceous species present in the understory.

Natural Communities[1]/ Habitat Types[2]	Description
Fresh Emergent Wetland and Vernal Pool Complex[1]/Freshwater Wetlands[2]	There is very little freshwater emergent wetland, vernal pool complex and freshwater wetlands within one mile of the existing ULL. A vernal pool complex occurs at Woodland Regional Park, southeast of Woodland, within one mile of the existing ULL (Yolo Habitat Conservancy 2018). Fresh emergent wetlands and freshwater wetlands also occur southeast of Woodland within one mile of the existing ULL. Fresh emergent wetlands include aquatic and semiaquatic vegetation types (Yolo Habitat Conservancy 2018). Freshwater wetlands, also often called seasonal wetlands, form in seasonally flooded or saturated soils in depressions or at the edges of streams, rivers, ponds, and lakes, as well as ditches and canals (page 4.4-6). Perennially flooded areas are typically dominated by cattails, tule (*Schoenoplectus acutus var. occidentalis*), and California bulrush (*Schoenoplectus californicus*) that can reach up to 12 feet in height (Yolo Habitat Conservancy 2018). Seasonally saturated or inundated areas contain much shorter vegetation and are more variable in the composition of their plant species (Yolo Habitat Conservancy 2018). Dominant species in many lower elevation seasonal wetlands include swamp timothy (*Crypsis schoenoides*), Baltic rush (*Juncus balticus*), and spikerushes (*Eleocharis macrostachya*) (Yolo Habitat Conservancy 2018). The fresh emergent wetland natural community supports a number of common wildlife species and many species of wintering waterfowl in large numbers (Yolo Habitat Conservancy 2018). Fresh emergent wetlands provide habitat for the following special status species: northern harrier, least bittern (*Ixobrychus exilis*), tricolored blackbird, giant garter snake, and northwestern pond turtle (Yolo Habitat Conservancy 2018). Vernal pools are types of freshwater wetlands (page 4.4-6). Vernal pools are ephemeral wetlands that form in shallow depressions underlain by an impervious or restrictive soil layer near the surface that restricts the percolation of water (page 4.4-7). These wetland types support low-growing, herbaceous plant communities dominated by annual plants and typically characterized by a high percentage of native plant species, many of which may be endemic (restricted) to vernal pools (page 4.4-7). Other seasonal wetlands that are not underlain by claypan and that are characterized by generalist wetland plant species rather than vernal pool or alkali sink endemics may also be present (page 4.4-7). It is often difficult to distinguish between vernal pool complex natural community and alkali prairie natural community. The following special status wildlife species are known to use these features: vernal pool fairy shrimp (*Branchinecta lynchi*), and vernal pool tadpole shrimp (*Lepidurus packardi*) (Yolo Habitat Conservancy 2018). The upland portions of vernal pools also provide foraging habitat for the Swainson's hawk, whitetailed kite, and western burrowing owl (Yolo Habitat Conservancy 2018). Special status plant species that occur in the vernal pool complex include Ferris' milk-vetch (*Astragalus tener* var. *Ferrisae*), alkali milk-vetch (*Astragalus tener* var. *Tener*), brittlescale (*Atriplex depressa*), San Joaquin spearscale (*Extriplex joaquinana*), Heckard's peppergrass (*Lepidium latipes* var. *heckardii*), Colusa grass (*Neostapfia colusana*), Solano grass (*Tuctoria mucronata*), and Baker's navarretia (*Navarretia leucocephala* ssp. *bakeri*) (Yolo Habitat Conservancy 2018).
Alkali Sink[1]/Alkali Prairie[2]	There is very little alkali sink and alkali prairie within one mile of the existing ULL, in general proximity to Willow Slough and the existing Woodland Regional Park and Maupin Unit of the Alkali Sink Preserve. It primarily occurs within the City of Woodland. The alkali prairie community occurs on seasonally flooded, saline-alkaline clay soils with salts that include sodium, magnesium, and boron. Salt encrustations are often deposited on the surface as the soil dries (page 4.4-7). Typical salt-tolerant plants found in the alkali prairie habitat include saltgrass (*Distichlis spictata*), alkali heath (*Frankenia salina*), common spikeweed (*Centromadia pungens*), Parish's glasswort (*Arthrocnemum subterminale*), and bush seepweed *(Suaeda nigra*). Low areas, or sinks, with a relatively impermeable surface layer retain ponded water through spring into early summer and are generally devoid of perennial vegetation (page 4.4-7). Some areas also include flat-face downingia (*Downingia pulchella*), gumplant (*Grindelia camporum*), alkali coyote thistle (Yolo Habitat Conservancy 2018). Very small patches of alkali-adapted species are present in the natural community and include pickleweed (*Salicornia virginica*), bush seepweed (*Suaeda nigra*), alkali heath (*Frankenia salina*), and annual hairgrass (*Deschampsia danthonioides*) (Yolo Habitat Conservancy 2018). The following special status wildlife species are known to use these features: vernal pool fairy shrimp, and vernal pool tadpole shrimp (Yolo Habitat Conservancy 2018). The upland portions of alkali prairie also provide foraging habitat for the Swainson's hawk and the white-tailed kite (Yolo Habitat Conservancy 2018). Habitat for the special status species palmate-bracted bird's beak is also found (Yolo Habitat Conservancy 2018).

Natural Communities[1]/ Habitat Types[2]	Description
Valley Foothill Riparian[1]/Riparian Forest[2]	There is very little Valley Foothill Riparian and Riparian Forest within one mile of the existing ULL; it exists in the south along Willow Slough southeast of Woodland and to the east in the Cache Creek Settling Basin adjacent to the Yolo Bypass (Yolo Habitat Conservancy 2018). Riparian forests are structurally diverse, tree-dominated habitats that occur along the margins of perennial water bodies (page 4.4-7). The valley foothill riparian natural community consists of a multilayered woodland plant community with a tree overstory and diverse shrub layer (Yolo Habitat Conservancy 2018). Canopy species include mature valley oak (*Quercus lobata*), Fremont cottonwood (*Populus fremontii)*, ash (*Fraxinus* spp.), and willows (*Salix* spp.). In a mature riparian forest, canopy heights reach approximately 100 feet, and canopy cover ranges from 20 to 80 percent (Yolo Habitat Conservancy 2018). California rose (*Rosa californica*), poison oak (*Toxicodendron diversilobum*), and California blackberry (*Rubus ursinus*) may form dense thickets in the understory of mature riparian forests (Yolo Habitat Conservancy 2018). California grape (*Vitis californica*) creates a dense network of vines in the canopy (Yolo Habitat Conservancy 2018). The valley foothill riparian natural community is usually associated with streams and creeks with low-velocity flows, floodplains, and low topography (Yolo Habitat Conservancy 2018). Special status species that can be found in Valley foothill riparian/Riparian forest is rose mallow (*Hibiscus lasiocarpus* var. *occidentalis*), pallid bat, yellow-breasted chat (*Icteria virens*), the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), northwestern pond turtle, Swainson's hawk, western yellow-billed cuckoo (*Coccyzus americanus occidentalis)*, white-tailed kite, and least Bell's vireo (Yolo Habitat Conservancy 2018). The California red-legged frog (*Rana draytonii*) has potential to occur in the valley foothill riparian natural community, although there are no known occurrences of the California red-legged frog in this natural community in Yolo County (Yolo Habitat Conservancy 2018).
Lacustrine and Riverine[1]/Waterways[2]	Lacustrine and riverine habitat and waterways exist within one mile of the existing ULL. These include waterways consisting of perennial streams and other drainages, primarily agricultural ditches (page 4.4-9). Willow Slough is also located to the south of Woodland is partially within one mile of the exiting ULL. (page 4.4-8). Turbidity, water temperature, and oxygen content affect the quality of habitat for many plant and animal species within these features (Yolo Habitat Conservancy 2018). These features can provide breeding and foraging habitat for the following special status wildlife species the northwestern pond turtle, giant garter snake, and California tiger salamander (Yolo Habitat Conservancy 2018). While agricultural ditches generally provide lower habitat quality than streams, agricultural ditches can support giant garter snake or provide dispersal habitat for this species (page 4.4-9). The vegetation can also provide foraging or nesting habitat for Swainson's hawk and numerous species of migratory birds. Artificial ponds in or adjacent to urban areas often support nonnative species, such as red-eared sliders and American bullfrogs, that out-compete or are predators of native species such as northwestern pond turtle (Yolo Habitat Conservancy 2018).

Table Notes
1 Natural Communities are listed in this table as defined in Chapter 2, Existing Ecological Conditions, of the Yolo Habitat Conservation Plan/Natural Community Conservation Plan.
2 Habitat Types are listed in this table as defined in Section 4.4.2.1, Common Habitat Types in the Planning Area and Section 4.4.2.2, Sensitive Habitat Types in the Planning Area and Vicinity of the 2035 General Plan and CAP EIR (page 4.4-6).
Source: 2035 General Plan and CAP EIR (2017) and Yolo Habitat Conservancy Geomapper (2025).

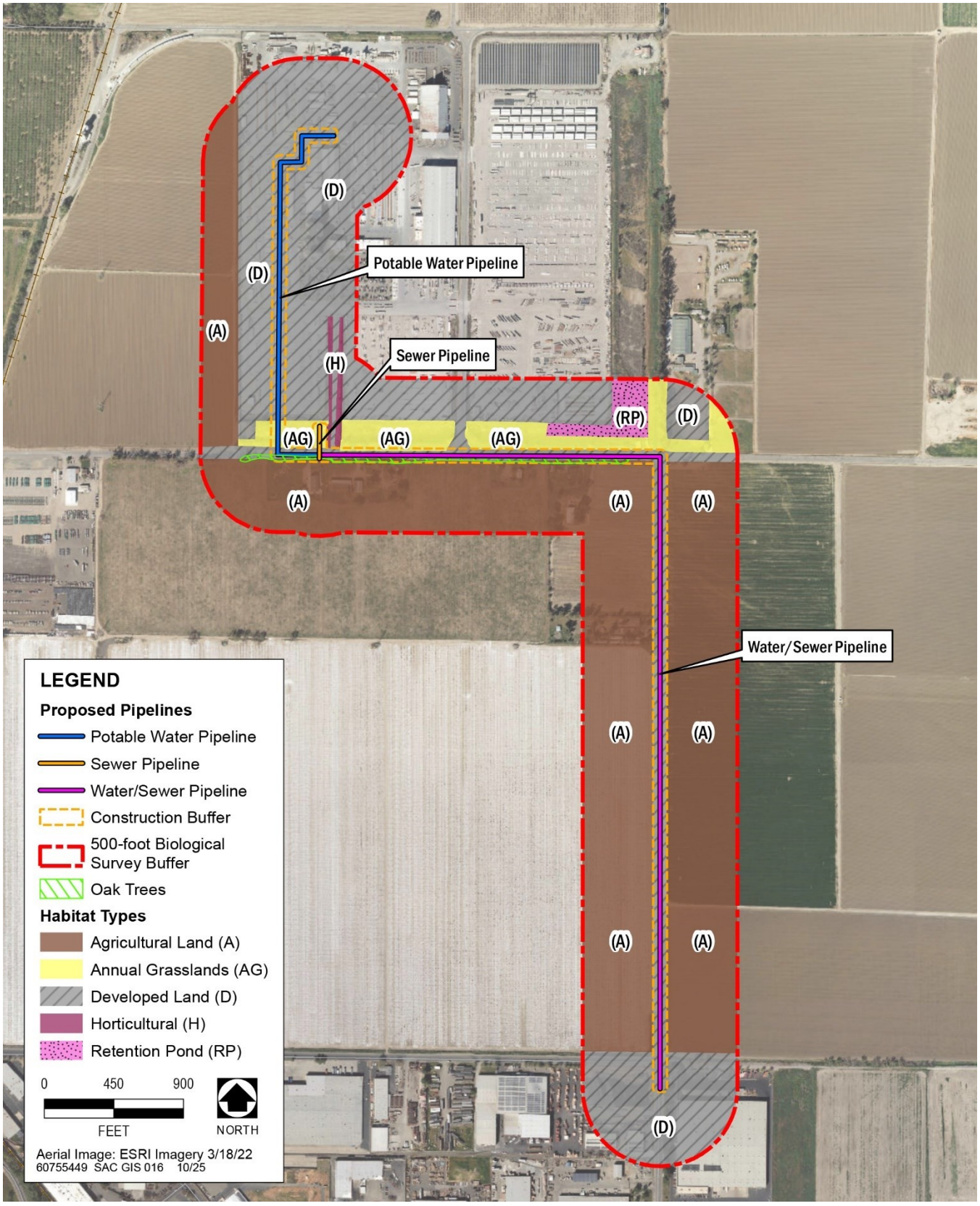


Figure 4.3-1 Clark Pacific Utility Extension Alignments and General Plan Habitat Types

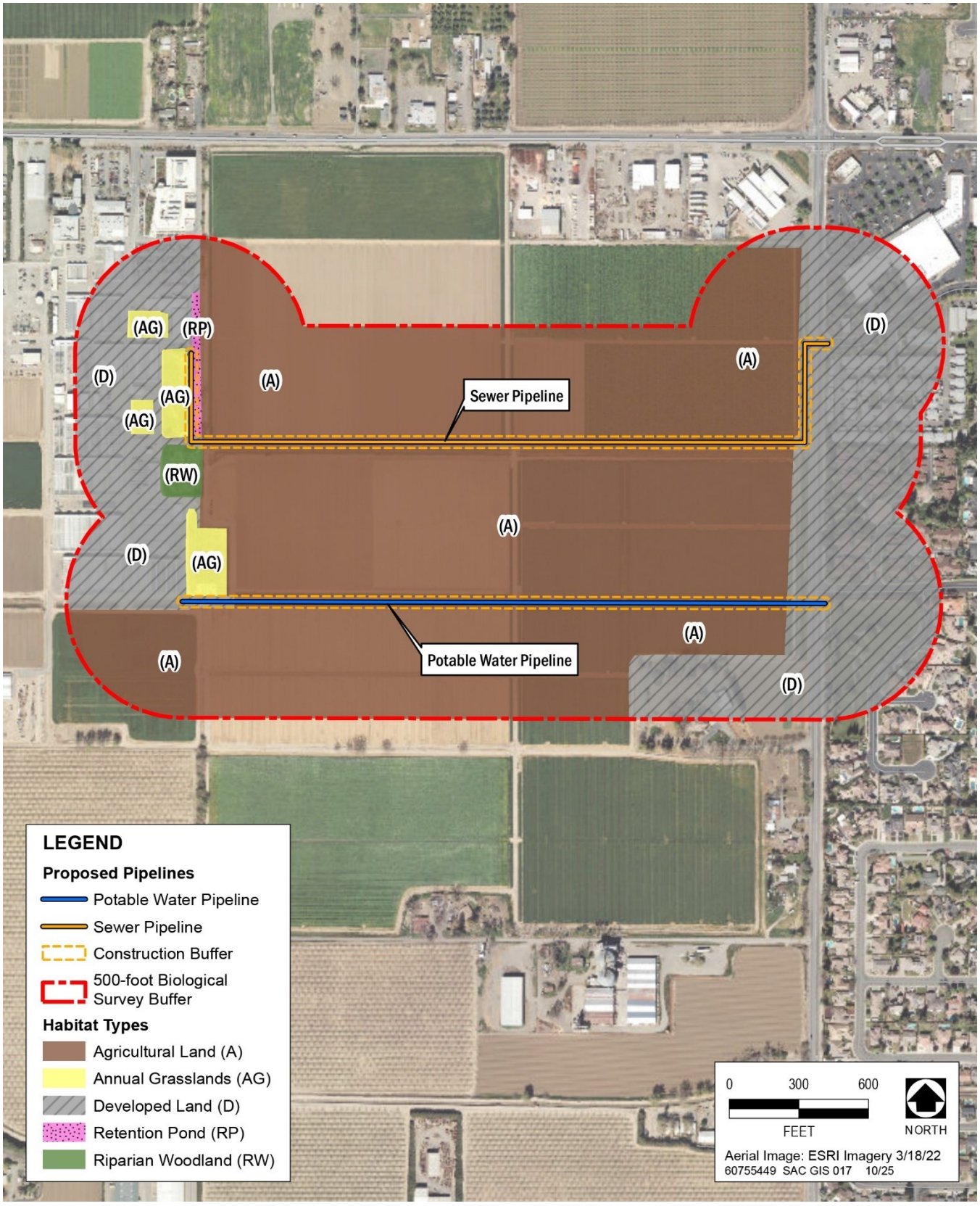


Figure 4.3-2 Bayer Utility Extension Alignments and General Plan Habitat Types

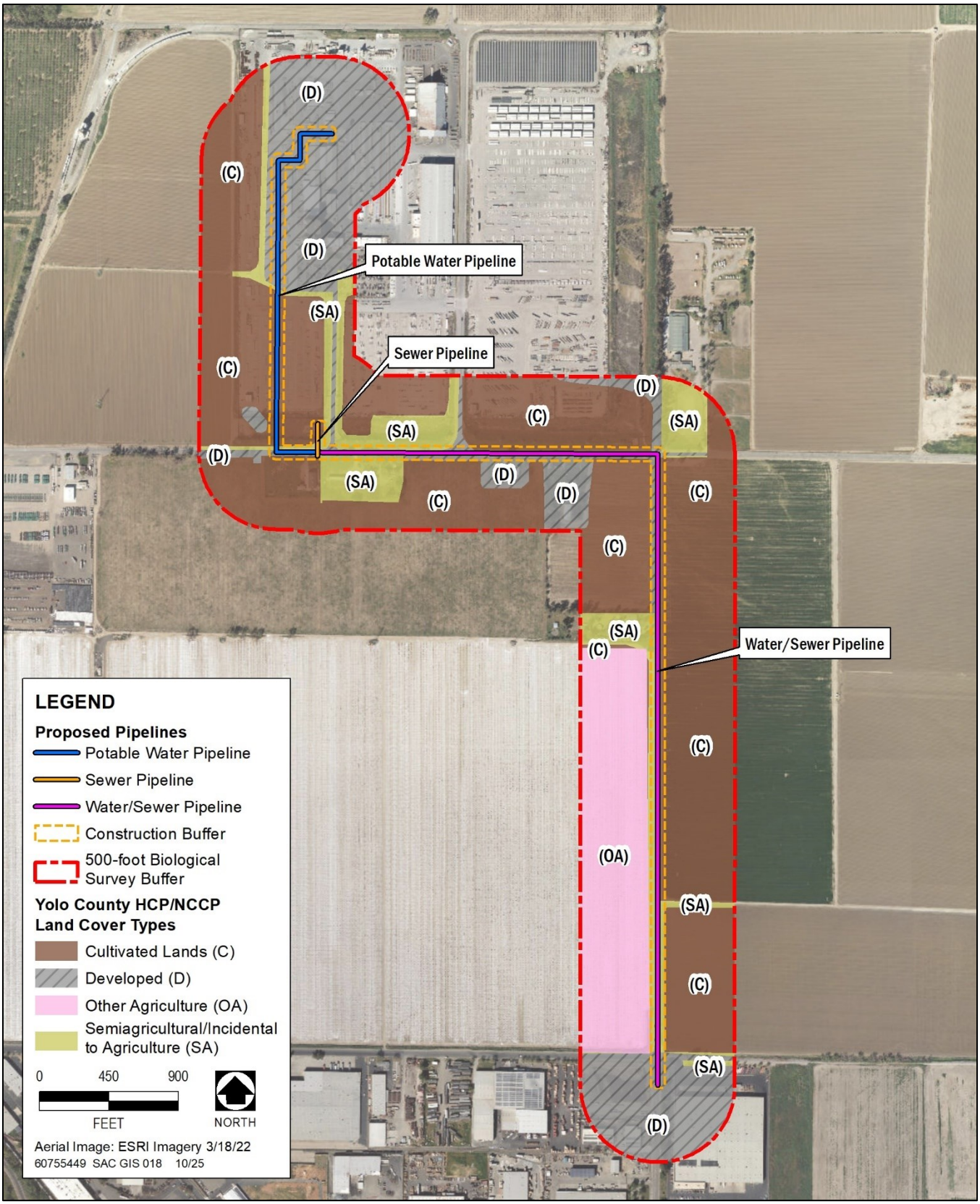


Figure 4.3-3 Clark Pacific Utility Extension Alignments and Yolo HCP/NCCP Land Cover Types

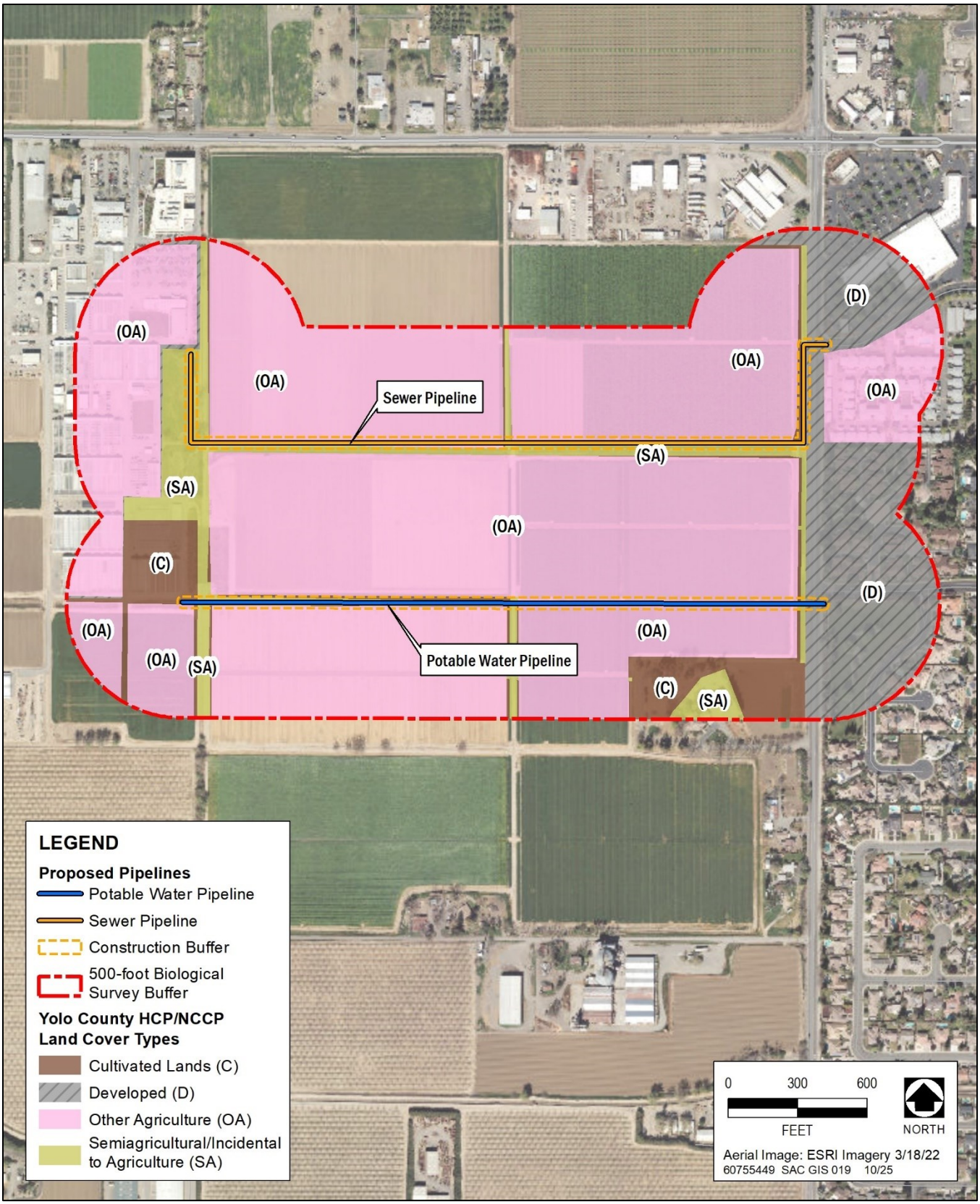


Figure 4.3-4 Bayer Utility Extension Alignments and Yolo HCP/NCCP Land Cover Types

Table 4.3-3 of this SEIR summarizes the presence of modeled habitat for covered special-status species in the Yolo HCP/NCCP related to the Clark Pacific and Bayer utility extension alignments and within one mile of the existing ULL. Only two species have modeled habitat attributable to both utility extension alignments and a total of four species have modeled habitat attributable to the Clark Pacific utility extension alignment.

Table 4.3-3 Presence of Yolo HCP/NCCP Modeled Habitat for Covered Special-Status Species

Special Status Species	Clark Pacific Presence	Bayer Presence	Presence within One Mile of ULL
Bank Swallow (*Riparia riparia*)	No	No	No
California Tiger Salamander (*Ambystoma californiense*)	No	No	No
Giant Garter Snake (*Thamnophis gigas*)	No	No	Yes
Least Bell's Vireo (*Vireo bellii pusillus*)	No	No	Yes
Palmate-bracted Bird's Beak (*Chloropyron palmatum*)	No	No	Yes
Swainson's Hawk (*Buteo swainsoni*)	Yes	Yes	Yes
Tricolored Blackbird (*Agelaius tricolor*)	Yes	No	Yes
Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*)	No	No	Yes
Western Burrowing Owl (*Athene cunicularia*)	Yes	No	Yes
Northwestern Pond Turtle (*Actinemys marmorata*)	No	No	Yes
White-tailed Kite (*Elanus leucurus*)	Yes	Yes	Yes
Western Yellow-billed Cuckoo (*Coccyzus americanus occidentalis*)	No	No	Yes

Table Notes
ULL = Urban Limit Line; Yolo HCP/NCCP = Yolo Habitat Conservation Plan/Natural Community Conservation Plan
Presence: if modeled habitat is present within the 25-foot construction buffer and the 500-foot survey area of the Clark Pacific or Bayer utility extension alignments.
Source: Yolo Habitat Conservancy Geomapper (2025)

Figure 4.3-5 depicts the CNDDB occurrences of special-status species reported in the 2035 General Plan and CAP EIR (Exhibit 4.4-3, page 4.4-13) and current CNDDB occurrences within this same area. The species are the same as reported in the 2035 General Plan and CAP EIR, with the addition of a green sturgeon - southern distinct population segment (DPS) (*Acipenser medirostris* pop. *1*) occurrence to the very east of the Planning Area and ULL in the Yolo Bypass.

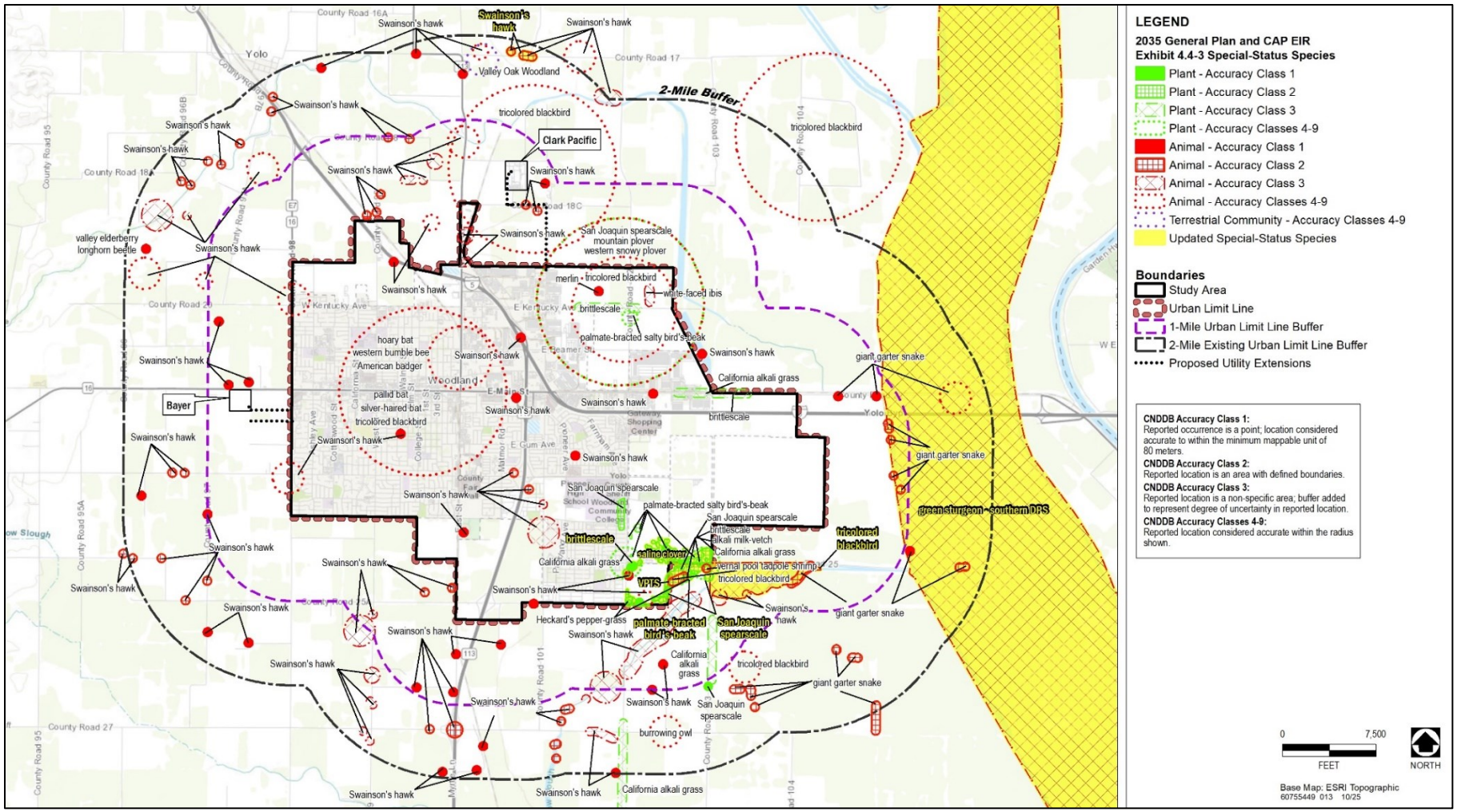


Figure 4.3-5 CNDDB Occurrences

SPECIAL-STATUS PLANT SPECIES

Based on the updated database queries and the results of the field survey, the special-status plant species potential-to-occur table presented in the Table 4.4-2 of the 2035 General Plan and CAP EIR, has been revised to reflect current conditions. Table 4.3-4 of this SEIR provides the updated potential-to-occur information, incorporating data from the 2035 General Plan and CAP EIR, and expanded to include the Clark Pacific utility extension alignments and Bayer utility extension alignments. These revisions are based on the information presented in Figure 4.3-1 and Figure 4.3-2 together with findings from the recent field survey.

Since the approval of the SEIR, the following species have had CNDDB occurrences in the region and are now included in Table 4.3-4.

- Baker's navarretia (*Navarretia leucocephala* ssp. *bakeri*)- California Rare Plant Rank (CRPR) 1B.1
- Keck's checkerbloom (*Sidalcea keckii*) - CRPR 1B.2
- Pappose tarplant (*Centromadia parryi* ssp. *parryi*) CRPR 1B.2

Based on updated database queries and the results of the field survey, no special-status plant species have the potential to occur within the utility extension alignments.

Table 4.3-4 Special-Status Plant Species Potential to Occur

Species	Federal	State[1,2]	Habitat	Potential for Occurrence documented in 2035 General Plan and CAP EIR	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
Ferris' milk-vetch *Astragalus tener* var. *ferrisae*	—	1B.1	Subalkaline flats and mesic sites in valley and foothill grassland, meadows and seeps; 15 to 250 foot elevation. Bloom: April–May.	**Could occur.** Potentially suitable habitat is present in the alkali prairie and annual grassland habitats in the Planning Area.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.
Alkali milk-vetch *Astragalus tener* var. *tener*	—	1B.2	Alkaline soils within playas, vernal pools, and adobe clay valley and foothill grassland habitats; 0 to 196-foot elevation. Bloom: March–June	**Known to occur.** Two occurrences documented within the Planning Area.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.
Heartscale *Atriplex cordulata* var. *cordulata*	—	1B.2	Saline or alkaline flats or scalds in chenopod scrub, desert scrub, or meadow, and grassland habitats in sandy soils; 1 to 500 foot elevation; Blooms April–October.	**Could occur.** Potentially suitable habitat is present in the alkali prairie and annual grassland habitats in the Planning Area.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.

Species	Federal	State[1,2]	Habitat	Potential for Occurrence documented in 2035 General Plan and CAP EIR	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
Brittlescale *Atriplex depressa*	—	1B.2	Alkaline clay soils within chenopod scrub, meadow and seeps, playas, vernal pools, and valley and foothill grassland habitats; 0 to 1,050 foot elevation. Bloom: April–October	**Known to occur.** Four occurrences documented within the Planning Area.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.
Pappose tarplant *Centromadia parryi* ssp. *parryi*	—	1B.2	Chaparral, Coastal prairie, Marshes and swamps (coastal salt), Meadows and seeps, Valley and foothill grassland (vernally mesic); Alkaline (often); 0-1380 feet elevation. Bloom: May-November	Not previously evaluated.	**Unlikely to occur:** Although grassland habitat is present near the alignment, the required habitat is not present within the alignment.	**Unlikely to occur.** Required habitat is not present within or near the alignment.
Palmate-bracted bird's beak *Chloropyron palmatum*	E	E 1B.1	Alkaline soils in seasonally flooded lowlands; 16 to 510 foot elevation. Bloom: May–October	**Known to occur.** Three occurrences documented within the Planning Area.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.
San Joaquin spearscale *Extriplex joaquinana*	—	1B.2	Alkaline soils on chenopod scrub, meadow and seeps, playas, and valley and foothill grassland; 3 to 2,740 foot elevation. Bloom: April–October	**Known to occur.** Three occurrences documented within the Planning Area and one occurrence documented within two miles of the Planning Area.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.
Woolly rose-mallow *Hibiscus lasiocarpus* var. *occidentalis*	—	1B.2	Marshes and swamps (freshwater); from 0 to 320 feet in elevation. Blooms June to September.	**Unlikely to occur.** Marsh habitat is very limited in the Planning Area and of marginal quality.	**Unlikely to occur.** Suitable habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable habitat is not present within the survey buffer.
Heckard's pepper-grass *Lepidium latipes* var. *heckardii*	—	1B.2	Alkaline flats in valley and foothill grassland; 6 to 656 foot elevation. Bloom: March–May	**Known to occur.** Two occurrences documented within the Planning Area and one occurrence documented within two miles of the Planning Area.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.

Species	Federal	State[1,2]	Habitat	Potential for Occurrence documented in 2035 General Plan and CAP EIR	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
Baker's navarretia *Navarretia leucocephala* ssp. *bakeri*	—	1B.1	Cismontane woodland, Lower montane coniferous forest, Meadows and seeps, Valley and foothill grassland, Vernal pools; Mesic. 15-5710 feet elevation. Bloom: April-July.	Not previously evaluated.	**Unlikely to occur.** Suitable habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable habitat is not present within the survey buffer.
California alkali grass *Puccinellia simplex*	—	1B.2	Saline flats, mineral springs; below 3,000 feet elevation. Bloom: March–May.	**Known to occur.** Suitable habitat is present in the alkali prairie and annual grassland habitats in the Planning Area and this species has been previously documented at two locations in the southeast portion of the Planning Area.	**Unlikely to occur.** Suitable habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable habitat is not present within the survey buffer.
Keck's checkerbloom *Sidalcea keckii*	—	1B.1	Cismontane woodland, Valley and foothill grassland; Clay, Serpentinite; 245-2135 feet elevation. Bloom: April-May	Not previously evaluated.	**Unlikely to occur.** Suitable soils and substrate are not present within the survey buffer.	**Unlikely to occur.** Suitable soils and substrate are not present within the survey buffer.
Suisun Marsh aster *Symphiotrichum lentum*	—	1B.2	Brackish and freshwater marshes and swamps; 0–10 foot elevation; Blooms: May–November.	**Unlikely to occur.** Marsh habitat is very limited in the Planning Area and of marginal quality. This species is restricted to the Suisun Marsh and Sacramento-San Joaquin River Delta.	**No potential to occur.** Alignment is not within elevation range for this species.	**No potential to occur.** Alignment is not within elevation range for this species.
Saline clover *Trifolium hydrophilum*	—	1B.2	Marshes and swamps, vernal pools, and mesic, alkaline valley and foothill grassland; 0 to 984-foot elevation. Bloom: April–June	**Known to occur.** One occurrence documented within the Planning Area.	**Unlikely to occur.** Suitable swamps, vernal pools or alkaline grassland habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable swamps, vernal pools or alkaline grassland habitat is not present within the survey buffer.

Table Notes
CAP = Climate Action Plan; EIR = Environmental Impact Report
[1] State: E = Listed as endangered under CESA.
[2] California Rare Plant Ranks and extensions
1B = Rare or endangered in California and elsewhere.
.1 = Seriously endangered in California (>80 percent of occurrences are threatened and/or high degree and immediacy of threat).
.2 = Fairly endangered in California (20 to 80 percent of occurrences are threatened).
Sources: Table 4.4-2 of the 2035 General Plan and CAP EIR, CNDDB 2025, CNPS 2025; compiled by AECOM in 2025

SPECIAL-STATUS WILDLIFE SPECIES

Based on the updated database queries and the results of the field survey, the special-status wildlife species potential-to-occur table presented in Table 4.4-3 of the 2035 General Plan and CAP EIR has been revised to reflect current conditions. Table 4.3-5 of this SEIR provides the updated potential-to-occur information, incorporating data from the 2035 General Plan and CAP EIR, and expanded to include the Clark Pacific utility extension alignments and Bayer utility extension alignments. The following species have been listed either under federal or state listing or have had their listing modified and these species are included in Table 4.3-5 of this SEIR:

- Northwestern Pond Turtle (*Actinemys marmorata*) – Federal Potentially Threatened
- Western Spadefoot (*Spea hammondii*) – Federal Potentially Threatened
- Monarch Butterfly (*Danaus plexippus*) – Federal Potentially Threatened
- Western burrowing owl (*Athene cunicularia hypugaea*)– State Candidate Endangered
- Crotch's bumble bee (*Bombus crotchii*) – State Candidate Endangered
- Western bumblebee (*Bombus occidentalis occidentalis*) – State Candidate Endangered

As noted in the 2035 General Plan and CAP EIR, there are no special-status fish species that are known to occur in the Planning Area and no critical habitat for special status fish species is found in the Planning Area or the surrounding radius of two miles (page 4.4-15). Three fish species listed as threatened under the federal ESA, delta smelt (*Hypomesus transpacificaus*), steelhead (*Oncorhynchus mykiss*), and green sturgeon - southern DPS (*Acipenser medirostris* pop. *1*) were identified in the database queries. However, the Clark Pacific and Bayer utility extension alignments and the area within one mile of the existing ULL is outside of the known range of delta smelt, which is restricted to San Francisco Bay and the Sacramento–San Joaquin Delta. Willow Slough is located within one mile of the existing ULL, but the natural channel has been blocked off and replaced with the Willow Slough Bypass, which flows directly east to the Western Edge of the Yolo Bypass, and special status fish species have not been documented in it (Figure 4.3-5). Part of the Yolo Bypass within one-mile of the existing ULL has been documented for green sturgeon - southern DPS (Figure 4.3-5); however, there are no existing commercial facilities in that area. Therefore, Table 4.3-5 does not include special-status fish species.

Table 4.3-5 Special-Status Wildlife Species Potential to Occur

Species	Federal Listing Status[1]	State Listing Status[2]	Habitat	Potential to Occur Documented in 2035 General Plan and CAP EIR	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
Invertebrates						
Valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	T	_	Blue elderberry (*Sambucus mexicana*) shrubs (the host plant species), typically as an abundant component in dense riparian habitat below 3,000 feet in elevation; on slightly higher and older floodplain surfaces without saturated soils.	**Could occur.** Elderberry shrubs that could support valley elderberry longhorn beetle may be present in the Planning Area. Nearest known records are from Cache Creek approximately 1.75 miles northwest of the Planning Area.	**Could occur.** Two blue elderberry shrubs on the northern edge of the leach field; no sign of valley elderberry longhorn beetle exit holes on shrubs.	**Unlikely to occur.** Required habitat is not present within or adjacent to the alignment; no blue elderberry shrubs present.
Crotch's bumble bee *Bombus crotchii*	_	CE	Open grassland and scrub; nests underground. Food plants include: milkweed, lupine (*Lupinus* spp.), burclover (*Medicago* spp.), phacelia (*Phacelia* spp.), and sage (*Salvia* spp.).	Not previously evaluated; **Could Occur**. Open grassland and scrub could support this species and may be present.	**Could occur.** Marginal habitat is present near the alignment.	**Could occur.** Marginal habitat is present near the alignment.
Monarch butterfly *Danaus plexippus*	PT	_	Open habitats including fields, meadows, weedy areas, marshes, and roadsides. Monarch butterflies roost in wind-protected tree groves (such as eucalyptus) with nectar and water sources nearby. Caterpillar host plants are milkweeds (*Asclepias* spp.).	Not previously evaluated; **Could Occur**. Suitable habitat may be present.	**Unlikely to occur.** Suitable habitat (milkweed) was not identified within the alignment.	**Unlikely to occur.** Suitable habitat (milkweed) was not identified within the alignment.
Western bumblebee *Bombus occidentalis*	_	CE	Nests underground. Visits a wide variety of wildflowers. In California, this species is currently observed in high elevation meadows, forests, riparian areas in the Sierra Nevada and Cascades as well as in coastal grasslands in northern California.	Not previously evaluated; **Unlikely to occur.** Outside of this species current known range.	**Unlikely to occur.** The alignment is outside this species' current known range.	**Unlikely to occur.** The alignment is outside this species' current known range.

Species	Federal Listing Status[1]	State Listing Status[2]	Habitat	Potential to Occur Documented in 2035 General Plan and CAP EIR	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
Vernal pool fairy shrimp *Branchinecta lynchi*	T	_	Vernal pool habitats ranging from small, clear pools in sandstone rock outcrops to large, turbid, and/or alkaline vernal pools. Most commonly in grass- or mud-bottomed basalt flow depression pools in unplowed grasslands.	**Could occur.** Vernal pools are present in the Planning Area. There are a total of 10 CNDDB occurrence records in Yolo County.	**Unlikely to occur.** Vernal pools are not present within the alignment.	**Unlikely to occur.** Vernal pools are not present within the alignment.
Vernal pool tadpole shrimp *Lepidurus packardi*	E	_	Vernal pools or swales that form in slight depressions after being inundated following fall and winter rains. The pools contain clear to highly turbid water and have an impervious hardpan, claypan, or basalt layer beneath the soil surface that retains the water for a few months at a time.	**Likely to occur.** Vernal pools are present in the Planning Area. This species is known to occur in the alkali grassland preserve adjacent to the Planning Area at the southwest corner of County Road 25 and County Road 103. There are a total of 7 CNDDB occurrence records in Yolo County.	**Unlikely to occur.** Vernal pools are not present within the alignment.	**Unlikely to occur.** Vernal pools are not present within the alignment.
Amphibians and Reptiles						
California red-legged frog *Rana draytonii*	T	SSC	Foothill streams with dense shrubby or emergent riparian vegetation, minimum 11–20 weeks of water for larval development, and upland refugia for aestivation.	**Unlikely to occur.** The Planning Area is outside this species' currently known occupied range. Nearest known occurrences are approximately 25 miles southwest of the Planning Area in Napa County. This species is not known to disperse at distances over 2.25 miles and is believed to have been completely eliminated from the Valley floor.	**Unlikely to occur.** The alignment is outside this species' currently known occupied range.	**Unlikely to occur.** The alignment is outside this species' currently known occupied range.

Species	Federal Listing Status[1]	State Listing Status[2]	Habitat	Potential to Occur Documented in 2035 General Plan and CAP EIR	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
California tiger salamander *Ambystoma californiense*	T	T	Vernal pools and seasonal wetlands with a minimum 10-week inundation period and surrounding uplands, primarily grasslands, with burrows and other belowground refugia (e.g., rock or soil crevices).	**Could occur.** Seasonal wetlands and ponds that may provide suitable breeding habitat for this species are present in the Planning Area and this species could also be present in underground refugia in annual grassland and alkali prairie habitats within 1.3 miles of breeding habitat. The only known record of this species from the nine quad search area is a 1993 record from the City of Davis. There are eight CNDDB occurrence records of this species in Yolo County.	**Unlikely to occur.** Suitable vernal pool and seasonal wetland habitat is not present within the alignment.	**Unlikely to occur.** Suitable vernal pool and seasonal wetland habitat is not present within the alignment.
Northwestern pond turtle *Actinemys marmorata*	PT	SSC	Permanent and nearly permanent waters, including ponds, lakes, marshes, slow-moving streams, rivers, sloughs, and irrigation canals/ditches with open bank areas, emergent vegetation, and logs or boulders for basking. Nests along the aquatic habitat shore or in adjacent uplands in sunny, open hillsides or fields, as long as appropriate soil moisture and warmth are present. Generally nest within 325 feet of aquatic habitat, but has been reported to nest up to 1,600 feet from water.	**Could occur.** Potentially suitable aquatic habitat is present in and near the Planning Area and there is potential for this species to nest in undeveloped grassland and alkali prairie habitats in the Planning Area. There are a total of two CNDDB occurrence records documented in Yolo County.	**Unlikely to occur.** Suitable aquatic habitat is not present within the alignment.	**Unlikely to occur.** Suitable aquatic habitat is not present within the alignment.
Western spadefoot *Spea hammondii*	PT	SSC	Shallow streams with riffles and seasonal wetlands, such as vernal pools in annual grasslands and oak woodlands, also temporary rainpools.	Not previously evaluated; **Could Occur**. Suitable habitat may be present adjacent to existing vernal pools and annual grasslands.	**Unlikely to occur.** Suitable aquatic habitat is not present within the alignment.	**Unlikely to occur.** Suitable aquatic habitat is not present within the alignment.
Giant garter snake *Thamnophis gigas*	T	T	Cultivated rice, freshwater marsh, and slow moving streams, ditches, or canals.	**Likely to occur.** Nine occurrences documented within two miles of the Planning Area and suitable habitat is present. There are a total of 54 CNDDB occurrence records documented in Yolo County.	**Unlikely to occur.** Suitable aquatic habitat and connectivity are not present within the alignment.	**Unlikely to occur.** Suitable aquatic habitat and connectivity are not present within the alignment.

Species	Federal Listing Status[1]	State Listing Status[2]	Habitat	Potential to Occur Documented in 2035 General Plan and CAP EIR	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
Birds*						
Swainson's Hawk *Buteo swainsoni* (nesting)	_	T	Nests in riparian forest and isolated trees, open woodlands, and woodland margins; nests and forage in grasslands and agricultural fields.	**Known to occur.** Suitable nesting and foraging habitat are present. Numerous occurrences documented throughout Planning Area. There are a total of 516 CNDDB occurrence records documented in Yolo County.	**Known to occur.** Numerous large trees are present adjacent to the alignment for nesting potential; foraging habitat present; documented presence during field survey.	**Known to occur.** Numerous large trees are present adjacent to the alignment for nesting potential; foraging habitat present; documented presence during field survey.
Northern harrier *Circus hudsonius* (nesting)	_	SSC	Nests and forages in grasslands, agricultural fields, and marshes. Nests on the ground within patches of dense, often tall, vegetation in undisturbed areas.	**Could occur.** Suitable nesting and foraging habitat is present in and adjacent to the Planning Area. There is one CNDDB occurrence record of this species in Yolo County.	**Could occur. S**uitable habitat is present near alignment.	**Could occur. S**uitable habitat is present near alignment.
White-tailed kite *Elanus leucurus* (nesting)	_	FP	Forages in grasslands and agricultural fields; nests in riparian zones, oak woodlands, and isolated trees.	**Could occur.** Suitable nesting and foraging habitat is present in and adjacent to the Planning Area. There are five CNDDB occurrence records of this species in Yolo County.	**Could occur.** Foraging habitat and isolated nesting trees are present near alignment.	**Could occur.** Foraging habitat and isolated nesting trees are present near alignment.
Least bittern *Ixobrychus exilis* (nesting)	_	SSC	Nests in freshwater and brackish marshes with tall, dense emergent vegetation with clumps of woody plants over deep water.	**Unlikely to nest.** This species may nest adjacent to the Planning Area in suitable habitat along Cache Creek and Willow Slough, but there is no suitable nesting habitat in the Planning Area.	**Unlikely to nest:** Suitable nesting habitat is not present due to lack of deep-water bodies.	**Unlikely to nest:** Suitable nesting habitat is not present due to lack of deep-water bodies.
Western snowy plover *Charadrius nivosus nivosus* (nesting)	T	SSC	Nests and forages on sandy and gravelly beaches along the coast and the shores of inland alkali lakes. Has also been documented nesting on levees of artificial ponds in Yolo County, including sewage treatment ponds. Needs sandy or gravelly, friable soils for nesting.	**Could occur.** One record of nesting in the Planning Area at the Woodland Sugar Ponds in 1970 and has been documented nesting in the Yolo Bypass Wildlife Area as recently as 2006. These are the only two CNDDB records of this species in Yolo County.	**Unlikely to occur.** Suitable nesting habitat is not present due to lack of sandy or gravelly, friable soils for nesting.	**Unlikely to occur.** Suitable nesting habitat is not present due to lack of sandy or gravelly, friable soils for nesting.

Species	Federal Listing Status[1]	State Listing Status[2]	Habitat	Potential to Occur Documented in 2035 General Plan and CAP EIR	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
Mountain plover *Charadrius montanus* (wintering)	_	SSC	Forages in short grasslands and plowed agricultural fields where vegetation is sparse and trees are absent.	**Likely to occur.** One occurrence documented within the Planning Area. There are a total of 11 CNDDB records of this species in Yolo County.	**Could occur.** Foraging habitat is present near the alignment.	**Could occur.** Foraging habitat is present near the alignment.
Western yellow-billed cuckoo *Coccyzus americanus occidentalis* (nesting)	T	E	Nests in large blocks of deciduous riparian thickets or forests with dense, low-level or understory foliage adjacent to slow-moving watercourses, backwaters along broad, lower floodplains of larger river systems. Willow and cottonwood are almost always a component of the vegetation. In the Sacramento Valley, also utilizes adjacent walnut orchards.	**Unlikely to nest.** Could possibly nest in riparian habitats adjacent to the Planning Area along Cache Creek or Willow Slough, but there is no suitable habitat present in the Planning Area. The species known range of distribution is limited to the Upper Sacramento, Lower Feather, South Fork Kern, Amargosa, Santa Ana, and Colorado Rivers.	**Unlikely to occur.** Suitable riparian habitat is not present in or near the alignment. The alignment is outside the species' current breeding range.	**Unlikely to occur.** Suitable riparian habitat is not present in or near the alignment. The alignment is outside the species' current breeding range.
Grasshopper sparrow *Ammodramus savannarum* (nesting)	_	SSC	Forages and nests in dense grasslands; favors a mix of native grasses, forbs, and scattered shrubs. Nests in depressions on the ground at the bases of grass clumps. Prefers large tracts of habitat.	**Could occur.** This species could nest in the annual grassland or alkali prairie habitats in the Planning Area. This species has not been documented in the Planning Area. There is one documented occurrence in Yolo County.	**Unlikely to occur.** Large tracts of suitable habitat in large tracts of dense grasslands with a mix of native grasses, forbs and scattered shrubs are not present .	**Unlikely to occur.** Large tracts of suitable habitat in large tracts of dense grasslands with a mix of native grasses, forbs and scattered shrubs are not present.
Song sparrow – "Modesto" population (*Melospiza melodia pop. 1*) (year round)	_	SSC	Nests and forages primarily in emergent marsh, riparian scrub, and early successional riparian forest habitats in the north-central portion of the Central Valley; infrequently in mature riparian forest and sparsely vegetated ditches and levees. Forages primarily on exposed ground or in leaf litter.	**Could occur.** This species is unlikely to nest in the Planning Area due to a lack of suitable marsh and riparian habitat, but may nest adjacent to the Planning Area and forage within the Planning Area. There are four documented occurrences in Yolo County.	**Unlikely to occur.** This species is unlikely to nest due to a lack of suitable marsh and riparian scrub habitat.	**Unlikely to occur.** This species is unlikely to nest due to a lack of suitable marsh and riparian scrub habitat.

Species	Federal Listing Status[1]	State Listing Status[2]	Habitat	Potential to Occur Documented in 2035 General Plan and CAP EIR	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
Purple martin *Progne subis* (nesting)	_	SSC	Nests in tree cavities, bridges, freeway overpasses, utility poles, lava tubes, and buildings. Forages in foothill and low montane oak and riparian woodlands; less frequently in coniferous forests and open or developed habitats.	**Could occur.** This species could potentially nest under I-5 or SR 113 overpasses or in other man-made structures in the Planning Area. The potential for this species is low however because the only known breeding colony in the region is in the City of Sacramento where they nest in weep holes in a hollow-box bridge over I-5.	**Unlikely to occur.** Lack of known breeding colonies within the alignment and existing trees provide marginal nesting habitat.	**Unlikely to occur.** Lack of known breeding colonies within the alignment and existing trees provide marginal nesting habitat.
Bank swallow *Riparia riparia* (nesting)	_	T	Nests in colonies in unvegetated vertical banks or cliffs with fine-textured, sandy soils, typically next to streams, rivers, or lakes. Forages in a variety of habitats near nests.	**Unlikely to nest.** Could nest in riparian habitats adjacent to the Planning Area along Cache Creek or Willow Slough if suitable vertical bank structure is present, but there is no suitable nesting habitat present in the Planning Area. There have been 18 occurrences of this species documented in the CNDDB in Yolo County.	**Unlikely to occur.** Suitable nesting habitat along vertical banks or cliffs are not present.	**Unlikely to occur.** Suitable nesting habitat along vertical banks or cliffs are not present.
Tricolored Blackbird *Agelaius tricolor* (nesting)	_	T/SSC	Forages in agricultural lands and grasslands; nests in marshes, riparian scrub, and other areas that support cattails or dense thickets of shrubs or herbs.	**Could occur.** There is a very limited amount of potential breeding habitat in the Planning Area, but breeding habitat is abundant in the immediate vicinity along Cache Creek and Willow Slough. Three occurrences have been documented in the vicinity of the Planning Area, including a large, active nesting colony southeast of the Planning Area on the north side of Willow Slough. There are 23 CNDDB occurrence records of this species in Yolo County.	**Unlikely to occur.** Suitable nesting habitat, such as blackberry thickets and cattails, is not present.	**Unlikely to occur.** Suitable nesting habitat, such as blackberry thickets and cattails, is not present.

Species	Federal Listing Status[1]	State Listing Status[2]	Habitat	Potential to Occur Documented in 2035 General Plan and CAP EIR	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
Yellow-headed blackbird *Xanthocephalus xanthocephalus* (nesting)	_	SSC	Nests in marshes with tall, dense emergent vegetation, most commonly at the edges of lakes, reservoirs, or ponds with relatively deep water. Forages in freshwater marshes, and sometimes in nearby open fields, preferably with moist ground.	**Unlikely to occur.** This species may nest in freshwater marsh habitats in the vicinity, but there is no suitable nesting habitat in the Planning Area. May forage in grassland and alkali prairie habitat within the Planning Area. There is only one CNDDB record of this species in Yolo County.	**Unlikely to occur.** Suitable nesting habitat in the form of marshes and tall dense emergent vegetation and deep water is not present.	**Unlikely to occur.** Suitable nesting habitat in the form of marshes and tall dense emergent vegetation and deep water is not present.
Loggerhead shrike *Lanius ludovicianus* (nesting)	_	SSC	Forages and nests in grasslands, shrublands, and open woodlands. Nests in trees and shrubs.	**Could occur.** The annual grassland and alkali prairie habitats in the Planning Area provide suitable foraging habitat and this species could nest in trees or shrubs in or near these habitats. There are no CNDDB records of this species in Yolo County.	**Could occur. S**uitable nesting habitat is present adjacent to the alignment .	**Could occur. S**uitable nesting habitat is present adjacent to the alignment.
Yellow-breasted chat *Icteria virens* (nesting)	_	SSC	Forages and nests in riparian thickets of willow, blackberry, and wild grape within 10 feet of the ground.	**Could occur.** Suitable habitat is present in and adjacent to the Planning Area but there are no CNDDB records of this species in Yolo County.	**Unlikely to occur.** Suitable riparian scrub habitat is not present=.	**Unlikely to occur.** Suitable riparian scrub habitat is not present.
Yellow warbler *Setophaga petechial* (nesting)	_	SSC	Nests in riparian vegetation such as willows, cottonwoods, and alders.	**Unlikely to nest.** The Planning Area is outside this species' current breeding range. There are no CNDDB records of this species in Yolo County.	**Unlikely to occur.** The alignment is outside the species' current breeding range .	**Unlikely to occur.** The alignment is outside the species' current breeding range .
Western burrowing owl *Athene cunicularia hypugaea* (year round)	_	CE/SSC	Nests and forages in grasslands, agricultural lands, open shrublands, and open woodlands with existing ground squirrel burrows or friable soils.	**Could occur.** Suitable habitat is present in the Planning Area in grasslands, alkali prairie and agricultural habitats. One occurrence documented within 2 miles of the Planning Area. There have been 39 CNDDB occurrences of this species documented in Yolo County.	**Could occur:** No suitable burrows detected along alignment. Suitable foraging habitat is present near alignment.	**Could occur:** Burrows were detected within the retention pond area, though no sign of the species was detected. Suitable foraging habitat is present near alignment.

Species	Federal Listing Status[1]	State Listing Status[2]	Habitat	Potential to Occur Documented in 2035 General Plan and CAP EIR	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
Least Bell's vireo *Vireo bellii pusillus* (nesting)	E	E	Nests and forages in low, dense riparian vegetation along perennial or intermittent streams.	**Unlikely to nest.** The Planning Area is outside this species' current breeding range and suitable nesting habitat is lacking within the Planning Area. Potentially suitable nesting habitat is present near the Planning Area along Cache Creek and Willow Slough. Species has been observed in Yolo Bypass Wildlife Area (2011 CNDDB record) presumably attempting to establish first nesting territory in Yolo County in decades.	**Unlikely to occur.** Alignment is outside the species' current breeding range and lacks suitable nesting habitat.	**Unlikely to occur.** Alignment is the species' current breeding range and lacks suitable nesting habitat.
Mammals						
American badger *Taxidea taxus*	_	SSC	Drier open shrub, forest, and herbaceous habitats with friable soils for digging burrows.	**Unlikely to occur.** Requires extensive patches of open, undisturbed habitat. The small habitat patch size, lack of connectivity to suitable large patches of habitat, and surrounding agriculture and urban development in the Planning Area make it unsuitable for this species. Last record from the area was 1997 roadkill record from junction of County Road 31 and County Road 97D west of Davis. There is a U.C. Davis museum specimen that was collected from the City of Woodland, but the date of collection is unknown.	**Unlikely to occur.** Extensive patches of undisturbed habitat are not present; burrows present were not large enough for badger use.	**Unlikely to occur.** Extensive patches of undisturbed habitat are not present; burrows present were not large enough for badger use
Pallid bat *Antrozous pallidus*	_	SSC	Deserts, grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts in rock crevices, oak hollows, bridges, or buildings.	**Could occur.** This species could roost under bridges or in other man-made structures in the Planning Area. There is one CNDDB record of this species in the Planning Area from 1957.	**Could occur. S**uitable habitat present; oak hollows present.	**Unlikely to occur.** Required habitat is not present within the alignment; no oak hollows, rocks, or woodlands

Species	Federal Listing Status[1]	State Listing Status[2]	Habitat	Potential to Occur Documented in 2035 General Plan and CAP EIR	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
Western red bat *Lasiurus blossevilli*	_	SSC	Roosts primarily in dense tree foliage, especially in cottonwood, sycamore, and other riparian trees or orchards. Prefers habitat edges and mosaics with trees that are protected from above and open below and open areas for foraging, including grasslands, shrublands, and open woodlands.	**Unlikely to occur.** Maternity and roosting colonies unlikely to occur in the Planning Area because of lack of suitable habitat; however, this species may roost in adjacent riparian habitats along Cache Creek and Willow Slough and this species could forage in the Planning Area. The only recent record of this species in the area is a 1999 record from the Sacramento River near Knights Landing.	**Unlikely to occur.** Required habitat is not present.	**Unlikely to occur.** Required habitat is not present.

Table Notes

CAP EIR =Climate Action Plan Environmental Impact Report; CDFW = California Department of Fish and Wildlife; CNDDB = California Natural Diversity Database; I-5 = Interstate 5; SR = State Route

[1] Federal: T = Listed as threatened under ESA; E = Listed as endangered under ESA

[2] State: T = Listed as threatened under CESA; E = Listed as endangered under CESA; C = Candidate for listing under CESA; FP = Fully Protected under California Fish and Game Code; SSC = Considered a species of special concern by CDFW

* Because the distribution and abundance of individual bird species varies seasonally, the season, or life phase, during which the species is of conservation concern in California is provided in parentheses beneath the bird species scientific name. There is potential for any of these bird species to fly over or pass through the Planning Area and proposed project area, however, these species would not be at risk of adverse effects unless nesting on or otherwise residing in the Planning Area or proposed project area during the season or life phase when the species is of conservation concern in California.

A nine-quadrant search was used for CNDDB.

Source: Table 4.4-3 of 2035 General Plan and CAP EIR; CNDDB 2025, USFWS 2025; CNPS 2025, compiled by AECOM in 2025.

Based on updated database queries and the results of the field survey, the following special-status wildlife species have the potential to occur within the utility extension alignments:

- Along the Clark Pacific utility extension alignment, nine special-status wildlife species have potential to occur. These include valley elderberry longhorn beetle, Crotch's bumble bee, Swainson's hawk, northern harrier, white-tailed kite, loggerhead shrike, yellow-breasted chat, burrowing owl, and pallid bat. Potential habitat for these species occurs within or adjacent to annual grassland, riparian vegetation, and mature trees along the alignment. Two elderberry shrubs near the leach field provide potential host plants for valley elderberry longhorn beetle, although no sign of beetle activity was detected.

- Along the Bayer utility extension alignment, seven special-status wildlife species have potential to occur. These include Crotch's bumble bee, Swainson's hawk, northern harrier, white-tailed kite, loggerhead shrike, yellow-breasted chat, and burrowing owl. Foraging and nesting habitat for these species occurs primarily within open agricultural lands, scattered trees, and along the retention pond margins where small mammal burrows were also observed, although no sign of burrowing owl activity was detected.

4.3.2 Environmental Impacts

Thresholds for Determining Significance

The thresholds for evaluating the significance of impacts for this analysis are based on the checklist in Appendix G of the CEQA Guidelines, except where noted below. These thresholds are used to evaluate potential adverse physical environmental effects attributable to implementation of the 2035 General Plan and CAP EIR, with a focus on impacts beyond those addressed in the 2035 General Plan and CAP EIR. A significant impact to biological resources would occur if the proposed project would:

- have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS;

- have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS;

- have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrologic interruption, or other means;

- 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;

- conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance;

- conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.

The 2035 General Plan and CAP EIR include the following threshold, which is currently not part of Appendix G but is included in the impact analysis of this SEIR to align with the 2035 General Plan and CAP EIR and comprehensively analyze the proposed project.

- 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; or substantially reduce the number or restrict the range of an endangered, rare, or threatened species.

The impact numbering in the section below corresponds to those numbers used in the 2035 General Plan and CAP EIR for ease of reference.

IMPACTS AND MITIGATION MEASURES

Impact 4.4-1: Loss of Special-status Plants and Loss of Special-status Plant Habitat

GENERAL PLAN

The General Plan concentrates future development in areas that are primarily used for agriculture and therefore have a low potential to support special-status plants and minimizes the potential for direct removal of special-status plants by designating most of the known occupied habitat and suitable habitat as open space and focusing new development on agricultural lands (page 4.4-31 and 4.4-32). The 2035 General Plan (and the 2035 General Plan and CAP EIR) includes Goal 7.B establishes policies to ensure that the City maintains and protects its biological resources, including special-status plant species through coordinated conservation planning and sensitive site design. It emphasizes the use of the Yolo HCP/NCCP for project consistency (Policy 7.B.1) and requires the protection of sensitive habitat types (Policy 7.B.2) and special-status species (Policy 7.B.3). Policies also support the preservation of fish and wildlife resources (Policy 7.B.4), the designation and maintenance of open space for conservation (Policy 7.B.5), and the protection of Woodland Regional Park as a preserve for wildlife and rare plants (Policy 7.B.7). Finally, the plan calls for sensitive site planning (Policy 7.B.11) to avoid or minimize impacts on native trees, special-status species, and critical habitats during new development. Goal 7.B Maintain and Protect Biological Resources, Policy 7.B.1 Habitat Conservation Plan/Natural Community Conservation Plan, Policy 7.B.2 Sensitive Habitat Types, Policy 7.B.3 Special-Status Species, Policy 7.B.4 Fish and Wildlife, Policy 7.B.5 Open Space for Conservation, Policy 7.B.7 Woodland Regional Park, and Policy 7.B.11 Sensitive Site Planning (pages 4.4-42 and 4.4-43). The 2035 General Plan and CAP EIR also includes the following mitigation measures (pages 4.4-34 and 4.4-36) to reduce potentially significant impacts associated with the loss of special-status plants and loss of special-status plant habitat including:

- Mitigation Measure 4.4-1a – Implementation Program Biological Resources 1 (pages 4.4-34 and 4.4-35) This measure requires biological inventory surveys conducted according to applicable standards and protocols for projects that may affect special-status species or habitats.

- Mitigation Measure 4.4-1b – Amend Policy 7.B.5., Policy 7.B.7, and Policy 7.B.11. strengthens General Plan policies to permanently protect sensitive habitat types—including alkali sink and prairie, freshwater wetlands, freshwater marsh, riparian forest, and drainages—as well as special-status plant occurrences.

Implementation of these mitigation measures combined with current laws, regulations, and policies would reduce impacts because the General Plan would preserve the majority of the known special-status plant occurrences and

suitable habitat in the Planning Area, within designated Open Space land uses that would be protected under permanent conservation easements (page 4.4-36). These provisions would require new developments to identify and avoid special-status plant populations and their habitats to the extent feasible and compensate for the loss of special-status plants through establishment of new populations or other appropriate measures in coordination with state and federal agencies (page 4.4-36). Therefore, impacts would be less than significant with mitigation incorporated (page 4.4-36).

PROPOSED PROJECT

There is a relatively low potential of adversely affect special-status plant species during construction of the Clark Pacific and Bayer utility extension alignments given the lack of suitable habitat (Table 4.3-1 and Table 4.3-4). As described in Section 3.3.2, it is unknown if other existing commercial facilities would pursue extending utilities within one mile of the existing ULL given the decision to extend utilities represents a cost and is a unique and individual business decision influenced by multiple factors. Most of the area within one mile of the existing ULL is cultivated lands, agricultural lands, or other agriculture/semiagricultural and incidental to agricultural lands. These areas typically have marginal habitat for special status plant species due to the high level of disturbance, use of fertilizers and pesticides and other activities that regularly occur in these lands. There are some existing businesses to the south of Woodland in general proximity to Willow Slough and the existing Woodland Regional Park and Maupin Unit of the Alkali Sink Preserve. These areas are designated as open space and are permanently preserved under conservation easements (City of Woodland Preserve and Spring Lake Alkali Sink Preserve). The proposed project would not develop lands or disturb areas within these preserved locations; therefore, the proposed project would not impact these areas or special-status plant species that may be present. The City would evaluate other potential utility extension alignments through the application process and execution of a service agreement to confirm a utility extension could be provided, and confirm consistency with the existing general plan policies, and establish any conditions of approval that may be needed prior to construction. The proposed project would continue to implement the 2035 General Plan's multiple goals and policies as identified and evaluated in the 2035 General Plan and CAP EIR, to reduce impacts to special-status plant species, including the following: Goal 7.B Maintain and Protect Biological Resources, Policy 7.B.1 Habitat Conservation Plan/Natural Community Conservation Plan, Policy 7.B.2 Sensitive Habitat Types, Policy 7.B.3 Special-Status Species, Policy 7.B.4 Fish and Wildlife, Policy 7.B.5 Open Space for Conservation, Policy 7.B.7 Woodland Regional Park, and Policy 7.B.11 Sensitive Site Planning (pages 4.4-42 and 4.4-43). Although unlikely, there is a potential presence of special-status plant species within one mile of the existing ULL; therefore, consistent with Mitigation Measure 4.4-1a – Implementation Program Biological Resources 1 of the 2035 General Plan and CAP EIR, project applicants will be required to implement the following mitigation measures. These mitigation measures incorporate standard survey requirements for special-status plant species and standard best management practices and avoidance and minimization measures prior to and during construction. Some of these measures are identified in the Yolo HCP/NCCP EIS/EIR Appendix C, which is contained in Appendix F of this SEIR.

- Mitigation Measure 4.4-1a – Implementation Program Biological Resources 1
- Mitigation Measure 4.4-1c General Avoidance and Minimization Measures:
    - GM01: Preconstruction Survey. Before the start of repair activities, a qualified biologist will conduct a preconstruction survey to identify special-status plant and wildlife species and associated habitats. Surveys will be conducted within the project footprint and staging/equipment storage area(s). If required,

special-status species and/or buffers will be marked in the field by a qualified biologist, using temporary fencing, high-visibility flagging, or other means that are equally effective. Preconstruction surveys for special-status plant species will incorporate blooming period surveys if utility extensions occur in areas other than developed or agricultural lands.

- GM02: Construction Site Trash Maintenance. All project-related trash items, such as wrappers, cans, bottles, and food scraps, will be collected in closed containers that are removed from the rehabilitation site each day and disposed at an appropriate off-site location, to minimize attracting wildlife to work areas.

- GM03: Yolo HCP/NCCP avoidance and minimization measures (AMM)3, Confine and Delineate Work Area**.** Where natural communities and covered species habitat are present, workers will confine land clearing to the minimum area necessary to facilitate construction activities. Workers will restrict movement of heavy equipment to and from the project site to established roadways to minimize natural community and covered species habitat disturbance. The project proponent will clearly identify boundaries of work areas using temporary fencing or equivalent and will identify areas designated as environmentally sensitive. All construction vehicles, other equipment, and personnel will avoid these designated areas.

- GM04: Yolo HCP/NCCP AMM4, Cover Trenches and Holes during Construction and Maintenance. To prevent injury and mortality of special-status species, including: giant garter snake, northwestern pond turtle, and California tiger salamander, workers will cover open trenches and holes associated with implementation of covered activities that affect habitat for these species or design the trenches and holes with escape ramps that can be used during non-working hours. The construction contractor will inspect open trenches and holes prior to filling and contact a qualified biologist to remove or release any trapped wildlife found in the trenches or holes.

- GM05: Equipment Inspection. Inspections will be conducted under all vehicles and heavy equipment for the presence of wildlife before the start of each workday, when equipment is staged overnight. In addition, a search for wildlife will be conducted in all pipes, culverts, and similar structures that have been stored on site for one or more nights, before they are buried, capped, or moved.

- GM06: Yolo HCP/NCCP AMM6, Conduct Worker Training**.** All construction personnel will participate in a worker environmental training program approved/authorized by the Conservancy and administered by a qualified biologist. The training will provide education regarding sensitive natural communities and covered species and their habitats, the need to avoid adverse effects, state and federal protection, and the legal implications of violating the FESA and NCCPA Permits. A pre-recorded video presentation by a qualified biologist shown to construction personnel may fulfill the training requirement.

- GM07: Clearing and Grubbing Best Management. Clearing of vegetation will be kept to the minimum necessary, especially the clearing around native oaks.

- GM08: Yolo HCP/NCCP AMM8, Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas. Project proponents should locate construction staging and other temporary work areas in areas that will ultimately be a part of the permanent project development footprint. If construction staging and other temporary work areas must be located outside of permanent project footprints, they will

be located either in areas that do not support habitat for covered species or are easily restored to prior or improved ecological functions (e.g., grassland and agricultural land). Construction staging and other temporary work areas located outside of project footprints will be sited in areas that avoid adverse effects on the following.

- Serpentine, valley oak woodland, alkali prairie, vernal pool complex, valley foothill riparian, and fresh emergent wetland land cover types.
- Occupied western burrowing owl burrows. Occupied for the purpose of AMM8 means at least one burrowing owl has been observed occupying the burrow within the last three years. Occupancy of a burrow may also be indicated by owl sign at the burrow entrance, including molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance or perch site.
- Nest sites for covered bird species and all raptors, including noncovered raptors, during the breeding season.
- Project proponents will follow specific AMMs for sensitive natural communities and covered species in temporary staging and work areas (see below and Impact 4.4-2). For establishment of temporary work areas outside of the project footprint, project proponents will conduct surveys to determine if any of the biological resources listed above are present. Within one year following removal of land cover, project proponents will restore temporary work and staging areas to a condition equal to or greater than the covered species habitat function of the affected habitat. Restoration of vegetation in temporary work and staging areas will use clean, native seed mixes approved by the Conservancy that are free of noxious plant species seed

In addition, project applicants will also implement to avoid and minimize potential adverse effects on special-status plant species using the following mitigation measures:

- Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities
- Mitigation Measure 4.4-1e: Yolo HCP/NCCP AMM10, Avoid and Minimize Effects on Wetlands and Waters
- Mitigation Measure 4.4-1f: Yolo HCP/NCCP AMM11, Minimize Take and Adverse Effects on Palmate-Bracted Bird's Beak

Similar to the analysis contained in the 2035 General Plan, these mitigation measures would reduce, avoid, or minimize impacts because they would identify or avoid special-status plant habitat or populations and their habitats during construction of utility extension alignments. The 2035 General Plan and CAP EIR found this impact to be less than significant with mitigation incorporated and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.4-2: Loss and Degradation of Habitat for Special-status Wildlife Species and Potential Direct Take of Individuals

The 20235 General Plan and CAP EIR provides a detailed evaluation of eight CESA or ESA listed species: Valley elderberry longhorn beetle (VELB), vernal pool branchiopods, California tiger salamander, northwestern pond turtle, giant garter snake, special-status migratory birds, Pallid bat and considers impacts on the 12 additional special-status wildlife species that are not officially listed under CESA or ESA (Table 4.4-3, pages 4.4-15 to 4.4-20). Special-status wildlife species could be affected by proposed land use changes either directly during land conversion or indirectly through modification of suitable habitat, changes in vegetation as a result of land development, and habitat fragmentation. Wildlife could be killed or injured, and nests destroyed at the time of conversion to urban or other development (page 4.4-36). Specifically:

- **Valley elderberry longhorn beetle:** Elderberry shrubs may be present within the Planning Area in a number of locations (e.g. fence rows, roadways, drainage ditches) (page 4.4-37). Elderberry shrubs within areas that could be developed could be removed resulting in the loss of beetle larva and habitat (page 4.4-37).

- **Vernal Pool Branchiopods:** Implementing the General Plan would allow development in areas that could support vernal pools that have potential to support vernal pool fairy shrimp and vernal pool tadpole shrimp (page 4.4-38). Vernal pool tadpole shrimp is known to occur in the Maupin Unit of the Alkali Sink Preserve just east of the Woodland Regional Park (page 4.4-38). The majority of vernal pool habitat in the Planning Area is within the Woodland Regional Park and adjacent parcels to the north that are designated as Open Space under the Proposed Project, and that are proposed to be permanently preserved under a conservation easement (page 4.4-38). Although the majority of potential habitat for vernal pool branchiopods would be preserved under the General Plan, potential habitat may be present at other locations in the Planning Area that would be subject to development, including annual grassland habitat. Conversion of vernal pool habitat, if it is present, to developed land uses could result in direct take of vernal pool branchiopods listed under the ESA if they are present (page 4.4-38).

- **California Tiger Salamander:** Implementation of the General Plan would develop areas that hat support freshwater wetlands and ponds that could provide suitable breeding habitat for California tiger salamander, and in grasslands that provide potential upland habitat for this species; however, there are no current or historic records of this species occurring in or near Woodland, except a 1993 record of a single California tiger salamander from the city of Davis (page 4.4-38).

- **Northwestern Pond Turtle:** Ponds, drainages, and marshes in and adjacent to the Planning Area provide suitable habitat for northwestern pond turtle; however, the likelihood of resident populations of this species occurring in the Planning Area is low due to a lack of adequately sized water bodies with suitable hydrology and vegetation (page 4.4-39).

- **Giant Garter Snake:** Implementing the General Plan would allow development in areas containing agricultural ditches and other waterways that provide dispersal habitat and possibly resident habitat for giant garter snake (page 4.4-39). Draining, grading, or filling aquatic habitat during construction, as well as construction activities within 200 feet of suitable aquatic habitat, could result in direct take of giant garter snake if they are present and permanent loss of habitat (page 4.4-39).

- **Special-Status and Migratory Birds:** the special-status and migratory birds are know or have the potential to nest and forage in the Planning Area and development could reduce nesting habitat suitable for these species (page 4.4-40). In addition, Construction resulting from implementation of the General Plan could disturb active bird nests in and near a construction area, potentially resulting in nest abandonment by the adults and mortality of chicks and eggs (page 4.4-40). Finally, annual grassland and agricultural habitat important foraging grounds for some species (e.g., Swainson's hawk) would be removed (page 4.4-40).

- **Pallid bat:** Implementing the General Plan would allow development that could result in the removal of human-made structures that may support bat roosts (page 4.4-40). If these structures are used by bats as a day roost, hibernation roost, or maternity colony roost, implementation of General Plan could result in injury and mortality (page 4.4-40).

The 2035 General Plan (and the 2035 General Plan and CAP EIR) includes multiple goals and policies to reduce impacts to wildlife species including: Goal 7.B Maintain and Protect Biological Resources, Policy 7.B.1 Habitat Conservation Plan/Natural Community Conservation Plan, Policy 7.B.2 Sensitive Habitat Types, Policy 7.B.3 Special-Status Species, Policy 7.B.5 Open Space for Conservation, Policy 7.B.6. Open Space Buffer, Policy 7.B.7 Woodland Regional Park, Policy 7.B.8 Native and Compatible Non-Native Plant Species, Policy 7.B.9. Tree Canopy, Policy 7.B.10. Urban Forest Management Plan, and Policy 7.B.11 Sensitive Site Planning (pages 4.4-42 and 4.4-43). Furthermore, the 2035 General Plan and CAP EIR included the following mitigation measures to reduce impacts on habitat for special-status wildlife Species and potential direct take of individuals:

- Mitigation Measure 4.4-2a – Policy 7.B.6, Open Space Buffer, was amended to include "existing wildlife and habitat values" between County Roads 27 and 29.

- Mitigation Measure 4.4-2a – Policy 7.B.8, Native and Compatible Non-Native Plant Species, was amended to include benefits for native wildlife and ensure that a variety of plants suited to the region are maintained.

- Mitigation Measure 4.4-2b – Implement Mitigation Measure 4.4.1a.

- Mitigation Measure 4.4-2c – Implement Mitigation Measure 4.4.1b.

With implementation of these mitigation measures, impacts would be reduced because these provisions would preserve the majority of sensitive habitats (e.g., alkali prairie and vernal pools) that could support special-status wildlife within the Open Space land use designation, would require development projects to identify and avoid special-status wildlife or provide compensation for loss of habitat (page 4.4-44). Impacts would be less than significant with mitigation incorporated (page 4.4-44).

PROPOSED PROJECT

The proposed project has the potential to result in direct or indirect adverse effects on special-status wildlife species, if they are present during temporary construction activities, or their habitat, if present along utility extension alignments. Specific species are discussed below, as was done in the 2035 General Plan and CAP EIR, based on the information contained in Updates to the Environmental Setting section for the Bayer and Clark Pacific utility extension alignments and other potential commercial facility alignments. The proposed project would continue to implement the 2035 General Plan multiple goals and policies as identified and evaluated in the 2035 General Plan and CAP EIR to reduce impacts to special-status wildlife species, including the following:

Goal 7.B Maintain and Protect Biological Resources, Policy 7.B.1 Habitat Conservation Plan/Natural Community Conservation Plan, Policy 7.B.2 Sensitive Habitat Types, Policy 7.B.3 Special-Status Species, Policy 7.B.5 Open Space for Conservation, Policy 7.B.6. Open Space Buffer, Policy 7.B.7 Woodland Regional Park, Policy 7.B.8 Native and Compatible Non-Native Plant Species, Policy 7.B.9. Tree Canopy, Policy 7.B.10. Urban Forest Management Plan, and Policy 7.B.11 Sensitive Site Planning (pages 4.4-42 and 4.4-43). Where appropriate, Mitigation Measures from the 2035 General Plan and CAP EIR, the Yolo HCP/NCCP EIS/EIR Appendix C (contained in Appendix E of this SEIR), or other specific mitigation measures are incorporated for the Clark Pacific and Bayer utility extension alignments and/or other potential commercial facility alignments to avoid, reduce, or minimize potential impacts of the proposed project on habitat and special-status species.

- **Valley elderberry longhorn beetle:** Suitable blue elderberry habitat for VELB does not exist within or adjacent to the Bayer utility extension alignment. Suitable habitat for VELB does exist within the existing leach field of Clark Pacific; however, signs of VELB activity on the existing blue elderberry shrubs were not observed. Furthermore, the proposed project would not result in disturbance of the leach field. Therefore, construction of the Clark Pacific and Bayer utility extension alignments would not result in a substantial loss or degradation of habitat for this special-status wildlife species. There is Yolo HCP/NCCP modeled VELB habitat within one mile of the existing ULL, and the 2035 General Plan and CAP EIR identified that VELB could occur in areas where suitable habitat is present, which includes dense riparian habitat (Table 4.3-2, Table 4.3-3 and Table 4.3-5). As described in Section 3.3.2, it is unknown if other existing commercial facilities would pursue extending utilities within one mile of the existing ULL given the decision to extend utilities represents a cost and is a unique and individual business decision influenced by multiple factors. Most of the area within one mile of the existing ULL is cultivated lands, agricultural lands, or other agriculture/semiagricultural and incidental to agricultural lands. These areas would generally have a low potential for suitable VELB habitat. There are some existing businesses to the south of Woodland in general proximity to Willow Slough and the existing Woodland Regional Park. This area has riparian habitat and is permanently preserved under conservation easements (City of Woodland Preserve and Spring Lake Alkali Sink Preserve). The proposed project would not develop lands or disturb areas within these preserved locations; therefore, the proposed project would not impact VELB habitat if it occurred within the riparian areas along Willow Slough. Nonetheless, given the modeled VELB habitat and consistent with Mitigation Measure 4.4-2b – Implement Mitigation Measure 4.4-1a, Implementation Program Biological Resources 1, project applicants will be required to implement Mitigation Measure 4.4.2d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures; Mitigation Measure 4.4-2e – Implement Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities; and, Mitigation Measure 4.4-2h, Yolo HCP/NCCP AMM12, Minimize Take and Adverse Effects on Habitat of Valley Elderberry Longhorn Beetle to reduce potential significant construction impacts on habitat or this special-status species.

- **Crotch's bumble bee:** Crotch's bumble bee was not designated as a special-status species at the time of the preparation or certification of the 2035 General Plan and CAP EIR. According to Bumble Bee Watch there have been no records of Crotch's bumble bee within or around the City (Bumble Bee Watch, n.d.). The open grassland and shrubs adjacent to the Bayer and Clark Pacific utility extension alignments present marginally suitable habitats for this species. The habitat is marginal given the level of disturbance and the general lack of wildflowers that the species prefer. Given the distances the species travel to forage and the fact that the bumble bees nest underground, there could be direct but temporary construction effects, if the species are present within either of the utility extension alignments. Furthermore, there may be suitable foraging or

nesting habitat for this species within one mile of the existing ULL. Therefore, project applicants will be required to implement Mitigation Measure 4.4-2d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures and Mitigation Measure 4.4-2h Crotch's to reduce potentially significant construction impacts on habitat or this special-status species.

- **Monarch Butterfly:** Monarch Butterfly was not designated as a special-status species at the time of the preparation or certification of the 2035 General Plan and CAP EIR**.** Suitable habitat for this special-status species was not identified within the Bayer or Clark Pacific utility extension alignments and therefore construction of the utilities extension alignments would not result in substantial loss or degradation of habitat for this special-status wildlife species. Most of the area within one mile of the existing ULL is cultivated lands, agricultural lands, or other agriculture/semiagricultural and incidental to agricultural lands. These areas generally have a low potential for Monarch Butterfly habitat; however, milkweed can exist in disturbed areas. Consistent with Mitigation Measure 4.4-2b – Implement Mitigation Measure 4.4-1a, Implementation Program Biological Resources 1, project applicants will be required to implement Mitigation Measure 4.4.2d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures and Mitigation Measure 4.4-2e – Implement Mitigation Measure 4.4-1d: Yolo County HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities, to reduce potentially significant construction impacts on habitat or this specials-status species.

- **Vernal Pool Branchiopods:** Vernal pools were not observed during the field survey either within or adjacent to the Clark Pacific utility extension alignment or the Bayer utility extension alignment. Construction of the Clark Pacific and Bayer utility extension alignments would not result in a substantial loss or degradation of habitat for this special-status wildlife species or direct impacts to individual branchiopods. As described in Section 3.3.2, it is unknown if other existing commercial facilities would pursue extending utilities within one mile of the existing ULL given the decision to extend utilities represents a cost and is a unique and individual business decision influenced by multiple factors. Most of the area within one mile of the existing ULL is cultivated lands, agricultural lands, or other agriculture/semiagricultural and incidental to agricultural lands. These areas generally have a low potential for suitable vernal pool branchiopods habitat. There are documented vernal pools in the southeastern corner of the City limits and within one mile of the ULL in the Alkali Sink Preserve just east of the Woodland Regional Park and in the Woodland Regional Park. The proposed project would not involve development in the preserve or the Woodland Regional Park. If existing businesses located in the southeast within one-mile of the existing ULL extended utilities, they would do so along existing roads and the public right of way to connect to existing utilities and would likely avoid any potential vernal pool habitat and therefore construction of utility extension alignments would not result in a substantial loss or degradation of habitat for this special-status wildlife species. Consistent with Mitigation Measure 4.4-2b – Implement Mitigation Measure 4.4-1a, Implementation Program Biological Resources 1, project applicants will be required to implement the following mitigation measures for other special-status species that would also benefit vernal pool branchiopods: Mitigation Measure 4.4.2d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures; Mitigation Measure 4.4-2e – Implement Mitigation Measure 4.4-1d: Yolo County HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities.

- **California Tiger Salamander:** The Bayer and Clark Pacific utility extension alignments do not offer suitable vernal pool or seasonal wetland habitat with surrounding upland habitat suitable for California tiger salamander. There is no Yolo HCP/NCCP modeled habitat for California Tiger Salamander within or adjacent

to the two utility extension alignments. Construction of the Clark Pacific and Bayer utility extension alignments would not result in a substantial loss or degradation of habitat for this special-status wildlife species or direct impacts to individual California tiger salamanders. There is no Yolo HCP/NCCP modeled California tiger salamander habitat within one mile of the existing ULL (Table 4.3-3). There are documented vernal pools in the southeastern corner of the City limits and within one mile of the ULL in the Alkali Sink Preserve just east of the Woodland Regional Park and in the Woodland Regional Park. The proposed project would not involve development in the preserve or the Woodland Regional Park. If existing commercial facilities located in the southeast within one mile of the existing ULL extended utilities, they would do so along existing roads and the public right of way to connect to existing utilities and would likely avoid any suitable vernal pool or upland habitat; therefore, construction of utility extension alignments would not result in a substantial loss or degradation of habitat for this special-status wildlife species. California tiger salamanders are unlikely to occur along utility extension alignments in unsuitable habitat but may pass through the work area during overland travel if construction of utility extension alignments occurs adjacent to suitable habitat (e.g., habitat in the Alkali Sink Preserve). Direct impacts to California tiger salamanders could occur if individuals are physically harmed by construction vehicles or equipment. Consistent with Mitigation Measure 4.4-2b – Implement Mitigation Measure 4.4-1a, Implementation Program Biological Resources 1, project applicants will be required to implement the following mitigation measures for other special-status species that would also benefit California tiger salamanders: Mitigation Measure 4.4.2d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures; Mitigation Measure 4.4-2e – Implement Mitigation Measure 4.4-1d: Yolo County HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities. Implementation of these measures, which include preconstruction surveys, equipment inspection, and covering trenches and holes, would avoid or minimize potential direct impacts to California tiger salamanders in the unlikely event they pass through the work area during construction activities.

- **Northwestern Pond Turtle:** The retention ponds at Bayer and Clark Pacific are artificially constructed and lack a hydrologic connection to any natural drainage, stream, or wetland. These features are generally considered of low habitat value for the northwestern pond turtle, and no suitable upland or aquatic habitat for the species is present in their vicinity. There is no Yolo HCP/NCCP modeled habitat for Northwestern Pond turtle associated with the Clark Pacific or Bayer utility extension alignments (Table 4.3-3 in this SEIR). Construction of the Clark Pacific and Bayer utility extension alignments would not result in substantial loss or degradation of northwestern pond turtle habitat or direct impacts to individual northwestern pond turtles. There is Yolo HCP/NCCP modeled northwestern pond turtle habitat within one-mile of the existing ULL and the 2035 General Plan and CAP EIR identified that northwestern pond turtle could occur in areas where suitable habitat is present, which includes permanent and nearly permanent waters canals/ditches with open bank areas, emergent vegetation, and logs or boulders and upland areas within 325 feet of suitable aquatic habitat (Table 4.3-2, Table 4.3-3 and Table 4.3-5 in this SEIR). As described in Section 3.3.2, it is unknown if other existing commercial facilities would pursue extending utilities within one mile of the existing ULL given the decision to extend utilities represents a cost and is a unique and individual business decision influenced by multiple factors. Most of the area within one mile of the existing ULL is cultivated lands, agricultural lands, or other agriculture/semiagricultural and incidental to agricultural lands. These areas generally have a low potential for suitable northwestern pond turtle habitat. There are some existing businesses to the south of Woodland in general proximity to Willow Slough and the existing Woodland Regional Park, which has riparian habitat and are permanently preserved under conservation easements (City of Woodland Preserve and Spring Lake Alkali Sink Preserve). The proposed project would not develop lands

or disturb areas within these preserved locations; therefore, the proposed project would not impact northwestern pond turtle habitat if it occurred along Willow Slough. Northwestern pond turtles are unlikely to occur along utility extension alignments in unsuitable habitat but may pass through the work area during overland travel if construction of utility extension alignments occurs adjacent to suitable habitat (e.g., City of Woodland Preserve). Direct impacts to northwestern pond turtle could occur if individuals are physically harmed by construction vehicles or equipment. Given the modeled northwestern pond turtle habitat within one mile of the ULL and consistent with Mitigation Measure 4.4-2b – Implement Mitigation Measure 4.4-1a, Implementation Program Biological Resources 1, project applicants will be required to implement the following mitigation measures to reduce potentially significant construction impacts on habitat or this specials-status species: Mitigation Measure 4.4.1a, Implementation Program Biological Resources 1, Mitigation Measure 4.4.2d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures; Mitigation Measure 4.4-2e – Implement Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities; and, Mitigation Measure 4.4-2i, Yolo County HCP/NCCP AMM14, Minimize Take and Adverse Effects on Habitat of Northwestern Pond Turtle. Implementation of these measures, which include preconstruction surveys, equipment inspection, and covering trenches and holes, would avoid or minimize potential direct impacts to northwestern pond turtle in the unlikely event they pass through the work area during construction activities.

- **Western Spadefoot:** This species was not designated as special status at the time of the preparation or certification of the 2035 General Plan and CAP EIR. The retention ponds at Bayer and Clark Pacific are artificially constructed and lack a hydrologic connection to any natural drainage, stream, or wetland. These features are generally considered of low habitat value for western spadefoot, and no suitable upland or aquatic habitat for the species is present in their vicinity. Construction of the Clark Pacific and Bayer utility extension alignments would not result in substantial loss or degradation of western spadefoot habitat or direct impacts to the species. As described in Section 3.3.2, it is unknown if other existing commercial facilities would pursue extending utilities within one mile of the existing ULL given the decision to extend utilities represents a cost and is a unique and individual business decision influenced by multiple factors. Most of the area within one mile of the existing ULL is cultivated lands, agricultural lands, or other agriculture/semiagricultural and incidental to agricultural lands. These areas would generally have a low potential for suitable western spadefoot habitat. Western spadefoot occur in shallow streams with riffles and seasonal wetlands, such as vernal pools in annual grasslands and oak woodlands (Table 4.3-2 and Table 4.3-5) and this type of habitat is generally present in the southeastern part of the ULL around Woodland Regional Park. The proposed project would not involve development in the preserve or the Woodland Regional Park. If existing businesses located in the southeast within one-mile of the existing ULL extended utilities, they would do so along existing roads and the public right of way to connect to existing utilities and would likely avoid any potential habitat; therefore, construction of utility extension alignments would not result in a substantial loss or degradation of habitat for this special-status wildlife species. Western spadefoot are unlikely to occur along utility extension alignments in unsuitable habitat but may pass through the work area during overland travel if construction of utility extension alignments occurs adjacent to suitable habitat (e.g., habitat around Woodland Regional Park). Direct impacts to western spadefoot could occur if individuals are physically harmed by construction vehicles or equipment. Consistent with Mitigation Measure 4.4-2b – Implement Mitigation Measure 4.4-1a, Implementation Program Biological Resources 1, project applicants will be required to implement the following mitigation measures for other special-status species that would also benefit western spadefoot: Mitigation Measure 4.4.2d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization

Measures; Mitigation Measure 4.4-2e – Implement Mitigation Measure 4.4-1d: Yolo County HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities. Implementation of these measures, which include preconstruction surveys, equipment inspection, and covering trenches and holes, would avoid or minimize potential direct impacts to western spadefoot in the unlikely event they pass through the work area during construction activities.

- **Giant Garter Snake:** The retention ponds at Bayer and Clark Pacific are artificially constructed and lack a hydrologic connection to any natural drainage, stream, or wetland. These features are generally considered of low habitat value for giant garter snake, which depends on more consistent hydrology and well-developed wetland structure to complete their life cycles. Furthermore, there is no Yolo HCP/NCCP modeled habitat for giant garter snake associated with the Clark Pacific or Bayer utility extension alignments (Table 4.3-3). Construction of the Clark Pacific and Bayer utility extension alignments would not result in substantial loss or degradation of giant garter snake habitat or direct impacts to individual giant garter snakes. As described in Section 3.3.2, it is unknown if other existing commercial facilities would pursue extending utilities within one mile of the existing ULL given the decision to extend utilities represents a cost and is a unique and individual business decision influenced by multiple factors. Most of the area within one mile of the existing ULL is cultivated lands, agricultural lands, or other agriculture/semiagricultural and incidental to agricultural lands. These areas generally have a low potential for suitable giant garter snake habitat. There is Yolo HCP/NCCP modeled giant garter snake habitat within one-mile of the existing ULL and the 2035 General Plan and CAP EIR identified that giant garter snake could occur in areas where suitable habitat is present, which includes freshwater marsh, and slow moving streams, ditches, or canals (Table 4.3-2 and Table 4.3-5 in this SEIR). There are some existing businesses to the south of Woodland in general proximity to Willow Slough and the existing Woodland Regional Park, which has freshwater marsh habitat and are permanently preserved under conservation easements (City of Woodland Preserve and Spring Lake Alkali Sink Preserve). The proposed project would not develop lands or disturb areas within these preserved locations; therefore, the proposed project would not impact giant garter snake habitat if it occurred along Willow Slough. Giant garter snake are unlikely to occur along potential utility extension alignments in unsuitable habitat but may pass through the work area during overland travel if construction of utility extension alignments occurs adjacent to suitable habitat (e.g., habitat around the City of Woodland Preserve). Direct impacts to giant garter snake could occur if individuals are physically harmed by construction vehicles or equipment. Given the modeled habitat within one mile of the ULL and consistent with Mitigation Measure 4.4-2b – Implement Mitigation Measure 4.4-1a, Implementation Program Biological Resources 1, project applicants will be required to implement the following mitigation measures to reduce potentially significant construction impacts on habitat or this specials-status species: Mitigation Measure 4.4.2d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures; Mitigation Measure 4.4-2e – Implement Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities; Mitigation Measure 4.4-2f – Implement Mitigation Measure 4.4-1e: Yolo HCP/NCCP AMM10, Avoid and Minimize Effects on Wetlands and Waters; and, Mitigation Measure 4.4-2j, Yolo HCP/NCCP AMM15, Minimize Take and Adverse Effects on Habitat of Giant Garter Snake. Implementation of these measures, which include preconstruction surveys, equipment inspection, and covering trenches and holes, would avoid or minimize potential direct impacts to giant garter snake in the unlikely event they pass through the work area during construction activities.

- **Special-status and migratory birds.** There is suitable nesting and foraging habitat within and adjacent to the Clark Pacific utility extension alignment and the Bayer utility extension alignment for a wide variety of

special status and migratory birds (Table 4.3-1, Table 4.3-2 and Table 4.3-5). In addition, there is Yolo HCP/NCCP modeled habitat for Swainson's Hawk and white-tailed Kite associated with the Clark Pacific or Bayer utility extension alignments and within one mile of the existing ULL (Table 4.3-3). Construction is anticipated to occur May through November and therefore could result in indirect and temporary construction impacts associated with noise, presence of construction workers and equipment on nesting special-status and migratory birds, including Swainson's Hawk, White-tailed Kite, least Bell's vireo, and tricolored blackbird, should those birds be present. Given the presence of suitable migratory bird and special-status bird habitat and the potential presence for the special-status bird species habitat within one mile of the existing ULL and consistent with Mitigation Measure 4.4-2b – Implement Mitigation Measure 4.4-1a, Implementation Program Biological Resources 1, project applicants will be required to implement the following mitigation measures to reduce potentially significant construction impacts on habitat or special-status or migratory bird species: Mitigation Measure 4.4.2d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures; Mitigation Measure 4.4-2e – Implement Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities; Mitigation Measure 4.4-2f – Implement Mitigation Measure 4.4-1e: Yolo HCP/NCCP AMM10, Avoid and Minimize Effects on Wetlands and Waters; Mitigation Measure 4.4-2k, Yolo HCP/NCCP AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite; Mitigation Measure 4.4-2l, Yolo HCP/NCCP AMM19, Minimize Take and Adverse Effects on Least Bell's vireo; and Mitigation Measure 4.4-2m, Yolo HCP/NCCP AMM21, Minimize Take and Adverse Effects on Habitat of Tricolored Blackbird.

- **Western Burrowing Owl:** There is suitable nesting and foraging habitat for western burrowing owl associated with the Clark Pacific utility extension alignment and the Bayer utility extension alignment (Table 4.3-5). In addition, there is Yolo HCP/NCCP modeled habitat for western burrowing owl associated with the Clark Pacific utility extension alignments and within one mile of the existing ULL (Table 4.3-3) and 2035 General Plan and CAP EIR identified that western burrowing owl could occur in areas where suitable habitat is present, which includes grasslands, agricultural lands, shrublands, with existing ground squirrel burrows and friable soils (Table 4.3-5). Construction could result in indirect and temporary construction impacts associated with noise, presence of construction workers and equipment if burrows are occupied or the species is present foraging. In addition, impacts could occur if burrows are occupied adjacent to the retention pond at Bayer and the pond is filled in. As described in Section 3.3.2, it is unknown if other existing commercial facilities would pursue extending utilities within one mile of the existing ULL given the decision to extend utilities represents a cost and is a unique and individual business decision influenced by multiple factors. Most of the area within one mile of the existing ULL is cultivated lands, agricultural lands, or other agriculture/semiagricultural and incidental to agricultural lands. These areas generally support suitable western burrowing owl habitat. Given the presence of suitable burrowing owl habitat and the potential presence for the species within one mile of the existing ULL and consistent with Mitigation Measure 4.4-2b – Implement Mitigation Measure 4.4-1a, Implementation Program Biological Resources 1, project applicants will be required to implement the following mitigation measures reduce potentially significant construction impacts on habitat or this special-status species: Mitigation Measure 4.4.2d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures; Mitigation Measure 4.4-2e – Implement Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities; and Mitigation Measure 4.4-2n, Yolo HCP/NCCP AMM18, Minimize Take and Adverse Effects on Western Burrowing Owl.

- **Pallid bat:** There is suitable roosting habitat for the pallid bat associated with the Clark Pacific utility extension alignment and the Bayer utility extension alignment (Table 4.3-5). The 2035 General Plan and CAP EIR identified that the pallid bat could occur in areas where suitable habitat is present, which includes roosting in rock crevices, oak hollows, bridges, or buildings (Table 4.3-5). Given the presence of suitable rooting habitat and the potential presence for the species within one mile of the existing ULL and consistent with Mitigation Measure 4.4-2b – Implement Mitigation Measure 4.4-1a, Implementation Program Biological Resources 1, project applicants will be required to implement the following mitigation measures to reduce potentially significant construction impacts on habitat or this special-status species Mitigation Measure 4.4.2d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures; Mitigation Measure 4.4-2e – Implement Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities and Mitigation Measure 4.4-2o, Bat Protection and Roost Avoidance.

The City would evaluate other potential utility extension alignments through the application process and execution of a service agreement to confirm a utility extension could be provided, and confirm consistency with the existing general plan policies, and establish any conditions of approval that may be needed prior to construction. The proposed project would continue to implement the 2035 General Plan multiple goals and policies as identified and evaluated in the 2035 General Plan and CAP EIR to reduce impacts to special-status wildlife species, including the following: Goal 7.B Maintain and Protect Biological Resources, Policy 7.B.1 Habitat Conservation Plan/Natural Community Conservation Plan, Policy 7.B.2 Sensitive Habitat Types, Policy 7.B.3 Special-Status Species, Policy 7.B.5 Open Space for Conservation, Policy 7.B.6. Open Space Buffer, Policy 7.B.7 Woodland Regional Park, Policy 7.B.8 Native and Compatible Non-Native Plant Species, Policy 7.B.9. Tree Canopy, Policy 7.B.10. Urban Forest Management Plan, and Policy 7.B.11 Sensitive Site Planning (pages 4.4-42 and 4.4-43). Furthermore, consistent with Mitigation Measure 4.4-2b – Implementation Program Biological Resources 1, and as identified above for special-status species, project applicants will be required to implement the following mitigation measures which incorporated standard best management practices and avoidance and minimization measures, with respect to special-status wildlife species and habitat prior to and during construction.

- Mitigation Measure 4.4-2a – Implement Mitigation Measures 4.4-1a, Implementation Program Biological Resources 1
- Mitigation Measure 4.4.2d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures
- Mitigation Measure 4.4-2e – Implement Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities
- Mitigation Measure 4.4-2f – Implement Mitigation Measure 4.4-1e: Yolo HCP/NCCP AMM10, Avoid and Minimize Effects on Wetlands and Waters
- Mitigation Measure 4.4-2g, Yolo HCP/NCCP AMM12, Minimize Take and Adverse Effects on Habitat of Valley Elderberry Longhorn Beetle
- Mitigation Measure 4.4-2h, Perform visual presence surveys for Crotch's bumble bee and their nests during the active flight season between April and September, in accordance with the Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species (CDFW 2023).If an individual is

believed to be identified, the surveyor shall take photographs showing the head, body, and back and send photographs to either Xerces or a qualified bumble bee biologist for species verification. If bumble bee nests are identified, aa minimum 50- foot buffer between construction and documented nest location will be established until the species can be verified either by Xerces or a qualified bumble bee biologist. This buffer distance may need to be increased if it is determined by the qualified biologist to not be sufficient to avoid impacting the species.

- Mitigation Measure 4.4-2i, Yolo HCP/NCCP AMM14, Minimize Take and Adverse Effects on Habitat of Northwestern Pond Turtle
- Mitigation Measure 4.4-2j, Yolo HCP/NCCP AMM15, Minimize Take and Adverse Effects on Habitat of Giant Garter Snake.
- Mitigation Measure 4.4-2k, Yolo HCP/NCCP AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite
- Mitigation Measure 4.4-2l, Yolo HCP/NCCP AMM19, Minimize Take and Adverse Effects on least Bell's vireo
- Mitigation Measure 4.4-2m, Yolo HCP/NCCP AMM21, Minimize Take and Adverse Effects on Habitat of Tricolored Blackbird
- Mitigation Measure 4.4-2n, Yolo HCP/NCCP AMM18, Minimize Take and Adverse Effects on Western Burrowing Owl
- Mitigation Measure 4.4-2o, Bat Protection and Roost Avoidance: a qualified biologist will conduct a pre-construction bat habitat assessment of all trees and structures within 100 feet of proposed construction areas. The assessment will identify potential roosting features. If suitable root habitat is present, the biologist shall conduct evening and/or dawn acoustic emergency surveys within 14 days before the start of construction to determine occupancy. If active day or maternity roosts are identified a no-disturbance buffer of at least 100 feet will be established around the roost until it is no longer in use.

Similar to the analysis contained in the 2035 General Plan, these mitigation measures would reduce, avoid, or minimize impacts because they would identify or avoid special-status wildlife species and their habitats during construction of utility extension alignments. The 2035 General Plan and CAP EIR found this impact to be less than significant with mitigation incorporated and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.4-3: Loss and Degradation of Riparian Habitat or Other Sensitive Natural Communities

GENERAL PLAN

Changes in land use designations that would occur with implementation of General Plan would allow development in areas that contain ponds and waterways, both natural and manmade, that support small strips of riparian forest habitat (page 4.4-44). While the majority of riparian forest habitat and alkali prairie habitat would be preserved in within the Woodland Regional Park and adjacent City of Woodland Preserve and Spring Lake

Alkali Sink preserve to the southeast of the City of Woodland, development could occur in areas outside the preserves that could result in removal of riparian forest and/or alkali prairie vegetation or further habitat degradation from pollutants transported by urban runoff, changes in vegetation as a result of changes in land use and management practices, and altered site hydrology from the construction of adjacent urban development and roadways (page 4.4-45). The 2035 General Plan (and the 2035 General Plan and CAP EIR) includes multiple goals and policies to reduce impacts to wildlife species including those summarized under Impact 4.4-2 (pages 4.4-42 to 4.4-43, and 4.4-45 to 4.4-46). Furthermore, the 2035 General Plan and CAP EIR included the following mitigation measures to reduce impacts on riparian habitat or other sensitive natural communities:

- Mitigation Measure 4.4-3a – Implement Implementation Program Biological Resources 2
- Mitigation Measure 4.4-3b – Implement Mitigation Measure 4.4-1a
- Mitigation Measure 4.4-3c – Implement Mitigation Measure 4.4-1b
- Mitigation Measure 4.4-3d – Implement Mitigation Measure 4.4-2a

With implementation of these changes, impacts would be reduced because these provisions would preserve the majority of sensitive habitats (e.g., alkali prairie and riparian forest) within the Open Space land use designation, and would require development projects to identify and avoid sensitive habitats or provide compensation for loss of habitat (page 4.4-47). Impacts would be less than significant with mitigation incorporated (page 4.4-47).

PROPOSED PROJECT

The Clark Pacific and Bayer utility extension alignments are primarily comprised of common habitat types typically associated with cultivated and active agricultural land (Figure 4.3-1, Figure 4.3-2, Figure 4.3-3 and Figure 4.3-4). There is limited riparian woodland habitat adjacent to the Bayer alignment would not be disturbed by construction of the alignment. There are no riparian or sensitive natural communities identified by the Yolo HCP/NCCP within the Clark Pacific or Bayer utility extension alignments (Figure 4.3-3 and Figure 4.3-4). Therefore, construction of these utility extension alignments would not result in a substantial loss or degradation of riparian or sensitive natural community habitat. The proposed project would primarily disturb areas along the public right-of-way of existing roads and areas within the footprint of existing commercial facilities in operation prior to November 3, 2026 because any extension of utility alignments must connect to existing utilities, which are typically located along roads and within intersections. It is unknown if any additional existing commercial facilities beyond Clark Pacific and Bayer would pursue extending utilities given the decision to extend utilities represents a cost and is a unique and individual business decision influenced by multiple factors. There are multiple existing businesses located to the west of Woodland or to the north of Woodland and surrounded by active agricultural lands and disturbed cultivated areas, and generally lacking riparian or other sensitive natural communities. There are some existing businesses to the south of Woodland in general proximity to Willow Slough and the existing Woodland Regional Park and Maupin Unit of the Alkali Sink Preserve, which contain riparian habitat and other sensitive natural communities. However, the proposed project would not develop lands or disturb areas within these preserved locations; therefore, the proposed project would not impact these areas or riparian habitat or other sensitive natural communities in these areas. The City would evaluate other potential utility extension alignments through the application process and execution of a service agreement to confirm a utility extension could be provided, and confirm consistency with the existing general plan policies, and establish any conditions of approval that may be needed prior to construction. The proposed project would continue to

implement the 2035 General Plan multiple goals and policies as identified and evaluated in the 2035 General Plan and CAP EIR, to reduce impacts to riparian habitat or other sensitive natural communities including those identified in Impact 4.4.-1 and Impact 4.4-2. Furthermore, consistent with Mitigation Measure 4.4-2b – Implementation Program Biological Resources 1, project applicants will be required to implement the following standard best management practices and avoidance and minimization measures, some of which are identified in the Yolo HCP/NCCP EIS/EIR Appendix C, which is contained in Appendix F of this SEIR as identified below, with respect to riparian habitat and other sensitive natural communities prior to and during construction:

- Mitigation Measure 4.4-3d – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures
- Mitigation Measure 4.4-3e – Implement Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities
- Mitigation Measure 4.4-3f – Implement Mitigation Measure 4.4-1e: Yolo HCP/NCCP AMM10, Avoid and Minimize Effects on Wetlands and Waters

Similar to the analysis contained in the 2035 General Plan, these mitigation measures would reduce, avoid, or minimize impacts because they would identify or avoid riparian habitat or other sensitive natural communities during construction of utility extension alignments. The 2035 General Plan and CAP EIR found this impact to be less than significant with mitigation incorporated and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.4-4: Loss and Degradation of Federally Protected Wetlands

GENERAL PLAN

Implementing the General Plan would 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 (page 4.4-47). Some waters within the Planning Area would be under the jurisdiction of USACE and qualify as waters of the United States due to hydrological connectivity to navigable waters; however, others might be excluded from USACE jurisdiction due to intermittent flow or disconnection, and these would be subject to regulation by the state (Central Valley RWQCB or SWRCB) as waters of the State (page 4.4-47). The 2035 General Plan (and the 2035 General Plan and CAP EIR) includes multiple goals and policies to reduce impacts to wildlife species including those summarized under Impact 4.4-2 (pages 4.4-42 to 4.4-43, and 4.4-48 to 4.4-49). Furthermore, the 2035 General Plan and CAP EIR included the following mitigation measures to reduce impacts on wetlands:

- Mitigation Measure 4.4-4a – Implement Implementation Program Biological Resources 3

With implementation of these changes, impacts would be reduced because the majority of wetland and aquatic habitats (e.g., alkali sink and freshwater wetlands) within the Open Space land use designation would be preserved and would require development projects to identify and avoid wetland habitats or provide compensation

resulting in no net loss of habitat functions and values (page 4.4-50). Impacts would be less than significant with mitigation incorporated (page 4.4-50).

PROPOSED PROJECT

The Clark Pacific and Bayer utility extension alignments are primarily comprised of common habitat types typically associated with cultivated and active agricultural land (Table 4.3-1 and, Figure 4.3-1, Figure 4.3-2, Figure 4.3-3 and Figure 4.3-4). There were no aquatic features identified within either utility extension alignment. The retention pond adjacent to the Clark Pacific utility extension alignment would not be disturbed by the proposed project. The Bayer retention pond would be filled in as part of the proposed project. The Bayer retention pond has no inlet or outlet and retains water from the existing seed processing at Bayer, as needed. Given the existing vegetation and the lack of connectivity to other aquatic features it is likely the retention pond would not be subject to USACE jurisdiction. Furthermore, because the retention pond is artificial and less than one acre it would likely not meet the definition of the waters of the state (SWRCB 2021).

Mitigation Measure 4.4-4a, Implement Implementation Program Biological Resources 3, of the 2035 General Plan and CAP EIR requires applicants 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 a project would result in ground disturbance on sites containing waterways or other aquatic habitats. It is likely that the retention pond at Bayer will not meet regulatory definitions of USACE or the Central Valley RWQCB for wetlands, Waters of the U.S., or waters of the State, given its size, lack of connectivity, and characteristics; however, given the requirement of Mitigation Measure 4.4-4a and the presence of the retention pond at Bayer, Bayer will implement Mitigation Measure 4.4-4b, Coordinate with Regulating Agencies, to confirm the need to implement Mitigation Measure 4.4-4a. Mitigation Measure 4.4-4b if a qualified biologist identifies waterways or other aquatic habitats within a utility extension alignment that would be disturbed and to confirm the waterway or other aquatic habitat feature requires a delineation. Bayer would implement Mitigation Measure 4.4-4b prior to filling in the retention pond with soil. Should jurisdiction be confirmed, Mitigation Measures 4.4-4a, 4.4-4c, 4.4-4d, and 4.4-4e will be implemented to reduce the loss or degradation of wetlands, along with mitigation ratios per the determination by the USACE or the Central Valley RWQCB to compensate for the loss, if the retention pond is deemed jurisdictional.

As described in Section 3.3.2, it is unknown if other existing commercial facilities would pursue extending utilities within one mile of the existing ULL given the decision to extend utilities represents a cost and is a unique and individual business decision influenced by multiple factors. Most of the area within one mile of the existing ULL is cultivated lands, agricultural lands, or other agriculture/semiagricultural and incidental to agricultural lands. Although these areas are highly disturbed, they can support wetland features (Table 4.3-2). Other utility extension alignments could have waterways, other aquatic habitat, or aquatic features that meet jurisdictional criteria that would need to be avoided or potentially mitigated. The City would evaluate other potential utility extension alignments through the application process and execution of a service agreement to confirm a utility extension could be provided, and confirm consistency with the existing general plan policies, and establish any conditions of approval that may be needed prior to construction. Project applicants will implement the following Mitigation Measures to reduce and avoid loss or degradation of wetlands, some of which are identified in the 2035 General Plan and CAP EIR, and some of which are identified in the Yolo HCP/NCCP EIS/EIR Appendix C, which is contained in Appendix F of this SEIR:

- Mitigation Measure 4.4-4a – Implement Implementation Program Biological Resources 3
- Mitigation Measure 4.4-4b – Coordinate with Regulatory Agencies: if a qualified biologist identifies waterways or other aquatic habitats within a utility extension alignment that would be disturbed, applicants will coordinate with the Central Valley RWQCB and USACE. The required coordination with these regulatory agencies will confirm the identified waterway(s) or other aquatic habitat(s) require a delineation and confirm implementation of Mitigation Measure 4.4-4a.
- Mitigation Measure 4.4-4c – Implement Mitigation Measure 4.4-1c, General Avoidance and Minimization Measures
- Mitigation Measure 4.4-4d – Implement Mitigation Measure 4.4-1d: Yolo HCP/NCCP AMM9, Establish Buffers around Sensitive Natural Communities
- Mitigation Measure 4.4-4e – Implement Mitigation Measure 4.4-1e: Yolo HCP/NCCP AMM10, Avoid and Minimize Effects on Wetlands and Waters

Similar to the analysis contained in the 2035 General Plan, these mitigation measures would reduce, avoid, or minimize impacts because they would identify, avoid loss and degradation, or compensate for the loss of federal wetlands during construction of utility extension alignments. The 2035 General Plan and CAP EIR found this impact to be less than significant with mitigation incorporated and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.4-5: Interference with Wildlife Movement Corridors and Nursery Sites

GENERAL PLAN

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 different habitats (page 4.4-50). However, implementation of the General Plan would not create a barrier to movement of migratory species or alter the character of existing habitat available to migrating birds such that it would no longer function as a migratory corridor because there still would be abundant agricultural habitat of equal or better value to migrating birds surrounding the Planning Area and this agricultural habitat, along with Cache Creek, Willow Slough, and the Yolo Bypass would continue to support the needs of migratory birds and provide wildlife movement opportunities for other native resident or migratory wildlife species in the area (page 4.4-50). The Planning Area does not 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 (pages 4.4-50 and 4.4-51). No native wildlife nursery sites have been identified in the Planning Area (page 4.4-51). Therefore, implementation of the General Plan would not interfere substantially with the movement of any native resident or migratory species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites and impacts would be less than significant (page 4.4-51).

PROPOSED PROJECT

The proposed project would result in the construction of underground utility pipelines primarily within the right-of-way of existing roads and would not interfere with the Pacific Flyway or existing agricultural habitat, Willow Slough or the Yolo Bypass areas that might be regularly used by wildlife. Once constructed the pipelines would not interfere with wildlife movement. The 2035 General Plan and CAP EIR found this impact to be less than significant and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.4-6: Conflict with Local Ordinances Protecting Biological Resources

GENERAL PLAN

Implementing the General Plan would allow development in areas containing street trees, heritage trees, landmark trees, specimen trees, or other trees protected under the City of Woodland Tree Ordinance (page 4.4-52). The General Plan (and 2035 General Plan and CAP EIR) reference a number of policies that are meant to protect trees including: Policy 7.B.9, Tree Canopy; Policy 7.B.10, Urban Forest Management Plan; and Policy 7.B.11 Sensitive Site Planning (page 4.4-53). Implementation of the General Plan and City of Woodland Tree Ordinance would result in impacts that are less than significant on protected trees.

PROPOSED PROJECT

The City updated and amended the Tree ordinance after the certification and approval of the 2035 General Plan and CAP EIR pursuant to Policies 7B.9 and 7.B.10 of the 2035 General Plan. The tree ordinance identifies measures to protect large trees. There are no large trees with driplines within or immediately adjacent to the Bayer utility extension alignment construction area (Appendix E). There are a number of large valley oak trees to the south side of Road 18C within or immediately adjacent to the Clark Pacific utility extension alignment construction area (Appendix E). The dripline of these trees could be affected by excavation of a utility trench up to a depth of eight feet on the south side of the road if the utility trench is too close to the dripline of the trees. The north side of Road 18C has no large valley oak trees within the construction area, is regularly maintained (the adjacent annual grasslands are regularly mowed) and only one large eucalyptus tree on the north side of the intersection of Road 18C and Road 101. Therefore, the proposed project would be able to avoid the existing large valley oaks on the south side of Road 18C by locating the utility extension alignment either fully on the north side Road 18C or within Road 18C and out of the dripline of the existing trees. In addition, the City would require compliance with the updated Tree Ordinance (see Section 4.3.1 of this SEIR) as conditions of approval for the project, including:

- consultation and consent of the Community Development Director will occur prior to ground disturbance
- tree wells may be used when advisable
- excavation adjacent to any heritage oak tree shall not be permitted where material damage to the root system may result, unless approved by an International Society of Arboriculture certified arborist
- excavation within an oak tree dripline when approved by the City, may only be performed by a contractor that has an International Society of Arboriculture certified arborist on staff and based on a plan prepared by

consulting International Society of Arboriculture certified arborist that has been submitted to and approved by the City in advance

There are numerous large trees along existing roads within one mile of the existing ULL. Given that the pipelines are relatively small in diameter, the limited construction footprint width of 25 feet, and the difficulty of constructing pipeline trenches in tree roots, if other utility extension alignments are pursued by existing commercial facilities in operation prior to November 3, 2026 within one mile of the existing ULL large trees would be avoided if large trees exist along other alignments. The City would evaluate other potential utility extension alignments through the application process and execution of a service agreement to confirm the utility extensions could be provided, confirm consistency with the existing tree ordinance, and establish any conditions of approval that may be needed prior to construction, such as the requirements identified in the updated tree ordinance.

The 2035 General Plan and CAP EIR found this impact to be less than significant and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.4-7: Conflict with an Adopted Habitat Conservation Plan Natural Community Conservation Plan

General Plan

The Yolo HCP/NCCP was not adopted at the time of the preparation of the 2035 General Plan and CAP EIR (page 4.4-55). However, the 2035 General Plan includes specific policies to maintain consistency with the Yolo HCP/NCCP and to fully implement the plan once adopted (page 4.4-55). The General Plan was designed for consistency with the current working draft of the proposed Yolo HCP/NCCP and has designated the Woodland Regional Park and parcels to the north as Open Space land for conservation of sensitive habitat and special-status plants known to occur there (page 4.4-55). These are the only lands within the Planning Area that are identified in the proposed Yolo HCP/NCCP as a part of the future reserves system (page 4.4-55). Mitigation Measures 4.4-7a – Implementation of Mitigation Measure 4.4-1a, Mitigation Measure 4.4-7b – Implement of Mitigation Measure 4.4-1b, and Mitigation Measure 4.4-7c – Implement Mitigation Measure 4.-2a cited in the 2035 General Plan and CAP EIR would reduce impacts to less than significant because these provisions would ensure that growth projected under the Proposed Project would not conflict with the goals and objectives of the Yolo HCP/NCCP because it would preserve habitat identified for preservation under the current Draft Yolo HCP/NCCP and would require project applicants to participate in the Plan, if adopted, to mitigate impacts on covered species and habitats consistent with the Yolo HCP/NCCP conservation strategy (page 4.4-55). Therefore, impacts were determined to be less than significant with mitigation incorporated (page 4.4-55).

Proposed Project

The proposed project would be implemented in accordance with incorporation of avoidance and minimization measures that are part of the Yolo HCP/NCCP. Through payment of Yolo HCP/NCCP fees or equivalent mitigation, the proposed project would contribute to the Yolo HCP/NCCP's conservation strategy, thereby benefiting the following covered species evaluated in this SEIR: Palmate-bracted bird's beak, VELB, northwestern pond turtle, Swainson's hawk, White-tailed kit, Western burrowing owl, Least Bell's vireo, and Tricolored blackbird. Therefore, with incorporation of Yolo HCP/NCCP fees or equivalent mitigation and

adherence to other Yolo HCP/NCCP avoidance and minimization measures, the proposed project would not conflict with an adopted habitat conservation plan/natural community conservation plan and impacts would be less than significant.

Impact 4.4-8: Substantial Reduction in the Habitat of a Fish or Wildlife Species, Cause a Fish or Wildlife Population to Drop Below Self-Sustaining Levels, Eliminate a Plant or Animal Community, or Substantially Reduce the Number or Restrict the Range of an Endangered, Rare, or Threatened Species

GENERAL PLAN

The majority of the Planning Area consists of developed and agricultural land that provides limited habitat values to most species (page 4.4-57). There is a limited amount of natural habitat in the Planning Area to support native species (page 4.4-57). The General Plan Land Use Designations would ensure the majority of known occupied and potential habitat for special-status plants and wildlife that currently exists within the Planning Area would remain in open space land uses for conservation of these species (page 4.4-57). The General Plan goals and policies cited in Impact 4.4-2, Impact 4.4-3, Impact 4.4-6, and Impact 4.4-6 reduce potential impacts on wildlife species and habitat (page 4.4-58). Impacts would be less than significant (page 4.4-58).

PROPOSED PROJECT

As demonstrated in Impact 4.4-1 through Impact 4.4-7, the proposed project would continue to implement the policies of the 2035 General Plan and CAP EIR and implement mitigation measures where required to avoid, reduce or minimize impacts on species. The proposed project would not result in a substantial reduction in the habitat of a fish or wildlife Species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species. The 2035 General Plan and CAP EIR found this impact to be less than significant and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

4.4 GREENHOUSE GAS EMISSIONS AND ENERGY

Emissions of greenhouse gases (GHGs) have the potential to adversely affect the environment because such emissions contribute cumulatively to the significant cumulative impact of global climate change. Cumulative emissions from many projects and activities affect global GHG concentrations and the climate system. GHG emissions disperse broadly and are a global concern because of their relatively long atmospheric lifetimes. Therefore, the total amount and types of GHG emissions, regardless of their location, have the most significant effect on climate change globally.

Section 4.5, "Climate Change, Greenhouse Gas Emissions and Energy," of the 2035 General Plan and CAP EIR (2035 General Plan and CAP EIR, pages 4.5-1 to 4.5-66) described existing GHG emissions and energy usage, provided a summary of applicable regulations, analyzed the potential short-term construction and long-term operational GHG emissions and energy impacts from implementation of the City's General Plan, and identified mitigation measures to reduce significant GHG emissions impacts, where applicable. That information is hereby incorporated by reference into this SEIR.

This section provides updated information related to the environmental setting, the regulatory setting, and potential adverse physical environmental effects attributable to the proposed project, where applicable.

4.4.1 EXISTING CONDITIONS

REGULATORY SETTING

The regulatory setting in the General Plan EIR was presented on pages 4.5-12 to 4.5-15. The regulatory setting is updated in the material that follows. The information provided below does not lead to a new impact or increase in severity of any impact in relation to the proposed project.

UPDATES TO THE REGULATORY SETTING

Since certification of the 2035 General Plan and CAP EIR, several state regulations have been adopted related to statewide GHG emissions reductions across all sectors with targets for the years 2030 and beyond. Executive Order (EO) B-30-15 established a statewide GHG emissions reduction goal of 40 percent below 1990 levels by 2030, which was codified by the passage of Senate Bill (SB) 32 in 2016. For the post-2030 period, EO B-55-18 established a new statewide goal to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions thereafter. Assembly Bill (AB) 1279, signed in 2022, codified EO B-55-18 and requires that statewide GHG emissions are reduced to at least 85 percent below 1990 levels by 2045. Additionally, CARB is required to update the Climate Change Scoping Plan at least once every five years, with the most recent update completed in 2022. The 2022 Scoping Plan (CARB 2022) identifies an action to have 25 percent of energy demand from construction equipment electrified by 2030 and 75 percent by 2045; however, this action is meant to be achieved on a statewide level, not for individual construction projects. While updated statewide GHG reductions targets and updates to the Scoping Plan have been adopted since the 2035 General Plan and CAP EIR was certified, none of those changes would lead to a new impact or increase in severity of any impact in relation to the proposed project.

Yolo County's 2030 Climate Action & Adaptation Plan (CAAP) was adopted in December 2024; this plan is not a qualified GHG reduction plan under CEQA Guidelines §15183.5. The GHG reduction measures and strategies

in the Yolo County CAAP are generally not applicable to the activities associated with the proposed project, focused on reducing operational emissions through decarbonization, increasing energy efficiency, optimizing water use, minimizing waste, and achieving carbon sequestration. Furthermore, while construction activities associated with the proposed project would temporarily result in the generation of exhaust GHG emissions within unincorporated areas of Yolo County, the proposed project would not affect land uses and associated long-term operational emissions assumptions applicable to Yolo County's CAAP For these reasons, the Yolo County CAAP is not applicable to the proposed project and is not evaluated for the purposes of this SEIR analysis.

ENVIRONMENTAL SETTING

The existing environmental setting is described in 2035 General Plan and CAP (2035 General Plan and CAP EIR, pages 4.5-2 to 4.5-7), is current as it relates to potential effects attributable to the proposed project, and is hereby incorporated by reference. The setting describes the greenhouse effect, GHG sources and sectors, summarizes GHG emissions inventories for California and the City of Woodland, and summarizes energy consumption within the Pacific Gas & Electric service territory. As described in the 2035 General Plan and CAP EIR (2035 General Plan and CAP EIR, page 4.5-2), prominent GHGs contributing to the earth's greenhouse effect are CO_2, methane, nitrous oxide, and high-global warming potential (high-GWP)[12] GHGs. The concept of CO_2-equivalents (CO_2e) is used to account for the different potentials of GHGs to absorb infrared radiation and is based on the global warming potential (GWP) of a GHG. The 2035 General Plan and CAP EIR (2035 General Plan and CAP EIR, page 4.5-1) also describes that emissions of GHGs have the potential to adversely affect the environment because such emissions contribute cumulatively to global climate change. Cumulative emissions from many projects and activities affect global GHG concentrations and the climate system. Unlike criteria air pollutants and TACs that tend to have more localized or regional impacts, GHG emissions tend to disperse more broadly and are more of a global concern because of their relatively longer atmospheric lifetimes compared to air quality emissions. Therefore, the total amount and types of GHG emissions, regardless of their location, have the most significant effect on climate change globally.

UPDATES TO THE ENVIRONMENTAL SETTING

State and local GHG emissions inventories and energy consumption data are updated periodically, typically annually or every few years. The environmental setting information presented in the 2035 General Plan and CAP EIR related to existing GHG emissions and energy consumption is sufficient to inform the analysis for the proposed project and any incremental change would not lead to a new impact or increase in severity of an existing impact in relation to the proposed project.

4.4.2 ENVIRONMENTAL IMPACTS

THRESHOLDS FOR DETERMINING SIGNIFICANCE

The thresholds for evaluating the significance of impacts for this analysis are based on the checklist in Appendix G of the CEQA Guidelines and are the same as those used in the 2035 General Plan and CAP EIR[13]. These

[12] Examples of high-GWP GHGs are hydrofluorocarbons used in refrigerants.

[13] Following certification of the 2035 General Plan and CAP EIR, VI. "Energy" was added to Appendix G of the CEQA Guidelines in 2019; this revision updated the impact questions previously included in Appendix F of the CEQA Guidelines of "develop land uses and patterns that cause wasteful, inefficient, and unnecessary energy consumption" and "require or result in the construction of new energy production and/or transmission facilities or expansion of existing facilities, the construction of which could cause significant environmental effects". These changes do not substantively change the approach to analysis between that applied to the 2035 General Plan EIR and that presented in this SEIR evaluation of potential energy impacts.

thresholds are used to evaluate potential adverse physical environmental effects attributable to implementation of the 2035 General Plan and CAP EIR, with a focus on impacts beyond those addressed in the 2035 General Plan and CAP EIR. The proposed project would be considered to have a significant effect if it would result in any of the conditions listed below.

- 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 purpose of reducing the emissions of greenhouse gases; or
- result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or
- conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

The impact numbering in the section below corresponds to those numbers used in the 2035 General Plan and CAP EIR for ease of reference.

IMPACTS AND MITIGATION MEASURES

Impact 4.5-1: Generation of GHG emissions, either directly or indirectly, that may have a significant impact on the environment

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 GHG emissions from implementation of the 2035 General Plan and CAP and is incorporated by reference. The 2035 General Plan and CAP EIR estimates the maximum annual and total GHG emissions from development throughout the 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 Planning Area for the year 2035 were used to estimate the GHG efficiency rate for implementation of the 2035 General Plan and CAP. The 2035 General Plan and CAP EIR found that emissions associated with implementation of the 2035 General Plan would exceed the GHG efficiency rate and the impact would be cumulatively considerable. General Plan Policy 2.C.2 requires new development to be consistent with the objectives and targets of the City's CAP. 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 AB 32, 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, and this impact would be less than cumulatively considerable.

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." The City adopted its CAP in 2017, which can be relied on for CEQA review of subsequent plans and projects that are consistent with the GHG reduction

strategies and targets in the CAP. According to the CAP, if a project is consistent with the General Plan, is not exempt from CEQA, falls within the assumptions of the 2035 General Plan and CAP EIR, and is consistent with the CAP, GHG-related impacts associated with the project are determined to be less than significant, and further CEQA analysis for the area of impact is generally not required. The CAP describes that to be determined consistent with the CAP, a project must demonstrate that it is included in the growth assumptions upon which the CAP modeling is based and that it incorporates applicable strategies and measures from the CAP as binding and enforceable components of the project.

The proposed project would construct and operate utility extensions to existing commercial facilities up to one mile beyond the existing ULL, and in operation on or prior to November 3, 2026 and, therefore, would not alter the existing land use designations, as the facilities must be existing. Additionally, the proposed project would be consistent with General Plan policies, including Policy 5.G.5, "Recycled Water," by expanding the recycled water system through allowing the provision of recycled water service to existing commercial facilities within one mile of the ULL. Implementation of the proposed project would not introduce new development beyond what was analyzed and assumed in the 2035 General Plan and CAP EIR and therefore would be within the growth assumptions upon which the CAP modeling is based . Most of the strategies in the CAP are not applicable, as the proposed project would not result in new long-term emissions sources, and only those strategies that are applicable are discussed herein, which is: CAP Strategy MO-3, "Increased Energy Efficiency and Use of Renewable Energy". CAP Strategy MO-3 seeks to reduce GHG emissions associated with the City's municipal operations through a variety of actions, including through reduced reliance on potable water supply by expanding the distribution and use of recycled water to industrial uses and landscaped areas. Operation of the proposed project would include provision of recycled wastewater services to Clark Pacific, which would support CAP Strategy MO-3. Therefore, because the proposed project would not induce growth beyond the growth assumptions upon which the CAP is based and would be consistent with applicable CAP strategies, the proposed project is consistent with the CAP.

In order to demonstrate project-level compliance relevant to GHG emissions and climate change impacts, in accordance with the CAP and pursuant to Section 15064.4(a)(1) of the CEQA Guidelines, the level of GHG emissions that would result from implementation of the proposed project were estimated. The proposed project would temporarily generate construction GHG emissions associated with extension of the utilities to Bayer and Clark Pacific and minimal onsite activities to decommission existing groundwater and wastewater facilities. Construction-related GHG emissions would be generated primarily from exhaust emissions associated with off-road construction equipment, construction worker commutes, and vendor and haul truck trips, and would cease following construction of the proposed project. Construction-related GHG emissions were modeled using the same methods and assumptions as those described in Section 4.2, "Air Quality" of this SEIR. In addition to criteria air pollutants, CalEEMod also estimates GHG emissions associated with construction activities. Proposed project construction GHG emissions associated with utility extensions to Bayer and Clark Pacific would be approximately 108 metric tons (MT) CO_2e and 73 MT CO_2e, respectively[14]. These levels of GHG emissions would be similar to those that could occur if other existing commercial facilities located up to one mile beyond the existing ULL, and in operation on or prior to November 3, 2026, extend utilities under the proposed project. Operation of the utility extensions to provide water and wastewater services to Bayer and Clark Pacific is within the operational capacity of the City's water distribution and wastewater treatment facilities and would not result in increased operational GHG emissions. Additionally, the anticipated utility extensions would not alter the

[14] Appendix D provides detailed model inputs, assumptions, and outputs.

anticipated development capacity for the City within the City's planning horizon and, therefore, would not result in a change in total annual operational emissions as analyzed in the 2035 General Plan and CAP EIR. As described in Impact 4.3-2, any slight increase in potable water consumption at Bayer and Clark Pacific would not result in a substantial increase in long-term operational emissions. Similarly, should other existing commercial facilities extend utilities within one mile of the existing ULL, there would not be a change in total annual operational emissions as analyzed in the 2035 General Plan and CAP EIR.

As described above, the proposed project is consistent with the General Plan and CAP. The 2035 General Plan and CAP EIR concluded impacts related to the generation of GHG emissions would be less than cumulatively considerable and this conclusion would not change as a result of the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.5-2: Conflict with an Applicable Plan, Policy, or Regulation Adopted for the Purpose of Reducing the Emissions of Greenhouse Gases.

The 2035 General Plan and CAP EIR (2035 General Plan and CAP EIR, pages 4.5-41 to 4.5-43) discusses potential impacts related to conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. The 2035 General Plan and CAP EIR describes the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) developed by the local Metropolitan Planning Organization, the Sacramento Area Council of Governments (SACOG). The MTP/SCS is a long-range planning document for the Sacramento region links land use, air quality, and transportation needs and identifies policies and strategies to reduce GHG emissions from passenger vehicles to targets set by CARB in accordance with SB 375. As part of development of the MTP/SCS, SACOG develops population and employment projections that inform land use and transportation planning throughout the region, which differ from the City's estimate of development capacity under the 2035 General Plan due to differences in methodology and the purposes of the estimates. For development projects that seek to utilize the CEQA streamlining allowed under SB 375 and other related legislation, it will be necessary to demonstrate project-level consistency with the MTP/SCS. The City has structured the 2035 General Plan and 2035 CAP to provide a level of GHG emission reductions consistent with State reduction targets. However, neither the 2035 General Plan nor the 2035 CAP contains specific policy or implementation guidance to ensure that consistency with the MTP/SCS is achieved on a project basis for projects seeking to utilize available CEQA streamlining. The 2035 General Plan and CAP EIR identified Mitigation Measure 4.5-2, which requires projects seeking to utilize available CEQA streamlining to determine project consistency with the MTP/SCS as a component of application review, and reduced impacts to a less-than-significant level.

The proposed project is amending an existing General Plan policy and is not a land use development project, would not result in any new operational vehicle trips, and is not seeking to utilize streamlining in accordance with SB 375. Additionally, as described above in Impact 4.5-1, the proposed project would not introduce new development or induce population growth beyond what was analyzed and assumed in the 2035 General Plan and CAP EIR. The proposed project would also not conflict with the CAP, as described in Impact 4.5-1 above, and would support implementation of applicable objectives and strategies in the CAP to reduce GHG emissions. For the reasons described above, the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing GHG emissions. Given the above, impacts related to plans, policies, or regulations related to reducing GHGs would not be less than significant with mitigation as reported in the 2035 General Plan and CAP EIR, as the mitigation measure identified in the 2035 General Plan and CAP EIR is not

required for the proposed project. Therefore, implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.5-3: Develop Land Uses or Development Patterns that Cause Wasteful, Inefficient, or Unnecessary Consumption of Energy.

The 2035 General Plan and CAP EIR (pages 4.5-43 to 4.5-63) discusses potential impacts related to the consumption of energy from implementation of the 2035 General Plan and CAP. Estimates of the maximum annual energy demand in the form of natural gas, electricity, and fuel associated with future operations within the Planning Area with implementation of the 2035 General Plan are provided in the 2035 General Plan and CAP EIR. The 2035 General Plan and CAP EIR also discusses the anticipated construction-related energy demand associated with development with implementation of the 2035 General Plan. With regard to construction-related energy consumption, development under the 2035 General Plan and CAP EIR was not anticipated to 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. With regard to operational energy consumption, General Plan policies encourage minimizing energy and water demand and wastewater generation and encourage methods to minimize solid waste generation and increase waste diversion systems. 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 Planning Area. The 2035 General Plan and CAP EIR determined that implementation of the General Plan and CAP would improve overall energy efficiency on a per-service population basis compared to existing conditions. The 2035 General Plan and CAP EIR found this impact to be less than significant.

Implementation of the proposed project would increase the consumption of energy for the duration of construction, primarily in the form of fossil fuels (e.g., gasoline, diesel fuel) to power construction vehicles and equipment operating on-site, trucks delivering equipment and supplies to the site, and construction workers driving to and from the site. Table 4.4-1 presents the total fuel consumption anticipated for the proposed construction activities, which was estimated based on the emissions calculations for proposed construction activities modeled using CalEEMod, as further detailed in Section 4.2 "Air Quality" and Impact 4.5-1 in this SEIR, and application of the EIA CO_2 emissions coefficients (EIA 2024) to estimate fuel consumption from proposed project construction activities.

Table 4.4-1 Modeled Construction Fuel Consumption

Energy Consuming Component	Diesel (gallons)	Gasoline (gallons)
Bayer		
On-Site Equipment Use	9,065	0
Off-Site On-road Vehicles	926	598
Bayer Subtotal	**9,991**	**598**
Clark Pacific		
On-Site Equipment Use	6,696	0
Off-Site On-road Vehicles	40	520
Clark Pacific Subtotal	**6,737**	**520**
Total	**16,728**	**1,118**

Modeled by AECOM in 2025. See Appendix D for detailed emissions modeling and energy calculations.

Fuel consumption rates would vary over the duration of construction based on the intensity of construction activities. This includes factors such as the amount and duration of equipment use, as well as the number of vehicle trips and distances traveled during each phase of construction. The proposed construction-related activities and associated equipment use are necessary to implement the proposed project. Related fuel consumption would be temporary, ceasing after the completion of construction, and would not represent a significant demand on available energy resources beyond normal construction fuel usage. Additionally, proposed project construction activities would be conducted in accordance with all applicable laws and regulations, including applicable federal, state, and local laws that are intended to promote efficient utilization of resources, such as California Code of Regulations Title 13 Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes.

Construction equipment and vehicle activity and related energy consumption would be typical of that associated with construction of the types of projects in the region and of similar type and scale to the proposed project. The proposed project does not include unusual characteristics that would necessitate the use of construction equipment that would be less energy-efficient than at comparable construction sites. Therefore, construction associated with the proposed project would not result in inefficient, wasteful, or unnecessary use of fuel or other energy sources or conflict with or obstruct implementation of a plan for renewable energy or energy efficiency. Additionally, the incremental increase in construction energy consumption associated with the proposed project would be minimal compared to the construction energy consumption associated with development anticipated in the 2035 General Plan and CAP EIR and would not be inefficient compared to what was analyzed in the 2035 General Plan and CAP EIR.

Operation of the utility extensions to provide water and wastewater services to Bayer and Clark Pacific would be accommodated by the existing energy infrastructure in place and would not require the expansion of energy infrastructure. Additionally, as described above in Impacts 4.5-1 and 4.5-2, the proposed project would be consistent with General Plan Policy 5.G.5, “Recycled Water” and CAP Strategy MO-3, “Increased Energy Efficiency and Use of Renewable Energy” through the provision of wastewater service to Clark Pacific, which would reduce operational energy consumption associated with the City’s water supply. Finally, the utility extensions allowing connection to the City’s existing water and wastewater systems and associated energy infrastructure would result in increased energy efficiency compared to existing groundwater and well water pumping at Bayer and Clark Pacific. Therefore, operation of the proposed project would not result in inefficient, wasteful, or unnecessary use of fuel or other energy sources or conflict with or obstruct implementation of a plan for renewable energy or energy efficiency.

The 2035 General Plan and CAP EIR concluded impacts related to energy would be less than significant, and this conclusion would not change as a result of the proposed project for the reasons described above. Implementation of the proposed project would not result in new impacts related to wasteful, inefficient, or unnecessary consumption of energy nor such impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

4.5 CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES

Cultural resources and tribal cultural resources include archaeological traces such as Native American occupation sites and artifacts, historic-era buildings and structures, and places used for traditional Native American practices or other properties with special cultural significance.

Section 4.6, "Cultural Resources," of the 2035 General Plan and CAP EIR (2035 General Plan and CAP EIR, pages 4.6-1 to 4.6-32) described cultural resources and addressed potential impacts associated with the implementation of the General Plan and CAP on identified and previously undiscovered cultural resources and human remains, and identified mitigation measures to reduce significant impacts, where applicable. That information is hereby incorporated by reference. This section provides updated information related to the environmental setting, the regulatory setting, and potential adverse physical environmental effects attributable to the proposed project, where applicable.

As described below, the 2035 General Plan and CAP EIR Notice of Preparation was released prior to changes to existing regulations and certified prior to changes in CEQA Appendix G checklist to include an evaluation of tribal cultural resources. Therefore, this section provides updated information related to the environmental setting, the regulatory setting, and potential adverse physical environmental effects on tribal cultural resources attributable to the proposed project, where applicable.

4.5.1 EXISTING CONDITIONS

REGULATORY SETTING

The regulatory setting in the 2035 General Plan and CAP EIR was presented on pages 4.6-10 to 4.6-16. Assembly Bill 52 (effective July 1, 2015) did not apply to the 2035 General Plan because the process was initiated in 2013; however, subsequent projects implementing the 2035 General Plan are subject to the requirements.

UPDATES TO THE REGULATORY SETTING

AB 52, Public Resources Code Section 21074 was presented in Section 4.6 "Cultural Resources" on page 4.6-12 of the 2035 General Plan and CAP EIR. No updates to the regulatory setting is required.

ENVIRONMENTAL SETTING

The existing environmental setting is described in 2035 General Plan and CAP (2035 General Plan and CAP EIR, pages 4.6-1 to 4.6-9), is current as it relates to potential effects attributable with the proposed project to historical resources and archaeological resources, and is hereby incorporated by reference. The setting provides precontact and historic-period context related to known cultural resources, as well as the potential to encounter previously undiscovered archaeological resources that could be adversely affected by direct physical impacts or by changes to the setting from future development.

Tribal cultural resources were not discussed within Section 4.6 of the 2035 General Plan and CAP EIR. The following environmental setting provides context for tribal cultural resources that may be encountered in the project area.

UPDATES TO THE ENVIRONMENTAL SETTING

In order to characterize the environmental setting for cultural resources, including built environment (i.e., architectural), archeological resources (both precontact and historical), and tribal cultural resources of the proposed project, AECOM conducted a cultural resources record search at the Northwest Information Center (NWIC) at Sonoma State University on July 24, 2025 to identify previously recorded cultural resource records within a quarter of a mile of the proposed utility extension alignments for Bayer and Clark Pacific (NWIC File No. 25-0097). AECOM also submitted a Sacred Lands File search request to the Native American Heritage Commission on July 28, 2025, In addition, on July 30, 2025 AECOM Archaeologist Zenzi Moore-Dawes surveyed the proposed utility alignments for the Woodland Urban Limit project. The results of the record search, Sacred Lands File search, Native American consultation, and field survey are described below. In addition, as noted above, tribal cultural resources were not discussed in the certified 2035 General Plan and CAP EIR because Appendix G was not amended to include tribal cultural resources as a stand-alone environmental factor separate from cultural resources until 2016, after the adoption of Assembly Bill 52 which added a definition of tribal cultural resources. Therefore, contextual information has been added below as the potential for a new impact in relation to the proposed project.

ARCHAEOLOGICAL RESOURCES

Based on the results of the cultural resources records search, no archaeological resources (precontact or historic-age) were identified within the proposed project area or within a 0.25-mile search radius buffer. The Sacred Lands File search results provided by the Native American Heritage Commission on July 29, 2025 were negative and Native American consultation efforts did not identify tribal cultural resources.

As observed during the pedestrian field survey conducted in July 2025, the majority of the Clark Pacific utility extension alignment is within highly-disturbed areas and covered in gravel or agricultural dirt. No cultural materials were observed during the field survey.

The Bayer utility alignment is proposed under an existing dirt road flanked by agricultural fields. During the field survey, the archaeologist conducted boot scrapes at random intervals and bioturbation from burrowing mammals was inspected for cultural materials. No cultural materials were observed during the pedestrian survey of the Bayer utility extension alignment.

Based on the records search results, outreach efforts, and field surveys, the project area for Bayer and Clark Pacific lacks known precontact or historic-age archaeologically sensitive sites or tribal cultural resources.

BUILT ENVIRONMENT RESOURCES

Per the record search results of the project area and 0.25-mile search radius (NWIC File No. 25-0097), the Clark Pacific facility contains National Register of Historic Places-eligible buildings and structures associated with the 1937-constructed Spreckels Sugar Factory (recorded as Primary Number (P]-57-00792). A two-story Moderne-style Office Building, a three-story Moderne-style Sugar Refining Plant (no longer extant), and nine bulk bins (concrete silos) were found to be historically significant at the local level for the economic contribution to the County. In addition, the Moderne-style buildings were designed by notable architect George Kelham of San Francisco, who designed buildings for the 1915 Panama-Pacific Exposition and the Palace Hotel in San Francisco. The buildings were noted as some of the few examples of Moderne architecture in the County (Les 1986). The

historical significance of the property is physically conveyed through the character-defining features of the extant Moderne-style Office Building including its rectangular plan, symmetry, projecting pilasters on the primary façade with entry projection below, and horizontal banding encircling the cornice. Four historic-age built resources were identified with the 0.25-mile search buffer. The National Register of Historic Places-listed Nelson Ranch is on the adjacent parcel to the east of the Clark Pacific facility. The property contains an 1872-constructed house. The other cultural resources with the search radius are the alignment of the former California Pacific Railroad route through Yolo County, a former settlement site along the Southern Pacific Railroad, and an electrical transmission line.

Per the record search results of the project area and 0.25-mile search radius (File No. 25-0097) for the Bayer facility, no previously recorded historic architecture resources are on the Bayer facility, or within the footprint of proposed utility pipelines, and the Bayer facility itself is not recommended as meeting the requirements of a historical resource. Sixteen previously recorded historic-age built environment resources were identified within 0.25 mile of the proposed utility alignments and associated project components.

TRIBAL CULTURAL RESOURCES

Tribal cultural resources are resources that have cultural value to a California Native American tribe. Tribal Cultural Resources could include any site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object. Such resources must be listed or eligible for listing in the California or National registers or can be identified at the discretion of the lead agency. These can include Native American archaeological sites, ethnobotanical resources, Native American ceremonial or sacred areas, and Native American human remains.

As noted above, the Sacred Lands File search results provided by the Native American Heritage Commission on July 29, 2025 for the project area were negative.

Contemporary Native American Setting

Prior to the appearance of European American explorers and settlers, the Upper Sacramento Valley within Yolo County was occupied by Wintun, specifically the Patwin, who occupied the southernmost extent of Wintuan speakers. The Patwin lived in what is now Yolo, Colusa, and Solano counties.

Archaeologists routinely focus on traditional Native American culture and ignore current and vibrant Native American culture. This approach is not sufficient to provide a context or set of values maintained by the current Native American community related to their history and the landscape. Tribes view themselves as contemporary stewards of their culture and the landscape, representing a continuum from time immemorial to the present. They are resilient, vibrant, and active in the community. Tribes maintain their connection to their history and ongoing culture by practicing traditional ceremonies, engaging in traditional practices (e.g., basketry), and contributing to public education and interpretation. California has acknowledged the importance and contributions of Native American history, traditional knowledge and cultural practices, as well as the persistence of Tribes and the Tribal community (Executive Order B-10-11 and N-15-19).

Today, Tribes are actively involved in defining their role as stewards of their ancestral sites and homelands including subject matter expertise on the identification of tribal cultural resources. Tribal cultural resources represent areas of cultural significance that are rooted in, or contribute to, cultural practices, traditional stories,

traditional knowledge, and cultural identity. Tribal cultural resources provide the backdrop to religious understanding, traditional stories, knowledge of resources such as varying landscapes, bodies of water, animals and plants, and self-identity. Wintun stories passed down through generations through spoken word feature the animals, plants, and geographical features of their traditional lands. Knowledge of place is central to the continuation and persistence of culture, even if former Tribal occupants live removed from their traditional homeland. Tribal groups view these interconnected sites and places as living entities; their associations and feelings persist and connect with descendant communities (Yocha Dehe 2025).

Tribal Consultation

As a part of this environmental review, the City sent invitations to consult pursuant to SB 18 and AB 52 to all Native American tribal representatives identified by the Native American Heritage Commission and all Native American tribal representatives that have indicated to the City that they wish to be invited for consultation for projects subject to CEQA review. Certified letters to contacts with mailing addresses were sent via United States Postal Service on August 14, 2025 and emails to contacts with email addresses were sent on August 15, 2025. These tribes included: Cachil Dehe Band of Wintun Indians of the Colusa Indian Community, Cortina Rancheria - Kletsel Dehe Band of Wintun Indians, Grindstone Rancheria of Wintun-Wailaki, United Auburn Indian Community of the Auburn Rancheria, Wilton Rancheria, Yocha Dehe Wintun Nation, Ione Band of Miwok Indians and Torres Martinez Desert Cahuilla Indians. Wilton Rancheria responded on August 21, 2025 that they have no comments and do not wish to open consultation at this time. The City called all other Tribes that did not respond on September 26, 2025. The Yoche Dehe Wintun Nation provided a letter to the City on October 2, 2025 identifying that the proposed project is within the aboriginal territories of the Yoche Dehe Wintun Nation and requesting to receive updates on the project. The City followed up with Yoche Dehe Wintun Nation on October 14, 2025 and as of the preparation of this Draft SEIR, has not received a response.

4.5.2 Environmental Impacts

Thresholds for Determining Significance

The thresholds for evaluating the significance of cultural resource impacts for this analysis are based on the environmental checklist in Appendix G of the CEQA Guidelines and Section 106 of the National Historic Preservation Act (NHPA) and are the same as those used in the 2035 General Plan and CAP EIR.[15] These thresholds are used to evaluate potential adverse physical environmental effects attributable to implementation of the proposed project, with a focus on impacts beyond those addressed in the 2035 General Plan and CAP EIR. A significant impact to cultural resources would occur if the proposed project would:

- cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5;
- cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5;
- disturb any human remains, including those interred outside formal cemeteries.

[15] Appendix G, V. Cultural Resources was revised in 2016 and the certification of the 2035 General Plan and CAP EIR, which removed the paleontological impact of "directly or indirectly destroy a unique paleontological resource or site or unique geologic feature" and "eliminate important examples of the major periods of California history or prehistory" from consideration.

The 2035 General Plan and CAP EIR did not include an evaluation of potential effects to tribal cultural resources, because the Notice of Preparation was prepared prior to the requirement to evaluate tribal cultural resources. Since the certification of the 2035 General Plan and CAP EIR, the CEQA Guidelines Appendix G checklist was revised to include the bullet list below, pertaining specifically to tribal cultural resources. Therefore, these thresholds are used to evaluate potential adverse physical environmental effects attributable to implementation of the proposed project, with a focus on impacts beyond those addressed in the 2035 General Plan and CAP EIR. A significant impact on tribal cultural resources would occur if the proposed project would:

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

    - listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

    - 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, the lead agency shall consider the significance of the resource to a California Native American Tribe.

The impact numbering in the section below corresponds to those numbers used in the 2035 General Plan and CAP EIR for ease of reference.

IMPACTS AND MITIGATION MEASURES

Impact 4.6-1: Cause a Substantial Adverse Change in the Significance of Archaeological or Historical Resources as defined in CEQA Guidelines Section 15064.5

Tribal cultural resources, per the definition in Section 21074, can be determined as historical resource as defined under Section 15064.5 pursuant to Section 5020.1, or deemed significant under Section 5024.1 as presumed to be historically or culturally significant unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. A historical resource, as described in Section 21084.1, is a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a). Therefore, this impact analysis includes archaeological resources, historical resources, and tribal cultural resources.

As discussed in 2035 General Plan and CAP EIR (pages 4.6-21 to 4.6-22) projects proposed for implementation under the 2035 General Plan include the construction of new buildings and structures, modification of existing buildings and structures, and infrastructure improvements involve intensive grading, trenching, excavation, soil stockpiling, and other earthmoving activities that could impact previously unknown cultural resources. Although no previously recorded archaeological resources were identified in the Planning Area for the General Plan, projects involving ground disturbance could impact previously unrecorded cultural resources and/or tribal cultural resources. Therefore, implementation of projects under the General Plan have the potential to damage or destroy archaeological resources and/or tribal cultural resources that qualify as historical resources or unique archaeological resources under CEQA. Projects under the General Plan also have the potential to affect

unidentified built-environment cultural resources, like barns and residences on rural properties that may presently or in the future have cultural significance, through either direct physical impacts or by changes to the setting. The significance of such cultural resources could be materially impaired because their ability to convey significance could be destroyed or diminished. This impact would be significant and unavoidable even after implementation of Mitigation Measures Mitigation Measure 4.6-1a, 4.6-1b, 4.6-1c, and 4.6-1d.

The proposed project includes extension of existing utilities along the alignments shown in Figure 3.1-2 and Figure 3.1-3 to the Bayer and Clark Pacific facilities and decommissioning of existing infrastructure. Extension of the utility pipelines for each business would be less than one mile and would traverse primarily adjacent to existing roads (within the public right-of-way) or existing agricultural land. Construction of the pipeline alignments would require a horizontal area disturbance of a total of 25 feet in width (typically 5 feet one side and 20 feet other side) and a buried maximum depth of approximately 8 feet below ground surface. The decommissioning of existing groundwater wells and wastewater utility facilities at the two existing commercial facilities would ultimately occur.

As described in Section 4.5.1, the Clark Facility contains National Register of Historic Places-eligible buildings and structures associated with the former Spreckels Sugar Factory. While the property has a loss of historic integrity of association, as it no longer processes sugar beets, and loss of integrity of design, materials, and workmanship with the demolition of the three-story Moderne-style Sugar Refining Plant, the extant Moderne-style Office Building and concrete bulk bins still physically convey historical and architectural significance. Therefore, they are considered historical resources for the purposes of CEQA. No archaeological resources or tribal cultural resources have been identified with the Clark Pacific utility extension alignment or facility. The ground-disturbing elements of the proposed project are not sited near the historically significant concrete silos or the Moderne-style Office Building; therefore, there would be no direct physical impacts to these historic architectural resources. The well decommissioning activities and leach field abandonment, likewise, would not adversely affect the historical resources. These utility elements are ubiquitous infrastructure that are necessary for an industrial facility, and they do not contribute to the historical significance of the property. None of the proposed elements of the project within the Clark Pacific facility (former Spreckels Sugar Factory) would result in either direct physical impacts or changes to the setting during construction or operation. The historical and architectural significance of the resources would not be materially impaired or diminished through damage or destruction. No mitigation measures are required to reduce impacts on historic architectural resources that qualify as historical resources.

No previously recorded historic architecture resources are located at the Bayer facility, or within the Bayer utility extension alignment, and the Bayer facility itself is not recommended as meeting the requirements of a historical resource. None of the proposed project elements for the Bayer facility would result in direct physical impacts to any known historic architecture resources. No archaeological resources or tribal cultural resources have been identified with the associated Bayer Facility project elements. There are no known historical resources; therefore, there would be no impact. No mitigation measures are required.

Construction and operation of the proposed project would include ground-disturbance and excavation that could impact previously unidentified archaeological resources and/or tribal cultural resources. There is a low potential for unidentified archaeological resources and/or tribal cultural resources to exist along the utility extension alignments for Bayer and Clark Pacific because the extension of the utility lines would occur within highly disturbed areas of the public rights-of-way of existing roads, disturbed existing agricultural fields, or within

developed areas. Furthermore, the record search, pedestrian survey, and Native American consultation did not identify archaeological resources or tribal cultural resources that would be impacted by these two utility extension alignments. However, implementation of Mitigation Measure 4.6-1d: Implementation Program Cultural 3 (Implementation Program 7.13 of the 2035 General Plan, Appendix A, City of Woodland 2017) would minimize and reduce potential impacts on unidentified archaeological resources during construction by stopping work and protecting or removing the resource.

If other commercial facilities located within one mile of the existing ULL, and in operation on or prior to November 3, 2026, extend utilities, the types of impacts described above for historic architectural resources and unidentified archeological resources and/or tribal cultural resources for Bayer and Clark Pacific would be similar because proposed utility extension alignments would occur within highly disturbed areas of the public rights-of-way of existing roads, disturbed agricultural fields, or within developed areas and because utility elements are typically ubiquitous infrastructure that are necessary for industrial or commercial facilities that generally do not contribute to the historical significance of a property. However, the 2035 General Plan policies and mitigation measures implementing existing regulations and laws to reduce potential impacts to archaeological resources, historical resources, and tribal cultural resources would be applicable to the proposed project:

- Mitigation Measure 4.6-1b: Implementation Program Cultural 1 (Implementation Program 7.11 of the 2035 General Plan, Appendix A, City of Woodland 2017)
- Mitigation Measure 4.6-1c: Implementation Program Cultural 2 (Implementation Program 7.11 of the 2035 General Plan, Appendix A, City of Woodland 2017)
- Mitigation Measure 4.6-1d: Implementation Program Cultural 3 (Implementation Program 7.13 of the 2035 General Plan, Appendix A, City of Woodland 2017)

Given the above, implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.6-2: Disturb human remains, including those interred outside of formal cemeteries

As discussed in the 2035 General Plan and CAP EIR on pages 4.6-29 to 4.6-31, projects implemented under the 2035 General Plan involve grading, trenching, excavation, soil stockpiling, and other earthmoving activities during construction that could impact human remains. Although there is no indication that any particular area in the General Plan area 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 facilitated under the 2035 General Plan. Therefore, this impact is considered significant and unavoidable even with implementation of Mitigation Measure 4.6-2.

Construction and operation of the proposed project involves excavation that could impact human remains. There is a very low likelihood of disturbing unknown human remains during the construction of the proposed utility extensions for Bayer and Clark Pacific, or for other commercial facilities located within one mile of the existing ULL, because the alignments would be placed in the public-rights-of-way of existing roads that are highly disturbed, or agricultural fields/dirt roads that are also highly disturbed. However, the 2035 General Plan policies and mitigation measures implementing existing regulations and laws to reduce potential impacts to unknown or

undiscovered human remains would be applicable to the proposed project in the unlikely event human remains were discovered:

- Mitigation Measure 4.6-2: Implementation Program Cultural 4 (Implementation Program 7.14 of the 2035 General Plan, City of Woodland 2017)

Given the above, implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

4.6 GEOLOGY, SOILS, AND PALEONTOLOGICAL RESOURCES

Section 4.7, "Geology, Soils, Mineral Resources, and Paleontological Resources," of the 2035 General Plan and CAP EIR (2035 General Plan and CAP EIR, pages 4.7-1 to 4.7-36) described soils, geologic, and seismic conditions along with a paleontological resources sensitivity assessment, addressed potential impacts associated with the implementation of the General Plan and CAP, and identified mitigation measures to reduce significant impacts, where applicable. That information is hereby incorporated by reference.

This section provides updated information related to the environmental setting, the regulatory setting, and potential adverse physical environmental effects attributable to the proposed project, where applicable. As noted in Section 2.1.4, "Other Environmental Topics Not Discussed in Detail in this Supplemental EIR," mineral resources were dismissed from further discussion in this SEIR and therefore are not addressed in this section.

4.6.1 EXISTING CONDITIONS

REGULATORY SETTING

The "Regulatory Setting" in the 2035 General Plan and CAP EIR remains primarily unchanged as it relates to potential effects associated with the proposed project and is hereby incorporated by reference (Section 4.7.3, pages 4.7-21 to 4.7-26). There have been no substantive changes to federal, state, or county regulations regarding seismic hazards or soils. There have been several updates to the numbering of local municipal codes since the certification of the 2035 General Plan and CAP EIR, but these changes do not substantively alter the contents of the codes. These include:

- The City of Woodland Building Division implements the 2022 California Building Standards Code as adopted by Woodland Municipal Code Title 15, Chapter 15.1, Section 15.04.010 (and as locally amended by Section 15.04.030), and will implement future versions of the California Building Standards Code, as applicable.
- City's Grading Ordinance Woodland Municipal Code Title 15 Chapter 15.12, which (1) establish standards and procedures for grading and excavation, and (2) ensure that projects will be free from harmful effects of runoff, including inundation and erosion, and that neighboring and downstream property will be protected from drainage problems resulting from new development.
- Title 8 Chapter 8.08 of the Woodland Municipal Code regulates discharges into the municipal storm drain system including compliance with applicable provisions of construction NPDES permit requirements.

In addition to the updates to the local municipal codes, the County has requirements related to abandoning wells and septic systems. A County water well abandonment permit can be granted by the Yolo County Department of Community Services Environmental Health Division without a discretionary action by the County. Existing septic system(s) can be abandoned pursuant to the Septic Abandonment Permit also granted by the Yolo County Yolo County Department of Community Services Environmental Health Division.

ENVIRONMENTAL SETTING

The existing environmental setting is described in 2035 General Plan and CAP (2035 General Plan and CAP EIR, pages 4.7-1 to 4.7-17), is current as it relates to potential effects attributable the proposed project, and is hereby

incorporated by reference. The environmental setting provides a description of existing, geologic and seismic conditions (Sections 4.7.2.1 through 4.7.2.3), soils (Section 4.7.2.5), and paleontological resources (Section 4.7.2.7). The General Plan Planning Area could be subject to a moderately low level of seismic ground shaking from known active faults in the Coast Ranges (approximately 25–30 miles west); or from segments 3 and 4 of the Great Valley Fault Zone, which is a blind-thrust fault belt located along the margin between the Central Valley and the Coast Ranges (approximately 6 miles west) (pages 4.7-5 and 4.7-6). The General Plan Planning Area could also be subject to liquefaction hazards in areas where the groundwater table is high and which are composed of unconsolidated, water-saturated sediments (page 4.7-6). Soils within the General Plan Planning Area are rated with a low wind erosion hazard and a slight to moderate water erosion hazard (page 4.7-8). In addition, soils have low to high shrink-swell rating, depending on the location (pages 4.7-8 through 4.7-11). Two of the geologic formations within the General Plan Planning Area (i.e., the Modesto and Riverbank Formations) have a high sensitivity for paleontological resources (page 4.7-17). The text below provides updated information regarding geology, soils, and paleontological resources within the proposed project area, which is similar to information provided in the 2035 General Plan and CAP EIR. The information provided below does not lead to a new impact or increase in severity of any impact in relation to the proposed project.

UPDATES TO THE ENVIRONMENTAL SETTING

Earthquake shaking hazards have been calculated by the Working Group on California Earthquake Probabilities by projecting earthquake rates based on earthquake history and fault slip rates, the same data used for calculating earthquake probabilities. The probabilistic *Earthquake Shaking Potential for California* (Branum et al. 2016) indicates that the proposed project area is rated with a moderately low potential shaking hazard intensity (i.e., an estimated peak horizontal ground acceleration ranging from approximately 0.55 to 0.65*g*). Regions with these ratings are distant from known, active faults and will experience lower levels of shaking less frequently. In most earthquakes, only weaker, masonry buildings would be damaged. However, very infrequent earthquakes could still cause strong shaking (Branum et al. 2016).

Soil liquefaction potential depends on the type of soil, the level and duration of seismic ground motions, and the depth to groundwater. 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. Recent data from the California Department of Water Resources (DWR 2024) indicates that the depth to groundwater in the vicinity of Woodland is greater on the west side and becomes shallower towards the east. Groundwater depths range from 50 feet below the ground surface approximately one mile west of the ULL, to 10 feet below the ground surface approximately one mile east of the ULL (DWR 2024). The depth to groundwater in the proposed project area along the Bayer utility extension alignment is approximately 50 feet below the ground surface, and the depth to groundwater in the proposed project area along the Clark Pacific utility extension alignment is approximately 20–30 feet below the ground surface (DWR 2024).

The same soils that are present within the existing ULL are also present in the areas of the proposed project (Natural Resources Conservation Service (NRCS] 2024). In general, soils within the existing ULL and outside the ULL are rated with a low wind erosion hazard, and a slight to moderate water erosion hazard (NRCS 2024). The soils in the proposed project area along the Bayer utility extension alignment consist of soils found within the ULL and include Rincon silty clay loam and Myers clay, which have a high and very high shrink-swell rating, respectively (NRCS 2024). Similarly, soils in the proposed project area along the Clark Pacific utility extension

alignment are also found within the ULL and consist of Reiff very fine sandy loam, Sycamore silt loam, Merritt silty clay loam, and Yolo silt loam; these soils have a low to moderate shrink-swell rating (NRCS 2024).

An updated records search of the University of California Museum of Paleontology (UCMP) collections database yielded information regarding a number of vertebrate fossil localities referable to either the Modesto or the Riverbank Formations (UCMP 2025), which is consistent with the information contained in Section 4.7.2.7 of the 2035 General Plan EIR and CAP. Because of the number of vertebrate fossils that have been recovered from the Modesto and Riverbank Formations, they are considered to be of high paleontological sensitivity (page 4.7-17).

4.6.2 ENVIRONMENTAL IMPACTS

THRESHOLDS FOR DETERMINING SIGNIFICANCE

The thresholds for evaluating the significance of impacts for this analysis are based on the checklist in Appendix G of the CEQA Guidelines and are the same as those used in the 2035 General Plan and CAP EIR. These thresholds are used to evaluate potential adverse physical environmental effects attributable to implementation of the 2035 General Plan and CAP EIR, with a focus on impacts beyond those addressed in the 2035 General Plan and CAP EIR.

Geology, Soils, and Seismicity

A significant impact related to geology, soils, or seismicity would occur if the proposed project would:

- expose people or structures to potential substantial adverse impacts, including the risk of loss, injury, or death involving:
    - 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;
    - strong seismic ground shaking;
    - seismic-related ground failure, including liquefaction; or
    - landslides;
- result in substantial soil erosion or the loss of topsoil;
- 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;
- be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property;
- 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;

- 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;
- 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; or
- result in inundation by seiche, tsunami, or mudflow.

Landslide Hazards—As identified in the 2023 General Plan and CAP EIR (page 4.7-24), the land in Woodland and up to one mile beyond the existing ULL is nearly flat, with grades ranging from 0–4 percent; therefore, landslides would not represent a hazard and are not discussed further in this SEIR.

Loss of Availability of Known Mineral Resources—Impacts related to mineral resources are discussed in Section 2.1.4, "Other Environmental Topics Not Discussed in Detail in this Supplemental EIR."

Inundation by Seiche, Tsunami, or Mudflow—These impacts are addressed in Section 4.9, "Hydrology, Flooding, and Water Quality," consistent with the current version of the Appendix G checklist.

Paleontological Resources

Based on Appendix G of the CEQA Guidelines, the proposed project would have a significant impact on paleontological resources if it would directly or indirectly destroy a unique paleontological resource or site. A "unique paleontological resource or site" is one that is considered significant under the following professional paleontological standards.

An individual vertebrate fossil specimen may be considered unique or significant if it is identifiable and well preserved, and it meets one of the following criteria:

- a type specimen (i.e., the individual from which a species or subspecies has been described);
- a member of a rare species;
- a species that is part of a diverse assemblage (i.e., a site where more than one fossil has been discovered) wherein other species are also identifiable, and important information regarding life history of individuals can be drawn;
- a skeletal element different from, or a specimen more complete than, those now available for its species; or
- a complete specimen (i.e., all or substantially all of the entire skeleton is present).

The value or importance of different fossil groups varies depending on the age and depositional environment of the rock unit that contains the fossils, their rarity, the extent to which they have already been identified and documented, and the ability to recover similar materials under more controlled conditions (such as for a research project). Marine invertebrates are generally common; the fossil record is well developed and well documented, and they would generally not be considered a unique paleontological resource. Identifiable vertebrate marine and terrestrial fossils are generally considered scientifically important because they are relatively rare.

The impact numbering in the section below corresponds to those numbers used in the 2035 General Plan and CAP EIR for ease of reference.

IMPACTS AND MITIGATION MEASURES

Impact 4.7-1: Seismic Hazards Related to Surface Fault Rupture, Strong Seismic Ground Shaking, and Liquefaction

As discussed in the 2035 General Plan and CAP EIR (page 4.7-31), development planned as a part of the 2035 General Plan could lead to an increase in the number of people and structures exposed to hazards associated with strong seismic ground shaking and liquefaction. Although there are no faults present within the city of Woodland, people and structures within city boundaries could experience seismic ground shaking or liquefaction as a result of earthquakes in the Coast Ranges. However, implementation of 2035 General Plan Policy 8.A.1 and Policy 8.A.2, in combination with compliance with existing geologic and seismic regulations and policies, would reduce the potential for adverse impacts to people or structures related to seismic shaking and liquefaction. The city would enforce existing seismic safety standards by requiring development to be designed to minimize risk related to earthquakes, and would require preparation of site-specific geotechnical reports to identify methods to reduce hazards. Impacts would be less than significant.

The proposed project does not involve the construction of facilities that would be inhabited by people and therefore would not expose people to seismic hazards. However, the construction of the proposed project would include ground-disturbance and excavation that would be required to follow the existing geologic and seismic regulations and policies described in the 2035 General Plan and CAP EIR, to ensure that operation of the pipelines would not result in seismic hazards for the surrounding population. The City would enforce existing seismic safety standards as applicable to underground pipeline installation, particularly the City's Engineering Standards: Design Standards, Standard Details and Construction Specifications. The 2035 General Plan and CAP EIR found this impact to be less than significant and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.7-2: Impacts Related to Soil Erosion.

As discussed in the 2035 General Plan and CAP EIR (page 4.7-30), development planned as part of the 2035 General Plan could have the potential to cause an increase in soil erosion due to increased grading, excavation, and other development-related construction activities. However, compliance with existing stormwater, grading, and erosion control regulations and implementation of policies in the 2035 General Plan would reduce the impact by requiring applicants to develop a SWPPP, implement BMPs, and obtain a grading permit, all of which are specifically designed to minimize soil erosion to the maximum extent feasible. Impacts would be less than significant.

The construction of the proposed project would include ground-disturbance and excavation that would be required to follow existing stormwater, grading, and erosion control regulations, and implementation of policies in the 2035 General Plan would reduce the impact by requiring applicants to follow develop a SWPPP, implement BMPs, and obtain a grading permit, described in the 2035 General Plan and CAP EIR, given the potential area of disturbance is anticipated to be greater than 1 acre for Bayer (approximately 1.5 acres) and Clark Pacific (approximately 10 acres). The 2035 General Plan and CAP EIR found this impact to be less than significant and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project

would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.7-3: Geologic Hazards Related to Unstable Soils, Expansive Soils, and Soil Unsuitable for Septic Systems

As discussed in the 2035 General Plan and CAP EIR (page 4.7-32), buildings and infrastructure planned as part of the 2035 General Plan could potentially be placed on unstable soils, expansive soils, or soils unsuitable for septic systems. Based on a review of soil data, there are areas that contain unstable soils with low strength, subsidence potential, and ponding; expansive soils with high shrink-swell potential; and soils unsuitable for septic systems due to their low permeability rates. Implementation of policies in the 2035 General Plan combined with current geologic laws, regulations, and policies would reduce impacts related to unstable and expansive soils by requiring construction follow geologic stability standards, prepare site-specific geotechnical reports to identify soil shrink-swell potential, and follow design specifications to prevent impacts associated with these limitations. However, the 2035 General Plan and CAP EIR determined impacts to be less than significant with mitigation regarding soils unsuitable for septic systems because septic systems could be implemented as part of the General Plan and required implementation of Mitigation Measure 4.7-3a, 2035 General Plan should be amended to include the following new implementation program (Implementation Program Soils 1).

The construction of the proposed project would include ground-disturbance and excavation that would be required to implement policies in the 2035 General Plan combined with current geologic laws, regulations, and policies, which reduce impacts related to unstable and expansive soils by requiring that construction follow geologic and soil stability standards. The proposed project would not require the development of septic systems and would remove existing septic systems. Therefore, Mitigation Measure 4.7-3a proposed as part of the 2035 General Plan EIR and CAP is not applicable to the proposed project and is not required. Impacts related to geologic hazards related to unstable soils, expansive soils, and soil unsuitable for septic system and the proposed project would not be less than significant with mitigation as reported in the 2035 General Plan and CAP EIR, as the mitigation measure reported in the 2035 General Plan and CAP EIR is not required for the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.7-4: Loss or Damage to Paleontological Resources During Earth-Moving Activities

As discussed in the 2035 General Plan EIR and CAP (page 4.7-35), various vertebrate specimens have been discovered within the vicinity of Woodland and throughout the Central Valley in the Modesto and Riverbank Formations; therefore, these geologic formations are of high paleontological sensitivity. Policies in the 2035 General Plan would reduce the potential for impacts to paleontological resources by ensuring their evaluation and protection, as appropriate, in accordance with applicable federal and State laws and regulations if resources are discovered. However, Mitigation Measure 4.7-4, *2035 General Plan should be amended to include the following new implementation program (Implementation Program Paleontological Resources 1)*, was identified to specify additional detailed resource protection measures. With implementation of this mitigation measure, impacts would be reduced to a less-than-significant level because earth-moving activities in paleontologically sensitive rock formations would be subjective to requirements consisting of construction worker personnel education, halting of work in the vicinity of fossil specimen(s) uncovered, evaluation of the specimen by a paleontologist, and preparation of a recovery plan for said specimen(s) if necessary.

Construction of the proposed Bayer utility extension alignment would occur within Holocene-age Levee and Channel Deposits, and a mixture of the Pleistocene-age Modesto and Riverbank Formations. Construction of the proposed Clark Pacific utility extension alignment would occur within Holocene-age Basin Deposits (2035 General Plan and CAP EIR, Exhibit 4.7-1, page 4.7-3). As discussed in the 2035 General Plan and CAP EIR (page 4.7-17), Holocene-age deposits contain only the remains of extant, modern taxa (if any resources are present), which are not considered "unique" paleontological resources. Therefore, construction in these Holocene deposits would have no impact on unique paleontological resources. However, because the Modesto and Riverbank Formations are considered to be of high paleontological sensitivity, construction of the water and sewer pipelines for the Bayer facility would have the potential to accidentally damage or destroy unique paleontological resources. However, consistent with the 2035 General Plan and CAP EIR, the project applicant would be required to implement Mitigation Measure 4.7-4, to apply the 2035 General Plan Implementation Program Paleontological Resources 1 (Implementation Program 7.15 of the 2035 General Plan, City of Woodland 2017), during construction activities. The 2035 General Plan and CAP EIR found this impact to be less than significant with mitigation incorporated and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

4.7 HAZARDS AND HAZARDOUS MATERIALS

Section 4.8, "Hazardous Materials and Toxics," of the 2035 General Plan and CAP EIR (2035 General Plan and CAP EIR, pages 4.8-1 through 4.8-46) described potential hazards related to hazardous materials, airports, and also includes information about emergency preparedness in Woodland, provided a summary of applicable regulations, analyzed the potential hazards from implementation of the City's General Plan, and identified mitigation measures to reduce significant hazard impacts. That information is hereby incorporated by reference into this SEIR.

This section provides updated information related to the environmental setting, the regulatory setting, and potential adverse physical environmental effects attributable to the proposed project, where applicable. As noted in Section 2.1.4, "Other Environmental Topics Not Discussed in Detail in this Supplemental EIR," wildfires were dismissed from further discussion in this SEIR and therefore are not addressed in this section.

4.7.1 EXISTING CONDITIONS

REGULATORY SETTING

The "Regulatory Setting" in the 2035 General Plan and CAP EIR remains unchanged as it relates to potential effects associated with the proposed project and is hereby incorporated by reference (Section 4.8.3, pages 4.8-13 through 4.8-27).

UPDATES TO THE REGULATORY SETTING

No updates to the regulatory setting are required.

ENVIRONMENTAL SETTING

The existing environmental setting is described in 2035 General Plan and CAP (2035 General Plan and CAP EIR, pages 4.8-1 through 4.8-13), is current as it relates to potential effects attributable the proposed project, and is hereby incorporated by reference. The setting provides information related to the locations and types of known hazardous materials sites on the Cortese List (California Government Code Section 65962.5), as well as other types of hazardous materials release sites. Both open active and closed (remediated) sites as of 2016 were included (pages 4.8-1 through 4.8-10). As shown in 2035 General Plan and CAP EIR Exhibit 4.8-2, most of the hazardous material release sites were located along Main Street and East Street, with several small clusters of sites along East Beamer Street and East Kentucky Avenue (page 4.8-5). The setting also identified the potential for agricultural chemicals to affect people and the environment through "drift" of the pesticide through the air from the target area to other areas, and through residual pesticides in agricultural soils (particularly in areas of orchard cultivation) (page 4.8-1). As shown in 2035 General Plan and CAP EIR Exhibit 4.8-1, there are several major natural gas transmission pipelines through Woodland along County Road 101 south of downtown, along Farnham Avenue, and along County Road 98 north of downtown (pages 4.8-2 and 4.8-3). Major routes in Woodland where hazardous materials could be transported, including roadways and rail lines, are also identified on 2035 General Plan and CAP EIR Exhibit 4.8-1 (page 4.8-3). The setting also identifies airport safety hazards associated with the Sacramento International Airport. The eastern end of the City is situated within the airport's Secondary Approach Area, where aircraft regularly fly below 3,000 feet. As discussed in the Airport Land Use Compatibility Plan for

the Sacramento International Airport, a recorded Overflight Notification is required for land uses in this area (pages 4.8-10 and 4.8-11).

UPDATES TO THE ENVIRONMENTAL SETTING

Known Hazardous Materials Release Sites

In 2025, AECOM performed an updated 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 in or within 0.25 mile of the proposed Bayer and Clark Pacific utility alignments. These searches included the EnviroStor database maintained by the California Department of Toxic Substances Control (DTSC 2025), and the GeoTracker database maintained by the SWRCB (SWRCB 2025). Sites with closed cases are not part of the Cortese List, but may still be relevant if land use controls are in place, or if the case was closed recently with low levels of contamination still present but assuming no land disturbance would occur. Both of these databases also include sites that are not on the Cortese List (such as the SWRCB's Cleanup Program), but these sites are relevant to the analysis since they involve releases of hazardous materials. A brief summary is provided below.

There are currently are six open, active hazardous materials cases in Woodland, all of which are administered under the SWRCB's Cleanup Program (SWRCB 2025). None of the sites associated with these open, active Cleanup Program cases are located along the proposed Bayer or Clark Pacific utility extension alignments, and are also not located within one mile outside the ULL.

There is one hazardous materials case that was investigated and closed in 1996, located at George Aoki Farms, 37899 Highway 16, approximately 820 feet north of the proposed Bayer sewer pipeline alignment. This site involved a minor piping leak during removal of an underground storage tank, and after investigation it was determined that no further action was necessary (SWRCB 2025).

There are three hazardous materials cases related to leaking underground storage tanks used to store fuel and waste oil that were associated with the former Spreckels Sugar facility, now the site of the Clark Pacific facility. When the tanks were removed, it was discovered that soil and groundwater contamination had occurred. The constituents of concern included total petroleum hydrocarbons as gasoline, diesel, and motor oil; benzene; ethylbenzene; toluene; and xylene. The cases were closed in 2008 and 2010, respectively and no land use controls are in place (SWRCB 2025). The Spreckels Sugar facility, which operated from 1937 to 2002, also formerly contained approximately 23 acres of settling ponds for precipitated calcium carbonate.[16] After Clark Pacific assumed ownership of the facility in 2008, they removed the precipitated calcium carbonate material over a period of approximately 6 years under an agreement with the Central Valley RWQCB (DTSC 2025). By 2014, removal of the material was complete and the former settling pond area was graded flat for Clark Pacific facility use. There is also one Cleanup Program case that was closed in 2021, Western Wood Treating located at 1492 Churchill Downs Avenue, approximately 460 feet west of the south end of the alignment for the Clark Pacific water and sewer pipelines along County Road 101. This site has land use controls in place (SWRCB 2025).

[16] Precipitated calcium carbonate is a byproduct of the sugar manufacturing process. Calcium oxide and carbon dioxide are injected into extracted juice to form calcium carbonate, which causes impurities to precipitate from the juice from which sugar is extracted. Historically, precipitated calcium carbonate has been stockpiled over time near the site of sugar factories.

Hazardous Materials Pipelines

Based on a review of mapping available from the Pipeline and Hazardous Materials Safety Administration (PHMSA 2025) Public Map Viewer, there is a major natural gas pipeline that supplies the Clark Pacific facility; however, this pipeline is located within Best Ranch Road approximately 600 feet north of the proposed Clark Pacific utility extension alignment and the work areas associated with proposed closure of the on-site groundwater wells. The natural gas pipeline that runs through Woodland along Farnham Avenue extends northwest through the ULL, crosses Cache Creek, and eventually parallels Interstate 5 to the north; this pipeline also extends southeast through the ULL to Interstate 80 (PHMSA 2025). Finally, there is a major natural gas line pipeline along County Road 98 (PHMSA 2025); this pipeline is approximately 450 north of the proposed Bayer sewer pipeline. No known high-pressure pipeline ruptures or accidents have occurred in the vicinity of Woodland (PHMSA 2025).

Schools

Since the 2035 General Plan and CAP EIR was certified, the Spring Lake Elementary School has been constructed at 2209 Miekle Avenue, within the Spring Lake development in southeast Woodland. However, there are no schools within 0.25 mile of the proposed Bayer or Clark Pacific utility extension alignments, or within the one-mile area beyond the ULL.

Airports

The Watts-Woodland Airport is approximately 2.6 miles west from the one-mile area beyond the ULL, and is approximately 3 miles and 6 miles west, respectively, from the proposed Bayer and Clark Pacific utility extension alignments. The land areas considered in this SEIR are not within the Watts-Woodland airport influence area (SACOG 1993).

4.7.2 Environmental Impacts

Thresholds for Determining Significance

The thresholds for evaluating the significance of impacts for this analysis are based on the checklist in Appendix G of the CEQA Guidelines and are the same as those used in the 2035 General Plan and CAP EIR. These thresholds are used to evaluate potential adverse physical environmental effects attributable to implementation of the 2035 General Plan and CAP EIR, with a focus on impacts beyond those addressed in the 2035 General Plan and CAP EIR. A significant impact related to hazards and hazardous materials would occur if the proposed project would:

- create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;

- result in a project located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment;
- result in a safety hazard for people residing or working within an airport land use plan area;
- result in a safety hazard for people residing or working in a project area located within the vicinity of a private airstrip;
- impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Safety Hazards in the Vicinity of a Private Airstrip—In 2019, the CEQA Appendix G checklist was amended to remove the threshold related to safety hazards in the vicinity of a private airstrip. Nevertheless, for purposes of full disclosure and consistency with the 2023 General Plan and CAP EIR, the following information is provided. As identified in the 2023 General Plan and CAP EIR (page 4.7-29), there are no private airstrips within the General Plan Planning Area, or within one mile of the ULL. Therefore, the proposed project would not result in a safety hazard for people residing or working in the vicinity of a private airstrip and there would be no impact. This impact is not discussed further in this SEIR.

Wildland Fire Hazards—Impacts related to wildland fire hazards are discussed in Section 2.1.4, "Other Environmental Topics Not Discussed in Detail in this Supplemental EIR."

The impact numbering in the section below corresponds to those numbers used in the 2035 General Plan and CAP EIR for ease of reference.

IMPACTS AND MITIGATION MEASURES

Impact 4.8-1: Create a Significant Hazard to the Public or the Environment through the Routine Transport, Use, or Disposal of Hazardous Materials

As discussed in the 2035 General Plan and CAP EIR (pages 4.8-29 through 4.8-31), development planned as a part of the 2035 General Plan would include future construction activities that would use small quantities of hazardous materials, such as fuels and oils, for construction equipment, and would include future land uses that would require the routine use, transport, and disposal of hazardous material and waste and may increase exposure to risk of hazards. However, implementation of 2035 General Plan Policies such as 8.E.1 through 8.E.5, in combination with compliance with existing federal, state, and local laws and regulations (discussed in detail in 2035 General Plan and CAP EIR pages 4.8-13 through 4.8-27) that govern hazardous materials, would reduce the potential for adverse impacts to people or the environment from the routine transport, use, or disposal of hazardous materials. Impacts would be less than significant.

Construction associated with the proposed project would require the use of small amounts of hazardous materials such as fuel and oil for construction equipment, but would be required to follow the federal, state, and local regulations and policies that govern the routine use, transport, and disposal of hazardous material and waste

described in the 2035 General Plan and CAP EIR. Operation of the Bayer and Clark Pacific facilities would not change from existing conditions, and to extent that hazardous materials are used, transported, or disposed of during facility operations, both facilities are responsible for obtaining appropriate permits and operating their facilities in compliance with federal, state, and local laws and regulations. The 2035 General Plan and CAP EIR found this impact to be less than significant and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.8-2: Create a Significant Hazard to the Public or the Environment through Reasonably Foreseeable Upset and Accident Conditions Involving the Release of Hazardous Materials into the Environment

As discussed in the 2035 General Plan and CAP EIR (pages 4.8-32 through 4.8-34), development planned as a part of the 2035 General Plan could include new facilities such as dry cleaners, gas stations, or industrial manufacturers that use hazardous materials, and therefore could result in upset and accident conditions involving the release of hazardous materials into the environment. However, individual site-specific future projects would require a project-level environmental review at the time they are proposed. 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 through required compliance of all business operators with federal, state, and local laws and regulations that govern hazardous materials (discussed in detail in 2035 General Plan and CAP EIR pages 4.8-13 through 4.8-27), and compliance with 2035 General Plan Policies 8.E.1 through 8.E.5. Because future site-specific development under the 2035 General Plan would be required by law to be compliant with safety standards; because the City would require detailed planning for new uses that propose to generate or use hazardous materials and require that a buffer is provided between hazardous materials uses and sensitive receptors; and the City would track data on hazardous materials to inform risk management and emergency response providers, impacts would be less than significant.

Although there are several major hazardous materials pipelines within the City and within one mile outside of the ULL, there are no major hazardous materials pipelines within 450 feet of either the Bayer or Clark Pacific utility extension alignments, and no known high-pressure pipeline ruptures or accidents have occurred in the vicinity of Woodland (PHMSA 2025). Furthermore, the construction contractor for the proposed utility extensions would be required to follow standard procedures before the start of construction (as included in the contract bid specifications) to contact Underground Service Alert of Northern California (USA North 811) to verify the location(s) of all buried underground lines of any kind in the construction areas, and to flag and avoid the locations of any buried lines during construction activities. As discussed in Impact 4.8-1 above, construction of the proposed project would require the use of small amounts of hazardous materials such as fuel and oil for use in construction equipment. However, the project applicants and their construction contractors are required to follow federal, state, and local laws and regulations (discussed in detail in 2035 General Plan and CAP EIR pages 4.8-13 through 4.8-27), which are designed to reduce the potential for a hazardous materials spill. To the extent that the Bayer or Clark Pacific facilities would use hazardous materials during operation, both facilities would continue to be required to obtain permits and comply with appropriate regulatory agency standards designed to avoid hazardous waste releases and protect the public health. Regulated activities would be managed by the Yolo County Department of Environmental Health (the designated Certified Unified Program Agency), and would be required to comply with CCR Title 8, "Industrial Relations," for workplace regulations addressing hazardous materials, as well as Title 26, "Toxics." Title 26, Division 6 contains requirements for California Highway Patrol enforcement of hazardous materials storage and rapid-response cleanup in the event of a leak or spill. The 2035

General Plan and CAP EIR found this impact to be less than significant and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.8-3: Emit Hazardous Emissions or Handle Hazardous or Acutely Hazardous Materials, Substances, or Waste within One-Quarter Mile of an Existing or Proposed School

As discussed in the 2035 General Plan and CAP EIR (pages 4.8-34 through 4.8-38), development planned as a part of the 2035 General Plan could result in the use of hazardous materials within 0.25 mile of an existing or proposed school, although there are no areas that are designated for Industrial uses with 0.25 mile of existing schools. The 2035 General Plan specifies that new schools would have to be built to serve new population growth, as needed, which would most likely be in new growth areas. In the case of a new school, the California Department of Education regulates the siting of schools, including new facilities and upgrading construction projects. New facilities would not be allowed within 0.25 mile of facilities emitting or handling hazardous materials, consistent with California Department of Education requirements. Construction and operation of site-specific projects are required to follow federal, state, and local laws and regulations (discussed in detail in 2035 General Plan and CAP EIR pages 4.8-13 through 4.8-27), and must comply with 2035 General Plan Policies 8.E.1 through 8.E.5, all of which are designed to reduce the potential for hazardous materials spills, including spills that might occur near school facilities. Impacts would be less than significant.

Since the 2035 General Plan and CAP EIR was certified, the Spring Lake Elementary School has been constructed at 2209 Miekle Avenue, within the Spring Lake development in southeast Woodland. However, there are no schools within the one-mile area beyond the ULL, or within 0.25 mile of the proposed Bayer or Clark Pacific utility extension alignments. The 2035 General Plan and CAP EIR found this impact to be less than significant and the impact attributable to the proposed project would not occur, given the lack of schools. Therefore, implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.8-4: Be Located on a Site Which Is Included on a List of Hazardous Materials Sites Compiled Pursuant to Government Code Section 65962.5 and, as a Result, Would Create a Significant Hazard to the Public or the Environment

As discussed in the 2035 General Plan and CAP EIR (pages 4.8-38 through 4.8-40), development planned as a part of the 2035 General Plan anticipates infill development in areas along Main Street and East Street where the largest concentration of hazardous materials sites is known to be present. Future development could also occur in other areas of the City where hazardous materials release sites are known to have occurred. Several of the sites listed in the 2035 General Plan and CAP EIR, from 2016, had reported releases that resulted in soil and groundwater contamination and which were subject to various state and federal laws and regulators, including U.S. EPA, DTSC, and the RWQCB. Development of sites with existing soil or groundwater contamination could potentially pose a significant hazard to the public or the environment through releases of hazardous materials into the environment. However, before contaminated sites can be redeveloped, remediation of the hazardous materials must occur as required by the appropriate federal or state agency. Furthermore, future site-specific projects would be required to implement policies 8.E.1 through 8.E.5 in the 2035 General Plan, which are designed to lessen the impact of sites contaminated with hazardous materials. Impacts would be less than significant.

Based on a records search conducted in 2025, there are no open active hazardous materials sites in the City that are on the Cortese List (DTSC 2025, SWRCB 2025). Currently, there are six open, active hazardous materials cases in Woodland, all of which are administered under the SWRCB's Cleanup Program (SWRCB 2025). None of the sites associated with these open, active Cleanup Program cases are located within one mile outside the ULL, or along either the proposed Bayer or Clark Pacific utility extension alignments. There are three closed hazardous materials cases related to soil and groundwater contamination that occurred from former leaking underground storage tanks that were associated with the former Spreckels Sugar facility, now the site of the Clark Pacific facility: (1) former tanks between the former maintenance shop and plate shop (Case No. T0611345442 closed in 2008); (2) former tanks at the former farm shop (Case No. T10000000458 closed in 2010); and (3) former tanks at the former agricultural repair shop (Case No. T0611374000 closed in 2010). Based on a review of detailed site maps showing the locations of contamination associated with these sites (SWRCB 2025), the proposed Clark Pacific utility extension alignment would avoid all three sites. No land use controls are in place for any of these three cases (SWRCB 2025). Furthermore, given the low levels of contamination that were present in 2008 and 2010 following remedial activities, natural attenuation over the last 15–17 years would have reduced the remaining constituents of concern to levels that are likely so low as to be undetectable. Finally, the primary media that was affected by the former contamination was groundwater, which was present at depths ranging from 15 to 30 feet below the ground surface (SWRCB 2025). The maximum depth of project-related excavation for the proposed utility lines would be approximately 8 feet, and therefore would not be deep enough to encounter groundwater. The other closed hazardous materials sites (George Aoki Farms and Western Wood Treating) are far enough from the proposed Bayer and Clark Pacific utility extension alignments such that any residual contaminants that may be present would not be encountered by project-related construction. The 2035 General Plan and CAP EIR found this impact to be less than significant and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.8-5: For a Project Located within and Airport Land Use Plan or, where such a Plan has Not Been Adopted, within Two Miles of a Public Airport or Public Use Airport, Would the Project Result in a Safety Hazard For People Residing or Working within an Airport Land Use Plan Area

As discussed in the 2035 General Plan and CAP EIR (pages 4.8-40 through 4.8-41), development planned as a part of the 2035 General Plan included a small area of potential future growth in the eastern portion of the City that is within the Sacramento International Airport Influence Area, Referral Area 2, according to the Airport Land Use Compatibility Plan policy boundaries. A recorded Overflight Notification is required for land uses in this area (SACOG 2013). The City requires review of consistency between the Sacramento International Airport Land Use Compatibility Plan and all proposed major projects within the Airport Influence Area. Furthermore, 2035 General Plan Policies 3.J.1, 3.J.2, 8.D.2, and 8.D.3 would also reduce airport safety hazard areas by ensuring site-specific project consistency with the Airport Land Use Compatibility Plan for Sacramento International Airport, discouraging the development of new airports or landing strips within one mile of the ULL, and requiring disclosure about the presence of nearby airports to prospective buyers of existing or new residential properties located within the Sacramento International Airport Influence Area. Impacts would be less than significant.

As noted above, the Watts-Woodland Airport is approximately 2.6 miles west from the one-mile area beyond the ULL, and is approximately 3 miles and 6 miles west, respectively, from the proposed Bayer and Clark Pacific utility extension alignments. The land areas considered in this SEIR are not within the Watts-Woodland airport

influence area (SACOG 1993). The western boundary of the Sacramento International Airport Influence Area travels north-south through Woodland, following the western edge of the property that houses the City's Water Pollution Control Facility (wastewater treatment plant), as shown in 2035 General Plan and CAP EIR Exhibit 4.8-3 (page 4.8-11). The Sacramento International Airport Influence Area includes the eastern side of the one-mile area outside the existing ULL, which primarily consists of agricultural land but also includes an area of industrial and warehouse uses adjacent to and southwest of the Cache Creek Settling Basin. The City requires review of consistency between the Sacramento International Airport Land Use Compatibility Plan and all proposed major projects within the Airport Influence Area to ensure compatibility; however, the extension of utility lines would not require Airport Land Use Commission review because a land use or zoning change would not occur, the utility lines would be installed underground, and tall cranes would not be required as part of the construction process. The northern and western portions of the one-mile area outside of the ULL, including the proposed Bayer and Clark Pacific utility extension alignments, are not within the Sacramento International Airport Influence Area. The 2035 General Plan and CAP EIR found this impact to be less than significant and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.8-6: Impair Implementation of or Physically Interfere with an Adopted Emergency Response Plan or Emergency Evacuation Plan

As discussed in the 2035 General Plan and CAP EIR (pages 4.8-42 through 4.8-43), development planned as a part of the 2035 General Plan would result in population growth, resulting in an increase in demand for emergency services, which could affect implementation of the *City of Woodland Emergency Operations Plan* (City of Woodland adopted in 2010, updated in 2017). The Emergency Operations Plan addresses the City's planned response to extraordinary emergency situations associated with any type of natural disaster, technological incident, or state of war emergency. The 2035 General Plan includes policies that would reduce the potential impact. Policy 8.F.4 ensures that critical facilities, such as hospitals and dispatch centers, are sited in locations that have minimal exposure to flooding, seismic and geological effects, fire, and explosions. Policy 8.F.5 requires areas susceptible to hazards have emergency access and evacuation routes that are clearly marked with consistent signage. Policy 8.F.2 supports the continued coordination between the City and relevant agencies in preparing for and operating during an emergency. Policy 8.F.3 aims to improve public education and awareness of emergencies. The City includes a grid network of local roadways that provide access to high volume highways for use in an emergency evacuation situation. Impacts would be less than significant.

All construction equipment, materials, and personnel necessary for work associated with the proposed Bayer and Clark Pacific utility extensions would be staged and stored within the existing respective facilities. However, during construction, temporary short-term lane closures would be required along portions of County Roads 18C, 98, and 101 as shown in Figure 3.1-2 and Figure 3.1-3 of this SEIR and discussed in detail below.

If emergency evacuation were required in the vicinity of the proposed Clark Pacific utility extension alignment, short-term and temporary lane closures along County Road 18C and County Road 101 would have no effect on evacuation because the temporary one-lane roadway could accommodate the limited traffic from the few rural residences and businesses in the project vicinity. Emergency evacuation traffic in the vicinity of County Road 101 and Churchill Downs Avenue would be unaffected because all lanes would be available on both of these roadways to the south and west, respectively. Furthermore, emergency vehicle access for first responders would

still be available at all times through the temporary one-lane construction closure areas by using the other open lane. Therefore, construction of the proposed Clark Pacific utility extension alignment would have no impact related to interference with an adopted emergency response plan or emergency evacuation plan.

If an emergency evacuation were required in the vicinity of the proposed Bayer utility extension alignment, County Road 98 would provide one of the primary northbound means of vehicular access to Interstate (I) 5 (north of Woodland) as well as southbound access to I-80 (southwest of Davis). County Road 98 also provides vehicular access to a network of other east-west roadways within and near Woodland (such as Main Street, West Gibson Road, and County Road 25A) that in turn provide access to State Route 113 (a major north-south highway between I-5 and I-80). However, the City requires that Traffic Control Plans must be prepared, and then submitted for review and approval by the City Traffic Engineer (City of Woodland 2025). Traffic Control Plans must provide for the safe and efficient movement of vehicles, bicyclists, and pedestrians through or around construction activities while also protecting the construction workers and equipment. The City requires that all Traffic Control Plans comply with the California Department of Transportation's (CalTrans) *California Manual on Uniform Traffic Control Devices for Streets and Highways*, Part 6 - Temporary Traffic Control, Revision 9 (CalTrans 2025). Furthermore, there is a grid network of other north-south roadways south of Main Street (for example, Ashley Avenue and Cottonwood Street) that could also be used in the event of an evacuation, in addition to County Road 98.

The 2035 General Plan and CAP EIR found this impact to be less than significant and given the analysis above of the proposed project there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

4.8 HYDROLOGY AND WATER QUALITY

Section 4.9, "Hydrology, Flooding and Water Quality," of the 2035 General Plan and CAP EIR (2035 General Plan and CAP EIR, pages 4.9-1 through 4.9-63) described existing conditions with regard to surface water and groundwater resources related to implementation of the General Plan, summarized the regulatory and planning framework, and analyzed the impacts on surface water and groundwater resources associated with implementation of the General Plan. The section also discussed and evaluated the potential environmental impacts from flooding in the Planning Area that may be associated with implementation of the General Plan. Where appropriate, mitigation measures to reduce significant impacts were identified. That information is hereby incorporated by reference into this SEIR.

This section provides updated information related to the environmental setting, the regulatory setting, and potential adverse physical environmental effects attributable to the proposed project, where applicable.

4.8.1 EXISTING CONDITIONS

REGULATORY SETTING

The regulatory setting in the 2035 General Plan and CAP EIR was presented on pages 4.9-16 through 4.9-31. The regulatory setting is updated in the material that follows.

UPDATES TO THE REGULATORY SETTING

The "Regulatory Setting" in the 2035 General Plan and CAP EIR remains primarily unchanged as it relates to potential effects associated with the proposed project and is hereby incorporated by reference (Section 4.9.3, pages 4.9-16 through 4.9-31). Updates to State and local laws, regulations, and ordinances since the certification of the 2035 General Plan and CAP EIR are briefly summarized below.

Basin Plan

The *Water Quality Control Plan for the Sacramento–San Joaquin River Basins* (Basin Plan) identifies the beneficial uses of water bodies and provides water quality objectives and standards for waters of the Sacramento River and San Joaquin River hydrologic regions, which include waters near Woodland. The Basin Plan was updated in 2019 (Central Valley Regional Water Quality Control Board (RWQCB] 2019).

Statewide Stormwater General Permits

The SWRCB's National Pollutant Discharge and Elimination System (NPDES) *General Permit for Storm Water Discharges Associated With Construction and Land Disturbance Activities* (Construction General Permit) was amended in 2022 (Order WQ 2022-0057-DWQ, NPDES Permit No. CAS000002). The Construction General Permit is applicable to all construction activities that would disturb one acre of land or more. Construction activities subject to the general construction activity permit include clearing, grading, stockpiling, and excavation. Dischargers are required to eliminate or reduce non-stormwater discharges to storm sewer systems and other waters. The Construction General Permit requires preparation of a SWPPP and implementation of associated BMPs that are specifically designed to reduce construction-related erosion (SWRCB 2022).

The SWRCB's NPDES *Waste Discharge Requirements For Storm Water Discharges From Small Municipal Separate Storm Sewer Systems* (Phase II Small MS4 General Permit), Water Quality Order 2013-0001-DWQ was amended in 2019 (Order WQ 2019-0009-EXEC). The Phase II permit program applies to small municipality areas of less than 100,000 persons and establishes NPDES permit requirements for operation of municipal systems that are designed or used to collect or convey storm water (including storm drains, pipes, ditches, etc.) that is discharged to waters of the United States (SWRCB 2019).

The *Statewide General Permit for Stormwater Discharges Associated with Industrial Activities*, Order 2014-0057-DWQ NPDES Permit CAS000001, was amended in 2018 (WQ 2018-0028-DWQ) (Industrial General Permit), and implements the federally required stormwater regulations in California for stormwater associated with industrial activities discharging to waters of the United States. The Industrial General Permit regulates discharges associated with 9 federally defined categories of industrial activities, such as cement and fertilizer manufacturing, mining, hazardous waste treatment and disposal facilities, landfills, wastewater treatment plants, and recycling facilities (SWRCB 2018). The City's Water Pollution Control Facility (wastewater treatment plant) operates under an NPDES permit for waste discharge that specifies treatment measures prior to discharge of tertiary treated wastewater into the Tule Canal. The permit was most recently updated in 2020 (Central Valley RWQCB 2020).

Waste Discharge Requirements for Construction Dewatering

The Central Valley RWQCB has adopted a general NPDES permit for short-term discharges of small volumes of wastewater that is clean or relatively pollutant-free that pose little or no threat to water quality from a variety of types of activities including construction dewatering. Permit conditions for the discharge of these types of wastewater to surface waters are specified in the *Waste Discharge Requirements for Limited Threat Discharges to Surface Water*, which was amended in 2024 (Order No. R5-2022-0006-03 as amended by Order No. R5-2024-0044, NPDES No. CAG995002, Central Valley RWQCB 2024).

Senate Bill (SB) 5, Urban Level of Flood Protection and the Central Valley Flood Protection Plan

SB 5 enacted the Central Valley Flood Protection Act of 2008. SB 5 required DWR and the Central Valley Flood Protection Board to prepare and adopt a Central Valley Flood Protection Plan (CVFPP). The CVFPP was prepared by DWR and adopted in 2012, and is updated every 5 years as required by the Act. The CVFPP guides the State's participation in managing flood risk in areas protected by the State Plan of Flood Control. The CVFPP recommends actions and policies informed by engagement with stakeholders and partners and prioritizes investments over a 30-year horizon. The most recent CVFPP update in 2022 (DWR 2022) evaluates progress made since passage of major State bonds in 2007 and recommends future management actions led by State, federal, and local partners to continue implementation of the CVFPP. The 2022 CVFPP Update focuses on three key themes: climate resilience, performance tracking, and alignment with other state efforts.

Lower Cache Creek Flood Risk Management Project

Cache Creek poses a significant flood risk from both 100- and 200-year flooding to portions of the City of Woodland. Cache Creek carries water from Clear Lake into the Cache Creek Settling Basin (north and east of I-5) and eventually into the Yolo Bypass. The creek has a long history of flooding; it has overtopped its banks and levees more than 20 times since 1900. The existing levees along Cache Creek only provide approximately a 10-year level of flood protection. The City is engaged in partnerships with the USACE, the Central Valley Flood Protection Board, and DWR to identify projects to reduce that risk. In 2021, the USACE completed its feasibility

study and certified the associated Environmental Impact Statement that evaluated options to provide 100-year flood protection to Woodland. The approved Lower Cache Creek Flood Risk Management plan includes construction of nearly 5.6 miles of new levee and seepage berms, improving about 2.3 miles of existing levee by installing seepage cutoff walls, developing up to 5.6 miles of draining channel, constructing a 3,000-foot-long inlet weir, and installing an estimated four closure structures across roads and railways. The new flood risk management features would substantially reduce the likelihood of flooding in the City of Woodland. The USACE Chief's Report recommending implementation of the project was signed in 2021, and the USACE is in the process of procuring congressional authorization and funding. The Lower Cache Creek Flood Risk Management Project is a partnership between USACE, the Central Valley Flood Protection Board, and the City of Woodland (USACE 2021). However, during the March 2024 election, Measure M, which would have allowed the City to accept state and federal funding and amend the City's zoning code to proceed with the project, failed to pass by the voters. The City is continuing to engage with the USACE, CVFPP, and DWR to study a flood risk management project that consistent with the results of the Measure M ballot measure. The study would consider both levee raise in place and an option with setback levels along Cache Creek.

City of Woodland Flood Risk Management Project

In 2021, the City certified an EIR and adopted the proposed Woodland Flood Risk Management Project, which would expand on the USACE's Lower Cache Creek Flood Risk Management Project by adding measures to reduce flood stages and duration of flooding for agricultural properties north of the City. Actions for these properties could include raising or flood-proofing structures, establishing flow easements, and subsidizing flood insurance. The project would also comply with California's flood protection requirements under SB 5 to provide a 200-year level of protection (City of Woodland Community Development Department 2025). However, during the March 2024, Measure M, which would have allowed the City to accept state and federal funding and amend the City's zoning code to proceed with the project, failed to pass by the voters.

City of Woodland Municipal Code

There have been several updates to the numbering of local municipal codes since the certification of the 2035 General Plan and CAP EIR, but these changes do not substantively alter the contents of the codes. These include:

- City Grading Ordinance, Woodland Municipal Code Title 15 Chapter 15.12, which (1) establishes standards and procedures for grading and excavation, and (2) ensures that projects will be free from harmful effects of runoff, including inundation and erosion, and that neighboring and downstream properties will be protected from drainage problems resulting from new development.

- City Wastewater Discharge and Treatment Ordinance, Title 8 Chapter 8.04 of the Woodland Municipal Code, regulates industrial discharges and requires implementation of pre-treatment measures prior to discharge.

- City Urban Stormwater Quality Management and Discharge Control Ordinance, Title 8 Chapter 8.08 of the Woodland Municipal Code, regulates discharges into the municipal storm drain system including compliance with applicable provisions of construction and operational NPDES permit requirements.

- City Flood Management Ordinance, Title 17 Chapter 17.88 of the Woodland Municipal Code, establishes standards and procedures for development in special flood hazard areas identified by the Federal Emergency Management Agency (FEMA).

ENVIRONMENTAL SETTING

The existing environmental setting is described in 2035 General Plan and CAP (2035 General Plan and CAP EIR, pages 4.9-1 through 4.9-16), is current as it relates to potential effects attributable the proposed project, and is hereby incorporated by reference. As discussed in the setting (pages 4.9-1 through 4.9-5), Woodland lies within portions of four major watersheds: Sacramento River, Cache Creek, Putah Creek, and Willow Slough. Surface water in the Woodland area generally drains to the east towards the Yolo Bypass, following the Sacramento Valley topography. There are no natural surface water features within the City limits. While a variety of manmade canals in the Woodland area such as the South Fork Ditch typically serve irrigation uses, they are also used to manage runoff from rainfall during the winter. None of the manmade canals are in vicinity of the proposed Clark Pacific or Bayer utility extension alignments.

Section 303(d) of the federal Clean Water Act requires states to identify waters where the permit standards, any other enforceable limits, or adopted water quality standards are still unattained. The law requires states to develop Total Maximum Daily Loads (TMDLs) to improve the water quality of impaired water bodies. TMDLs are the quantities of pollutants that can be safely assimilated by a water body without violating water quality standards. TMDLs are developed for impaired water bodies to maintain beneficial uses, achieve water quality objectives, and reduce the potential for future water quality degradation. The NPDES permits for stormwater discharges (for both construction and operation) must take into account the pollutants for which a water body is listed as impaired. Table 4.9-1 in the 2035 General Plan and CAP EIR (page 4.9-15), provided information for several waterbodies in the vicinity of Woodland that were listed on the SWRCB's 303(d) list in 2015 (i.e., Sacramento River, Cache Creek, and Willow Slough). The SWRCB assesses water quality data every 2 years.

The setting describes the potential for flooding in Woodland from Cache Creek to the north and northwest and the Yolo Bypass/Sacramento River system to the east. In the event of a severe storm, these water bodies can overtop creek banks and levees, or levees could fail; these flood situations are known to have occurred in the past and there are problems with the existing levees. The location of levees and the levee inundation areas are shown in 2035 General Plan and CAP EIR Exhibit 4.9-2 (page 4.9-9). As shown therein, northeastern areas of the City are at risk of levee inundation up to three inches and eastern areas are at risk of inundation up to 20 inches. As further detailed in the setting (page 4.9-8), typical flood hazards in Woodland generally consist of shallow sheet flooding from surface water runoff from large rainstorms with depths generally less than 2 feet. However, in larger storm events, there are large areas within the Planning Area on the north and east sides that are also affected by flooding from Lower Cache Creek. Floodplain maps published by FEMA and DWR show areas that would be inundated by 100-year and 200-year flood events, respectively. As shown in 2035 General Plan and CAP EIR Exhibit 4.9-3 (page 4.9-11), 45 percent of the Planning Area is located in the Cache Creek and/or Yolo Bypass 200-year floodplains. Furthermore, substantial portions of the City in the north, northeast, east, and southeast are situated within either FEMA 100-year floodplains (Special Flood Hazard Zone AE) or FEMA Zone X (areas of moderate flood hazard, usually the area between the limits of the 100-year and 500-year flood zones; also designates areas of shallow flooding areas with average depths of less than 1 foot or drainage areas less than 1 square mile).

Woodland is situated within the Sacramento Valley Groundwater Basin, Yolo Subbasin (DWR Groundwater Basin Number 5-21.67). The setting in the 2035 General Plan and CAP describes the features of this groundwater subbasin including the average depth to groundwater, water-bearing formations, groundwater and surface water connections, groundwater storage, groundwater quality, and subsidence (pages 4.9-5 through 4.9-7). This data was obtained from sources prior to the adopted Groundwater Sustainability Plan.

UPDATES TO THE ENVIRONMENTAL SETTING

Surface Water Resources

There are several surface water features present in the one-mile area outside the ULL. As shown in 2035 General Plan and CAP EIR Exhibit 4.9-1 (page 4.9-3), these include the South Fork Ditch to the west; Farmers Central Ditch to the south; Willow Slough to the southeast; Cache Creek to the north; Cache Creek Settling Basin to the northeast; and Yolo Bypass to the east. The Tule Canal and the Sacramento River are located approximately 2.3 and 3.5 miles to the east, respectively.

The proposed water and sewer utility extension alignments for the Bayer facility would be installed approximately 0.4 and 0.5 mile north and east of the South Fork Ditch. The northern end of the proposed utility extension alignment for the Clark Pacific facility would be installed approximately 0.5 mile south of Cache Creek. The surface water features (which were settling ponds for precipitated calcium carbonate) shown on 2035 General Plan and CAP EIR Exhibit 4.9-1 (page 4.9-3) at the former Spreckels Sugar facility (now Clark Pacific) are no longer present; by 2014, this area had been graded flat and was being used for facility storage and operations as it is today. A remnant surface water feature encompassing approximately 14 acres is still present today along the eastern side of the Clark Pacific facility between Best Ranch Road on the north, Sugarland Ranch on the east, and County Road 18C on the south. This area provides stormwater detention during the winter rainy season, and standing water may be present throughout the year in the southeast corner near County Road 18C.

Surface Water Quality

The SWRCB's Section 303(d) list was most recently adopted and approved by U.S. EPA in 2024. The Cache Creek Settling Basin is not on the Section 303(d) list. Cache Creek is listed as impaired for two additional constituents that have been added since 2015: pH, and dissolved oxygen. The Tule Canal (along the east side of the Yolo Bypass) is listed as impaired for boron, indicator bacteria, and salinity. The Sacramento River (from Knight's Landing to the Delta) is listed as impaired for one additional constituent that has been added since 2015: water temperature. Willow Slough is listed as impaired for the same two constituents that were identified in 2015: toxicity and boron (SWRCB 2024).

Flooding

As shown in 2035 General Plan and CAP EIR Exhibit 4.9-3 (page 4.9-11), the one-mile area outside the ULL to the north, east, and southeast of Woodland is within the Cache Creek and/or Yolo Bypass/Willow Slough 200-year floodplains, with potential flood depths ranging from approximately 1 foot to over 7 feet.

The proposed Clark Pacific utility extension alignment would be installed approximately 0.5 mile south/southeast of Cache Creek at the closest point (within the existing Clark Pacific facility). The proposed utility extension alignment within County Road 18C is approximately 0.75 mile southeast of Cache Creek. Based on a review of FEMA (2012) Flood Insurance Rate Maps, nearly the entire proposed Clark Pacific utility line extension would be installed within a 100-year flood hazard zone (Zone AE) (excepting only the northeast end of the utility line at the tie-in point within the Clark Pacific facility). Furthermore, the proposed Clark Pacific utility line extension along County Road 101 would be subject to 200-year flooding with depths ranging from less than 1 foot to 5 feet (2035 General Plan and CAP EIR Exhibit 4.9-3 (page 4.9-11]).

The northeast end of the proposed Bayer sewer extension alignment would be installed within an area classified by FEMA as Zone X—an area of moderate flood hazards (FEMA 2012). The remaining portions of the proposed Bayer sewer utility extension and all of the proposed water utility extension would not be situated within any type of flood hazard zone (FEMA 2012, 2035 General Plan and CAP EIR Exhibit 4.9-3 (page 4.9-11]).

Yolo Subbasin Groundwater Sustainability

Groundwater in Woodland and the surrounding region is subject to the requirements of the Sustainable Groundwater Management Act (SGMA), and is managed by the Yolo Subbasin Groundwater Agency as the local Groundwater Sustainability Agency. Groundwater is managed under the adopted *Yolo Subbasin Groundwater Sustainability Plan* (GSP) (Yolo Subbasin Groundwater Agency 2022), which was approved by DWR in 2023.

DWR determined that the Yolo Subbasin is a high priority basin, but is not in a state of critical overdraft (DWR 2019). As discussed in the GSP, water resource managers in the County have been monitoring groundwater elevations since the 1950s, although the most robust data collection began in the 1970s; therefore, the Yolo Subbasin GSP is based on physical groundwater data from the years 1971 through 2018. In addition to the collection of observed data, the Yolo Subbasin GSP includes a water budget that quantifies inflows and outflows to balance resource availability with the overall goals of the water budget. Surface water and groundwater budgets were created for historical, current, and future scenarios. In the Yolo Subbasin, groundwater storage changes are positive in wet years and negative in dry years, with no significant declining trend over the past 50 years. Historically, conjunctive management (which relies on a combination of surface water and groundwater to meet water demands) in the Yolo Subbasin has been sustainable. The GSP includes a list of existing and ongoing projects and management actions that will contribute to sustainability in the Yolo Subbasin, including additional groundwater monitoring wells, groundwater recharge projects, water conservation, and pilot projects demonstrating the benefits of regenerative agriculture (Yolo Subbasin Groundwater Agency 2022).

4.8.2 ENVIRONMENTAL IMPACTS

THRESHOLDS FOR DETERMINING SIGNIFICANCE

The thresholds for evaluating the significance of impacts for this analysis are based on the checklist in Appendix G of the CEQA Guidelines, and are the same as those used in the 2035 General Plan and CAP EIR[17]. These thresholds are used to evaluate potential adverse physical environmental effects attributable to implementation of the 2035 General Plan and CAP EIR, with a focus on impacts beyond those addressed in the 2035 General Plan and CAP EIR. The proposed project would result in a significant impact related to hydrology and water quality if it would:

- violate any water quality standards or waste discharge requirements or otherwise substantially degrade water quality;

[17] The thresholds of significance for hydrology and water quality impacts used in this analysis reflect the current CEQA Appendix G Environmental Checklist. While these thresholds have been updated in format and wording since adoption of the 2035 General Plan and Climate Action Plan (CAP) EIR, they have not substantively changed. The new Appendix G checklist threshold e) related to potential conflicts with or obstruction of a water quality control plan or sustainable groundwater management plan is evaluated in the first two thresholds above. The analysis in this document continues to evaluate all hydrology and water quality issues considered in the 2035 General Plan and CAP EIR for consistency and a comprehensive environmental review.

- substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a substantial lowering of the level of the local groundwater table (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted);
- substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-site;
- substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that 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;
- place housing within a 100- or 200-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;
- place within a 100- or 200-year flood hazard area, structures which would impede or redirect flood flows;
- expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or
- expose people or structures to a significant risk of loss, injury or death or risk release of pollutants involving inundation by seiche, tsunami, or mudflow.

Contribute Stormwater Runoff that would Exceed the Capacity of Stormwater Drainage Systems—Please see Impact 4.14-3 in Section 4.14, "Utilities," for the analysis of this issue.

Inundation By Seiche, Tsunami, or Mudflow—Because of the City of Woodland's distance from the Pacific Ocean, tsunamis would not represent a hazard. The City is protected from exposure to seiches by levees on both the east and west sides of the Yolo Bypass (which lies between the city and the Sacramento River), as well as levees on the west side of the Sacramento River. In addition, the Planning Area's topography is relatively level, ranging from 0-4 percent, and not subject to mudflow. Therefore, inundation by seiche, tsunami, or mudflow would not pose a hazard and there would be no associated risk from release of pollutants and this impact is not addressed further in the 2035 General Plan and CAP EIR or this SEIR.

The impact numbering in the section below corresponds to those numbers used in the 2035 General Plan and CAP EIR for ease of reference.

IMPACTS AND MITIGATION MEASURES

Impact 4.9-1: Violate Water Quality Standards

As discussed in the 2035 General Plan and CAP EIR (pages 4.9-33 through 4.9-39), development planned as a part of the 2035 General Plan would result in an increase in long-term operational discharges of urban contaminants into the stormwater drainage system and ultimate receiving water bodies (including Cache Creek, the Tule Canal, the Sacramento River, and Willow Slough), as compared to existing conditions. However, the

City's Urban Stormwater Quality Management and Discharge Control Ordinance (Woodland Municipal Code Title 8 Chapter 8.08) 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. To obtain coverage under the City's NPDES Phase II MS4 permit, applicable projects within the City of Woodland are required to comply with the City's *Post Construction Standard Plan* (2015) to reduce post-construction runoff in through the incorporation of BMPs, Low Impact Development (LID) features, and hydromodification management techniques. Industrial or commercial facilities require appropriate NPDES permits/waste discharge requirements, and implementation of BMPs consistent with the California Stormwater Quality Association's (CASQA) BMP Handbooks (CASQA 2025), including annual reporting of any structural control measures and treatment systems. Also, the SWRCB's Industrial Pretreatment Program would apply to certain facilities in accordance with State and federal requirements. In addition, compliance with General Plan Policies 5.H.1, 5.H.6, 5.H.10, 5.I.1, 5.I.2, 5.I.4, 5.I.6, 5.I.8, 5.J.5, 7.A.1, 7.A.4, 8.E.1, 8.E.2, 8.E.3, 8.E.4, 8.E.5, and 8.E.6 would reduce impacts from transport of pollutants in stormwater during operation of new land uses. Compliance with these federal, state, and local laws, regulations, and policies would protect surface water and groundwater quality and therefore new development would not conflict with or obstruct implementation of the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins* (Central Valley RWQCB 2019). Impacts were determined to be less than significant following implementation of Mitigation Measure 4.9-1, which required a minor change to the language of 2035 General Plan Policy 5.I.4 clarifying that low impact development runoff requirements were intended to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration.

The proposed Bayer and Clark Pacific utility lines would be installed underground; therefore, the proposed project would not result in any long-term operational stormwater water quality impacts and would not affect the capacity of existing stormwater drainage systems. In terms of long-term facility operations, the existing source of potable and processing water for Bayer facility operations is groundwater, which is high in nitrates, boron, as well as other constituents of concern (e.g., hexavalent chromium). The groundwater is pumped via existing wells and requires treatment to meet the U.S. EPA drinking water guidelines as well as extensive buffering to minimize damage to laboratory equipment and other mechanical systems. Bayer's septic system and retention pond are also at capacity. Clark Pacific is experiencing similar issues with both the quality of well water and septic system capacity. The proposed project includes decommissioning of the on-site groundwater wells and the on-site septic systems at both facilities. Therefore, operation of the proposed project would improve drinking water quality conditions at both facilities, and would improve groundwater quality by decommissioning the existing septic systems. These impacts would be beneficial. Improvements to drinking water quality would be similar to those that could occur if other existing commercial facilities located up to one mile beyond the existing ULL, and in operation on or prior to November 3, 2026, extend utilities under the proposed project through the reduction in use of groundwater wells and the decommissioning of septic systems. The proposed project would not conflict with or obstruct implementation of the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins* (Central Valley RWQCB 2019). Impacts related to water quality standards and the proposed project would not be less than significant with mitigation as reported in the 2035 General Plan and CAP EIR, as the mitigation measure reported in the 2035 General Plan and CAP EIR is not required for the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.9-2: Construction-Related Water Quality Impacts

As discussed in the 2035 General Plan and CAP EIR (pages 4.9-40 through 4.9-43), construction and grading activities during development planned as a part of the 2035 General Plan could result in excess runoff, soil erosion, and stormwater discharges of suspended solids and increased turbidity. Such activities could mobilize other pollutants from project construction sites as contaminated runoff to on-site and ultimately off-site drainage channels. Many construction-related wastes have the potential to degrade existing water quality. Construction activities that are implemented without mitigation could violate water quality standards or cause direct harm to aquatic organisms. However, a grading and drainage plan must be submitted to the City in support of the grading permit application. The plan must incorporate stormwater pollution control to reduce construction-related runoff from the project site. Projects that disturb more than 1 acre of land must apply for coverage and comply with the requirements in the SWRCB's Construction General Permit, including the preparation of a SWPPP. A SWPPP must identify the BMPs that would be employed to prevent soil erosion and discharge of other construction-related pollutants, such as petroleum products, solvents, paints, and cement, that could contaminate nearby surface water and groundwater resources. All NPDES permits also have inspection, monitoring, and reporting requirements to ensure that BMPs are implemented according to the SWPPP and are effective at controlling discharges of stormwater-related pollutants. The 2035 General Plan Policy 5.I.5 prohibits grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of storm drainage facilities. The 2035 General Plan Policy 7.A.4 requires the use of feasible and practical BMPs and promotes LID features to protect receiving waters from the adverse effects of construction activities and urban and agricultural runoff. Compliance with federal, state, and local laws and regulations, including acquisition of appropriate regulatory permits and preparation and implementation of a SWPPP and BMPs, along with 2035 General Plan policies, would reduce potential impacts related to erosion and water quality during construction and would ensure that construction of new development would not conflict with or obstruct implementation of the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins* (Central Valley RWQCB 2019). Impacts were determined to be less than significant with implementation of Mitigation Measure 4.9-1, which required a minor change to the language of 2035 General Plan Policy 5.I.4 clarifying that low impact development runoff requirements were intended to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration.

Construction of the proposed Bayer and Clark Pacific utility lines would disturb more than 1 acre of land. Therefore, the project applicants would be required to prepare a SWPPP and implement BMPs that are specifically designed to reduce construction-related erosion and transport of sediments and other pollutants. The Construction General Permit also requires preparation of a spill prevention plan as part of the SWPPP. Construction techniques that could be implemented to reduce the potential for stormwater runoff may include minimizing site disturbance, controlling water flow over the construction site, stabilizing bare soil, and ensuring proper site cleanup. BMPs that could be implemented to reduce erosion may include silt fences, staked straw bales/wattles, silt/sediment basins and traps, geofabric, trench plugs, terraces, water bars, soil stabilizers, and re-seeding and mulching to revegetate disturbed areas. In addition, as required by the City of Woodland Municipal Code Title 15 Chapter 15.12, the project applicants must also prepare a grading and drainage plan for City approval, as part of the grading permit application, that must incorporate stormwater pollution control to reduce construction-related runoff from the project site. The erosion and sediment control plan must contain appropriate site-specific construction site BMPs, the rationale used for selecting or rejecting BMPs, a quantification of expected soil loss where necessary, a list of applicable permits directly associated with applicable grading activity, and evidence that those permits have been obtained. BMPs must be implemented to the satisfaction of the City in order to ensure that the discharge of pollutants from a construction site will be effectively prohibited and

will not cause or contribute to a condition of pollution or to an exceedance of water quality standards. The 2035 General Plan Policy 5.I.5 prohibits grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of storm drainage facilities. As described above in Chapter 3, "Project Description," project-related construction would take place within a single construction period during May through November, and therefore would not occur during the winter rainy season. These types of construction-related water quality impacts would be similar to those that could occur if other existing commercial facilities located up to one mile beyond the existing ULL, and in operation on or prior to November 3, 2026, extend utilities under the proposed project because of the likely disturbance of more than 1 acre of land and the installation of underground utilities. Compliance with federal, state, and local laws and regulations, including acquisition of appropriate regulatory permits and preparation and implementation of a SWPPP and BMPs, along with 2035 General Plan Policies 5.I.5 and 7.A.4, would reduce potential impacts related to erosion and water quality during construction and would ensure that construction of utilities would not conflict with or obstruct implementation of the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins* (Central Valley RWQCB 2019). Impacts related to construction-related water quality impacts and the proposed project would not be less than significant with mitigation as reported in the 2035 General Plan and CAP EIR, as the mitigation measure reported in the 2035 General Plan and CAP EIR is not required for the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.9-3: On-Site and Downstream Erosion and Sedimentation and Alteration of Drainage Patterns

As discussed in the 2035 General Plan and CAP EIR (pages 4.9-43 through 4.9-47), development and land use changes consistent with the 2035 General Plan would increase the amount of impervious surfaces, thereby increasing surface runoff. This increase in surface runoff would result in an increase in both the total volume and the peak discharge rate of stormwater runoff, and therefore could result in greater potential for erosion, sedimentation, and hydromodification. However, implementation of the policies and actions in the 2035 General Plan, combined with federal, state, and local laws, regulations, and policies that require implementation of LID technologies, BMPs, and hydromodification management techniques to protect receiving water quality, mitigate excessive runoff, and mimic the runoff of a natural environment, would substantially reduce the level of impact. Impacts were determined to be less than significant with implementation of Mitigation Measure 4.9-1, which required a minor change to the language of 2035 General Plan Policy 5.I.4 clarifying that low impact development runoff requirements were intended to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration.

The proposed Bayer utility lines would be installed within the right-of-way of County Road 98, and within flat agricultural fields that are part of the Bayer facility. The proposed Clark Pacific utility lines would be installed within the right-of-way of County Roads 101 and 18C, and along the west side of the paved Clark Pacific facility. Other existing commercial facilities located up to one mile beyond the existing ULL, and in operation on or prior to November 3, 2026, would likely extend utilities within the right-of-way of existing public roads or through flat agricultural fields because connections to existing water, wastewater, and recycled water infrastructure would be needed and they are located within and adjacent to existing roads and because the majority of the land within one mile of the existing ULL is flat agricultural land. Therefore, project-related alteration of existing drainage patterns would not occur. For the same reasons described in detail in Impacts 4.9-1 and 4.9-2 above, the proposed project would not result in substantial on-site or downstream erosion and sedimentation. Impacts related to erosion and sedimentation and the proposed project would not be less than significant with mitigation as reported in the 2035

General Plan and CAP EIR, as the mitigation measure reported in the 2035 General Plan and CAP EIR is not required for the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.9-4: Interference with Groundwater Recharge or Substantial Depletion of Groundwater Supplies

As discussed in the 2035 General Plan and CAP EIR (pages 4.9-47 through 4.9-50), the major groundwater recharge areas in the vicinity of Woodland are the Sacramento River and other active stream channels in the County such as Cache Creek and Willow Slough. Groundwater recharge also occurs from rainfall infiltrating through the soil to the aquifer. When new urban infrastructure (e.g., buildings, roads, parking areas) is built on top of a soil with a high infiltration rate, it can result in a reduction in groundwater recharge. New development in existing rural areas associated build-out of the 2035 General Plan would result in a net increase in impervious surfaces, with an associated potential reduction in groundwater recharge potential. However, most soils within the City's Planning Area are loams and clays, which typically have a low infiltration rates. As discussed in the 2035 General Plan and CAP EIR (page 4.9-48), the City is a participant in the Woodland-Davis Regional Water Supply Project, which provides Woodland with 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. Furthermore, implementation of 2035 General Plan Policies 5.G.4, 5.G.5, 7.A.1, 7.A.2, and 4.C.12 would help preserve the minimal groundwater recharge potential of the Planning Area through the implementation of LID techniques and encourage water conservation/demand management. Impacts would be less than significant.

The proposed project would not result in the creation of any new impervious surfaces, and therefore would not impede groundwater recharge. Currently there are two groundwater wells at Bayer and three groundwater wells at Clark Pacific. One of the groundwater wells at Bayer would be decommissioned, and two of the groundwater wells at Clark Pacific would be decommissioned. Water supply in the future would be provided by the City conveyed by new underground utility pipelines. As noted above, the City participates in the Woodland-Davis Regional Water Supply Project, which provides Woodland with direct use of treated surface water from the Sacramento River. The City has indicated that it has sufficient surface water supplies available to meet the Bayer and Clark Pacific water demands in all water year types (see Impact 4.14-4 in Section 4.11, Utilities of this SEIR). Table 3.3-2 in Chapter 3, "Project Description," provides a summary of anticipated current and future annual potable water demand for the Bayer and Clark Pacific facilities that would be satisfied by City surface water as part of the proposed project. In addition to City-supplied surface water for potable water needs, Clark Pacific would also use non-potable recycled water (supplied by the City) for processing purposes, instead of pumping groundwater from the existing on-site water supply wells. Bayer would use the potable water supplied by the City for both drinking water and process water demands. Although the total water demands from both facilities could increase slightly over time as shown in Table 3.3-2, the use of recycled water by Clark Pacific would reduce the project's overall water demands by an estimated 32–48 AFY. Furthermore, because the existing groundwater at both facilities requires treatment to meet the U.S. EPA drinking water guidelines as well as buffering to minimize damage to laboratory equipment and other mechanical systems, eliminating the groundwater pumping would reduce effects related to groundwater quality and would result in an overall reduction in the volume of groundwater currently pumped by the two existing facilities. In 2022, the Yolo Subbasin Groundwater Agency adopted the Yolo Subbasin GSP, which was approved by DWR in 2023. As explained in the Yolo Subbasin GSP, groundwater in the basin is managed through conjunctive use, which includes a mix of both surface water and

groundwater to meet water demands. The water demand and supply projections in the GSP include the future build-out scenarios for all the incorporated cities in the subbasin (including the Woodland 2035 General Plan), as well as existing and projected development in the unincorporated areas of the subbasin (including the Bayer and Clark Pacific facilities). The Yolo Subbasin is not in a condition of overdraft, and the GSP includes a program of management actions designed to ensure groundwater sustainability during the plan's mandated planning timeframe (Yolo Subbasin Groundwater Agency 2022). For the reasons explained above, the proposed project would not conflict with or obstruct implementation of the Yolo Subbasin GSP. The 2035 General Plan and CAP EIR found this impact to be less than significant and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.9-5: Place Housing Within a 100- or 200-Year Flood Hazard Area As Mapped on a Federal Flood Hazard Boundary Or Flood Insurance Rate Map or Other Flood Hazard Delineation Map

As discussed in the 2035 General Plan and CAP EIR (pages 4.9-50 through 4.9-58), new development could be proposed for areas of the City that are subject to 100- and/or 200-year flood hazards. However, all proposed development within 100-year flood zones is required to comply with the City's Flood Management Ordinance, Title 17 Chapter 17.88 of the Woodland Municipal Code, which establishes specific standards and procedures for development. As required by SB 5, 2035 General Plan Policy 8.B.3 prohibits subdivisions, development agreements, or permits that would place development within a 200-year flood hazard zone unless the City 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. General Plan Policy 8.B.4 requires project applicants to secure an encroachment permit from the CVFPB for any project that falls within the jurisdiction of the Board (e.g. levees, regulated streams, and designated floodways). General Plan Policy 8.B.5 requires installation of protective structures or other design measures to protect proposed building and development sites from the effects of flooding (similar to the requirements of Woodland Municipal Code Title 17 Chapter 17.88). General Plan Policy 8.B.6 prohibits the construction of facilities essential for emergencies and large buildings of public assembly in the 200-year floodplain, unless the structure and road access are free from flood inundation. General Plan Policy 8.B.7 requires 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. Impacts would be less than significant.

Although some of the area within one mile of the existing ULL lies within 100- and 200-year flood zones as described in the *Updates to the Environmental Setting* section, the proposed project does not include the construction of housing. For example, most of the Clark Pacific utility lines would be installed within 100- and 200-year flood zones, but does not include the construction of housing. Similarly, housing is not proposed as part of the Bayer utility improvements. The 2035 General Plan and CAP EIR found this impact to be less than significant and the impact attributable to the proposed project would not occur, given housing would not be developed. Therefore, implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.9-6: Place Within a 100- or 200-year Flood Hazard Areas Structures Which Would Impede or Redirect Flood Flows

As discussed in the 2035 General Plan and CAP EIR (pages 4.9-58 through 4.9-60), and for the same reasons described above in Impact 4.9-5, impacts from placing buildings or other structures associated with new development under the 2035 General Plan that could impede or redirect flood flows within 100- or 200-year flood hazard areas would be less than significant.

Where construction of pipelines would occur within 100- and 200- year flood zones, as described in Impact 4.9-5 for Clark Pacific alignment, pipelines would not impede or redirect flood flows because they would be installed underground. Construction of a utility extension alignment to an existing business that could be located to the northeast, east, or southeast, could occur in a flood zones, and thus there is a risk for release of pollutants during construction if the area were to be inundated. Applicants are required to notify the County (as part of permit application) whether any materials would be stockpiled or stored in a floodplain and if so, requires containment measures like temporary berms to prevent releases of pollutants. The 2035 General Plan and CAP EIR found this impact to be less than significant and the impact attributable to the proposed project would not occur, given the pipelines would be underground. Therefore, implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.9-7: Expose People or Structures to a Significant Risk of Loss, Injury or Death Involving Flooding, Including Flooding as a Result of the Failure of a Levee or Dam

As discussed in the 2035 General Plan and CAP EIR (pages 4.9-61 through 4.9-63), new development in the city's Planning Area could be proposed within areas that are classified as 100- or 200-year flood zones, or that are subject to flooding from failure of existing levees, or (although highly unlikely) flooding from failure of the Indian Valley Dam. All new development proposed within FEMA special flood hazard zones (i.e., 100-year flood hazard) would be subject to the requirements contained in the City's Flood Management Ordinance, Title 17 Chapter 17.88 of the Woodland Municipal Code, which establishes specific standards and procedures for development. SB 5 established a 200-year flood (0.5 percent annual exceedance probability) as the minimum urban level of flood protection. It also required cities and counties in the Central Valley to amend their general plans and their zoning ordinances to conform to the CVFPP. SB 5 restricts approval of development agreements and subdivision maps in CVFPP 200-year flood hazard zones with a potential flood depth of 3 feet or more, unless certain findings are made. Per SB 5, the City may not issue building permits within 200-year flood zones designated by the CVFPP where the predicted flood depth would be 3 feet or more unless the Urban Level of Flood Protection Criteria developed by DWR (DWR 2013) has been provided; unless the City certifies based on substantial evidence that "adequate progress" has been made toward provision of the Urban Level of Flood Protection Criteria; or that conditions imposed on the project will provide for an urban level of flood protection. The 2035 General Plan and CAP EIR (Exhibit 4.9-3 on page 4.9-11, and Exhibit 4.9-5 on page 4.9-53) identifies the 200-year floodplain which is potentially subject to Urban Level of Flood Protection requirements (i.e., where flood depths of 3 feet or greater could occur). As required by SB 5, 2035 General Plan Policy 8.B.3 prohibits subdivisions, development agreements, or permits that would place development within a 200-year flood hazard zone can be approved unless the City 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. The 2035 General Plan also includes other policies

that would reduce flood risks including 8.B.11 (conduct a site-specific analysis related to potential levee failure) and 8.A.4 (require new development in dam inundation areas to consider risks from dam failure), along with Policies 8.B.1 through 8.B.10. Impacts would be less than significant.

Although most of the proposed Clark Facility utility line alignment is within both a 100-year floodplain and a 200-year floodplain with a potential flood depth of 3 feet or more, the proposed project does not include the construction of housing or any other buildings. Similarly, although the northernmost end of the proposed Bayer sewer pipeline alignment would be installed within an area classified by FEMA as a moderate flood hazard (Zone X), the proposed project does include the construction of housing or any other buildings. As noted in Chapter 3, "Project Description," project-related construction would occur from May to November, and therefore would not occur during the winter rainy season when flooding could occur. Furthermore, because the proposed utility pipelines of Clark Pacific, Bayer, or an existing commercial facility within one mile of the existing ULL and in operation on or prior to November 3, 2026 would be installed underground, operation of the pipelines would not be subject to flood hazards. The 2035 General Plan and CAP EIR found this impact to be less than significant and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

4.9 LAND USE AND PLANNING, POPULATION AND HOUSING

Section 4.10, "Land Use Planning, Population and Housing," of the 2035 General Plan and CAP EIR (2035 General Plan and CAP EIR, pages 4.10-1 through 4.10-32) described existing conditions with regard to land use in the Planning Area from implementation of City's General Plan. This section also identified population, housing conditions, and employment in Woodland and analyzed the potential for the General Plan to affect population, housing conditions, and employment. Where appropriate, mitigation measures to reduce significant impacts were identified. That information is hereby incorporated by reference into this SEIR.

This section provides updated information related to the environmental setting, the regulatory setting, and potential adverse physical environmental effects attributable to the proposed project, where applicable.

4.9.1 EXISTING CONDITIONS

REGULATORY SETTING

The "Regulatory Setting" in the 2035 General Plan and CAP EIR remains unchanged as it relates to potential effects associated with the proposed project and is hereby incorporated by reference (Section 4.10.3 on pages 4.10-8 through 4.10-20). Sections title "Yolo County 2030 General Plan" (pages 4.10-10 to 4.10-16) and "City of Woodland General Plan" (pages 4.10-16 to 4.10-20) describe various General Plan policies that govern development within each jurisdiction. The regulatory setting is also updated in the material that follows to include specific regulations related to the proposed project.

UPDATES TO THE REGULATORY SETTING

Government Code section 56133 requires that districts and cities obtain the Yolo Local Agency Formation Commission (LAFCo) approval of any new or extended services outside the agency's existing boundaries. For the Commission to approve any requests, the area to be served must either be (1) within the sphere of influence ("SOI") of the agency and annexation of the territory is anticipated; or (2) services are needed outside an agency's SOI to respond to an existing or impending public health or safety threat (e.g. failing well or septic system). Projects must comply with LAFCo's Out of Agency Service Review policies (Section 3.0) and Agricultural Conservation Policies (Section 4.0) (LAFCo 2025a). The City must apply for and obtain LAFCo approval before providing new or extended services outside its jurisdictional boundaries. Initiation of the process can also be made by application from the prospective recipient of the services with agreement of the agency. These policies are included below.

Section 3.3 Standards of Evaluation

a) Whether annexation is a reasonable and preferable alternative to LAFCo allowing extended services outside the agency's jurisdictional boundaries

b) The growth inducing impacts of any proposal

c) Whether the proposed extension of services promotes logical and orderly development of areas within the SOI (i.e. islands, strips and corridors are disfavored)

d) The agreed upon timetable and stated expectation for annexation to the agency providing the requested service

e) The proposal's consistency with the policies and plans of all affected agencies

f) The ability of the local agency to provide service to the proposed area without detracting from current service levels

g) Whether the proposal contributes to the premature conversion of agricultural land or other open space land

h) Whether the proposal conflicts with or undermines adopted Municipal Service Review determinations and/or recommendations

i) Other factors determined to be relevant by the Commission or staff

LAFCo's Agricultural Policy Statement is: "Agriculture is a vital and essential part of the Yolo County economy and environment. Agriculture shapes the way Yolo County residents and visitors view themselves and the quality of their lives. Accordingly, boundary changes for urban development should only be proposed, evaluated, and approved in a manner which, to the fullest extent feasible, is consistent with the continuing growth and vitality of agriculture within the county." LAFCo's review criteria to support the agricultural policy statement includes:

a) Existing developed areas should be maintained and renewed

b) Vacant land within developed areas should be developed before agricultural land is annexed for non-agricultural purposes

c) Land substantially surrounded by existing agency boundaries should be annexed before other lands

d) Urban development should be restricted in agricultural areas. For example, agricultural land should not be annexed for non-agricultural purposes when feasible alternatives exist

e) The continued productivity and viability of agricultural land surrounding existing communities should be promoted, by preventing the premature conversion of agricultural land to other uses and, to the extent feasible, minimizing conflicts between agricultural and other land uses

f) Development near agricultural land should not adversely affect the economic viability or constrain the lawful, responsible practices of the agricultural operations

g) Where feasible, non-prime land should be annexed before prime land

h) A land's current zoning, pre-zoning, or land use designation is one of the factors the Commission will consider in determining whether mitigation will be required for the loss of agricultural land. A land's zoning, pre-zoning, or land use designation in the city's or County's general plan does not automatically exempt it from mitigation.

ENVIRONMENTAL SETTING

The existing environmental setting is described in 2035 General Plan and CAP (2035 General Plan and CAP EIR, pages 4.10-1 through 4.10-8), is current as it relates to potential effects attributable to the proposed project, and is hereby incorporated by reference. The setting provides data related to the acres and percentages of the different types of land uses within the City's Planning Area (Table 4.10-1, page 4.10-2) and a discussion of the existing pattern of development in the City related to each of these land uses (pages 4.10-2 through 4.10-5). The setting also provides data related to the number and type of housing units in the City, the number and types of jobs in the City, and the relationship between jobs and housing (pages 4.10-5 through 4.10-8).

As noted in the environmental setting, the majority of land surrounding Woodland is designated Agriculture by the Yolo County General Plan (pages 4.10-11). There are some parcels to the east and northwest of Woodland that are designated Industrial, Public and Quasi-Public, Commercial General, or Residential Rural (pages 4.10-11). The entire General Plan Land Use Map is shown in Exhibit 4.10-2 of the 2035 General Plan and CAP EIR, and the areas of the County Land Use Map that are within the 2035 General Plan Planning Area are shown in Exhibit 4.10-3 of the 2035 CAP EIR (pages 4.10-11 and 4.10-12).

UPDATES TO THE ENVIRONMENTAL SETTING

No updates to the environmental setting are required.

4.9.2 ENVIRONMENTAL IMPACTS

THRESHOLDS FOR DETERMINING SIGNIFICANCE

The thresholds for evaluating the significance of impacts for this analysis are based on the checklist in Appendix G of the CEQA Guidelines and are the same as those used in the 2035 General Plan and CAP EIR. These thresholds are used to evaluate potential adverse physical environmental effects attributable to implementation of the 2035 General Plan and CAP EIR, with a focus on impacts beyond those addressed in the 2035 General Plan and CAP EIR. The proposed project would result in a significant impact related to land use or population and housing if it would:

- Physically divide an established community;
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect;
- Conflict with any applicable habitat conservation plan or natural community conservation plan;
- Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure);
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Impacts associated with conflicts with an applicable habitat conservation plan or natural community conservation plan are addressed in Section 4.3, "Biological Resources."

The impact numbering in the section below corresponds to those numbers used in the 2035 General Plan and CAP EIR for ease of reference.

IMPACTS AND MITIGATION MEASURES

Impact 4.10-1: Physically Divide an Established Community

As discussed in the 2035 General Plan and CAP EIR (pages 4.10-22 through 4.10-24), development planned as a part of the 2035 General Plan would not introduce new development, in either the form of new communities or major transportation facilities, that would physically divide an established community. New development projected in the 2035 General Plan is primarily focused on infill and redevelopment. There are three projected new growth areas (SP-1, SP-2, and SP-3, as shown in 2035 General Plan and CAP EIR Exhibit 3.7-1 (page 3-23]), but these areas are contiguous with the existing developed areas of the City. New roadway improvements are mostly in undeveloped areas where new infrastructure would not divide existing communities. Policy 2.A.8 requires the City to transform corridors to connect the city's neighborhoods, and Policy 3.A.10 requires the City to eliminate barriers and gaps in the existing transportation network to improve multi-modal connectivity. Policies 2.I.6 and 3.I.5 require the City to pursue the option of relocating the railroads in the city to locations outside of existing neighborhoods. Policy 3.A.8 discourages the construction of six-lane roads, which due to their width have the potential to divide communities. Policy 3.I.1 requires the City to work with the County on developing truck routes for areas adjacent to the City, rather than through the City, which would otherwise have a greater potential to impact existing communities. The 2035 General Plan and CAP EIR concluded that the impact of physical division of an existing community would be less than significant.

The proposed Bayer and Clark Pacific utility lines would be installed underground in rural areas comprised of agricultural and industrial land uses. Other areas within one mile outside of the ULL where utility lines could be installed also consist primarily of agricultural land with a few industrial land uses; these areas do not include any established communities. Therefore, the proposed project would not physically divide an established community. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.10-2: Conflict with Any Applicable Land Use Plan, Policy, or Regulation of an Agency with Jurisdiction over the Project (Including, but not Limited to the General Plan, Specific Plan, Local Coastal Program, or Zoning Ordinance) Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect

As discussed in the 2035 General Plan and CAP EIR (pages 4.10-24 through 4.10-26), the County has jurisdiction over unincorporated land, including that which lies inside the Planning Area. The Yolo County 2030 General Plan and County regulations apply in these unincorporated areas within the City's Planning Area (2035 General Plan and CAP EIR Exhibits 4.10-2 and 4.10-3 (pages 4.10-12 and 4.10-13]). Some of the City's proposed land use designations differ from the County General Plan. Through the master planning and annexation process, this discrepancy would be rectified when growth in unincorporated areas is pursued in the future. The 2035 General Plan Policy 2.B.6 prevents conflict between land use designations by requiring annexation, or that a conditional service agreement be executed agreeing to annex when deemed appropriate by the City, before provision of City services to unincorporated areas. The 2035 General Plan and CAP EIR concluded that the impact related to conflicts with policies and regulations would be less than significant. Conflicts with policies would not generally

lead to an adverse physical environmental impact. The City will require the proposed project to demonstrate compliance with applicable regulations and to be consistent with the City's General Plan. The 2035 General Plan and CAP EIR and this SEIR present a comprehensive assessment of environmental impacts, and there is no conflict with any plan, policy, or regulation that would lead to a significant impact that is not addressed in the resource-specific analysis sections.

The proposed project would not change the boundary of the existing ULL and would not annex existing County lands to the City. Policy 2.B.6, Other Development in Unincorporated Areas within the ULL, is not applicable to the proposed project because the proposed project would maintain the existing ULL and would not change the land uses or zoning designations of the parcels to which utilities are extended. For example, the land use designations and zoning of Clark Pacific and Bayer (Agriculture (A-N], Industrial (I-H] Table 3.3-2 in this SEIR) would remain and the County would continue to have jurisdiction over these areas. There would be no conflict between the City General Plan and the County General Plan.

Pursuant to Government Code section 56133, the City would apply for and obtain LAFCo approval before providing new or extended services outside the existing ULL to Clark Pacific, Bayer, or any other existing commercial facility in operation prior to November 3, 2026 within one mile of the existing ULL. The potable water interruptions and reductions in potable water quality associated with the use of groundwater wells at Clark Pacific and Bayer and the lifespans of the septic systems constitute an on-going and impending public health or safety threat (e.g. failing well or septic system) pursuant to Government Code section 56133. Without connection to the City utilities, each facility would continue to face substantial challenges without significant upgrades or expansions to the existing groundwater wells and septic systems at both locations.

As described in Chapter 3, "Project Description, Clark Pacific and Bayer experienced decreasing water quality recently and have taken their groundwater wells off-line multiple times. Bayer performs weekly internal tests for nitrates, and their water system operator conducts monthly testing for other drinking water contaminants of concern, which is a condition of Bayer's state drinking water permit (Gough, pers. comm. 2025). Since 2021, there have been three occasions when outside water has been brought to Bayer, while the groundwater well(s) are off-line (Gough, pers. comm. 2025). These interruptions lasted from a day to three weeks until the system is repaired and certified as meeting applicable safety standards (Gough, pers. comm. 2025). Two of the occasions were due to de-pressurization events and one was due to a line break. Under these scenarios, contaminants can infect the entire water system (Gough, pers. comm. 2025). When such an interruption occurs, Bayer automatically issues boiled water notice until testing results indicate that it is safe to resume consumption (Gough, pers. comm. 2025). Clark Pacific has also experienced an increase in frequency of water supply disruptions due to the aging groundwater wells (Winje, pers. comm. 2025). Potable water is provided through the use of five water softeners and five reverse osmosis systems to reduce high levels of total dissolved solids and nitrates. These systems require substantial maintenance to remain compliant and operational (Winje, pers. comm. 2025). The casing on a fire suppression well is currently deteriorating, and over the past five years, significant service work has been performed to keep it operational in case of a fire emergency (Winje, pers. comm. 2025).

In addition to the water supply issues, both facilities have experienced a decrease in the performance of the septic systems. Bayer's septic system ages in range from 53 to 12 years old (Gough, pers. comm. 2025). The age has resulted in the need for substantial maintenance recently and a need for replacement to maintain existing capacity (Gough, pers. comm. 2025). The septic system at Clark Pacific operates beyond its design capacity because of fluctuating staff levels and the age of the system (Winje, pers. comm. 2025). Continual maintenance is required to

keep it operational, and without City's existing utilities, increasing the capacity of the leach field and expanding the septic system would be required (Winje, pers. comm. 2025).

Table 4.9-1 demonstrates that the proposed project is consistent with LAFCo's Out of Agency Review policies (Section 3.3 Standards of Evaluation) and Table 4.9-2 demonstrates that the proposed project is consistent with Agricultural Conservation Policies (Section 4.4 Review Criteria) of LAFCo. The 2035 General Plan and CAP EIR found this impact to be less than significant and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Table 4.9-1 LAFCo Out of Agency Service Review Policies - Standards of Evaluation

Section	Description	Evaluation
3.3a	Whether annexation is a reasonable and preferable alternative to LAFCo allowing extended services outside the agency's jurisdictional boundaries	Annexation of land is not a reasonable and preferrable alternative to extending utilities within one mile beyond the existing ULL because annexation would create disjointed isolated islands or corridors of City jurisdiction outside the existing City ULL, which is disfavored under Section 3.3c, and since the City does not wish to establish prezoning or take other actions that would lead to development outside of the ULL.
3.3b	The growth inducing impacts of any proposal	As noted in the Section 6.2, Growth Inducing, the proposed project would not directly or indirectly induce growth because utilities would be sized to meet the needs of existing commercial facilities; the utilities would only be extended to existing commercial facilities and there are relatively few existing businesses located within a mile of the existing ULL and even fewer businesses that would meet the definition of a commercial facility; there would be no land use designation, prezoning, or zoning change under the proposed project that would allow additional development; the existing land and commercial facilities would remain under the land use authority and within the jurisdiction of the County.
3.3c	Whether the proposed extension of services promotes logical and orderly development of areas within the SOI (i.e. islands, strips and corridors are disfavored	The proposed project would not result in the direct development of areas within the SOI or outside of the SOI because of the reasons identified above.
3.3d	The agreed upon timetable and stated expectation for annexation to the agency providing the requested service	The proposed project would not include annexation; therefore, this standard of review is not applicable.
3.3e	The proposal's consistency with the policies and plans of all affected agencies	Approval of the proposed project by the City Council is required to allow the people of the City of Woodland to vote on extending utilities past the existing ULL to existing commercial facilities, as allowed under Policy 2.A.1. Upon approval of the general plan amendment by the City Council and approval by voters in November of 2026, the proposed project would be consistent with the policies and plans of the City. The proposed project does not include or require any change to Yolo County General Plan land use designations or zoning.
3.3f	The ability of the local agency to provide service to the proposed area without detracting from current service levels	As described in Section 4.11, Utilities, the City can provide services to Clark Pacific, Bayer, or other existing commercial facilities within one mile of the existing ULL without detracting from current service levels.

Section	Description	Evaluation
3.3g	Whether the proposal contributes to the premature conversion of agricultural land or other open space land	The proposed project would not contribute to the premature conversion of agricultural land or other open space land because the proposed project is not changing land use designations or zoning and utility extensions would be underground such that surface activities like agricultural production could occur and/or would occur primarily within the rights-of-way of existing roads, where agricultural land is limited. As discussed in Section 4.1, Agriculture and Forestry Resources, the proposed project would not result in a permanent conversion or loss of agricultural land.
3.3h	Whether the proposal conflicts with or undermines adopted Municipal Service Review determinations and/or recommendations	The proposed project would not conflict or undermine the adopted Municipal Service Review determinations or recommendations associated with water services, recycled water services, or wastewater services in the 2018 Final Municipal Service Review and Sphere of Influence Update for the City of Woodland (LAFCo 2019) or in the recent LAFCo Municipal Services Review/Sphere of Influence Study (LAFCo 2025b)

Notes:
LAFCO = Yolo Local Agency Formation Commission; UUL = Urban Limit Line

Table 4.9-2 LAFCo Agricultural Conservation Policies - Review Criteria

Section	Description	Evaluation
4.4a	Existing developed areas should be maintained and renewed	Existing developed areas would be maintained under the proposed project.
4.4b	Vacant land within developed areas should be developed before agricultural land is annexed for non-agricultural purposes	The proposed project would not involve development or annexation of vacant land; therefore, this review criteria is inapplicable.
4.4c	Land substantially surrounded by existing agency boundaries should be annexed before other lands	The proposed project does not involve annexation; therefore, this review criteria is inapplicable.
4.4d	Urban development should be restricted in agricultural areas. For example, agricultural land should not be annexed for non-agricultural purposes when feasible alternatives exist	The proposed project would not involve urban development and agricultural lands would not be annexed for non-agricultural purposes under the proposed project; therefore, this review criteria is inapplicable.
4.4e	The continued productivity and viability of agricultural land surrounding existing communities should be promoted, by preventing the premature conversion of agricultural land to other uses and, to the extent feasible, minimizing conflicts between agricultural and other land uses	The proposed project would not result in premature conversion of agricultural land to other uses and would not conflict with existing agricultural land as discussed in Section 4.1, Agriculture and Forestry Resources; the proposed project would support the agricultural land surrounding the Bayer facility.
4.4f	Development near agricultural land should not adversely affect the economic viability or constrain the lawful, responsible practices of the agricultural operations	The proposed project would not involve development and would support the economic viability of the agricultural land surrounding the Bayer facility.
4.4g	Where feasible, non-prime land should be annexed before prime land	The proposed project would not annex land; therefore, this review criteria is inapplicable.
4.4h	A land's current zoning, pre-zoning, or land use designation is one of the factors the Commission will consider in determining whether mitigation will be required for the loss of agricultural land. A land's zoning, pre-zoning, or land use designation in the city's or County's general plan does not automatically exempt it from mitigation	The proposed project would not change existing land use designations or zoning and as discussed in Section 4.1, Agriculture and Forestry Resources, the proposed project would not result in a permanent conversion or loss of agricultural land.

Notes:
City = City of Woodland, County = Yolo County; LAFCO = Yolo Local Agency Formation Commission; UUL = Urban Limit Line

Impact 4.10-3: Impacts Related to Inducing Population Growth

As discussed in the 2035 General Plan and CAP EIR (pages 4.10-26 through 4.10-30), the 2035 General Plan plans for population growth associated with future development of residential land uses and indirectly through future development of commercial, retail, office, and industrial uses throughout the City's Planning Area. The General Plan Land Use Element encourages infill development – particularly in the Downtown Area and along mixed-use transportation corridors. The 2035 General Plan also anticipates development of currently undeveloped areas (SP-1, SP-2, and SP-3, as shown in 2035 General Plan and CAP EIR Exhibit 3.7-1 (page 3-23]), but these areas are contiguous with the existing developed areas of the City. 2035 General Plan and CAP EIR Table 4.10-7 (page 4.10-27) shows the existing and planned population growth through the General Plan planning horizon. The goals, policies, and implementation programs of the 2035 General Plan provide a framework to accommodate long-term growth and conservation within the City's Planning Area. However, population growth could exceed the SACOG regional planning projections and such growth could result in indirect physical environmental impacts. Because the purpose of the 2035 General Plan itself is to provide for future development of new housing and employment opportunities, there is no feasible mitigation available. The 2035 General Plan and CAP EIR concluded that this impact is significant and unavoidable.

The proposed Bayer and Clark Pacific utility lines would be designed with sufficient capacity only to serve each respective facility. Similarly, if other requests for extension of utility lines within one mile of the existing ULL were presented to the City for potential approval, though none are anticipated by the City at this time, such extensions would be sized to serve only the respective facility. Because the pipelines would be sized to serve only each individual facility, the proposed project would not directly or indirectly induce substantial population growth, and thus there would be no impact. Furthermore, the proposed project would not alter the anticipated development capacity for the City within the City's planning horizon, and thereby would not result in a change in population growth. Given the above, impacts related to inducing population growth would not be significant and unavoidable as reported in the 2035 General Plan and CAP EIR. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.10-4: Displace Substantial Numbers of People or Existing Housing, Necessitating the Construction of Replacement Housing Elsewhere

As discussed in the 2035 General Plan and CAP EIR (pages 4.10-31 through 4.10-32), the 2035 General Plan does not propose converting established residential areas to a nonresidential land use or changing the land use or development character of existing developed residential areas. Rather, the 2035 General Plan includes policies and programs that facilitate additional residential development opportunities and a variety of housing types on undeveloped land, vacant land, underutilized parcels, and through infill and redevelopment within opportunity sites. Compliance with the 2035 General Plan policies such as 9.A.3, 9.A.10, 9.B.1, and 9.D.2 would ensure that new development would not displace substantial numbers of people or housing. The 2035 General Plan and CAP EIR concluded that the impact related to displacement of people or existing housing would be less than significant.

The proposed Bayer and Clark Pacific utility lines would be installed underground within agricultural cropland and industrial facilities, and therefore would not displace any people or housing. Because the land one mile from the existing ULL consists primarily of agricultural land and a few industrial facilities, if other utility line alignments within one mile of the existing ULL were presented to the City for potential approval, they also would

not displace any people or housing. The 2035 General Plan and CAP EIR found this impact to be less than significant and the impact attributable to the proposed project would not occur, given the location of the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

4.10 NOISE AND VIBRATION

Section 4.11, "Noise and Vibration," of the 2035 General Plan and CAP EIR included a summary of noise fundamentals, a description of ambient noise conditions, a summary of applicable regulations related to noise and vibration, and an analysis of the potential impacts resulting from the implementation of the General Plan (2035 General Plan and CAP EIR, 4.11-1 to 4.11-90). That information is hereby incorporated by reference.

This section provides updated information related to the environmental setting, the regulatory setting, and potential adverse physical environmental effects attributable to the proposed project, where applicable.

4.10.1 EXISTING CONDITIONS

REGULATORY SETTING

The "Regulatory Setting" in the 2035 General Plan and CAP EIR remains unchanged as it relates to potential effects associated with the proposed project and is hereby incorporated by reference (Section 4.11-3 in the 2035 General Plan and CAP EIR). The regulatory setting describes the policies of the Yolo County General Plan and City of Woodland General Plan related to noise, as well as the noise ordinance of the City of Woodland (pages 4.11-31 to 4.11-36).

UPDATES TO THE REGULATORY SETTING

The proposed project area overlaps with unincorporated Yolo County and is therefore subject to the noise standards established in the Yolo County Code of Ordinances, Section 10-8.416 (Noise: General Standard). This section sets enforceable exterior noise limits for all properties in the County. During daytime hours, from 6:00 a.m. to 6:00 p.m., noise levels may not exceed 80 A-weighted decibels (dBA) Equivalent Sound Level (L_{eq}) at property boundaries and may not exceed 60 dBA L_{eq} at off-site residences or other noise-sensitive land uses. During nighttime hours, from 6:00 p.m. to 6:00 a.m., noise levels may not exceed 65 dBA L_{eq} at property boundaries. In addition, noise levels at residential properties may not exceed 60 dBA Community Noise Equivalent Level (CNEL), measured at the property line or occupied structures. These standards are intended to ensure compatibility between land uses and protect sensitive receptors throughout unincorporated Yolo County. Compliance with these thresholds is required for all projects, including temporary construction activities.

ENVIRONMENTAL SETTING

The existing environmental setting is described in 2035 General Plan and CAP (2035 General Plan and CAP EIR, pages 4.11-1 through 4.11-27), is current as it relates to potential effects attributable to the proposed project, and is hereby incorporated by reference. The setting provides fundamentals of environmental noise, existing noise-sensitive uses, existing noise sources, and existing ambient noise levels. Specifically, Section 4.11.2.2 of the 2035 General Plan and CAP EIR describes noise generating activities in more rural parts of the Planning Area (including 25% of the Planning Area being located in unincorporated Yolo County). The primary sources of noise related to farming activity include tractors, harvesters, and crop-dusting aircraft (page 4.11-25). Typical noise levels from tractors, as measured at a distance of 50 feet, range from about 75 decibel (dB) to 95 dB with an average of 84 dB (page 4.11-25). These noise levels should be representative of noise levels from other wheeled and tracked farm equipment. Using a source level of 84 dB at 50 feet, and assuming nominal point-source at attenuation of 6 dB per doubling of distance, the distance to noise level contours are as shown in Table 4.11-5 (page 4.11-25). Some agricultural operations can occur during noise sensitive times of the day and involve

substantial noise levels (page 4.11-27). The operation of heavy-duty equipment associated with agricultural activities typically results in noise levels of approximately 75 dB L_{eq} at 50 feet (page 4.11-27). The closest distances between proposed noise-sensitive land uses and agricultural land uses would be approximately 50 to 200 feet in several locations (page 4.11-27). Based on the above noise levels and a typical noise-attenuation rate of 6.0 dB per doubling of distance, existing exterior noise levels at noise-sensitive receptors approximately 50 to 200 feet from existing agricultural activities could exceed 75 and 63 dB L_{eq}, respectively (page 4.11-27). Sensitive receptors described in the 2035 General Plan and CAP EIR include single family and multi-family residences (page 4.11-7). Exhibit 4.11-3 identifies existing noise sensitive uses in Woodland. Exhibit 4.11-4 identifies residential areas that represent noise sensitive uses, along with commercial, agricultural, industrial, and other uses that could be sources of noise.

UPDATES TO THE ENVIRONMENTAL SETTING

At noted above and described in the 2035 General Plan and CAP EIR, the propose project area is primarily comprised of existing agricultural lands and land uses or surrounded by existing agricultural lands. As described in Section 4.2 "Air Quality" of this SEIR there are sensitive receptors within 400 feet of the utility extension to Bayer near County Road 98 and within 350 feet of the utility extension to Clark Pacific along County Roads 101 and 18c. The closest sensitive receptors to the Bayer utility extensions are multi-family residences located adjacent to County Road 98, approximately 90 feet from the location of part of the proposed sewer pipeline. The closest sensitive receptors to the Clark Pacific utility extensions are single family residences located along County Roads 101 and 18c, approximately 70 feet from where a portion of the proposed sewer and water pipelines. These sensitive land uses (i.e., residents) are similar to those described in the environmental setting of the 2035 General Plan and CAP EIR and are subjected to the types of noise generated uses described in the 2035 General Plan and CAP EIR.

4.10.2 ENVIRONMENTAL IMPACTS

THRESHOLDS FOR DETERMINING SIGNIFICANCE

The thresholds for evaluating the significance of impacts for this analysis are based on the checklist in Appendix G of the CEQA Guidelines and are the same as those used in the 2035 General Plan and CAP EIR[18]. These thresholds are used to evaluate potential adverse physical environmental effects attributable to implementation of the proposed project, with a focus on impacts beyond those addressed in the 2035 General Plan and CAP EIR. The proposed project would have a significant impact if it would result in:

- 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;

- generation of excessive groundborne vibration or groundborne noise levels;

[18]The thresholds of significance for noise impacts used in this analysis reflect the current CEQA Appendix G Environmental Checklist. While these thresholds have been updated in format and wording since adoption of the 2035 General Plan and Climate Action Plan (CAP) EIR, they have not substantively changed. The analysis in this document continues to evaluate all temporary or permanent noise-related issues and potential ground-born vibration issues considered in the General Plan EIR for consistency and a comprehensive environmental review.

- exposure of people residing or working in the project area to excessive airport or aircraft noise levels (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).

To improve the readability of the 2035 General Plan and CAP EIR, the City organized the checklist questions into four impacts addressing: (1) short-term, construction-related impacts; (2) long-term noise exposure impacts; (3) vibration-related impacts; and (4) airport compatibility related impacts. Therefore, the impacts and the numbering in the section below correspond to those impacts and numbers used in the 2035 General Plan and CAP EIR for ease of reference.

IMPACTS AND MITIGATION MEASURES

Impact 4.11-1: Temporary Construction Noise

As described in the 2035 General Plan and CAP EIR, temporary construction noise near sensitive receptors would be reduced through implementation of Mitigation Measure 4.11-1: Implementation Program Noise 1 (Implementation Program 8.13 of the 2035 General Plan, Appendix A, City of Woodland 2017) because it would limit construction activities to designated timeframes, reduce idling times for equipment, and require all feasible strategies to reduce noise exposure for noise-sensitive uses within certain distances of construction (page 4.11-50). However, for construction sites that are adjacent to noise-sensitive uses, there still could be a substantial temporary increase in noise levels that could lead to adverse noise-related impacts, particularly those areas that would facilitate infill development in the Downtown area and along major corridors (page 4.11-51). Therefore, impacts associated with exposing noise-sensitive land uses to short-term (construction) noise would remain significant and unavoidable (page 4.11-51).

Construction activities along the Bayer and Clark Pacific utility extension alignments would generate temporary, noise levels above ambient standards in proximity to sensitive receptors. Table 4.10-1 summarizes modeled maximum noise levels by proposed construction activity based on the standard equipment and rate of pipeline installation. At both sites, the loudest activities include grading, excavation, and sub-grade utility installation, with noise levels of approximately 87 dBA L_{eq} at 50 feet. Other activities, such as paving, decommissioning existing infrastructure, and clearing, range between 72 and 85 dBA L_{eq} at 50 feet. Given that nearby residential receptors would be located 50 to 100 feet from pipeline installation, modeled levels would remain in a similar range (attenuating by roughly 3 to 6 dB with doubling of distance). With respect to short-term increases above ambient noise levels, the proposed project area is located near Monitoring Location ST-08, where short-term ambient noise measurements ranged from 53 to 61 dBA L_{eq} (as shown in Table 4.11-3 of the 2035 General Plan and CAP EIR). Construction noise levels generated by the proposed project would exceed these existing ambient levels.

Table 4.10-1 Modeled. Construction Noise Levels at 50 Feet (L_{eq}) by Activity

Activity	Bayer	Clark Pacific	Sensitive Receptors Present
Groundwater Well decommissioning	72	72	No
Septic tank decommissioning	84	84	No
Retention pond decommissioning	82	--	No
Pipeline Installation: Grubbing & Land Clearing	82	82	Yes
Pipeline Installation: Grading & Excavation	87	87	Yes
Pipeline Installation: Drainage, Utilities, & Sub-Grade	87	87	Yes
Pipeline Installation: Paving	85	85	Yes

Table Note: L_{eq} = Equivalent Sound Level

The Woodland General Plan establishes that non-transportation noise sources should not exceed 70 dBA during the day and 65 dBA at night at noise-sensitive receptors. Construction noise is inherently temporary and is typically exempt from these operational noise limits. Measured or modeled noise levels during extension of the utilities would exceed 70 dBA at nearby residences during daytime work, representing a potentially significant temporary noise impact. The City of Woodland Municipal Code restricts construction to the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday and 9:00 a.m. to 6:00 p.m. on Sundays, unless a permit for extended hours is granted. Yolo County Code Section 10-8.416 limits exterior noise levels to 80 dBA L_{eq} during daytime hours (6:00 a.m.–6:00 p.m.) and 65 dBA L_{eq} at night (6:00 p.m.–6:00 a.m.), with a maximum of 60 dBA L_{eq} or CNEL at noise-sensitive land uses at any time. Compliance with these standards and required construction hours would minimize disruption to nearby sensitive receptors during nighttime periods. Furthermore, implementation of Mitigation Measure 4.11-1: Implementation Program Noise 1 (Implementation Program 8.13 of the 2035 General Plan, Appendix A, City of Woodland 2017) from the 2035 General Plan and CAP EIR, which includes standard noise-reducing practices, including equipment mufflers, stationary equipment placement away from property lines, and compliance with required work hours, would minimize construction noise exposure. The 2035 General Plan and CAP EIR found this impact to be less than significant with mitigation incorporated and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.11-2: Operational Noise

Implementation of the 2035 General Plan and CAP would result in development throughout the Planning Area that would result in a permanent increase in ambient noise in some areas (pages 4.11-52 to 4.11-60). Long-term noise exposure impacts by establishing noise compatibility standards and requiring new development to include certain measures and strategies to achieve acceptable noise environments, wherever feasible (page 4.11-58). Despite the implementation of policies in the 2035 General Plan and Mitigation Measures 4.11-2a and 4.11-2b the City cannot demonstrate that adverse operational noise exposure impacts could be avoided in all cases; therefore, impacts associated with permanent increases in ambient noise due to operations would be significant and unavoidable (page 4.11-60).

The proposed project involves temporary construction activities and would not include any new permanent facilities or features (e.g., stationary noise-generating equipment or mechanical systems) that would generate operational noise. The proposed project does not include any changes in land use designations or zoning that would result in a potential permanent change in existing ambient noise levels. As such, there would be no long-

term operational noise sources associated with the proposed project. Therefore, the proposed project would result in no operational noise impact. Impacts related to operational noise and the proposed project would not be less than significant with mitigation as reported in the 2035 General Plan and CAP EIR, as the mitigation measure reported in the 2035 General Plan and CAP EIR is not required for the proposed project. Therefore, implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.11-3: Groundborne Vibration from Construction Activities

The 2035 General Plan and CAP EIR determined that construction vibration may cause short-term annoyance at nearby receptors but would not result in structural damage when activities are conducted in accordance with standard construction practices and applicable regulations (page 4.11-60 to 4.11-63). Construction and demolition activities associated with future projects implemented 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 (page 4.11-60). Vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance (page 4.11-60). The type and density of soil can also affect the transmission of energy (page 4.11-60). Construction of could cause temporary, short-term disruptive vibration for locations near sensitive receptors (page 4.11-62). Impacts associated with ground-born vibrations were determined to be significant and unavoidable even with implementation of Mitigation Measure 4.11-3a, Implementation Program Vibration 1, and Mitigation Measure 4.11-3b, Implement Mitigation Measure 4.11-1.

The proposed project would involve typical construction equipment such as dozers, excavators, graders, pavers, and trucks, which can generate localized groundborne vibration. The nature and scale of construction activities are similar to those analyzed in the 2035 General Plan and CAP EIR, except that there would be no pile driving associated with the proposed project. Thus vibration levels generated by the project would be lower than those described in the 2035 General Plan and CAP EIR. The rate of construction would be approximately 400 to 500 feet of pipeline installation per day and would only occur during daytime hours, thus minimizing the duration of groundborn vibration within the construction areas and to daytime. Impacts related groundborn vibrations and the proposed project would not be significant and unavoidable as reported in the 2035 General Plan and CAP EIR because of the nature of construction. Therefore, implementation of the proposed project would not result in new or more severe vibration impacts than those previously addressed in the 2035 General Plan and CAP EIR.

Impact 4.11-3: Excessive Airport Noise

There are several airports within the vicinity of the Planning Area evaluated in the 2035 General Plan and CAP EIR. Watts Woodland Airport is located approximately 3.1 miles west of the Woodland city limits. The Sacramento International Airport is situated roughly five miles northeast of the city limits, and Yolo County Airport is approximately five miles southwest of the city limits. As shown in Exhibit 4.8-3, there is a small portion of the eastern side of the Planning Area within the "Secondary Approach Area" defined in the Airport Land Use Compatibility Plan (ALUCP) as having "locations where aircraft regularly fly below 3,000 feet. The most recent noise contour data for Watts Woodland Airport and Yolo County Airport, as provided in the Yolo County 2030 General Plan (2009a) and General Plan EIR (2009b), and noise contours for Sacramento International Airport from the Sacramento International Airport Master Plan (Sacramento County 2004) indicate the General Plan Planning Area is outside of the 60 dB CNEL noise contour for all three airports and impacts related to excessive airport noise would be less than significant.

Because the proposed project would not include new facilities or land uses that would generate or attract substantial aviation activity, the proposed project would not result in new or increased exposure of people to excessive aircraft noise. Additionally, the proposed project does not include any changes in land use designations or zoning that would result in a potential conflict with airport land use plan noise contours or noise impacts. Finally, the proposed project area is not within two miles of a public airport, or in the vicinity of a private airstrip and no new sensitive receptors would be introduced in these areas. As reported in the 2035 General Plan and CAP EIR the conclusion of impacts related to excessive airport noise would be less than significant, and this conclusion would not change as a result of the proposed project. Implementation of the proposed project would not result in new impacts nor impacts related to severe noise from aircraft, airport, or airstrip operations that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

4.11 UTILITIES

Section 4.14, "Utilities," of the 2035 General Plan and CAP EIR included a description of conditions of public utilities, including water, wastewater, stormwater, and solid waste disposal in Woodland, and identified the related potential environmental impacts and development constraints upon implementation of the General Plan (2035 General Plan and CAP EIR, pages 4.14-1 to 4.14-56). That information is hereby incorporated by reference.

This section provides updated information related to the environmental setting, the regulatory setting, and potential adverse physical environmental effects attributable to the proposed project, where applicable.

4.11.1 EXISTING CONDITIONS

REGULATORY SETTING

The regulatory setting in the General Plan EIR was presented on pages 3.12-7 to 3.12-10 of the 2035 General Plan and CAP EIR. With respect to wastewater, water supply, stormwater, and solid waste, the 2035 General Plan includes policies that ensure adequate public facilities and services, including wastewater and wastewater infrastructure and treatment facilities. The regulatory setting is updated in the material that follows.

UPDATES TO THE REGULATORY SETTING

Since the preparation of the General Plan EIR, the City updated the Urban Water Management Plan in 2020, as Urban Water Management Plans are required to be updated every five years. Additional details regarding the Urban Water Management Plan are provided in the section below titled *Updates to the Environmental Setting*.

As noted in Section 4.8 of this SEIR, Hydrology and Water Quality, groundwater is managed under the adopted *Yolo Subbasin Groundwater Sustainability Plan* (GSP) (Yolo Subbasin Groundwater Agency 2022), which was approved by DWR in 2023.

ENVIRONMENTAL SETTING

The existing environmental setting is described in the 2035 General Plan and CAP EIR (pages 4.14-1 to 4.14-15), is current as it relates to potential effects attributable the proposed project, and is hereby incorporated by reference.

Water Supply and Demand

The 2035 General Plan and CAP EIR describes the Woodland-Davis Clean Water Agency's Regional Water Treatment Facility (RWTF) as the primary source of drinking water for Woodland residents and has a dedicated capacity of 18 million gallons a day (mgd) of supply from the water treatment plant and an additional 2,000,000 gallons of storage.[19] The City operates three aquifer storage & recovery wells as a backup to the surface water supply and supplements surface water during times of high demand or reduced surface water availability. The

[19] The Woodland-Davis Clean Water Agency is a joint powers authority responsible for managing the surface water supply for the Cities of Woodland and Davis and UC Davis. It was formed in 2009 to construct and manage the Regional Water Treatment Facility (State Clearinghouse #2006042175). It owns and operates the existing surface water diversion, conveyance system, RWTF, and several existing aquifer storage and recovery wells that were developed after 2015 (State Clearinghouse #: 2015012062). The Agency serves more than two-thirds of the urban population of Yolo County, CA. It also serves UC Davis. In March of 2020, the Joint Powers agreement was amended to include Yolo County (Woodland-Davis Clean Water Agency, 2020).

City further operates several groundwater wells to supplement was supply during a severe drought or emergency. Table 4.14-2 summarizes the volumes of existing water supply for the City of Woodland (page 4.14-4). Based on the analysis in the 2015 UWMP that assumes a population of 75,000 in Woodland in 2035, the supply of surface water and groundwater meets water demand through 2035, as shown in Tables 4.14-4 and 4.14-5 (page 4.14-47).

Wastewater Treatment and Capacity

Woodland's wastewater collection system conveys wastewater by gravity pipelines to the Water Pollution Control Facility (WPCF) located east of the city along County Road 24, where it is treated and then discharged to a large, unimproved channel (page 4.14-7). Treated wastewater eventually drains to the Tule Canal on the east side of the Yolo Bypass (page 4.14-7, and Exhibit 4.14-2, City's existing wastewater infrastructure system). The wastewater treatment capacity is approximately 10.4 mgd (page 4.14-7). Wastewater quality has historically had high electroconductivity (EC), but improved after switching to surface water (page 4.14-11). Expansion of the WPCF is required to be completed over the planning horizon of the General Plan. The current conditions, current capacity, and future capacity of the WPCF are shown in Table 5-21 of the General Plan and CAP EIR, which documents the average inflow of the WPCF is 5 MGD, with an existing capacity of 6.1 MGD and a proposed future capacity of 9.2 MGD (page 5-60).

Stormwater and Solid Waste

The existing setting of the 2035 General Plan and CAP EIR also describes the existing stormwater facilities and solid waste facilities that serve the City (pages 4.14-11 to 4.14-15). The storm drain system is a combination of gutters, ditches, and catch basins throughout the City (Exhibit 4.14-3). Solid waste disposal is provided by an agreement with Waste Management and solid waste is processed at the Yolo County Landfill, which has a 79-year disposal capacity (page 4.14-15).

UPDATES TO THE ENVIRONMENTAL SETTING

The 2020 UWMP projects potable water demand to be 12,596 AFY in 2025 and 15,646 AFY in 2045 (Table 4-3, City of Woodland 2020). The water supply provided by the RWTF would have a reasonably available volume of 20,160 AFY in 2025 and 24,440 AFY in 2045 (Table 6-12, City of Woodland 2020). These more recent estimates indicate the City's demand for potable water remains below the projected supply. This excess potable supply is estimated to be approximately 7,600 AF in 2025 and 8,800 AF in 2045.

The City has completed an effort to evaluate all the WPCF major assets and remaining service life and replacement schedule and there is no planned increase in WPCF treatment capacity (Busch, pers. comm. 2025a). The WPCF has a permitted capacity of 10.2 MGD and a hydraulic capacity of 14.7 MGD and is currently operating in the range of 4-5 MGD (Busch, pers. comm. 2025a). The City will need additional solids handling treatment capacity, but the major infrastructure is already in place, and the City will install air piping and diffusers (Busch, pers. comm. 2025a). The City is collecting development fees for the addition of the 4th aeration ditch to the WPCF treatment system, which would increase solids handling capacity by installing air piping and a diffuse at an existing ditch (Busch, pers. comm. 2025a).

Please see Section 4.8, "Hydrology and Water Quality," for updated information regarding groundwater contained in the Yolo Subbasin GSP.

4.11.2 ENVIRONMENTAL IMPACTS

THRESHOLDS FOR DETERMINING SIGNIFICANCE

The thresholds for evaluating the significance of impacts for this analysis are based on the checklist in Appendix G of the CEQA Guidelines and are the same as those used in the 2035 General Plan and CAP EIR. These thresholds are used to evaluate potential adverse physical environmental effects attributable to implementation of the proposed project, with a focus on impacts beyond those addressed in the 2035 General Plan and CAP EIR. The proposed project would have a significant impact if it would:

- Exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board;
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Not have sufficient water supplies available to serve the project from existing entitlements and resources, or new or expanded entitlements are needed;
- Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- Not be served by a landfill with a sufficient permitted capacity to accommodate the project's solid waste disposal needs; or
- Violate federal, State, or local statutes and regulations related to solid waste

The impact numbering in the section below corresponds to those numbers used in the 2035 General Plan and CAP EIR for ease of reference.

IMPACTS AND MITIGATION MEASURES

Impact 4.14-1: Exceed Wastewater Treatment Requirements of the Applicable Regional Water Quality Control Board

Implementation of the 2035 General Plan and CAP would result in new residential, commercial, office, and industrial development in the Planning Area. The 2035 General Plan and CAP EIR analyzed the potential increase in volume of wastewater as a result of this growth and if the potential to exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board is associated with potential increases in wastewater effluent and a decrease in quality of wastewater effluent (pages 4.14-32 to 4.14-36). Expansion of the WPCF is required to be completed over the planning horizon of the General Plan. The current conditions, current capacity, and future capacity of the WPCF are shown in Table 5-21 of the 2035 General Plan and CAP EIR (page 5-60). The WPCF is permitted to treat 10.4 MGD and has a total capacity of approximately 14.7 MGD. At the time of the preparation of the 2035 General Plan and CAP EIR, the City was increasing the solids capacity of the

WPCF to serve a residential population[20] of 70,000 (13,300 lb./day) (pages 4.14-1 and 4.14-50). In addition, with future conversion of a fourth oxidation ditch to biological treatment technology, the WPCF can treat up to 19,900 lb./day, which could serve approximately 105,000 residents (page 4.14-50). With additional upgrades and modifications to the plant the WPCF could reach its practical limit of 26,000 lb./day (page 4.14-50). Current daily inflows are approximately 4.2 MGD (Busch pers. comm. 2025b). This is generally consistent with the information provided in Table 5-21 of the 2035 General Plan and CAP EIR, which presented an average inflow of 5 MGD(Busch pers. comm. 2025b). The upgrades to the WPCF are improving the quality of treated wastewater. The quality of treated wastewater would further improve through the continued use of the Davis-Woodland Water Supply Project (DWWSP) by providing a water supply with low EC content (page 4.14-33). The 2035 General Plan includes policies that ensure adequate public facilities and services, including wastewater infrastructure and treatment facilities, including:

- General Plan Goal 5.H ensures that wastewater treatment facilities are provided in a timely fashion to serve existing and future needs
- General Plan Policies 5.F.1, 5.H.1 and 4.C.10 ensure that there would be sufficient public services, including wastewater treatment facility capacity, to serve existing and new development in Woodland
- General Plan 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
- General Plan 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 in amendments to the adopted General Plan, active planning for maintenance and repairs, and evaluation and updates to the Capital Improvement Program
- General Plan Policy 5.H.9 requires a reduction in wastewater system demand
- General Plan Police 5.H.10 requires continuation of the industrial pretreatment program.

The 2035 General Plan and CAP EIR determined the impact regarding exceeding wastewater treatment requirements of the applicable regional water quality control Board would be less than significant.

The proposed project would result in a slight increase in the wastewater effluent treated by the City (see Impact 4.14-5, Wastewater Treatment Capacity Impacts). Bayer and Clark Pacific, and any other existing commercial business within one mile of the existing ULL would be required to comply with existing local, state, and federal regulations for processed wastewater. Furthermore, the City would continue to treat the wastewater from existing commercial facilities at the WPCF, consistent with existing capacity, planned maintenance and upgrades, and local state and federal regulations (see Impact 4.9-1: Violate Water Quality Standards, in Section 4.8, Hydrology and Water Quality). Finally, use of City water supply would improve the quality of the wastewater from Bayer and Clark Pacific because of the lower EC as a result of the DWWSP. While there are very few other existing commercial facilities within one mile of the ULL that could benefit from the extension of water and sewer service, if this was to occur, and if the subject facilities discontinued the use of groundwater, this could additionally improve water supply quality and the quality of wastewater. Therefore, as with the 2035 General Plan

[20] Residential population is typically used as a proxy to estimate wastewater treatment capacities for non-residential uses.

and CAP, the proposed amendments to the General Plan would not result in exceeding wastewater treatment requirements of the applicable regional water quality control Board. The 2035 General Plan and CAP EIR found this impact to be less than significant and there is no change to this conclusion attributable to the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.14-2: Require or Result in the Construction of New Water or Wastewater Treatment Facilities or Expansion of Existing Facilities, the Construction of Which Could Cause Significant Environmental Effects

As discussed in Impact 4.14-1 and Impact 4.14-4, implementation of the General Plan would accommodate future residential, commercial, and industrial land uses in the Planning Area, resulting in additional residents and workers, which would increase the demand for potable water and wastewater services (page 4.14-37 and 4.14-38). Based on the supply of surface water and groundwater, the City is expected to successfully meet water demand through 2035 (Table 4.14-3). As discussed in the 2035 General Plan and CAP EIR, the placement of wastewater infrastructure needed for planned development is considered a component of the General Plan and secondary impacts on different environmental resources are addressed in respective 2035 General Plan and CAP EIR sections (page 4.14-38). Multiple goals and policies in the General Plan would reduce water use and ensure water system facilities are provided:

- Goal 5.G is to provide adequate potable water supply and delivery system to meet the needs of the city.
    - Policy 5.G.1 directs the City to provide an adequate water supply
    - Policy 5.G.3 requires connection to the City's water system, unless the City has determined a connection to the City's potable water system would be infeasible
    - Policy 5.G.2 requires preparation of a Water Supply Assessment for significant projects.
    - Policy 5.G.4 requires periodic updates to the UWMP and the Groundwater Management Plan and is implemented by Implementation Program 5.6
    - Policy 5.G.6 requires that water production and supply facilities are in place as a condition of development approval, and is implemented by Implementation Program 5.8
    - Policy 5.G.8 and Implementation Program 5.9 supports updates to the Capital Improvement Program to ensure delivery of necessary water infrastructure
    - Policies 5.G.5, 5.G.7, 5.G.9, and 7.A.5 reduce the demand on potable water production and delivery systems by requiring the expansion of the recycled water system, maintenance of existing facilities, coordination with regional partners to improve water efficiency and conservation, and updated landscaping regulations
    - Policy 7.A.1 requires the City to continue to cooperate with partners on the Surface Water Project to maintain its surface water supply
    - Policy 7.A.5 encourages efficient use of water in landscaping. The CAP sets an Objective to support reduced water demand, which is supported by a number of Actions.

Given the evaluation summarized above and in the 2035 General Plan and CAP EIR, impacts would be less than significant (page 4.14-42)

Based on the analysis contained Impacts 4.14-1, 4.14-4, and 4.14-5 there is sufficient water supply and wastewater treatment capacity to serve Clark Pacific and Bayer. Therefore, the City would not need to construct new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Similar to the analysis contained in the 2035 General Plan and CAP EIR, this SEIR evaluates potential secondary environmental effects on multiple resources of the construction and operation of the new utility pipelines that would be required under the proposed project to convey water and wastewater. As described in Chapter 3, the City has discretion as to whether to extend utility services to other existing commercial facilities within one mile of the existing ULL, and the discretion would be based on the City's projected volume of water supply and the City's water infrastructure, consistent with General Plan Policy 5.G.3, which requires the City to determine if a connection to the City's potable water system would be infeasible. The discretion would also be based on the volume of wastewater generated and the City's wastewater treatment infrastructure, consistent with General Plan Goal 5.H, which requires the City ensures that wastewater treatment facilities are provided in a timely fashion to serve existing and future needs. Furthermore, a utility service agreement would be required, obligating the City to deliver an agreed upon amount/volume of utility services. The utility services agreement would not be executed without the City confirming the service could be provided within the existing water supply and wastewater treatment capacity. Therefore, as concluded in the 2035 General Plan and CAP EIR, this impact would be less than significant, and this conclusion would not change as a result of the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.14-3: Impacts Related to Construction or Expansion of Stormwater Facilities

As discussed in the 2035 General Plan and CAP EIR (pages 4.14-42 through 4.14-46), development planned as a part of the 2035 General Plan would result in an increase in impervious surfaces, which would in turn increase the amount of stormwater runoff. In the new growth areas (SP-1, SP-2, and SP-3), new infrastructure would be needed to accommodate infiltration of stormwater or to convey stormwater to detention basins to prevent flooding. Infill development within the ULL would also increase the amount of stormwater runoff. In addition, the Browns Corner and West Street areas require new or expanded stormwater drainage infrastructure to address ongoing street flooding from excess stormwater runoff. Construction of new or expanded stormwater infrastructure could have adverse effects on the physical environment; however, many of the required improvements would occur within public road rights-of-way and other already disturbed areas within the development footprint of the existing ULL. Within the new growth areas (SP-1, SP-2, and SP-3), new stormwater infrastructure would be installed underground, but construction activities could have adverse environmental impacts. The City has a Storm Drainage Facilities Master Plan and requires site-specific operational stormwater compliance with its Post-Construction Standards Plan to reduce potential environmental impacts. Site-specific operational compliance with the City's stormwater program under the NPDES General Permit for Small Municipal Separate Storm Sewer Systems (MS4 Permit) includes requirements for Low Impact Development and hydromodification management that would include facilities designed to reduce peak stormwater flows. 2035 General Plan Policies 5.I.1 through 5.I.8 would reduce the demand for stormwater facilities and require construction of appropriate stormwater systems. Physical environmental impacts associated with construction of stormwater infrastructure are evaluated throughout all environmental topic areas as part of the overall

development that could occur under the 2035 General Plan. The 2035 General Plan and CAP EIR concluded that there are no significant adverse environmental impacts associated with the construction or expansion of stormwater facilities beyond that addressed in detail throughout the environmental topic-specific sections of the EIR and that the impact was considered less than significant.

The proposed project would not result in the creation of any new impervious surfaces and therefore would not increase stormwater runoff. The proposed Bayer and Clark Pacific sewer and water pipelines, and any other sewer or water pipelines that may be proposed within one mile of the existing ULL, would be installed underground. The proposed project would not require or result in the construction of new storm water drainage facilities or expansion of existing stormwater facilities, and thus there would be no impact. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.14-4: Water Supply Impacts.

The 2035 General Plan and CAP EIR concludes that the potable water supply exceeds demand under the development anticipated by the General Plan during normal water years, single dry years and multiple dry years (page 4.14-49). The potable water demand and supply in a single dry year, meaning a year with the lowest supply available, is shown in Table 4.14-4, which demonstrates that supply exceeds demand between 1,773 AFY and 5,589 AFY depending on the year of the single dry year (page 4.14-47). As shown in Table 4.14-5, Woodland's water supply is sufficient to meet demand over multiple dry years, as well (page 4.14-47). Furthermore, as identified in Impact 4.14-2, the 2035 General Plan includes goals and policies, and implementation programs, requiring the promotion of water conservation to reduce impacts and the protection of water quality: Goal 7.A protects the qualities and quantities of water resources; Policy 7.4.A supports watershed protection efforts; and, Policies 7.A.2 and 7.A.4 require strategic groundwater management and use of best management practices to protect water quality and are supported by Implementation Program 7.1 (page 4.14-49). The analysis in the 2035 General Plan and CAP EIR demonstrates there is sufficient water supply to meet the water needed for the growth forecasted in the General Plan (page 4.14-49). Impacts regarding water supply would be less than significant (page 4.14-49).

Table 4.11-1 shows the estimated current and estimated annual potable water use of Bayer and Clark Pacific.

Table 4.11-1 Current and Future Annual Potable Water Demand (AFY)

Company	Current	Future
Bayer	25	31
Clark Pacific	5	7

Table Note: AFY = acre feet per year

Using the more recent 2020 UWMP information, the current and future potable water demand of these two commercial facilities is less than 1% of the projected 2025 City potable water demand of 12,596 AFY and of the projected 2045 City potable water demand of 15,646 (Table 4-3, City of Woodland 2020 and Table 6-12, City of Woodland 2020). The current and future potable water demand of these two commercial facilities is less than 1% of the reasonable available volume of potable water supplied of 20,160 AFY in 2025 and 24,440 AFY in 2045 (Table 6-12, City of Woodland 2020). The current and future water demand of these two commercial facilities are also less than 1% of the projected 2025 and 2045 excess water supply for the City. The City's potable water demand has typically been lower than that reported in the 2035 General Plan and CAP EIR (i.e., calendar year

2023 potable water demand was 9,091 AF and 10,043 AF in 2024) and has seen a slight decline in overall potable water demand even with population growth (Busch pers. comm. 2025b). The City projects the demand for potable water would continue to remain below the expected supply, as documented in the 2020 UWMP. Given the very small amount of potable water needed by each business and the excess water supply of the City, there is sufficient current and future potable water supply to meet the current and potential future demand of each business. It is speculative to quantify any future volume of potable water other existing commercial facilities within one mile of the existing ULL may receive from the City because it is unknown if other existing commercial facilities would make the business decision to incur the cost to extend existing potable water services to their location and because the volume of water that a commercial facility uses is specific to their processes and needs. However, as described in Chapter 3, the City has discretion as to whether to extend services and their discretion would be based on the City's projected volume of water supply, consistent with General Plan Policy 5.G.3, which requires the City to determine if a connection to the City's potable water system would be infeasible. Furthermore, a utility service agreement would be required, obligating the City to deliver an agreed upon amount/volume of water. The utility service agreement would not be executed without the City confirming water could be provided within the existing water supply. Therefore, the proposed project would not exceed existing or future water. Therefore, as concluded in the 2035 General Plan and CAP EIR, this impact would be less than significant, and this conclusion would not change as a result of the proposed project. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.14-5: Wastewater Treatment Capacity Impacts

Implementation of the 2035 General Plan would accommodate new residential, commercial, office, and industrial development in the Planning Area, which would increase the demand for wastewater treatment (page 4.14-49). The projected future hydraulic capacity of the WPCF is about 9.2 mgd for average wastewater flows, which could serve up to 105,000 residents. As detailed in Appendix A to the 2035 General Plan, the City anticipates a maximum of 7,000 new dwelling units under the 2035 General Plan. If each of those dwelling units accommodated the current average household size of 2.71, the maximum buildout could accommodate an additional 19,000 new residents, which, when added to the existing population of approximately 62,000 residents, would not approach the projected hydraulic capacity of the WPCF. There is sufficient hydraulic capacity to serve accommodate projected growth (4.14-40). In addition, the City evaluated projects that would increase the solid capacity and additional improvements to the WPCF (page 4.14-50). The policies in the 2035 General Plan require adequate public facilities and services for all new and existing development in the Planning Area, including wastewater treatment facilities (page 4.14-51). The upgrades in conjunction with the General Plan policies would accommodate additional future growth in the Planning Area City over the planning horizon (page 4.14-51). The 2035 General Plan and CAP EIR concluded that this impact would be less than significant.

Woodland's current population as of January 2025 is 61,623 (California Department of Finance 2025). The City has continued to plan for wastewater infrastructure since the preparation of the 2035 General Plan and CAP EIR to accommodate the growth forecasted in the General Plan. The recent master planning effort of the WPCF includes a comprehensive evaluation of the WPCF's various assets, an assessment of improvements needed to continue providing treatment for Woodland's growing population, and a prognosis of current regulations and permits and future effects on the City's wastewater treatment plant. Phase I was completed in Spring 2022 and Phase II was completed in 2024. Increases in WPCF capacity are not expected as a result of the master facility planning efforts (Busch pers. comm. 2025a). Bayer generates approximately 5,080 GPD, of wastewater and Clark

Pacific generates approximately 4,333 GPD of wastewater. Bayer anticipates future wastewater generation to be approximately 5,932 GPD and Clark Pacific anticipates no change in future wastewater generation. There is sufficient permitted unused capacity because the wastewater generation of each business is less than 1% of the available permitted unused capacity of the WPCF. Similar to water supply evaluated under Impact 4.14-4, it is speculative to quantify any future volume of wastewater that might be generated by other existing commercial facilities within one mile of the existing ULL because it is unknown if other existing commercial facilities would make the business decision to incur the cost to extend existing wastewater services to their location and the wastewater generated by an individual commercial facility is specific to their business use and processes. However, as described in Chapter 3, the City has discretion as to whether to extend services and their discretion would be based on the projected volume of wastewater that would need to be treated. Furthermore, a utility service agreement would be required, obligating the City to deliver adequate wastewater services, which would not be executed without the City confirming wastewater services could be provided within the existing wastewater treatment capacity. The 2035 General Plan and CAP EIR concluded that the impact related to wastewater treatment capacity would be less than significant. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.14-6: Solid Waste Disposal Capacity Impacts

As discussed in the 2035 General Plan and CAP EIR (pages 4.14-51 through 4.14-55), development planned as a part of the 2035 General Plan would result in an increase in the total population and the number of jobs, thereby increasing the amount of solid waste that would be generated. Solid waste in Woodland that is not diverted is hauled to the Yolo County Central Landfill. The Yolo County Central Landfill had a remaining municipal solid waste disposal capacity of 33,140,373 cubic yards as of July 2022 (California Department of Resources Recycling and Recovery (CalRecycle] 2022). Based on historical rates of disposal and projected population, the Central Landfill is expected to reach capacity in the year 2124 (CalRecycle 2022). 2035 General Plan Policies 5.J.1 through 5.J.7 promote the reduction of solid waste, encourage recycling facilities, and require that all development complies with the City of Woodland Source Reduction and Recycling Element. The impact is less than significant.

Project-related construction would result in site clearing and generation of various construction-related waste, including asphalt pavement, cardboard, wood pallets, scrap metal, and common trash. Most of the soil that is excavated for utility pipeline installation would be reused to backfill the utility line trenches. The remaining soil would be stockpiled for agricultural reuse. The construction contractor would be required to comply with the California Green Building Standards (CALGreen) Code, which requires that at least 65 percent of construction and demolition waste be diverted from landfills. A Waste Management Plan must be approved that identifies a waste hauler and a construction and demolition sorting facility and waste log must document the 65 percent diversion requirement. The proposed project must also comply with City of Woodland Municipal Code Chapter 13.40 that regulates recycling of construction and demolition debris. Because the proposed project consists of underground utility lines, project operation would have no effect on landfill capacity. Any other utility pipelines that may be installed within one mile of the existing ULL would be subject to the same conditions as above. Because the Yolo County Central Landfill had a remaining municipal solid waste disposal capacity of 33,140,373 cubic yards, the landfill has sufficient capacity to accept construction debris from the proposed project. The 2035 General Plan and CAP EIR concluded that the impact related to solid waste disposal capacity would be less than

significant. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

Impact 4.14-7: Compliance with Federal, State and Local Statutes and Regulations related to Solid Waste

As discussed in the 2035 General Plan and CAP EIR (pages 4.14-55 through 4.14-56), development planned as a part of the 2035 General Plan would result in would result in future residential, commercial, and industrial land uses in the City's Planning Area, resulting in an increased number of residents and workers. Development and growth would increase the amount of solid waste. CalRecycle estimated that Woodland had a 2023 solid-waste disposal generation rate of 12.1 pounds per employee per day, and an adult population generation rate of 5.5 pounds per person per day (CalRecycle 2023). The City of Woodland Municipal Code (Chapter 13.36) regulates solid waste disposal services and recyclable materials, and Chapter 13.40 regulates recycling of construction and demolition debris. The CALGreen Code requires that 100 percent of trees, stumps, rocks, and associated vegetation and soils resulting primarily from land clearing be reused or recycled, and requires that at least 65 percent of construction and demolition waste be diverted from landfills. The California Integrated Waste Management Act of 1989 requires local agencies to implement source reduction, recycling, and composting that would result in a minimum of 50 percent diversion of solid waste from landfills, thereby extending the life of landfills. Assembly Bill 341 subsequently established that at least 75 percent of the solid waste that is generated must be source-reduced, recycled, or composted by the year 2020. 2035 General Plan Policies 5.J.1 through 5.J.7 promote the reduction of solid waste, encourage recycling facilities, and require that all development complies with the City of Woodland Source Reduction and Recycling Element. The 2035 General Plan and CAP EIR concluded that the impact related to compliance with solid waste regulations would be less than significant.

Project-related construction would result in site clearing and generation of various construction-related waste, including asphalt pavement, cardboard, wood pallets, scrap metal, and common trash. Most of the soil that is excavated for utility pipeline installation would be reused to backfill the utility line trenches. The remaining soil would be stockpiled for agricultural reuse. The construction contractor and the project applicant would be required to comply with the CALGreen Code, which requires that at least 65 percent of construction and demolition waste be diverted from landfills, along with City of Woodland Municipal Code Chapter 13.40 that regulates recycling of construction and demolition debris. Because the proposed project consists of underground utility lines, project operation would not generate solid waste. Any other utility pipelines that may be installed within one mile of the existing ULL would be subject to the same conditions as above. The 2035 General Plan and CAP EIR concluded that the impact related to compliance with solid waste regulations would be less than significant. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

5 ALTERNATIVES ANALYSIS

CEQA requires the EIR to analyze a reasonable range of alternatives to the proposed project that (1) meet most or all of the project's objectives; (2) substantially reduce one or more of its significant effects; and (3) are potentially feasible.

5.1 PROJECT OBJECTIVES

As noted in Chapter 5 of the 2035 General Plan and CAP EIR, "Alternatives," the project objectives include the City's Vision Statement and Guiding Principles for the 2035 General Plan and CAP EIR. The vision statement is an aspirational description of what the community would like to be in the future, in this case, looking forward to 2035, and represents a compilation of input from the community through the public process. Guiding principles are shared values that will be used to develop policies that would, once implemented, achieve the vision. These are included below.

5.1.1 GENERAL PLAN VISION STATEMENT

The 2035 General Plan Vision Statement is:

> In 2035, Woodland is a highly desirable community to live, learn, work and recreate. It has maintained its small-town feel while maturing into an attractive, vibrant, and sustainable city that celebrates its architectural heritage and cultural diversity. Woodland is a healthy community with livable neighborhoods, a thriving downtown, well maintained infrastructure, excellent schools and recreational amenities connected by a seamless network of trails and paths.
>
> The city is the region's center of agricultural technology and food production and is recognized globally as a leader in sustainable agriculture. The community is prosperous and fiscally sound, offering abundant employment opportunities to its diverse and creative workforce.
>
> Woodland has become a destination for visitors seeking to experience its unique agricultural, historical, recreational, cultural and entertainment amenities.

5.1.2 GENERAL PLAN'S GUIDING PRINCIPLES

The General Plan's Guiding Principles highlight the most critical shared values that were used in developing the policies and implementation measures in the 2035 General Plan. They include:

1. Quality and Character: Retain and enhance Woodland's quality of life, its distinctive identity and small-town characteristics.

2. Orderly Development: Promote new growth while achieving an orderly pattern of community development, consistent with economic, social, fiscal and environmental needs.

3. Historic Downtown: Strengthen the historic downtown district as the City's center of shopping, dining, entertainment and employment.

4. Economic Development: Foster economic growth and diversification with a range of employment opportunities for all residents.

5. Mobility Options: Coordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit.

6. Housing Choice: Provide a variety of housing types to meet the needs for all generations and income levels.

7. Agricultural Heritage: Preserve and protect prime agricultural lands and their uses within and surrounding the community.

8. Safety: Ensure that Woodland remains a safe place to live, protected from natural and manmade hazards.

9. Environmental Stewardship: Foster a sustainable community for the next generation and protect and improve the quality of the natural environment.

10. Public Services: Provide realistic, supportable and appropriate levels of public service that are sustainable and fiscally sound.

11. Health and Recreation: Provide all residents with opportunities to live an active, healthy, and green lifestyle.

12. Quality Education: Foster quality educational and enrichment opportunities.

The General Plan amendment is consistent with the Project Objectives that were include in the City's 2035 General Plan and CAP EIR.

5.2 ALTERNATIVES ANALYSIS

Pursuant to CEQA Guidelines Section 15163, the supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised. The proposed project would not increase the severity of any impacts as they were disclosed in the 2035 General Plan and CAP EIR. Since there are no new impacts associated with the proposed project and since there are no impacts that would increase in severity with implementation of the proposed project, this SEIR does not include any new alternatives for analysis. There are no alternatives that were determined to be infeasible at the time of drafting the 2035 General Plan and CAP EIR (Chapter 5, Alternatives, page 5-5 through 5-7) that would address any potentially significant impact, and that are now feasible. This is because the alternatives that were determined to be infeasible (General Plan Scenario 1: High Infill; No New Greenfield Development and General Plan Scenario 3: Moderate Infill; New Greenfield Growth in the South and North) would have resulted in more new development than the proposed project. Therefore, the proposed project would not make the alternatives analysis provided in Chapter 5 of the 2035 General Plan and CAP EIR inadequate, and no changes to Chapter 5 of the 2035 General Plan and CAP EIR are needed.

6 OTHER CEQA CONSIDERATIONS

This chapter presents discussions of additional topics required by CEQA: cumulative impacts, growth-inducing impacts, significant and unavoidable impacts, and significant irreversible environmental changes.

6.1 CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines requires the analysis of all cumulatively considerable impacts resulting from a proposed project. Section 15355 defines a cumulative impact as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." Cumulative impacts can originate from one project or from separate projects. Cumulative impacts result when two or more impacts of a project combine and increase the severity or significance of either impact. Cumulative impacts can also be created when impacts from separate projects combine to make a compound impact that is more severe than the impacts would have been had the projects occurred in isolation.

Pursuant to Section 15130 of the CEQA Guidelines, "(t)he discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone." According to State guidance, the discussion in this section is guided by the standards of practicality and reasonableness and focuses on the cumulative impacts to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact.

The cumulative analysis examines impacts of a proposed project taken together with past, present, and probable future projects producing related impacts. The analysis in this section includes:

- a determination of whether the long-term impacts of all related past, present, and future plans and projects would cause a cumulatively significant impact; and
- a determination as to whether implementation of the proposed project would have a "cumulatively considerable" contribution to any significant cumulative impact.

The two above determinations are evaluated throughout the Cumulative Effects analysis using two key terms (1) Cumulative Context and (2) Cumulative Impact. These terms are defined below.

6.1.1 CUMULATIVE CONTEXT

The cumulative context represents past, present, and probable future projects that may have impacts to which a proposed project would contribute. The 2035 General Plan and CAP EIR, and this SEIR analysis, uses the plan method based on regional growth projections, which include the City and the County (page 6-2 to 6-3 and Exhibits 6-1 and 6-2) to establish the cumulative context. Now that the 2035 General Plan has been adopted and is being implemented by the City, the development occurring under the General Plan is part of the cumulative context and the cumulative scenario that was previously evaluated in the 2035 General Plan and CAP EIR is part of the overall cumulative context for this SEIR. The cumulative scenario evaluated in the 2035 General Plan and CAP EIR considered buildout of the Planning Area for the City (page 6-3 to 6-9), which is part of the cumulative context for this SEIR analysis. The cumulative context for the County remains as described in the 2035 General Plan EIR and CAP, based on growth projections for the area. Using the plan method is appropriate for a General

Plan and General Plan amendment given general plans support the planning and development of the City and County. The cumulative context does not include the proposed project (i.e., the proposed amendment to the General Plan and the proposed extension of utilities to Bayer or Clark Pacific).

In addition to planned method described above, a review of the discretionary actions of the County was conducted to determine if commercial facilities are planned within one mile of the existing ULL (Yolo County. n.d). Only one project, Harlan Ranch cell phone tower project for installation of a 140-foot-tall monopole cell tower was identified. The County released a Notice of Intent to Adopt a Negative Declaration on July 2, 2025 for this project (Yolo County 2025a). Given there were no significant impacts or impacts that needed mitigation in the Negative Declaration, and the fact that it would result in highly limited spatially and temporally construction impacts, this project would not contribute to the types impacts for which the proposed project was evaluated and this project combined with the proposed project would not result in cumulatively considerable impacts on resources evaluated for the proposed project in this SEIR. Therefore, the Harlan Ranch cell phone tower project is not considered further as part of the cumulative context.

The cumulative context also includes consideration of past, present and reasonably foreseeable future projects related to either Clark Pacific or Bayer. The following past projects were identified with respect to Clark Pacific.

- On April 1, 2008, the County certified an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH #2008022124) for the Clark Pacific Project (Zone File 2007- 078), which included approval of a General Plan Amendment of 90 acres from AG to IN, a Rezone from Agricultural General (A-1) to Heavy Industrial (M-2), and a Conditional Use Permit (CUP) requesting a change from one nonconforming use to another nonconforming use and a Development Agreement (Doc. No. 2008-0012768).

- On July 24, 2012, the County certified the Clark Pacific Expansion Project EIR (SCH# 2011092080), which included the expansion of the Clark Pacific facility to the west, resulting in its existing size and form (Zone File 2011-0029). The Clark Pacific Expansion Project included a Rezone of 58.6 acres from A-1 to M-2, 20 acres from A-1 to Open Space (OS), and six acres from M-2 to OS, consistent with the land use designations in the General Plan. The Clark Pacific Expansion Project also required approval of a Tentative Subdivision Map, an amendment to the existing Development Agreement (Doc. No. 2012- 0028850), and the termination of components of the previously approved CUP, such as the operation hours.

- On March 28, 2025, the County released an NOP/IS for the Clark Pacific Expansion Project (ZF #2023-0005), which would include the expansion of the adjacent existing Clark Pacific facility and subdivision of the site into seven parcels ranging in size from 10.01 to 13.25 acres (Yolo County 2025b). Although the proposed Clark Pacific expansion does not include specific development plans at this time, the future facilities are anticipated to be developed similar to the existing Clark Pacific facility (Yolo County 2025b). Additionally, the proposed project would include associated internal roadway improvements, utility improvements, and landscaping (Yolo County 2025b). The project would require County approval of a General Plan Amendment, Rezone, and a Tentative Subdivision Map. Utilities development of each of the seven proposed parcels would include installation of a private well to establish water service. Installation of new private wells is subject to the Yolo County Water Well Program and review and approval by the Yolo County Environmental Health Division (Yolo County 2025b). With respect to wastewater disposal services, development of each of the seven proposed parcels would include installation of a leach field (Yolo County

2025b). Installation of new septic systems is subject to the Yolo County Onsite Wastewater Treatment System Program and review and approval by Yolo County Environmental Health Division (Yolo County 2025b).

Given the first two projects were to align existing uses with the General Plan and allow uses that were already existing, these projects would not contribute to the types impacts for which the proposed project was evaluated. Therefore, these two projects are not further considered in the cumulative context. However, the Clark Pacific Expansion Project has the potential to result in similar types of impacts as the proposed project that when viewed together may be cumulative. Thus, this project is discussed further below in the cumulative context.

The following past projects were identified with respect to Bayer.

- Discretionary approvals have been approved by the County over the years to allow for agricultural research uses, including office and laboratory buildings, conference center, greenhouses, warehouses, and other agricultural structures at the Bayer location.
- On October 8, 2009, the County approved a Use Permit Modification and adopted a Negative Declaration (SCH # 1999082018) on October 8, 2009, to allow for the addition of approximately 168,000 square feet of building area to the agricultural research facility.
- On May 11, 2022, the County filed a Notice of Determination for an IS/MND for the Bayer Woodland Solar Farm project, which included a use permit to construct and operate a 10.8 acre solar energy system on a 39-acre agricultural parcel (SCH # 2022030767).

The first two projects allowed for use and development within the existing footprint of the Bayer facilities. Given there were no significant impacts or impacts that needed mitigation as part of the Negative Declaration, and the fact that these projects resulted primarily in spatially and temporally limited construction impacts, these projects combined with the proposed project would not result in cumulatively considerable impacts on resources and are not considered further as part of the cumulative context. The Bayer Woodland Solar Farm Project IS/MND concluded that the project would have no significant cumulative impacts (Yolo County 2022). Therefore, this project is not considered further as part of the cumulative context.

6.1.2 CUMULATIVE IMPACT

The cumulative impact for the proposed project is the incremental contribution of potential impacts of proposed project on resources when considering the above-described cumulative context. The proposed project does not include land use or zoning designation changes. The proposed project would only be applicable to existing commercial facilities located within one mile of the existing ULL in operation on or prior to November 3, 2026. The proposed project includes the extension of existing utilities from the City to existing Bayer and Clark Pacific facilities and other potential existing commercial facilities. However, as noted in Section 3.3.2 it is unknown which businesses and the location of potential utility extension alignments and therefore the cumulative analysis does not speculate regarding exact locations.

6.1.3 AGRICULTURAL RESOURCES

CUMULATIVE CONTEXT

Development forecast under SACOG's MTP/SCS would include land use changes and transportation projects that could convert several thousand acres of Important Farmland to non-agricultural uses (page 6-13). Even though the MTP/SCS makes efforts to create a compact land use pattern, its development footprint has the potential to conflict with several thousand acres of agricultural zoning, and hundreds of acres of farmland under active Williamson Act contracts (page 6-13). The SACOG MTP/SCS EIR includes a recommendation to reduce this regional impact by requiring permanent protection of in-kind farmland at a 1:1 ratio. In addition, by focusing on providing small-lot and attached housing, maximizing infill and redevelopment opportunities, and planning for communities with a mix of uses, the proposed MTP/SCS is intended to help facilitate a relatively more compact land use pattern, reducing impacts on agricultural land (page 6-13). Consistent with the 2035 General Plan and CAP EIR, development that results in permanent conversion of Important Farmland as a result of implementation of the 2035 General Plan is required to implement Mitigation Measure 4.1-1 to apply the 2035 General Plan Policy 2.A.3 with adopted amendments, which requires one acre of Important Farmland to be permanently conserved for every one acre converted to urban development, and requires that the Farmland to be conserved be of the same type as the Farmland converted, and located as close to Woodland as possible. However, it is not possible to fully mitigate for the cumulative loss of Prime Farmland and no other feasible mitigation measures are available; therefore, this impact would be cumulatively significant and unavoidable. As noted in the NOP/IS Checklist for the Clark Pacific Expansion Project, that project has the potential to result in cumulative impacts on agricultural resources (Yolo County 2025b). Cumulative impacts could occur because of the permanent conversion of Important Farmland because of the expansion. As with the implementation of the 2035 General Plan, mitigation measures would be required if permanent conversion occurred; however, these measures would not replace the permanently converted farmland therefore resulting in a cumulative impact. The permanent conversion of Important Farmland in the region, the County, and within the Planning Area of the City, as well as conflicts with agricultural zoning and Williamson Act contracts, constitutes a significant and unavoidable cumulative impact.

CUMULATIVE IMPACT

Implementing the proposed project would not permanently convert Prime Farmland or Unique Farmland as a result of the installation of utility lines. The proposed project would result in the temporary disturbance of approximately 0.006 percent of the total Prime Farmland countywide and the Prime Farmland for the Bayer utility extension alignment is owned by Bayer as part of its vegetable crop research and development center in Woodland. Because most of the land within one mile outside of the ULL is classified by the FMMP and under CEQA as Important Farmland, extension of any other utility lines that could be requested would also result in the temporary disturbance of Important Farmland. The temporary disturbance would not contribute to the significant cumulative impact on Important Farmland because permanent conversion would not occur. As a result, cumulative impacts on Important Farmland would be less than significant. The proposed Bayer and Clark Pacific utility lines would be installed underground, and the existing agricultural and industrial land use and zoning designations would not change. Furthermore, there are no Williamson Act contracts on the parcels where the proposed Bayer and Clark Pacific utility lines would be installed. Even if other utility line alignments within one mile of the existing ULL were presented to the City for potential approval with installation in parcels under Williamson Act contracts, because the utility lines would be installed underground agriculture would continue on

the affected parcels and the Williamson Act status would not be affected. Finally, since the utility pipelines would be sized to serve only each respective facility, there would be no potential to cause additional conversion of surrounding agricultural land. Thus, there would be no cumulative impact related to conflicts with agricultural zoning, Williamson Act contracts, or indirect conversion of agricultural land.

6.1.4 AIR QUALITY

The YSAQMD significance thresholds are intended to be used to determine whether or not the subject project would have a cumulatively considerable impact. The YSAQMD also uses its significance thresholds as a proxy for determining whether projects are accommodated within in the applicable air quality plan.

CUMULATIVE CONTEXT

The geographic scope for air quality consists of the Sacramento Valley Air Basin. The 2035 General Plan and CAP EIR (pages 6-14 through 6-18) analyzed cumulative impacts to air quality. The proposed project area is outside of the planning area for the 2035 General Plan and CAP EIR, but within the Sacramento Valley Air Basin. By its nature, air pollution is largely a cumulative impact (page 6-14). The implementation of plans and projects within the Sacramento Valley Air Basin would contribute to this impact on a cumulative basis (page 6-14). The emissions of an individual project may be individually limited but cumulatively considerable when taken in combination with past, present, and future development projects (page 6-14). Construction and operation of new development within the City and the County that is planned for via their General Plans and growth projections would result in an increase in air pollutant emissions that would contribute to cumulative air quality impacts (page 6-14). The nonattainment status of regional pollutants is a result of past and present development within the air basin, and this regional impact is a significant cumulative impact (page 6-14). Existing TAC sources include mobile sources, stationary sources, and areawide sources, which all cumulatively contribute to the existing TAC concentrations and the associated health risk (page 6-15). As noted in the NOP/IS Checklist for the Clark Pacific Expansion Project, that project has the potential to result in cumulative impacts on air quality (Yolo County 2025b). Cumulative impacts could occur because of the construction and operation of the expansion. Similar to the implementation of the 2035 General Plan and other development projects in the County these emissions would contribute to cumulative air quality impacts.

Odor impacts are generally localized and do not combine with odor impacts in nearby jurisdictions to increase the severity of impacts (page 6-18). Because odor emissions from various land uses differ in nature, these emissions would not cumulatively contribute to each other to expose residents (page 6-18). There is no significant cumulative impact (page 6-18).

CUMULATIVE IMPACT

The proposed project would not result in either City or County land use or zoning changes and thus would not result in development that has not already been planned for by the City or County. Proposed utility extensions would occur to serve existing commercial facilities under the proposed project. The extension of utilities, as represented by such to Bayer and Clark Pacific, as part of the proposed project would temporarily generate criteria air pollutant and toxic air contaminant (i.e., diesel particulate matter) emissions. However, emissions would be below applicable thresholds (Table 4.2-1, Table 4.2-2 and Table 4.2-3), and resultant diesel particulate matter would be minimal, disperse quickly with distance from equipment and vehicle activity, and occur for a limited duration in proximity to any individual receptor due to the linear nature of utility construction. Furthermore, there

would be no operational emissions, and there would be no odors beyond that associated with limited temporary construction exhaust emissions. In developing its recommended thresholds of significance, YSAQMD considers levels at which project emissions would be cumulatively considerable. The project-level criteria pollutant thresholds therefore represent the maximum emissions the project may generate before contributing to a cumulative impact on regional air quality. Emissions below these thresholds, such as the proposed project (Table 4.2-1, Table 4.2-2 and Table 4.2-3), are considered to be not cumulatively considerable. Therefore, the proposed project would not result in a cumulatively considerable contribution to a significant cumulative impact. As a result, the cumulative impact for air quality emissions, toxic air contaminants, and other emissions, such as those leading to odors, is less than significant.

6.1.5 BIOLOGICAL RESOURCES

CUMULATIVE CONTEXT

Past and present actions by humans have substantially altered biological resources in the Central Valley region of California and the County, specifically, compared to historical conditions (page 6-18). Among the most important of these past actions have been conversion of natural vegetation and habitats to agricultural and developed land uses; flood control projects; and the introduction of nonnative species, which, in many cases, have competed with, preyed upon, and degraded habitat for native species (page 6-18). Overall, impacts on the following species have been cumulatively considerable and significant given the loss and degradation of habitat and the special-status of these species associated with the broader development of the Central Valley and County: palmate-bracted bird's beak, alkali prairie and sink, vernal pools and vernal pool species, giant garter snake, Swainson's Hawk (pages 6-19 to 6-24). The NOP/IS Checklist for the Clark Pacific Expansion Project did not identify the project having the potential to result in cumulative impacts on biological resources and specifically identified multiple mitigation measures to reduce, avoid, minimize or mitigate impacts on biological resources (Yolo County 2025b). Thus it is not anticipated this project would contribute to the cumulative context regarding biological resources. Implementation of the 2035 General Plan includes the preservation of occurrences of palmate-bracted bird's beak in the Planning Area; preservation of the known remaining alkali prairie/sink habitat and the and the majority of known occurrences of these special-status plant species – alkali milk-vetch, brittlescale, San Joaquin spearscale, and Heckard's peppergrass; preservation of the known remaining vernal pool habitat in the Planning Area; and policies and commitments to implement the Yolo HCP/NCCP resulting in the establishment of habitat for giant garter snake and Swainson's Hawk (pages 6-19 to 6-24). These activities contribute to reducing the loss and adverse effects on biological resources associated with the 2035 General Plan (pages 6-19 to 6-24).

CUMULATIVE IMPACT

The proposed project would not develop land or change land use or zoning such that the loss of habitat for special status species would occur. The proposed project would continue to implement the policies and goals of the general plan and would not develop or otherwise alter lands that have been preserved for special status species. The proposed project has incorporated multiple mitigation measures from the 2035 General Plan and CAP EIR, the Yolo HCP/NCCP, and mitigation measures consistent with both planning documents, such that impacts on habitat and special-status species would be reduced to less than significant. Furthermore, the proposed project will be implemented in accordance with the Yolo HCP/NCCP avoidance and minimization measures. Through payment of Yolo HCP/NCCP fees or equivalent mitigation, the proposed project would contribute to the Yolo HCP/NCCP's conservation strategy, thereby benefiting the covered species evaluated in this SEIR. Therefore,

with incorporation of Yolo HCP/NCCP fees or equivalent mitigation and adherence to other Yolo HCP/NCCP avoidance and minimization measures, the proposed project's individual impacts and its contribution to cumulative impacts to covered species under the HCP/NCCP are less than significant (i.e., palmated-bracted bird's beak, Valley elderberry longhorn beetle, northwestern pond turtle, giant garter snake, Swainson's Hawk, White-tailed kite, Western burrowing owl, least Bell's vireo, and Tricolored blackbird). Incorporation of mitigation measures for construction related impacts on non-covered species (i.e., Monarch butterfly, Crotch's bumble bee, and pallid bat) would reduce, avoid, or minimize construction related impacts. Therefore, the proposed project would not result in a cumulatively considerable contribution to a significant cumulative impact on biological resources. As a result, the cumulative impact for biological resources is less than significant with mitigation incorporated.

6.1.6 CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES

CUMULATIVE CONTEXT

Cultural resources are degraded or destroyed as cumulative development in the region proceeds (page 6-29). Development of projects and plans has the potential to result in the discovery of undocumented subsurface cultural resources or unmarked historic-era or prehistoric Native American burials (page 6-29). Cumulative gains in population, households, and jobs require a commensurate increase in infrastructure, capital facilities, services, housing, and commercial uses in the City and the County (page 6-29). Each of these increases carries with it a corresponding increase in the magnitude of ground disturbance and the construction of new buildings and structures and other site development activities (page 6-29). The impact on archaeological deposits, human remains, and potential historic resources would be substantial given the past extent of urban development, and anticipated gains in population, jobs, and housing (page 6-29). There is the potential for significant cumulative impact on cultural resources as a result of the implementation of past, present and reasonably foreseeable future projects (page 6-29). The NOP/IS Checklist for the Clark Pacific Expansion Project did not identify the project as having the potential to result in cumulative impacts on cultural resource or Tribal Cultural Resources and specifically identified multiple mitigation measures to reduce, avoid, minimize or mitigate impacts (Yolo County 2025b). Thus it is not anticipated that this project would contribute to the cumulative context regarding cultural resources or Tribal Cultural Resources.

CUMULATIVE IMPACT

The proposed utility extension alignments would not affect the significance of the National Register of Historic Places-eligible buildings and structures associated with the former Spreckels Sugar Factory at the Clark Pacific facility and there is no previously recorded historic architecture resource at Bayer. Implementation of the proposed project could result in an extension of existing utilities to existing commercial facilities beyond Bayer and Clark Pacific that may have historic architecture; however, it is likely that utility elements would be ubiquitous infrastructure that are necessary for an industrial or commercial facility, and they likely would not contribute to the historical significance of a property, similar to those utility elements of the Clark Pacific facility. Furthermore, Mitigation Measure 4.6-1b: Implementation Program Cultural 1 (Implementation Program 7.11 of the 2035 General Plan, Appendix A, City of Woodland 2017) would reduce impacts to less than significant if historic architecture resources were identified. Implementation of the proposed project would disturb ground along the Bayer and Clark Pacific utility extension alignments. The proposed project has the potential to disturb ground if other existing commercial facilities extend utilities. Ground disturbance has the potential to affect

unknown archaeological resources or unknown human remains. Ground disturbance would likely occur within the right of way of existing roads or disturbed agricultural areas. Implementation of the Mitigation Measure 4.6-1c: Implementation Program Cultural 2 (Implementation Program 7.11 of the 2035 General Plan, Appendix A, City of Woodland 2017), Mitigation Measure 4.6-1d: Implementation Program Cultural 3 (Implementation Program 7.13 of the 2035 General Plan, Appendix A, City of Woodland 2017), and Mitigation Measure 4.6-2: Implementation Program Cultural 4 (Implementation Program 7.14 of the 2035 General Plan, City of Woodland 2017) would reduce impacts to less than significant. Therefore, the proposed project would not result in a cumulatively considerable contribution to a significant cumulative impact on cultural resources. As a result, the cumulative impact for cultural resources is less than significant with mitigation incorporated.

6.1.7 GEOLOGY, SOILS, AND PALEONTOLOGICAL RESOURCES

CUMULATIVE CONTEXT

Development forecast under SACOG's MTP/SCS would involve development in areas with geologic and soils constraints, and in areas that could result in soil erosion. However, impacts for these topics are site-specific and there is no additional cumulative impact that results from the combined geologic or soils conditions of past, present, and future projects. There is no significant cumulative impact (page 6-30). The NOP/IS Checklist for the Clark Pacific Expansion Project did not identify the project having the potential to result in cumulative impacts on geology or soils (Yolo County 2025b).

Development forecast under SACOG's MTP/SCS would include construction-related earthmoving activities throughout the region. Particularly during the winter rainy season, earthmoving activities such as excavating and grading, along with uncovered material stockpiles, have the potential to result in erosion from stormwater runoff, which could in turn result in the transport of sediment and other pollutants into receiving water bodies. The NOP/IS Checklist for the Clark Pacific Expansion Project did identify the project having the potential to result in cumulative impacts on hydrology and water quality, which is resource evaluated for erosion from stormwater runoff (Yolo County 2025b). Cumulative impacts could occur because of the construction and operation of the expansion. This is a significant cumulative impact.

Development forecast under SACOG's MTP/SCS would involve development in geologic formations such as the Modesto and Riverbank (along with others) that have a high paleontological resources sensitivity. Paleontologically sensitive geologic units are widespread in the Sacramento region, particularly in valley areas and adjacent lower foothills. Land use change and infrastructure improvements throughout the region have the potential to damage or destroy buried paleontological resources. Since most paleontological resources are buried under the ground surface, it is difficult to predict the location of resources in the context of site planning, and therefore difficult to avoid in project designs. The NOP/IS Checklist for the Clark Pacific Expansion Project did not identify the project having the potential to result in cumulative impacts on paleontology and specifically identified mitigation measures to reduce, avoid, minimize or mitigate impacts on paleontological resources (Yolo County 2025b). Thus it is not anticipated that this project would contribute to the cumulative context regarding paleontological resources. However, overall, given the sensitivity of the existing geologic formations in the region, impacts on paleontological resources are considered significant cumulative impacts (page 6-31).

CUMULATIVE IMPACT

The proposed project would result in the construction of underground utility lines, which would occur in the same geologic region and the same soil types that were analyzed in the 2035 General Plan and CAP EIR. Any other underground utility infrastructure that could be installed within one mile of the existing ULL would also be constructed in the same geologic region and the same or similar soil types with similar geologic issues that were analyzed in the 2035 General Plan and CAP EIR. Construction issues associated with geologic and seismic constraints are based on site-specific conditions and are addressed through site-specific geotechnical reports, and City, State, and federal building code requirements; there is no cumulative impact that results from the combined geologic or soils conditions of past, present, and future projects when considered in combination with the proposed project.

Construction activities associated with the proposed project would result in earthmoving activities including grading and excavation. These activities would increase the potential for soil erosion, which could also increase the potential for transport of sediment and other pollutants into local drainages from stormwater runoff, that could in turn adversely affect water quality in downstream water bodies. However, all projects that disturb one acre or more of land, including the proposed project, are required to comply with the SWRCB's Construction General Permit, including preparation of SWPPPs and implementation of site-specific BMPs specifically designed to control soil erosion at each construction site and protect the quality of receiving water bodies. Therefore, the cumulative impacts from construction-related erosion associated with the proposed project would be less than cumulatively considerable.

Construction of a portion of the proposed Bayer utility extension alignment would occur within a mixture of the Pleistocene-age Modesto and Riverbank Formations, which are of high paleontological sensitivity. Construction of other utility pipelines within one mile outside the ULL could also occur in these paleontologically sensitive formations. However, all project applicants would be required to implement 2035 General Plan and CAP EIR Mitigation Measure 4.7-4, to apply the Implementation Program Paleontological Resources 1 (Implementation Program 7.15 of the 2035 General Plan), during construction activities. Because Implementation Program 7.15 requires construction worker personnel education, stopping work in the vicinity of any fossils that may be encountered, evaluation of the fossils by a qualified paleontologist, and recovery and curation of any fossil specimens, the impacts of the proposed project from potential damage to or destruction of unique paleontological resources would be cumulatively less than considerable and the proposed project would not result in a cumulatively considerable contribution to a significant cumulative impact on paleontological resource.

6.1.8 GREENHOUSE GAS EMISSIONS AND ENERGY

CUMULATIVE CONTEXT

Emissions of GHGs have the potential to adversely affect the environment because such emissions contribute cumulatively to global climate change (page 6-24). It is unlikely that a single project will contribute significantly to climate change, but cumulative emissions from many projects and activities affect global GHG concentrations and the climate system (page 6-24). This is a significant cumulative impact (page 6-24). As noted in the NOP/IS Checklist for the Clark Pacific Expansion Project, that project has the potential to result in cumulative impacts on greenhouse gas emissions (Yolo County 2025b). Cumulative impacts could occur because of the construction and operation of the expansion. Similar to the implementation of the 2035 General Plan and other development projects in the County these emissions would contribute to cumulative greenhouse gas emissions.

The County and the cities within the County implement general plans that include goals and policies to reduce energy demands through the use of design features, building materials, and building practices; encourage the use of renewable energy sources; promote land uses and patterns that would not cause wasteful, inefficient, and unnecessary consumption of energy; and ensure adequate electricity and natural gas and related distribution systems are available to meet energy demands (page 6-25). The California Public Utilities Commission and California Energy Commission have roles in regulating energy supply and ensuring reliable and sufficient supplies as the state grows (page 6-25).

CUMULATIVE IMPACT

The discussion of GHG emissions associated with the proposed project in Section 4.4 of this SEIR is inherently a cumulative impact analysis. The proposed project would not alter land use designations or introduce new development beyond what was analyzed and assumed in the 2035 General Plan and CAP EIR, and therefore would be within the growth assumptions upon which the CAP modeling is based. The proposed project would not result in any new operational emissions sources and would not cause wasteful, inefficient or unnecessary consumption of energy. Therefore, the proposed project would not result in a cumulatively considerable contribution to a significant cumulative impact with respect to GHGs or energy. As a result, the cumulative impact for GHG and energy is less than significant.

6.1.9 HAZARDOUS MATERIALS AND TOXICS

CUMULATIVE CONTEXT

Development forecast under SACOG's MTP/SCS and by implementation of the 2035 General Plan is not anticipated to present a public health hazard to residents or workers (page 6-31). New development in the region and within the Planning Area would likely result in an increase in routine use, transportation, and disposal of hazardous materials, as well as handling of hazardous materials near existing and proposed schools. However, existing federal, State, and local regulations create and enforce standards for these activities. Upset or accident conditions, emissions of hazardous materials near schools, and development on a site listed as containing hazardous materials occurs on a project-by-project basis and the impacts are site-specific, rather than cumulative. Individual projects in the County and nearby cities would be required to comply with federal, State, and local regulations. The NOP/IS Checklist for the Clark Pacific Expansion Project did not identify the project having the potential to result in cumulative impacts on hazards and hazardous materials (Yolo County 2025b). Thus it is not anticipated that this project would contribute to the cumulative context regarding hazards and hazardous materials. There are no cumulative impacts (page 6-31).

There are 14 airports in the Sacramento region. SACOG serves as the Airport Land Use Commission and has developed ALUCPs for almost all of the airports. Compliance with the ALUCPs and existing federal, State, and local laws protect the safety of people near airports and private airstrips. The NOP/IS Checklist for the Clark Pacific Expansion Project did not identify the project having the potential to result in cumulative impacts on airports and is not located within close proximity to an airport (Yolo County 2025b). Thus, it is not anticipated that this project would contribute to the cumulative context regarding airports. The cumulative impact regarding airports and airstrips is less than significant (page 6-31).

CUMULATIVE IMPACT

The project applicants and construction contractors for the proposed project and any other utility lines within one mile outside the ULL are required by law to comply with the extensive federal, State, and local regulations regarding the use, handling, storage, disposal, and transport of hazardous materials. There are no schools within 0.25 mile of the proposed Bayer or Clark Pacific utility line alignments, and proposed utility line installation would not occur within areas that contain hazardous materials. Upset or accident conditions, emissions of hazardous materials near schools, and development on a site listed as containing hazardous materials occurs on a project-by-project basis and the impacts are site-specific, rather than cumulative. Therefore, the proposed project would not have a cumulatively considerable contribution and would have no cumulative impact.

None of the land areas within one mile outside the ULL, including the proposed Bayer and Clark Pacific utility line alignments, would be situated within the airport influence area of the Watts-Woodland Airport. The Sacramento International Airport Influence Area includes the eastern side of the one-mile area outside the existing ULL, which primarily consists of agricultural land but also includes an area of industrial and warehouse uses adjacent to and southwest of the Cache Creek settling basin. The proposed Bayer and Clark Pacific utility line alignments would not be situated within the Sacramento International Airport Influence Area; however, other utility line alignments within one mile outside the ULL could be. The City requires review of consistency between the Sacramento International Airport Land Use Compatibility Plan and all proposed major projects within the Airport Influence Area to ensure compatibility. Therefore, the proposed project would result in a less-than-significant cumulative impact related to airport safety hazards.

6.1.10 HYDROLOGY AND WATER QUALITY

WATER QUALITY STANDARDS AND BASIN PLANNING

Cumulative Context

Development forecast under SACOG's MTP/SCS and development planned for in the 2035 General Plan would include construction-related earthmoving activities. Particularly during the winter rainy season, earthmoving activities such as excavating and grading, along with uncovered material stockpiles, have the potential to result in erosion from stormwater runoff, which could in turn result in the transport of sediment and other pollutants into receiving water bodies. Regional development forecast under SACOG's MTP/SCS and development under the 2035 General Plan would also include additional stormwater runoff from new impervious surfaces that could transport pollutants into receiving water bodies (page 6-32). All construction activities are required in order to comply with the SWRCB's statewide NPDES Construction General Permit for general construction activity, and any other necessary site-specific waste discharge requirements or waivers under the Porter-Cologne Act, as well as local agency public works construction standards and applicable ordinances that regulate construction discharges. Operation of site-specific projects are required to comply with County and City's stormwater programs under the NPDES General Permit for Small Municipal Separate Storm Sewer Systems (MS4 Permit), which includes requirements for Low Impact Development, hydromodification management, and operational stormwater pretreatment. Compliance with federal, State, and local regulations related to construction and operational stormwater detention and pre-treatment would ensure that projects would not violate water quality standards and would not impede implementation of the Basin Plan. The cumulative impact would be less than significant.

Cumulative Impact

The proposed project would involve earthmoving activities of more than one acre of land during pipeline installation, which could result in pollutant mobilization and transport in stormwater runoff, thus potentially degrading the water quality in receiving water bodies. A similar level of disturbance, with a similar level of impact, could result from any other pipelines installed within one mile outside the ULL. However, all projects that disturb one acre or more of land, including the proposed project, are required to comply with the SWRCB's Construction General Permit, including preparation of SWPPPs and implementation of site-specific BMPs specifically designed to control soil erosion at each construction site and protect the quality of receiving water bodies, and therefore would not impede implementation of the Basin Plan. Because the proposed pipelines would be installed underground, there would be no operational water quality impacts. Compliance with federal, state, and local regulations would result in a cumulatively less-than-significant impact related to water quality.

GROUNDWATER RECHARGE, SUPPLY, AND SUSTAINABILITY

Cumulative Context

Development forecast under SACOG's MTP/SCS throughout the region and implementation of the 2035 General Plan would add areas composed of impervious surfaces (e.g., buildings, parking areas, roadways), which, depending on the specific location of such development, could adversely affect groundwater recharge. Furthermore, new development in the region could increase the demand for potable water supply from groundwater. However, in 2022, the Yolo Subbasin Groundwater Agency adopted the Yolo Subbasin GSP, which was approved by DWR in 2023. As explained in the Yolo Subbasin GSP, groundwater in the basin is managed through conjunctive use, which includes a mix of both surface water and groundwater to meet water demands. The water demand and supply projections in the GSP include the future build-out scenarios for all the incorporated cities in the subbasin (including the Woodland 2035 General Plan), as well as existing and projected development in the unincorporated county areas of the subbasin (including the Bayer and Clark Pacific facilities). The IS/MND for the Clark Pacific Expansion Project identified permanent buildings and development would result in impervious surfaces which could interfere with groundwater recharge and new groundwater wells would be required that could substantially decrease groundwater supplies (Yolo County 2025b). Therefore, the project has the potential to result in cumulative impacts related to hydrology and water quality (Yolo County 2025b). However, the Yolo Subbasin is currently not in a condition of overdraft, and the GSP includes a program of management actions designed to ensure groundwater sustainability during the plan's mandated planning timeframe. Therefore, until the analysis of the Clark Pacific Expansion Project is complete and the volume of exiting groundwater supplies compared to the needs of the project are quantified, the Yolo Subbasin is being managed so as not to be substantially depleted. Thus the cumulative impacts related to groundwater supply, demand, and sustainability would be less than significant.

Cumulative Impact

The proposed project would not result in the creation of any new impervious surfaces, and therefore would not impede groundwater recharge. Currently there are two groundwater wells at Bayer and three groundwater wells at Clark Pacific. One of the groundwater wells at Bayer would be decommissioned, and two of the groundwater wells at Clark Pacific would be decommissioned. Water supply in the future would be provided by the City through new underground pipelines. The City participates in the Woodland-Davis Regional Water Supply Project, which provides Woodland with direct use of surface water. In addition to City-supplied surface water for potable

water needs, Clark Pacific would also use non-potable recycled water (supplied by the City) for processing purposes, instead of pumping groundwater from the existing on-site water supply wells. Bayer would use the potable water supplied by the City for both drinking water and process water demands. Although the total water demands from both facilities could increase slightly over time as shown in Table 3.3-2, the use of recycled water by Clark Pacific would reduce the project's overall groundwater demands by an estimated 32–48 AFY. Furthermore, because the existing groundwater at both facilities requires treatment to meet the U.S. EPA drinking water guidelines as well as buffering to minimize damage to laboratory equipment and other mechanical systems, eliminating the groundwater pumping would reduce impacts related to groundwater quality. Other utility pipelines that could be installed within one mile outside the ULL would also support groundwater sustainability by using City water instead of groundwater and would not result in the creation of new impervious surfaces. Therefore, the proposed project's impacts related to groundwater supply, demand, and sustainability would be cumulatively less than significant.

FLOODING

Cumulative Context

At a regional level, development forecast in the SACOG MTP/SCS includes more than 75,710 dwelling units in a 200-year flood hazard area (Sacramento, Sutter, Yolo and Yuba counties) and 597 units will be located in a 100-year flood hazard area (El Dorado and Placer counties). In addition, implementation 2035 General Plan would result in new development in areas currently considered within the flood hazard area (page 6-34). Development in flood hazard areas can have a cumulative impact, because development can impede and redirect floodwater flow, change drainage patterns, and increase impervious surfaces. In addition, climate change may increase the magnitude and frequency of extreme precipitation events may increase, leading to greater flood risk. These scenarios would place more pressure on California's levees and overall flood control system. Development in flood hazard zones represents a potentially significant cumulative impact. Furthermore, the IS/MND for the Clark Pacific Expansion Project identified permanent buildings and development would occur within a Special Flood Hazard Area and the project has the potential to result in cumulative impacts related to hydrology and water quality (Yolo County 2025b). With respect to implementation of 2035 General Plan, Policy 2.B.2 in the 2035 General Plan requires an approved and funded comprehensive flood solution before any development could occur in the new growth areas in the 100-year flood hazard area (page 6-34) which would reduce a potentially significant cumulative impact in the Planning Area (page 6-34). The City anticipates development in the levee inundation area and cannot guarantee that levees will not fail (page 6-34). The 2035 General Plan and CAP EIR identified there is no additional feasible mitigation beyond that proposed in the 2035 General Plan to address this impact and it would be significant and unavoidable.

Cumulative Impact

Although most of the proposed Clark Facility utility line alignment is within both a 100-year floodplain and a 200-year floodplain with a potential flood depth of 3 feet or more, the proposed project does not include the construction of housing or any other buildings. Similarly, although the northernmost end of the proposed Bayer sewer pipeline alignment would be installed within an area classified by FEMA as a moderate flood hazard (Zone X), the proposed project does include the construction of housing or any other buildings. As noted in Chapter 3, "Project Description," project-related construction would occur from May to November, and therefore would not occur during the winter rainy season when flooding could occur. Although other utility pipelines could be installed within one mile outside of the ULL potentially within 100- and/or 200-year flood hazard areas, because

the proposed utility pipelines would be installed underground, operation of the pipelines would not be subject to flood hazards, and there would be no new buildings or other structures that could impede flood flows. Therefore, proposed project would not result in a cumulatively considerable contribution to a significant cumulative impact on flooding. As a result, the cumulative impact on flooding is less than significant.

6.1.11 LAND USE PLANNING, POPULATION, AND HOUSING

LAND USE AND PLANNING

Cumulative Context

In the context of past and proposed plans and projects in the SACOG region, there are no plans or projects that would disrupt or divide established communities. Although individual plans and projects may have significant impacts, they usually occur on a project-by-project basis, rather than in a cumulative manner. At the regional level, the MTP/SCS EIR concludes that the MTP/SCS complies with the objectives of California's SB 375. The implementation of the 2035 General Plan does not include linear projects that would physically divide an existing community. There is no significant cumulative impact (page 6-35). The NOP/IS Checklist for the Clark Pacific Expansion Project did not identify the project as having the potential to result in cumulative impacts on land use and planning (Yolo County 2025b). Thus it is not anticipated that this project would contribute to the cumulative context regarding land use and planning.

Cumulative Impact

The proposed project involves the installation of underground utility pipelines, primarily in areas of agricultural land and two commercial facilities. Other areas within one mile outside of the ULL where utility lines could be installed also consist primarily of agricultural land; these areas do not include any established communities. Therefore, the proposed project would not physically divide an established community, and there would be no cumulative impact.

POPULATION AND HOUSING

Cumulative Context

Population growth, by itself, is not an environmental impact. However, the direct and indirect effects, such as housing and infrastructure needs that are related to population growth, can lead to physical environmental effects. Yolo County's population is anticipated to continue to grow, along with employment through 2035. Furthermore, at the regional level, the population and the number of jobs in the six-county SACOG region is forecast to increase during the planning horizon of the MTP/SCS. Increased population and employment in the region could generate the need for additional housing and infrastructure, which could lead to conversion of undeveloped land and associated adverse physical environmental impacts of the sort that are considered in this environmental topic-specific sections of the 2035 General Plan and CAP EIR. As shown on Table 6-6, the population, housing, and employment projections under implementation of the 2035 General Plan would be substantially larger than the SACOG projections (page 6-36). It is possible that there could be some incentive for additional housing development within the Planning Area or in the vicinity of the Planning Area to accommodate new employees for non-residential developments in the Planning Area (page 6-36 and 6-37). Considering the indirect effects from past, present, and future development under the cumulative plans, and the potential increase land use density/intensity by the City to allow for additional development to meet demand and/or neighboring jurisdictions

may experience increased demand for additional development, this is a significant cumulative impact (pages 6-35, 6-36, and 6-37).

Cumulative Impact

The proposed Bayer and Clark Pacific utility lines would be sized only to serve each respective facility. Similarly, if other requests for extension of utility lines within one mile outside the ULL were presented to the City for potential approval, they would be sized to serve only the respective facility. Because the pipelines would be sized to serve only each individual facility, the proposed project would not directly or indirectly induce substantial population growth. The proposed project would not result in a cumulatively considerable contribution to a significant cumulative impact on population and housing and there would be no cumulative impact (page 6-36 and 6-37).

6.1.12 NOISE AND VIBRATION

CUMULATIVE CONTEXT

Construction noise is generally a localized impact that does not have regional or cumulative considerations. Stationary noise sources within the Planning Area would not generally combine with noise sources outside the Planning Area to create a cumulative increase in stationary noise (page 6-37). Although ambient noise is increasing in urbanized areas over time as a result of increased development, there is no significant cumulative impact (page 6-37). Traffic noise generated by implementation of the 2035 General Plan and generated by development that is forecasted under the MTP/SCS would result in a significant cumulative impact to noise (page 6-37). As noted in the NOP/IS Checklist for the Clark Pacific Expansion Project, that project has the potential to result in cumulative impacts on noise (Yolo County 2025b). Cumulative impacts could occur because of the construction and operation of the expansion. Similar to the implementation of the 2035 General Plan and other development projects in the County these impacts would contribute to cumulative noise impacts.

CUMULATIVE IMPACT

The proposed project would generate temporary increases above ambient noise levels during construction for a short-duration. The noise generated by construction would be localized and would cease once construction is done because the underground pipelines would not generate noise. Furthermore, the proposed project would not generate permanent traffic resulting in a permanent increase in ambient noise levels. The proposed project would not result in a cumulatively considerable contribution to a significant cumulative impact to noise and there would be no cumulative impact.

6.1.13 UTILITIES

WATER SUPPLY

Cumulative Context

Growth in the region will result in increased water demand from additional development (page 6-46). Available supply is dictated by water purveyor sources and purveyors who may have different demands, water supplies, water rights, and water quality challenges (page 6-46). The City has supported efforts to reduce water demand through conservation and other measures, which would lessen the demand for new water supply and water supply

treatment facilities (page 6-46). Nevertheless, the City identified a significant cumulative impact related to water supply as a part of the 2035 General Plan and CAP EIR (page 6-47). As noted in the NOP/IS Checklist for the Clark Pacific Expansion Project, that project has the potential to result in cumulative impacts on water supply (Yolo County 2025b). Cumulative impacts could occur because of the need for groundwater during normal, dry, and multiple dry years, although the County GSP shows that the storage capacity of the Yolo Subbasin has historically remained stable (Yolo County 2025b). Thus, the proposed use of groundwater could contribute to significant cumulative water supply impacts, as identified in the 2035 General Plan and CAP EIR.

Cumulative Impact

Since the preparation of the 2035 General Plan, the City prepared a more recent Urban Water Management Plan that evaluates water supply and demand to 2045 under different water year types. This planning document indicates the City would have sufficient water supplies to meet demands. The proposed project would result in a nominal increase in the use of potable water through the connection of Clark Pacific and Bayer; however, the increase would be satisfied within the available water supply and not substantially increase overall demand as discussed in Impact 4.14-2, and Impact 4.14-4. The City would use discretion as to whether to extend services to other commercial facilities existing within one mile of the existing ULL prior to November 2026 based on the City's projected volume of water supply, consistent with General Plan Policy 5.G.3, and through the requirement of a utility service agreement which would not be executed without the City confirming the utility could be provided within the existing water supply. Therefore, proposed project would not result in a cumulatively considerable contribution to a significant cumulative impact on water supply. As a result, the cumulative impact on water supply is less than significant.

WASTEWATER MANAGEMENT SERVICES

Cumulative Context

Growth in the region is expected to increase demand for wastewater management services because of increased amounts of wastewater effluent (page 6-47). Increased population from cumulative growth may result in the need for construction of new facilities for utilities and service systems (page 6-47). The wastewater services provided as a result of implementation of the 2035 General Plan would not have impacts that would cumulatively compound with impacts related to the expansion of wastewater services in the region as they would be separated by geography and could occur at different times. Furthermore, while increased development and thus increased wastewater would occur as a result of implementation of the 2035 General Plan, the existing WPCF can serve projected development and capacity is being increased where needed (page 6-47). Therefore, cumulative impacts would be less than significant (page 6-47).

Cumulative Impact

The proposed project would result in a nominal increase in wastewater generation through the connection of Clark Pacific and Bayer to City services; however, the increase would be satisfied within the wastewater treatment capacity and not substantially increase overall wastewater volumes as discussed in Impact 4.14-1 and Impact 4.14-2. The City would use discretion as to whether to extend services to other commercial facilities existing within one mile of the existing ULL prior to November 2026 based on the City's wastewater treatment capacity, consistent with General Plan Goal 5.H, and through the requirement of a utility service agreement which would not be executed without the City confirming the utility could be provided. Therefore, proposed project would not

result in a cumulatively considerable contribution to a significant cumulative impact on wastewater capacity. As a result, the cumulative impact on wastewater is less than significant.

SOLID WASTE MANAGEMENT AND RECYCLING

Cumulative Context

Growth in the region is expected to increase demand for solid waste management and recycling due to an increase in the amount of solid waste generated and requiring disposal. Additional landfills may be needed to ensure sufficient capacity on the regional scale. Any new landfill would be required to comply with relevant federal, State, and local statutes and regulations related to permitting and operation prior to construction and operation. Implementation of the 2035 General Plan would increase the generation of solid waste; however, the Yolo County Central Landfill's disposal capacity is sufficient to absorb that increase, as well as projected increases from population growth in the rest of the County (6-47).

Cumulative Impact

The proposed project would result in a nominal increase in various construction-related waste, including asphalt pavement, cardboard, wood pallets, scrap metal, and common trash during construction. The proposed project would be required to comply with the CALGreen Code, which requires that at least 65 percent of construction and demolition waste be diverted from landfills, along with City of Woodland Municipal Code Chapter 13.40 that regulates recycling of construction and demolition debris. Because the proposed project consists of underground utility lines, project operation would not generate solid waste. Therefore, proposed project would not result in a cumulatively considerable contribution to a significant cumulative impact on solid waste. As a result, the cumulative impact on solid waste is less than significant.

6.2 GROWTH-INDUCING IMPACTS

According to Section 15126.2(d) of the CEQA Guidelines, an EIR should:

> (d]iscuss ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects that would remove obstacles to population growth (a major expansion of a wastewater treatment plant might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring the construction of new facilities that could cause significant environmental effects. Also discuss characteristics of some projects that may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

A project has the potential to induce growth both directly and indirectly. As identified in the 2035 General Plan and CAP EIR, direct growth inducement would result if a project involved construction of new housing (page 6-48). Indirect growth inducement would result, for instance, if implementing a project resulted in substantial new permanent employment opportunities (e.g., commercial, industrial, or governmental enterprises); or a construction effort with substantial short-term employment opportunities that indirectly stimulates the need for additional housing and services to support the new employment demand; and/or removal of an obstacle to additional growth

and development, such as improving the capacity of a public utility or service (e.g., construction of a major sewer line with excess capacity through an undeveloped area) (page 6-48).

Growth inducement itself is not an environmental effect but may lead to environmental effects (page 6-48). These environmental effects may include increased traffic and noise, degradation of air or water quality, degradation or loss of plant or animal habitats, permanent conversion of agricultural and open space land to urban uses directly from population and employment growth or indirectly from development associated with goods and services needed by such growth (page 6-48).

Based on the definition of growth inducement, a general plan could be viewed as inherently growth-inducing because it must, by law, accommodate a jurisdiction's assigned share of regional housing demand. The existing 2035 General Plan provided the framework by which public officials will be guided in making decisions relative to future development in Woodland. The 2035 General Plan and CAP EIR identified that the General Plan includes policies for both infill and new development that would avoid unplanned development that could be induced through infrastructure expansion into new growth areas (page 6-48). These policies reduce the potential for unplanned, induced growth and the existing ULL constrains growth outside of the boundary of the City (page 6-48). However, the 2035 General Plan and CAP EIR ultimately concludes that direct and indirect growth would occur because of the additional growth/development that could occur beyond what the General Plan planned for, as described in Section 6.1.11, "Land Use Planning, Population and Housing", of this SEIR, and the elimination of growth obstacles facilitated by the 2035 General Plan (page 6-49).

The proposed project would not facilitate growth directly because the proposed project would not develop houses or businesses, would not change land uses or zoning outside of the existing ULL, would not change the location of the existing ULL, and would not annex land into the City limits.

The proposed project would allow the potential extension of utilities to existing commercial facilities within one mile of the existing ULL that are in operation on or prior to November 3, 2026. Figure 6.2-1 identifies the existing commercial facilities that have registered business licenses with the State of California within one mile of the existing ULL at the time of the preparation of the NOP for this SEIR. A total of 62 businesses are located within one mile of the existing ULL, and of those, approximately 21 businesses applied for a business license in the eight years since the certification of the 2035 General Plan and Final EIR (between May 2017 and August 2025). Not all of the existing businesses within one mile of the existing ULL would meet the definition of commercial facilities as described in Chapter 3, "Project Description" of this SEIR: a business located in a commercial or industrial building typically involving (but not limited to) the sale of goods or provision of services, manufacturing or processing materials, R&D, and/or indoor production/office functions, with on-site employees and regular operating hours. This is because not all businesses located within one mile of the existing ULL are located in a commercial or industrial building, some are home businesses, and some do not have on-site employees or regular operating hours. Furthermore, not all businesses that fit the definition of a commercial facility would decide to incur the cost of extending existing utilities to their location within one mile of the existing ULL. The decision to extend utilities would be a business decision based on the unique needs of the existing commercial facility. The business decision may include considerations such as: current source(s) of potable water and wastewater treatment; the volume of water and wastewater treatment needed; current business practices and the potential need for different source(s) of potable water and wastewater treatment; location of existing utilities that would potentially be tied into and the distance for conveyance pipelines; current profits and losses; and, other priorities the business may need to accomplish.

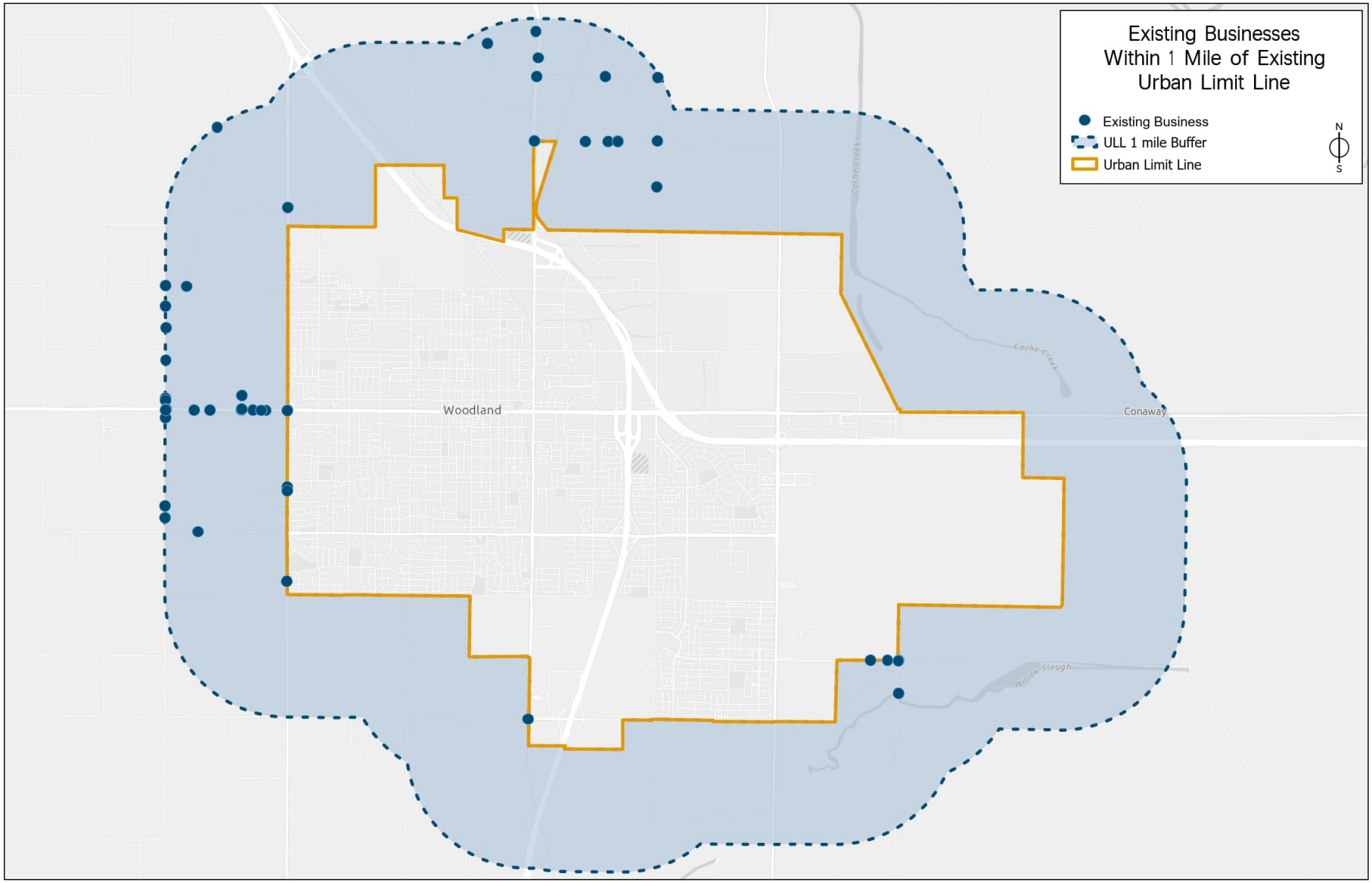


Figure 6.2-1 Existing Businesses within One Mile of Existing Urban Limit Line

In addition, changes to the operations of businesses related to utility service are subject to compliance with applicable County code and policy which considers multiple factors, including appropriate development within agricultural zones, and changes to the operations of businesses related to utility service would not be contingent upon utility service availability alone. Therefore, there is a finite and smaller subset of the existing businesses located within one mile of the existing ULL in operation on or prior to November 3, 2026 that may decide to extend utilities under the proposed project. The proposed project limits the extension of utilities to existing businesses, which naturally constrains the number of businesses that could extend utilities (i.e., businesses that may be developed or exist after November 3, 2026 would not be subject to the proposed amendment and could not extend utilities). Finally, because the proposed project requires the application process and execution of a service agreement with the City (as described in Chapter 3), utility lines would be appropriately sized to serve the existing commercial business needs at the time of the application and service agreement (i.e., utility lines would not be oversized to potentially accommodate potential future growth). Should one of the existing businesses in the smaller subset of businesses decide to extend existing utilities, as described in Chapter 3, "Project Description", the applicant would be required to apply to the City of Woodland for the extension and enter into a service agreement with the City. If approved by the City, the extension of utilities would be required to be consistent with all existing, applicable regulations of Yolo County, including County code and policy which takes into account appropriate development within agricultural zones in particular, and other agencies that may have regulatory oversight as described within this SEIR (e.g., YSAQMD, CDFW, CARB, and the Central Valley RWQCB).

Currently, only two businesses, Clark Pacific and Bayer, meet the City's definition of commercial facilities and are identified as applicants to extend existing utilities as part of the proposed project. The information within this SEIR demonstrates that Bayer and Clark Pacific are requesting the extension of their utilities to satisfy current business needs and that the extension of utilities would not induce an expansion of the businesses (see Section 3.3.2, Table 3.3-2 and Table 3.3-3, and Impact 4.10-2 in this SEIR). The proposed Bayer and Clark Pacific utility lines would be designed with sufficient capacity only to serve each respective facility. As noted in Section 6.1, the County released an NOP for the Clark Pacific expansion project, which would include expansion of existing Clark Pacific facilities and subdivision of the land adjacent to the existing facility. The County's Initial Study Checklist identifies that water supply and wastewater treatment for this expansion would be supplied by new groundwater wells and new septic systems (Yolo County 2025b). This expansion is separate and independent from the proposed project. The proposed project would not support or allow any future proposed expansion of Clark Pacific because (1) the County released the NOP before the release of the SEIR NOP and expansion approval is subject to the County and must be in compliance with adopted County policy, (2) the proposed expansion would not rely on City provided utilities, and (3) the proposed project would require sizing utilities to meet the needs of the existing Clark Pacific facility.

Extending utilities further beyond one mile from the existing ULL is not part of the proposed project and is considered speculative. The City is not considering extending utilities even further beyond one mile of the existing ULL as part of the General Plan amendment evaluated in this SEIR and no other commercial facility has applied for extension of utility services in this area. Amending the General Plan to accommodate this consideration would require separate CEQA, approval of the City Council, and a vote of the citizens.

Given the above, the proposed project would not directly or indirectly induce growth. The 2035 General Plan and CAP EIR concluded there would be indirect and direct growth inducement resulting in a significant and unavoidable impact; however, there would be no growth inducing effect attributable to the proposed project. Therefore, implementation of the proposed project would not result in new impacts nor impacts that would be

substantially increased in severity as compared with those direct or indirect growth inducing effects addressed in the 2035 General Plan and CAP EIR.

6.3 SIGNIFICANT AND UNAVOIDABLE IMPACTS

Section 15126.2(b) of the CEQA Guidelines requires EIRs to include a discussion of any significant environmental impacts that cannot be avoided if the proposed project is implemented.

Chapter 4 of this SEIR provides a detailed analysis of significant and potentially significant environmental impacts related to approval of the proposed project; identifies feasible mitigation measures, where available, that could avoid or reduce these significant and potentially significant impacts; and presents a determination whether these mitigation measures would reduce these impacts to less-than-significant levels. Cumulative impacts associated with the proposed project, including significant impacts, are summarized in Chapter 6 of this SEIR.

The City's 2035 General Plan and CAP EIR identified the following resource areas where, even with feasible mitigation measures, implementation of the General Plan may nonetheless result in impacts that cannot be fully mitigated to a less-than-significant level (pages 6-51 to 6-52):

- Aesthetics and Visual Resources: Impact 4.1-3 and 4.1-4
- Agricultural Resources: Impact 4.2-1 and 4.2-3
- Air Quality: Impact 4.3-1, 4.3-2, and 4.3-3
- Cultural Resources: Impact 4.6-1 and 4.6-2
- Hydrology, Flooding and Water Quality: Impact 4.9-7
- Land Use Planning, Population and Housing: Impact 4.10-2 and 4.10-3
- Noise and Vibration: Impact 4.11-1, 4.11-2, and 4.11-3

Therefore, as concluded in the 2035 General Plan and CAP EIR, the impacts identified above would be significant and unavoidable (pages 6-51 to 6-52). These conclusions would not change as a result of the proposed project, as documented in Chapter 4 of this SEIR, and the proposed project would not result in new significant and unavoidable impacts related to these resources. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR. Significant cumulative impacts are summarized in Section 6.1 of this SEIR.

6.4 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

CEQA requires EIRs to address significant irreversible environmental changes caused by a proposed project. Specifically, the EIR must consider whether "uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely" (CEQA Guidelines Section 15126.2[c]). Nonrenewable resources, as used in this discussion, refer to the physical features of the natural environment: land, air, and waterways.

The 2035 General Plan and CAP EIR documented multiple significant and irreversible environmental changes that would occur as a result of development allowed under the General Plan (pages 6-49 to 6-50). Significant and irreversible environmental changes to the environment include:

- use both renewable and nonrenewable natural resources for construction and operation of projects
- changes likely to occur as a result of future excavation, grading, and construction activities associated with development of land uses
- increasing allowable land use densities and intensities allowing development on sites that are presently undeveloped
- additional transportation demand, construction, energy demand, and other activities that would increase air pollutants and generation of noise
- permanent conversion of important farmland and change in aesthetics due to conversion to urban uses
- generation of greenhouse gas emissions

The City acknowledges that there could be significant irreversible environmental changes given the activities described above (page 6-52). There is no feasible mitigation without changing the purposes of the 2035 General Plan. The impact is significant and unavoidable (page 6-52). These conclusions would not change as a result of the proposed project, as documented in Chapter 4, and the proposed project would not result in new or additional significant and irreversible environmental changes as compared to those described in the 2035 General Plan and CAP EIR. Implementation of the proposed project would not result in new impacts nor impacts that would be substantially increased in severity as compared with that addressed in the 2035 General Plan and CAP EIR.

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Appendix A 2035 General Plan and CAP EIR Executive Summary Table 2-1

Table 2-1. Summary of Impacts and Mitigation Measures

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
4.1 Aesthetics and Visual Resources			
IMPACT 4.1-1 Substantial Adverse Effect on a Scenic Vista. Implementation of the Proposed Project would change views of farmland from individual parcels, but it would not have a substantial adverse effect on a scenic vista. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.1-2 Substantially Damage Scenic Resources, Including, but not Limited to, Trees, Rock Outcroppings, and Historic Buildings within a State Scenic Highway. There is no state scenic highway within or in close proximity to the Planning Area. In addition, policies and implementation programs in the Proposed Project require that the city's tree canopy is managed and improved and that historic buildings are preserved. There are no rock outcroppings in the Planning Area. The impact is less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.1-3 Substantially Degrade the Existing Visual Character or Quality of the Site and its Surroundings. The Proposed Project facilitates new development that will change the existing visual character of the Planning Area. However, impacts on visual character and quality of the site are subjective and variable between different individuals. The impact is considered significant.	S	None available.	SU
IMPACT 4.1-4 Create a New Source of Substantial Light or Glare Which Would Adversely Affect Day or Nighttime Views in the Area. Implementation of the Proposed Project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The impact is considered significant.	S	**Mitigation Measure 4.1-4 – The 2035 General Plan should be amended to include the following new policies:** Policy 2.F.4 Light Pollution. Control artificial lighting to avoid spill-over lighting and preserve the night sky. Policy 2.F.5 Glare. Control artificial lighting to prevent glare.	SU
4.2 Agriculture and Forestry Resources			
IMPACT 4.2-1 Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as Shown on the Maps Prepared Pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to Non-Agricultural Use. Implementation of the Proposed Project would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The impact is considered significant.	S	**Mitigation Measure 4.2-1 – The 2035 General Plan should be amended to include the following modified policy:** Policy 2.A.3 Agricultural Mitigation. For impacts to agriculture within the ULL, require one acre to be permanently conserved for every acre converted to urban development. <u>The farmland being conserved must be of the same Farmland Mapping and Monitoring Program type (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, 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 ULL as possible.</u>	SU
IMPACT 4.2-2 Conflict with Existing Zoning For Agricultural Use, or a Williamson Act Contract. There are parcels currently zoned for agricultural use in the Planning Area; however, the 2002 General Plan specifies that the City may allow development on land zoned Agriculture when it is needed for urban development. There are properties adjacent to new growth areas under Williamson Act contracts, but policies in the 2035 General Plan reduce potential impacts on these properties. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.2-3 Involve Other Changes in the Existing Environment that, Due to Their Location or Nature, Could Result in Conversion of Farmland, to Non-Agricultural Use. Policies in the 2035 General Plan emphasize the importance of agriculture to Woodland and support the viability of farming operations; however, implementation of the Proposed Project would result in the conversion of farmland to non-agricultural use. The impact is considered significant and unavoidable.	S	**Mitigation Measure 4.2-3 – The 2035 General Plan should be amended to include the following new policy:** Policy 7.C.5 Agricultural Buffer. Require new development that occurs at the edge of the ULL to be set back a minimum of 300 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 whose dimensions would preclude or severely limit development potential with the required buffer size. The buffer shall be landscaped and may include public right of way.	SU
4.3 Air Quality			
IMPACT 4.3-1 Generation of Short-Term Construction-Related Emissions of Criteria Air Pollutants and Precursors. Emissions of criteria air pollutants and precursors could exceed an ambient air quality standard or contribute substantially to an existing or predicted air quality exceedance. The level of construction emissions could conflict with or obstruct implementation of the applicable air quality plan. YSAQMD recommends that lead agencies incorporate construction mitigation measures, and the Proposed Project has policies that would reduce this impact. However, given the scale of the Proposed Project, the City cannot determine that potential construction impacts would be below relevant significance thresholds throughout the planning horizon. The impact is considered significant.	S	**Mitigation Measure 4.3-1a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Air Quality 1)** 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.	SU

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		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. **Mitigation Measure 4.3-1b – Policy 7.F.2. will be amended as follows:** 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.	
IMPACT 4.3-2 Generation of Long-Term Operational Emissions of Criteria Air Pollutants and Precursors. Long-term operational emissions would be generated from day-to-day activities associated with residential and non-residential land uses under the Proposed Project. Operational emissions associated with the Proposed Project would exceed applicable YSAQMD thresholds. The level of operational emissions could conflict with or obstruct implementation of the applicable air quality plan. Proposed Project policies would reduce potentially significant impacts, but not to a level that would be below relevant thresholds. The impact is considered significant.	S	**Mitigation Measure 4.3-2 – Implement Mitigation Measure 4.3-1b.**	SU
IMPACT 4.3-3 Expose Sensitive Receptors to Substantial Pollutant Concentrations. Project-related vehicle trips would contribute vehicles to local intersections that could cause a CO hotspot (i.e., exceedance of the CO ambient air quality standard). However, it is not anticipated that the Proposed Project's land uses would contribute substantial vehicle volumes to existing or future intersections that could cause a CO hotspot. During construction and operation of the Proposed Project, localized air quality emissions would be generated that could affect existing and proposed sensitive receptors. Construction activities would generate diesel particulate matter (diesel PM) emissions that could affect existing and proposed sensitive receptors. Existing regulations and proposed policies and implementation programs would reduce potential exposure to substantial pollutant concentrations. The impact is considered significant.	S	**Mitigation Measure 4.3-3a – Policy 7.F.3 should be amended as follows:** 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 _____ __ esidential care facilities, _____ care centers, playgrounds to be "sensitive receptors." Discourage the location of new sensitive receptor uses within 500 feet of a limited access state highway (SR 113 and 1-5). Implement applicable buffer distances recommended by the California Air Resources Board between sensitive uses and sources of substantial pollutant concentrations.	LTS for construction-related SU for stationary source exposure
		Mitigation Measure 4.3-3b – Implement Mitigation Measure 4.3-1b. **Mitigation Measure 4.3-3c – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Air Quality 2)** 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 (TRUs) per day, or TRU 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.	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		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., MERV 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. **Mitigation Measure 4.3-3d – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Air Quality 3)** 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.	
IMPACT 4.3-4 Objectionable Odors Affecting a Substantial Number of People. The Proposed Project includes policies that would avoid exposure of a substantial number of people to objectionable odors. The impact is less than significant.	LTS	No mitigation is required.	LTS
4.4 Biological Resources			
IMPACT 4.4-1 Loss of Special-status Plants and Loss of Special-status Plant Habitat. Implementation of the Proposed Project would result in conversion of habitat for special-status plant species, which could result in loss of special-status plants either through direct removal or through habitat degradation. The impact is considered potentially significant.	PS	**Mitigation Measure 4.4-1a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Biological Resources 1)** 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. b. The City will work with project applicants to identify opportunities to preserve special-status species occurrences and sensitive habitats through design and planning. If the HCP/NCCP is adopted and state and federal ITPs have been issued, the City shall implement the applicable requirements of the HCP/NCCP as relevant to any specific land use project. If the HCP/NCCP is not in place and/or ITPs have not been issued, the City shall follow the steps described below. c. If the City determines it is reasonable and feasible to do so, while still achieving the specific project development goals and objectives, the City will require preservation of occupied special-status species habitat and sensitive habitat types as a condition of project approval. If adverse effects cannot be avoided, project proponents shall be required to mitigate all adverse effects in accordance with guidance from the appropriate state or federal agency charged with the protection of the subject species and habitat, including surveys conducted according to applicable standards and protocols, where necessary, implementation of impact minimization measures based on accepted standards and guidelines and best available science, and compensatory mitigation for unavoidable loss of special-status species and sensitive habitats. d. If the project would result in take of state or federally listed species, the City will require project proponent/s to obtain take authorization from the U.S. Fish & Wildlife Service or the California Department of Fish and Wildlife, as appropriate, depending on species status, and comply with all conditions of the take authorization. e. If the Yolo HCP/NCCP is not adopted or the affected species or habitat is not covered under the plan, the City will require project applicants to develop a mitigation and monitoring plan, in coordination with CDFW and/or USFWS, as appropriate depending on species status, to compensate for the loss of special-status species and sensitive habitats. The mitigation and monitoring plan will describe in detail how loss of special-status species or sensitive habitats shall be avoided or offset, including details on restoration and creation of habitat, compensation for the temporal loss of habitat, management and monitoring to avoid indirect habitat degradation (e.g., management of invasive plant species, maintenance of required hydrology), success criteria ensuring that habitat function goals and objectives are met and target special-status species are established, performance standards to ensure success, and remedial actions if performance standards are not met. The plan will include detailed information on the habitats present within the preservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment). f. If available, purchase of mitigation credits at an agency-approved mitigation bank (i.e., approved by the agency with jurisdiction over the affected species or habitat) in Yolo County, will be acceptable for compensatory mitigation for special-status species that are not covered under the Yolo HCP/NCCP.	LTS

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		Mitigation Measure 4.4-1b – Policy 7.B.5., Policy 7.B.7, and Policy 7.B.11 should be amended as follows: Policy 7.B.5 Open Space for Conservation. Where appropriate, permanently protect as open space areas of natural resource value, including sensitive habitat t es (e alkali sink and rairie freshwater wetlands freshwater marsh ri arian forest drainages), ~~wetland preserves, riparian corridors, woodlands,~~ special-status plant occurrences, and floodplains. ~~Support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.~~ Maintain connectivity between open space areas designated for habitat conservation values within the Planning Area as well as linkages to adjacent habitats outside of the Planning Area, such as Willow Slough, Cache Creek, and habitat preserves to the east. Policy 7.B.7 Woodland Regional Park. Protect and maintain Woodland Regional Park as an important wildlife preserve and habitat for ~~rare native~~ special-status plants and allow for public access that is compatible with and promotes public education of the site's habitat value. 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.	
IMPACT 4.4-2 Loss and Degradation of Habitat for Special-status Wildlife Species and Potential Direct Take of Individuals. Implementation of the Proposed Project would allow conversion of undeveloped land that currently supports known occupied and potential habitat for special-status wildlife species to residential, commercial, and other developed land uses. Buildout of the Proposed Project would result in loss and degradation of suitable habitat for several special-status wildlife species and could result in take of State- and Federally-listed wildlife species and loss or displacement of special-status wildlife populations. However, implementation of the 2035 General Plan policies and implementation program and compliance with state and federal laws, along with the General Plan Land Use Diagram would reduce potential impacts on special-status wildlife species. The impact is considered potentially significant.	PS	**Mitigation Measure 4.4-2a – Policy 7.B.6 and 7.B.8 should be amended as follows:** Policy 7.B.6. Open Space Buffer. Continue to work with Yolo County and the City of Davis to maintain the permanent open space buffer between County Roads 27 and 29 and its existing wildlife habitat values. 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 ~~habitat conditions suitable~~ for native wildlife, and ensure that a variety of plants suited to the region are maintained. **Mitigation Measure 4.4-2b – Implement Mitigation Measure 4.4.1a** **Mitigation Measure 4.4-2c – Implement Mitigation Measure 4.4.1b**	LTS
IMPACT 4.4-3 Loss and Degradation of Riparian Habitat or Other Sensitive Natural Communities. Implementation of the Proposed Project would result in conversion of undeveloped land that currently supports a limited amount of riparian habitat and possibly remnant alkali prairie to residential, commercial, and other developed land uses. (All other sensitive natural communities, including vernal pool habitats and other freshwater wetlands found in the Planning Area are addressed under impacts on federally protected wetlands and are not discussed here.) Therefore, buildout of the Proposed Project could result in loss and degradation of riparian or alkali prairie habitat. However, implementation of the 2035 General Plan policies and implementation programs and compliance with state and federal laws, along with the General Plan Land Use Diagram would reduce potential impacts on riparian habitat and other sensitive natural communities. The impact is considered potentially significant.	PS	**Mitigation Measure 4.4-3a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Biological Resources 3):** 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 determined necessary by the California Department of Fish and Wildlife, and comply with all conditions of the Lake and Streambed Alteration Agreement. **Mitigation Measure 4.4-3b – Implement Mitigation Measure 4.4-1a** **Mitigation Measure 4.4-3c – Implement Mitigation Measure 4.4-1b** **Mitigation Measure 4.4-3d – Implement Mitigation Measure 4.4-2a**	LTS
IMPACT 4.4-4 Loss and Degradation of Federally Protected Wetlands. Implementation of the Proposed Project would result in conversion of land that currently supports waterways and ponds and may support freshwater marsh, vernal pools, and other freshwater wetlands to residential, commercial, and other developed land uses. These wetland habitats and other waters may be protected under Section 404 of the CWA. Therefore, buildout of the Proposed Project could result in loss and degradation of federally protected wetlands. The impact is considered potentially significant.	PS	**Mitigation Measure 4.4-4a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Biological Resources 3)** 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. **Mitigation Measure 4.4-4b – Implement Mitigation Measure 4.4-1a** **Mitigation Measure 4.4-4b – Implement Mitigation Measure 4.4-1b**	LTS
IMPACT 4.4-5 Interference with Wildlife Movement Corridors and Nursery Sites. The Proposed Project plans for development within the Pacific flyway, a major bird migration route. However, buildout of the Proposed Project would not create a barrier to movement of migratory species or alter the character of existing habitat available to migrating birds such that it would no longer function as a migratory corridor. This impact is considered less than significant.	LTS	No mitigation is required.	LTS

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
IMPACT 4.4-6 Conflict with Local Ordinances Protecting Biological Resources. The 2035 General Plan policies and compliance with City ordinance would reduce potential impacts on protected trees. The impact is considered less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.4-7 Conflict with an Adopted Habitat Conservation Plan Natural Community Conservation Plan. The General Plan Land Use Diagram and 2035 General Plan policies and implementation programs have been designed to provide consistency with the proposed Yolo HCP/NCCP. This impact is considered significant.	S	**Mitigation Measure 4.4-7a – Implement Mitigation Measure 4.4-1a** **Mitigation Measure 4.4-7b – Implement Mitigation Measure 4.4-1b** **Mitigation Measure 4.4-7c – Implement Mitigation Measure 4.4-2a**	LTS
IMPACT 4.4-8 Substantial Reduction in the Habitat of a Fish or Wildlife Species, Cause a Fish or Wildlife Population to Drop Below Self-Sustaining Levels, Eliminate a Plant or Animal Community, or Substantially Reduce the Number or Restrict the Range of an Endangered, Rare, or Threatened Species. Implementing the Proposed Project would not substantially reduce the habitat of a fish or wildlife species, eliminate a plant or animal community, or substantially reduce the number or restrict the range of any endangered, rare, or threatened species because the majority of known occurrences of special-status species and their habitat would be preserved. This impact is less than significant.	LTS	No mitigation is required.	LTS
4.5 Climate Change, Greenhouse Gas Emissions, and Energy			
IMPACT 4.5-1 Generation of Greenhouse Gas Emissions. Implementation of the Proposed Project would implement planned land uses that would involve short-term GHG emissions associated with construction and infrastructure improvements, along with long-term operational emissions. However, policies and reduction strategies within the 2035 General Plan and the 2035 CAP would ensure that the City achieves its share of AB 32, Executive Order B-30-15, and Executive Order S-3-05 emissions reductions. The impact is less than cumulatively considerable.	CC	**Mitigation Measure 4.5-1a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Greenhouse Gas Emissions 1)** a. The City will maintain a Climate Action Plan designed to achieve the reduction targets for land use-related emissions for the years 2020 and 2035 and put the City on a trajectory toward goals for longer-term years, such as 2050. The City's reduction targets may be revised over time, but will represent a rate of emissions that is efficient enough to provide for Woodland's share of AB 32, Executive Order B-30-15, SB 32, and Executive Order S-3-05 emissions reductions. b. The Climate Action Plan will focus on GHG emission sectors over which the City could have influence – either through entitlement authority, public investments, incentives, or other feasible means. When making the comparison between Woodland's GHG efficiency and that required for the state as a whole, the City can remove from consideration GHG sources that are beyond local control. c. The City will monitor relevant local, regional, State, and federal legislation and regulations related to GHG emissions, land use planning, and environmental review, and will make changes to the Climate Action Plan accordingly. Future regulations may have the effect of reducing GHG emissions associated with implementation of the Proposed Project. The effect of future regulations shall be taken into account in future revisions to the Climate Action Plan. New transportation modeling tools may become available that allow revisions to emissions estimates based on the City's policies related to land use, urban design, and transportation. d. The City will revise the Climate Action Plan, as necessary, based on updated inventories and assessments of the effectiveness of reduction strategies no less than every 5 years. If, based on the City's future updated assessments, existing reduction strategies would not achieve the City's reduction targets, the City will make revisions to strategies or develop new strategies. The City will make revisions to its reduction targets, if necessary, to ensure that the target continues to demonstrate an appropriate share of the State's emission reduction goals for Woodland. The City anticipates that a Climate Action Plan update will be needed after new statewide measures are adopted to reduce GHG emissions, such as when the State updates the Air Resources Board Scoping Plan. The City will make revisions to the Climate Action Plan, if necessary, as new technology becomes available that would affect emissions in the Planning Area or the City's ability to forecast future emissions. e. In maintaining the Climate Action Plan, during the CAP updates described above, the City will consider new or revised reduction strategies that may be necessary to achieve the City's reduction targets, while also promoting other goals of the City's General Plan. The City will identify additional plans, policies, projects, mitigation measures, and regulations that are necessary to reduce GHG emissions and achieve the City's reduction targets. The City will consider regulatory changes, infrastructure investment strategies, incentives, contributions to (or local use of) carbon offset programs, and other measures, as appropriate. The City shall consider financing programs for installation and use of renewable energy infrastructure in new and/or existing development, building codes to further increase energy efficiency in new buildings, incentive programs to assist existing property owners in making energy efficiency upgrades, travel demand management programs for new nonresidential projects, and other mechanisms that would reduce GHG emissions. The City will prioritize reduction strategies that offer co-benefits, such as reducing household or business transportation costs, reducing household and business utility bills, improving local air quality, reducing energy use, reducing traffic congestion, conserving water and other resources, moderating the heat island effect, preserving natural habitat, creating local jobs, among other benefits.	LTCC

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		f. The City anticipates that State funding for GHG-efficient transportation systems and other local applications of the State's GHG reduction mandates will be important in meeting the State's overall GHG goals. Local governments will rely on state funding to improve existing buildings and provide more energy- and GHG-efficient sources of electricity. The City will monitor grant and other funding programs that could be used to implement different components of the Climate Action Plan. **Mitigation Measure 4.5-1b – Implementation of Mitigation Measure 4.3-2a** **Mitigation Measure 4.5-1c – Implementation of Mitigation Measure 4.3-2b**	
IMPACT 4.5-2 Conflict with an Applicable Plan, Policy, or Regulation Adopted for the Purpose of Reducing the Emissions of Greenhouse Gases. 2035 General Plan policies and implementation programs and the 2035 CAP ensure that GHG emissions within the Planning Area occur at a rate that is consistent with goals set for the State government to reduce GHG emissions. Projects that seek to use streamlining identified under SB 375 would need to determine consistency with SACOG's MTP/SCS. The impact is potentially significant.	PS	**Mitigation Measure 4.5-2 – The 2035 General Plan should be amended to include the following new policy:** Policy 7.F.12. MTP/SCS Consistency. For projects seeking to utilize available CEQA streamlining, determine project consistency with the MTP/SCS as a component of application review.	LTS
IMPACT 4.5-3 Develop Land Uses or Development Patterns that Cause Wasteful, Inefficient, or Unnecessary Consumption of Energy. During construction and following buildout of the Proposed Project, energy would be consumed in the forms of fossil fuels and electricity. A large body of existing regulations would have the effect of reducing energy demand and would, then, also reduce potential adverse environmental effects associated with energy demand. The Proposed Project also includes many policies that promote additional energy conservation and savings and that would reduce peak demand and associated environmental effects. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.5-4 Require or Result in the Construction of New or Expanded Energy Production or Transmission Facilities, the Construction of which Could Cause Significant Environmental Effects Implementation of the Proposed Project would increases energy demand and would result in the need to extend services and infrastructure to new users in the Planning Area. Policies and implementation programs in the Proposed Project, as well as existing regulations would reduce potential impacts. Construction of facilities would occur within the assumed development footprint of the Proposed Project and impacts are considered throughout this EIR. There are no additional significant effects that are not already addressed. The impact is less than significant.	LTS	No mitigation is required	LTS
4.6 Cultural Resources			
IMPACT 4.6-1 Cause a Substantial Adverse Change in the Significance of Archaeological or Historical Resources as defined in CEQA Guidelines Section 15064.5. The Proposed Project plans for the construction of new buildings and structures. Modification of existing buildings and structures could also occur in the Planning Area. Although there are no previously recorded archaeological resources within the Planning Area, future projects involving intensive grading, trenching, excavation, soil stockpiling, and other earthmoving activities could impact previously unrecorded cultural resources. Implementation of the Proposed Project has 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. This impact is considered significant.	S	**Mitigation Measure 4.6-1a – The 2035 General Plan should be amended to include the following modified policy:** **Policy 2.O.3. Relocation of Historic Buildings.** Where feasible and appropriate, encourage the relocation of reusable historic buildings within or into historic neighborhoods as a means of historic preservation. Relocation is only permitted ~~with reuse provisions and timing agreements in place.~~ Upon execution of an agreement covering reuse provisions and approval of a replacement project. **Policy 2.P.2. Environmental Review.** Require that environmental review be conducted for alterations and/or demolition of buildings designated as, or potentially eligible for designation as, historic structures as required by Chapter 12A of the Municipal Code and CEQA regulations. **Mitigation Measure 4.6-1b – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Cultural 1)** Projects that could have significant adverse impacts to potentially significant archaeological resources shall be required to assess impacts and provide feasible mitigation. The following steps, or those deemed equally effective by the City, will be followed: a. Request information from the California Native American Heritage Commission to obtain a review of the Sacred Lands File and a list of local Native American groups and individuals that may have specific knowledge of cultural resources in the area that could be affected by project implementation. Each Native American group and individual identified by the Native American Heritage Commission will be contacted to obtain any available information on cultural resources in the project area. Additional consultation with relevant tribal representatives may be appropriate depending on the relatively level of cultural sensitivity.	SU

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		b. Request updated information from the Northwest Information Center of the California Historical Resources Information System to determine whether the project area has been previously surveyed and whether archaeological resources were identified. In the event the records indicate that no previous survey has been conducted or existing survey data is greater than five years old, the applicant will retain the services of a qualified archaeologist to assess the adequacy of the existing data (if any) and assess the archaeological sensitivity of the project area. If the survey did not meet current professional standards or regulatory guidelines, or relies on outdated information, a qualified archaeologist will make a recommendation on whether a survey is warranted based on the sensitivity of the project c. area for archaeological resources. d. If a survey is warranted, it will include all necessary background research in addition to an archaeological pedestrian survey. Based on findings of the survey, additional technical studies may be required, such as geoarchaeological sensitivity analysis, or other analysis scaled according to the nature of the individual project. A report will document the results of the survey and provide appropriate management recommendations, and include recordation of identified archaeological resources on appropriate California Department of Parks and Recreation site record forms and cultural resources reports. e. Management recommendations may include, but are not limited to additional studies to evaluate identified sites or archaeological monitoring at locations determined by a qualified archaeologist to be sensitive for subsurface cultural resource deposits. f. Once approved by the City, provide the Northwest Information Center with appropriate California Department of Parks and Recreation site record forms and cultural resources reports for any resources identified. Any subsequent reports completed as a result of additional technical work will likewise be submitted to the Northwest Information Center. g. If no archeological resources are identified that may be directly or indirectly impacted by project activities, mitigation is complete as there would be no adverse change to documented archeological resources. The exception would be in the event of the discovery of a previously unknown archaeological site inadvertently exposed during project implementation. In such an event, a qualified archaeologist will be retained to assess the discovery and provide management recommendations as necessary. h. When a project will impact a known archaeological site, and avoidance is not a feasible option, a qualified archaeologist shall evaluate the eligibility of the site for listing in the California Register of Historic Resources. If the archaeological site is found to be a historical resource as per CEQA Guidelines Section 15064.5 (a)(3), the qualified archaeologist shall recommend further mitigative treatment which could include preservation in place or data recovery. i. If a site to be tested is prehistoric, local tribal representatives should be afforded the opportunity to monitor the ground-disturbing activities. Appropriate mitigation may include curation of artifacts removed during subsurface testing. j. If significant archaeological resources that meet the definition of historical or unique archaeological resources are identified in the project area, the preferred mitigation of impacts is preservation in place. If impacts cannot be avoided through project design, appropriate and feasible treatment measures are required, which may consist of, but are not limited to actions, such as data recovery excavations. If only part of a site will be impacted by a project, data recovery will only be necessary for that portion of the site. Data recovery will not be required if the implementing agency determines prior testing and studies have adequately recovered the scientifically consequential information from the resources. Studies and reports resulting from the data recovery shall be deposited with the Northwest Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code.	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		Mitigation Measure 4.6-1c – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Cultural 2) For projects that could adversely affect a potential historic resources: a. Consult the City's Historic Resources Inventory and, as necessary, seek updated information from the North Central Information Center or other applicable data repositories to determine whether the project area has been surveyed, and whether historic built environment resources were identified. b. If a survey of the property or the area in which the property is located has not been conducted , a qualified architectural historian shall conduct a study of the project area for the presence of historic built environment resources. c. If a study is required, it will evaluate the significance of built environment resources greater than 50 years in age that may be directly or indirectly impacted by project activities. The study may include a field survey; background, archival and historic research; and consultation with local historical societies, museums or other interested parties; as necessary. d. If necessary, the qualified architectural historian's study will recommend appropriate protection or mitigative treatment, if any, and include recordation of identified built environment resources on appropriate California Department of Parks and Recreation (DPR) series 523 forms. Recommended treatment for historical resources identified in the report shall be implemented. e. If no significant historic built environment resources are identified in the study or prior survey of the project area that may be directly or indirectly impacted by project activities, there is no adverse change to documented historical built environment resources and no further action is required. f. If a significant historic built environment resource could be directly or indirectly impacted by project activities, avoidance shall be considered the primary mitigation option. If avoidance is not feasible, then the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of the historical resource, conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties will reduce impacts to an acceptable level. If adherence to the Secretary of the Interior's Standards cannot avoid materially altering in an adverse manner the physical characteristics or historic character of the surrounding environmental setting that contribute to a resource's historic significance, additional mitigation may be required. g. If avoidance is not feasible and minimizing impacts through adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties is not feasible, documentation is required using, as appropriate, Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and/or Historic American Landscapes Survey (HALS) guidelines.	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		Mitigation Measure 4.6-1d – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Cultural 3) 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 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.	
IMPACT 4.6-2 Disturb Human Remains, including those Interred Outside of Formal Cemeteries. The Proposed Project would result in development and infrastructure improvement projects throughout the Planning Area that would involve earthmoving activities that could impact human remains. There is the potential for discovery of human remains during construction. This impact is considered significant.	S	**Mitigation Measure 4.6-2 – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Cultural 4)** 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 (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.	SU

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
4.7 Geology, Soils, Minerals Resources, and Paleontological Resources			
IMPACT 4.7-1 Seismic Hazards Related to Surface Fault Rupture, Strong Seismic Ground Shaking, and Liquefaction. Development and land use change consistent with the Proposed Project could subject people and structures to hazards associated with strong seismic ground shaking and liquefaction. Implementation of the policies in the 2035 General Plan, and compliance with relevant laws and ordinances, would reduce the potential for loss or damage from seismic hazards. This impact is less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.7-2 Impacts Related to Soil Erosion. Land use change under the Proposed Project would result in substantial grading, excavation, and movement of earth associated with site preparation activities. These activities would increase soil erosion, especially from wind and water, and the potential for siltation of local drainages. Implementation of the policies in the Proposed Project, combined with relevant laws and ordinances, would reduce the potential for soil erosion. This impact is less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.7-3 Geologic Hazards Related to Unstable Soils, Expansive Soils, and Soil Unsuitable for Septic Systems. Land use change under the Proposed Project would result in the placement of buildings and infrastructure in areas of unstable soils, soils with high a shrink-swell potential, and in locations where the soil is not appropriate for use with septic systems. With adoption and implementation of policies and the implementation program in the Proposed Project, combined with current construction regulations, this impact is considered significant.	S	**Mitigation Measure 4.7-3a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Soils 1)** 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 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.	LTS
IMPACT 4.7-4 Loss or Damage to Paleontological Resources During Earth-Moving Activities. Paleontological resources could occur in the Planning Area and construction activities under the Proposed Project could result in damage to, or destruction of unknown subsurface paleontological resources. Paleontological resources could occur in Pleistocene-age sediments that underlie portions of the Planning Area. Construction activities in these areas could result in damage to, or destruction of unknown subsurface paleontological resources. With the policies and implementation program in the Proposed Project, this impact is considered significant.	S	**Mitigation Measure 4.7-4 – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Paleontological Resources 1)** • 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.	LTS
3.8 Hazards and Hazardous Materials			
IMPACT 4.8-1 Create a Significant Hazard to the Public or the Environment through the Routine Transport, Use, or Disposal of Hazardous Materials. Implementation of the Proposed Project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. However, existing regulations and proposed policies in the Proposed Project would address this potential risk and the impact is considered less than significant.	LTS	No mitigation is required.	LTS

[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.

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
IMPACT 4.8-2 Create a Significant Hazard to the Public or the Environment through Reasonably Foreseeable Upset and Accident Conditions Involving the Release of Hazardous Materials into the Environment. Implementation of the Proposed Project plans for a wide variety of uses, including commercial and industrial uses that could result in upset and accident conditions involving the release of hazardous materials into the environment. Individual projects under the Proposed Project for which there are potential significant impacts related to hazards would require a project-level environmental review at the time they are proposed. With existing regulations and Proposed Project goals and policies, the impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.8-3 Emit Hazardous Emissions or Handle Hazardous or Acutely Hazardous Materials, Substances, or Waste within One-Quarter Mile of an Existing or Proposed School. Projects that could potentially occur under the Proposed Project could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. However, existing regulations provide standards for uses involving the handling or emissions of hazardous materials within a quarter mile of schools. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.8-4 Be Located on a Site Which Is Included on a List of Hazardous Materials Sites Compiled Pursuant to Government Code Section 65962.5 and, as a Result, Would Create a Significant Hazard to the Public or the Environment. Implementation of the Proposed Project could involve changes to sites included on a list of hazardous materials sites compiled pursuant to Government Code 64964.5. However, with existing regulations and Proposed Project goals and policies, the impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.8-5 For a Project Located within and Airport Land Use Plan or, where such a Plan has Not Been Adopted, within Two Miles of a Public Airport or Public Use Airport, Would the Project Result in a Safety Hazard For People Residing or Working within an Airport Land Use Plan Area. A portion of the Planning Area is in the SMF Airport Influence Area. The 2035 General Plan includes policies to avoid any adverse impact. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.8-6 Impair Implementation of or Physically Interfere with an Adopted Emergency Response Plan or Emergency Evacuation Plan. Proposed Project policies support the mitigation of and preparation for emergencies. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.8-7 Expose People or Structures to a Significant Risk of Loss, Injury or Death Involving Wildland Fires, Including Where Wildlands are Adjacent to Urbanized Areas or Where Residences are Intermixed with Wildlands. Most of the Planning Area is non-wildland/non-urban area that is not at risk for wildland fires. Implementation of the Proposed Project would result in new development in SP-1A, which is adjacent to a Moderate Fire Hazard Severity Zones. However, existing regulations related to fire flow, access, and clearances around structures would ensure a less than significant impact.	LTS	No mitigation is required.	LTS
***4.9* Hydrology, Flooding, and Water Quality**			
IMPACT 4.9-1 Violation of Water Quality Standards. Implementation of the Proposed Project would convert large areas of undeveloped land to residential, commercial, industrial, and mix-uses, as well as intensify land uses as infill in existing downtown and major corridor areas, resulting in impacts related to additional discharges of pollutants to receiving water bodies. Such pollutants would result in adverse changes to the water quality of local water bodies. However, with adoption and implementation of the proposed policies in the Proposed Project, combined with current land use, stormwater, grading, and erosion control regulations, this impact is considered significant.	PS	**Mitigation Measure 4.9-1 – Policy 5.1.4 should be amended as follows:** 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 <u>to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration</u>. 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; and • Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses.	LTS

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
IMPACT 4.9-2 Construction-Related Water Quality Impacts. Construction and grading activities during development consistent with the Proposed Project could result in excess runoff, soil erosion, and stormwater discharges of suspended solids and increased turbidity. Such activities could mobilize other pollutants from project construction sites as contaminated runoff to on-site and ultimately off-site drainage channels. Many construction-related wastes have the potential to degrade existing water quality. Construction activities that are implemented without mitigation could violate water quality standards or cause direct harm to aquatic organisms. However, with implementation of existing regulations and water quality policies contained in the 2035 General Plan, this impact is considered significant.	PS	**Mitigation Measure 4.9-2 – Implement Mitigation Measure 4.9-1**	LTS
IMPACT 4.9-3 On-Site and Downstream Erosion and Sedimentation and Alteration of Drainage Patterns – East and South Alternatives. Development and land use change consistent with the 2035 General Plan would increase the amount of impervious surfaces, thereby increasing surface runoff. This increase in surface runoff would result in an increase in both the total volume and the peak discharge rate of stormwater runoff, and therefore could result in greater potential for erosion, sedimentation, hydromodification, and on- and off-site flooding. However, with adoption and implementation of the proposed policies and actions in the 2035 General Plan, combined with current grading, erosion, and flood control regulations, this impact is considered significant.	PS	**Mitigation Measure 4.9-3 – Implement Mitigation Measure 4.4-1**	LTS
IMPACT 4.9-4 Interference with Groundwater Recharge or Substantial Depletion of Groundwater Supplies. Land use changes under the Proposed Project would result in additional impervious surfaces, which could reduce the amount of groundwater recharge and in turn, affect the yield of hydrologically connected wells. However, a substantial reduction in groundwater recharge is not anticipated. An increase in water demands and associated depletion of groundwater supplies could also result from the land use changes under the Proposed Project; however, access to new surface water supplies and opportunities for conjunctive use through aquifer storage and recovery would result in a reduced reliance on groundwater supplies. With compliance with existing regulations and implementation of Proposed Project policies, this impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.9-5 Place Housing Within a 100-Year Flood Hazard Area As Mapped on a Federal Flood Hazard Boundary Or Flood Insurance Rate Map or Other Flood Hazard Delineation Map. Implementation of the Proposed Project would place housing in new growth areas within a current 100-year flood hazard area only if a funded, comprehensive flood solution is secured. Additional policies in the Proposed Project limit the flooding risks of infill development. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.9-6 Place Within a 200-year Flood Hazard Areas Structures Which Would Impede or Redirect Flood Flows. Implementation of the Proposed Project would place structures within a 200-year flood hazard area; however, policies in the Proposed Project prohibit diversion of flood flows onto adjacent properties. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.9-7 Expose People or Structures to a Significant Risk of Loss, Injury or Death Involving Flooding, Including Flooding as a Result of the Failure of a Levee or Dam. The Proposed Project plans for infill and new growth development in areas within the levee and dam inundation areas. The impact is considered significant.	S	No feasible mitigation.	SU
4.10 Land Use Planning, Population, and Housing			
IMPACT 4.10-1 Physically Divide an Established Community. Implementation of the Proposed Project would not physically divide an established community. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.10-2 Conflict with Any Applicable Land Use Plan, Policy, or Regulation of an Agency with Jurisdiction over the Project (Including, but not Limited to the General Plan, Specific Plan, Local Coastal Program, or Zoning Ordinance) Implementation of the Proposed Project would differ from the Yolo County 2030 General Plan, which has jurisdiction over unincorporated land in the Proposed Project Planning Area. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.10-3 Impacts Related to Inducing Population Growth. Implementation of Proposed Project would induce population growth substantially higher than that projected in the SACOG regional population projections and introduce Specific Plan Areas that are not anticipated to be fully developed by 2035, the planning horizon for the 2035 General Plan. The impact is considered significant.	S	No feasible mitigation.	SU

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
IMPACT 4.10-4 Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. The Proposed Project does not propose converting established residential areas to a nonresidential land use or changing the land use or development character of existing developed residential areas. However, if any housing or residences are displaced, it is assumed that construction of 7,000 residential dwelling units on the project site would fully replace any residential units removed and provide housing for any displaced residents. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
4.11 Noise and Vibration			
IMPACT 4.11-1 Exposure of Noise-Sensitive Land Uses to Short-Term (Construction). Future development and implementation of the policies in the Proposed Project would result in exposure of existing and proposed noise sensitive land uses to noticeable increases from construction activities. This impact is considered significant.	S	**Mitigation Measure 4.11-1 – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Noise 1)** 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 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.	SU

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
IMPACT 4.11-2 Exposure to or Generation of Long-Term Noise Levels. Future development of new noise-sensitive land uses would occur under the Proposed Project within areas that either are currently exposed to noise from both transportation and non-transportation noise sources, or will be in the future. Uses allowed under the 2035 General Plan could potentially expose existing or planned noise-sensitive uses to noise levels that exceed local standards. The impact is considered significant.	S	**Mitigation Measure 4.11-2a – Policy 8.G.3 should be amended as follows:** Policy 8.G.3 Noise Exposure from Transportation Sources. Require noise-reducing mitigation to meet allowable outdoor and indoor noise exposure standards in Table 8-6 [Table 4.11-13]. 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~~ sound insulation to achieve acceptable interior noise; • 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/or sound ~~exterior~~ barriers where applicable, feasible, and reasonable; • Use acoustic baffling of vents for chimneys, attic and gable ends; • Install a mechanical ventilation system that provides fresh air under closed window conditions; and • Maximize site design so that buildings shelter outdoor areas. **Mitigation Measure 4.11-2b – The 2035 General Plan should be amended to include the following new policies:** Policy 8.G.13 Noise Attenuation Barriers. Noise attenuation barriers are strongly discouraged, except to attenuate noise for existing developed uses, and may be used in the context of new developments only when no other approach to noise mitigation is feasible. 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 roadways near existing or planned noise-sensitive land uses to the maximum extent feasible. 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.	SU
IMPACT 4.11-3 Exposure to or Generation of Vibration. Construction of projects under the Proposed Project could cause temporary, short-term disruptive vibration for locations near sensitive receptors. Under the Proposed Project, future development of new vibration-sensitive land uses could occur within vibration-generating areas (e.g., railroads). This impact is considered significant.	S	**Mitigation Measure 4.11-3a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Vibration 1)** 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 PPV and less than 80 VdB for adjacent vibration-sensitive uses and less than 0.2 PPV 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. **Mitigation Measure 4.11-3b – Implement Mitigation Measure 4.11-1**	SU
IMPACT 4.11-4 Expose People to Excessive Airport Noise. The Planning Area is outside of the 60 dB CNEL contours of all nearby airports. The impact is less than significant.	LTS	No mitigation is required.	LTS
4.12 Public Services and Recreation			
IMPACT 4.12-1 Impacts Related to Fire Protection Services. Implementation of the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for fire protection. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.12-2 Impacts Related to Police Protection Services. Implementation of the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for police protection. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.12-3 Impacts Related to School Services. Implementation of the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for schools. The impact is considered potentially significant.	PS	Funding for new school construction is provided through State and local revenue sources. Senate Bill (SB) 50 (Chapter 407, Statutes of 1998) governs the amount of fees that can be levied against new development. Payment of fees authorized by the statute is deemed "full and complete mitigation."	LTS

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
IMPACT 4.12-4 Impacts Related to Parks and Recreation Services. Implementation of the Proposed Project would require the provision of 5.0 acres of parkland per 1,000. The Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for parks. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.12-5 Impacts Associated with Other Public Facilities. Implementation of the Proposed Project could result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for other public facilities. The impact is considered potentially significant.	PS	**Mitigation Measure 4.12-5a – The 2035 General Plan should be modified to include the following new implementation program (Implementation Program Public Services 1):** Adopt a Municipal Facilities Master Plan that studies and identifies future space needs for city government offices, library facilities, and any other municipal service facilities not addressed in the Parks, Recreation, and Community Services Master Plan, and establishes space standards and ratios, as appropriate.	LTS
IMPACT 4.12-6 Impacts Related to Increased Use of Existing Parks and Recreational Facilities. Implementation of the Proposed Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.12-7 Impacts Related to Recreational Facilities. Implementation of the Proposed Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
4.13 Transportation and Circulation			
IMPACT 4.13-1 Conflict with an Applicable Plan, Ordinance or Policy Establishing Measures of Effectiveness for the Performance of the Circulation System by Resulting in Unacceptable Levels of Service on City of Woodland Roadways. Implementation of the Proposed Project could cause unacceptable LOS conditions on some roadway segments, depending on the Alternative. The impact is considered significant for the East Alternative and less than significant for the South Alternative.	East Alternative – PS	**Mitigation Measure 4.13-1a – The 2035 General Plan should be amended to include the following modification of the Circulation Diagram in the East Alternative.** East Alternative Circulation Diagram: <u>Include E. Gum Avenue from Bourn Drive to Pioneer Avenue as a 2-lane minor arterial.</u> This action would result in potential physical changes to the roadway under this classification that may include access control and minor turn-lane widening at intersections. Under this classification, the LOS would be improved to LOS C and the impact would be **less than significant with mitigation**. OR **Mitigation Measure 4.13-1b – The 2035 General Plan should be amended to include the following modified policy:** – **Policy 3.A.1 Vehicle Level of Service (LOS) Standard.** Strive to develop and manage the roadway system to maintain LOS D or better as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board) during weekday AM and PM peak hour conditions with the following exceptions described below and mapped on Figure 3-1. A. LOS C - Kentucky Ave from East Street to County Road 98. This level of service is required to accommodate the mix of commercial/industrial truck traffic with residential driveways. B. LOS E – Freeway ramp terminal intersections <u>and E. Gum Avenue from Bourn Drive to Pioneer Avenue.</u> C. LOS F – LOS F is allowed for the following roadway segments and intersections where the City finds that the improvements or other measures required to achieve the LOS standard are unacceptable because of their impact on other community values. • Main Street from 6th Street to Cleveland St. • Maxwell Ave from Farnham Avenue to County Road 102 This action would recognize that potential physical changes to this section E. Gum Avenue to increase its capacity are not desirable due to access or right-of-way impacts on adjacent properties or the environment. The impact would be **less than significant with mitigation**. AND	LTS

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		Mitigation Measure 4.13-1c – The 2035 General Plan should be amended to include the following modified policy and new implementation program: – **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 uses ~~Apply a VMT transportation performance metric threshold of 30 VMT per capita~~ 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 Chart 6-2 below taken from *Quantifying Greenhouse Gas Mitigation Measures*, CAPCOA, 2010 or similar professional research documents is encouraged. *[See Section 4.13 of this EIR, "Transportation and Circulation"]* taken from *Quantifying Greenhouse Gas Mitigation Measures*, CAPCOA, 2010 or similar professional research documents is encouraged. **Implementation Program 3.8** After final adoption of SB 743 CEQA Guidelines changes and any associated technical advisory recommendations by the State of California, the City will assess the VMT reduction goal contained in Policy 3.A.4. The assessment should consider substantial evidence presented by the State in recommending any alternative VMT reduction goals as CEQA thresholds plus the community values expressed by the goals and policies. The City should strive to set thresholds consistent with the City's envisioned future while striving to achieve reasonable reductions in vehicle travel that produce air pollution and greenhouse gases.	
	South Alternative – LTS	No mitigation is required	LTS
IMPACT 4.13-2 Conflict with an Applicable Plan, Ordinance or Policy Establishing Measures of Effectiveness for the Performance of the Circulation System by Resulting in Unacceptable Levels of Service on Caltrans Roadways. Implementation of the Proposed Project would exacerbate unacceptable No Project LOS D conditions on the I-5 Mainline east of County Road 102 under 2035 conditions. The impact is considered potentially significant.	PS	**Mitigation Measure 4.13-2 – Implement Mitigation Measure 4.13-1c.**	LTS
IMPACT 4.13-3 Conflict with an Applicable Congestion Management Program by Resulting in Unacceptable Levels of Service on CMP Network Roadways. Implementation of the Proposed Project would cause unacceptable LOS conditions on one CMP roadway segment. The impact is considered significant.	S	**Mitigation Measure 4.13-3a – Implement Mitigation Measure 4.13-1c.** **Mitigation Measure 4.13-3b – The 2035 General Plan should be amended to include the following modification of the circulation diagram.** **East Alternative Circulation Diagram:** Include County Road 102 from E. Gibson Road to Farmers Central Road as a 4-lane principal arterial.	LTS
IMPACT 4.13-4 Conflict with an Applicable Plan, Ordinance, or Policy Establishing Measures of Effectiveness for the Performance of the Circulation System, Taking into Account All Modes of Transportation. Implementation of the Proposed Project would not result in conflicts with applicable plans, ordinances or policies that have not already been discussed in Impacts 4.13-1 through 4.13-3. The impact is considered less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.13-5 Result in Changes to Air Traffic Patterns. Implementation of the Proposed Project includes land use changes that would have only a limited influence on air traffic patterns. The impact is considered less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.13-6 Substantially Increase Hazards Due to a Design Feature. Implementation of the Proposed Project will modify the existing transportation network to accommodate existing and future users that could change existing travel patterns or traveler expectations. The impact is considered less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.13-7 Result in Inadequate Emergency Access. Implementation of the Proposed Project will alter land use patterns and increase travel demand on the transportation network that may influence emergency access. The impact is considered less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.13-8 Result in Potential Conflicts with Adopted Policies, Plans, or Programs Regarding Public Transit, Bicycle, or Pedestrian Facilities, or Otherwise Decrease the Performance or Safety of Such Facilities. Implementation of the Proposed Project would not result in conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. The impact is considered less than significant.	LTS	No mitigation is required	LTS
4.14 Utilities			
IMPACT 4.14-1 Exceed Wastewater Treatment Requirements of the Applicable Regional Water Quality Control Board. Implementation of the Proposed Project would not exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board. The impact is considered less than significant.	LTS	No mitigation is required	LTS

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
IMPACT 4.14-2 Require or Result in the Construction of New Water or Wastewater Treatment Facilities or Expansion of Existing Facilities, the Construction of Which Could Cause Significant Environmental Effects. Implementation of the Proposed Project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. The impact is considered less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.14-3 Impacts Related to Construction or Expansion of Stormwater Facilities. Implementation of the Proposed Project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. The impact is considered less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.14-4 Water Supply Impacts. Implementation of the Proposed Project would not result in having insufficient water supplies available to serve the project from existing entitlements and resources, nor are new or expanded entitlements needed. The impact is considered less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.14-5 Wastewater Treatment Capacity Impacts. Implementation of the Proposed Project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The impact is considered less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.14-6 Solid Waste Disposal Capacity Impacts. Development under the Proposed Project would be served by a landfill with sufficient permitted capacity to serve the project's solid waste disposal needs. The impact is less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.14-7 Compliance with Federal, State, and Local Statutes and Regulations Related to Solid Waste. Implementation of the Proposed Project would be compliant with federal, State, and local statutes and regulations related to solid waste. The impact is considered less than significant.	LTS	No mitigation is required	LTS

Appendix B Notice of Preparation and Scoping Summary

B1 INTRODUCTION

In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Woodland (as lead agency) intends to prepare a supplemental environmental impact report (SEIR), consistent with Section 15163 of the CEQA Guidelines (Title 14 of the California Code of Regulations, hereinafter the "CEQA Guidelines"), for the City of Woodland General Plan Amendment to Policy 2.A.1 (proposed project). This environmental document will supplement the City's 2035 General Plan and Climate Action Plan Final Environmental Impact Report (2035 General Plan and CAP EIR; State Clearinghouse #2013032015 and adopted and certified on May 16th, 2017).

The proposed project would allow the City to provide utilities (i.e., potable water, wastewater or recycled water) up to one mile beyond the Urban Limit Line (ULL) to existing commercial facilities in operation on or prior to November 3, 2026. The City's current boundaries are circumscribed by a permanent ULL established by a vote of the people in 2006. The approved initiative placed restrictions on the provision of utility services outside the ULL. The ULL boundary and provisions of utility services outside the ULL may only be modified by another vote by the people. Amendment to Policy 2.A.1 would be subject to voter approval of an amendment to the ULL. The City is considering including a measure on the November 2026 ballot that would amend the ULL to allow the expansion of existing City utilities to commercial facilities located on parcels with a boundary that falls wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026. The SEIR is being prepared to provide additional information needed to address the proposed project, in addition to that which was provided in the City's 2035 General Plan and CAP EIR. The City received applications to extend utilities beyond the current ULL, and it is anticipated at this time that two existing commercial facilities located within unincorporated Yolo County, would make use of the utility extension, if the ballot measure passes. These two existing commercial facilities are Bayer U.S. Crop Science, LLC (located at 37437 CA-16, Woodland, CA 95695) and Clark Pacific (located at 40600 County Road 18C, Woodland, CA 95776). The ballot measure would not require either Bayer or Clark Pacific to extend utility facilities and services.

City of Woodland issued a notice of preparation (NOP) of a Draft SEIR for the proposed project on August 12, 2025 and held one virtual public scoping meeting on August 19, 2025. The NOP was distributed to the State Clearinghouse, to the Yolo County Clerk's office, and to multiple stakeholders and Responsible Agencies. The State CEQA Guidelines provide a 30-day period for responsible and trustee agencies to respond to an NOP and must provide specific detail about the scope and content of the environmental information to be included in the EIR (Section 15082[b]). CEQA also requires lead agencies to hold at least one scoping meeting if a project is of statewide, regional, or areawide significance (Section 21083.9[a][2]).

The City of Woodland received comments in response to the NOP in the form of letters submitted via letter/email. The purpose of this report is to document the comments received and identify topics or issues of concern raised by responsible agencies, trustee agencies, and the public during the 30-day scoping period (August 12, 2025 through September 12, 2025). The City of Woodland will consider all comments received during the scoping process and address those pertaining to physical environmental issues when preparing the Draft SEIR.

B2 SCOPING MEETING

The City of Woodland held one scoping meeting to inform interested parties about the proposed project and receive comments on the scope and content of the Draft SEIR. This meeting was held virtually from 4:00–5:50 pm on August 19, 2025. Attendance at this meeting consisted of 12 people in total, including two members of the public; representative from the City of Woodland, applicants, and consultants.

B2.1 PUBLIC SCOPING MEETING COMMENTS

No public comments were made at the public scoping meeting.

B3 WRITTEN COMMENTS

This section provides a synopsis of the written comments received during the 30-day NOP public comment period. A total of seven comment letters were received within the 30-days. One comment letter was received outside of the scoping period. Table 1 provides a list of persons who submitted written comment letters on the NOP.

Table 1. List of Written Comment Letters

COMMENTER	AFFILIATION	DATE
Pricilla Torres-Fuentes	Native American Heritage Commission	8/14/2025
Special Filings Unit	California Secretary of State	8/15/2025
Christine M. Crawford, AICP	Yolo County Local Agency Formation Commission	9/11/2025
Peter G. Minkel	Central Valley Regional Water Quality Control Board	9/12/2025
Robert H. Falconer	Yolo County Farm Bureau	9/12/2025
Jeff Anderson	Yolo County, Department of Community Services	9/12/2025
Xing Liu	Federal Emergency Management Agency	9/24/2025

Table 2 provides a summary of the written comments and the sections of the Draft SEIR in which the City of Woodland will include relevant information. The comments have been paraphrased for brevity. A copy of the NOP and copies of the comment letters are included in Attachment 1 to this Scoping Summary Report.

Table 2. Synopsis of Written Comments

Affiliation	Comment Synopsis	Draft SEIR Section(s) that will Address the Comment
Native American Heritage Commission	**Tribal Cultural Resources and Cultural Resources:** The commenter describes provisions added to CEQA with Assembly Bill (AB) 52 and provisions imposed by Senate Bill (SB) 18. The commenter further describes related tribal consultation and environmental analysis requirements. The commenter also describes the Native American Heritage Commission's recommendations for cultural resources assessments.	Section 4.5, Cultural Resources and Tribal Cultural Resources
California Secretary of State	The commenter identifies that the proposed project is outside the jurisdiction of the Secretary of State of California.	Not Applicable.
Yolo Local Agency Formation Commission	**Responsible Agency:** The commenter noted that the Local Agency Formation Commission (LAFCo) is a Responsible Agency for the SEIR and if the project is approved by the City Council and voters, LAFCo will use the SEIR to consider approvals.	Section 2.2 Intended Use of this EIR
Yolo Local Agency Formation Commission	**Project Description:** The commenter requested clarification of what is permitted under the extension to "commercial facilities". The commenter noted there are at-risk water systems surrounding the City that may warrant future consolidation and these should not be precluded from the proposed project	Chapter 3, Project Description
Yolo Local Agency Formation Commission	**Project Description and Approvals:** discuss the need for LAFCo approval under Section Government Code 56133.	Section 2.2, Intended Use of this EIR
Yolo Local Agency Formation Commission	**Land Use:** The commenter requests demonstrated compliance with LAFCo's Out of Agency Service Review Policies (Section 3.0)	Section 4.9, Land Use and Planning, Population and Housing
Yolo Local Agency Formation Commission	**Land Use and Growth Inducing:** The commenter requests demonstrated compliance with LAFCo's Agriculture Conservation Policies (Section 4.0)	Section 4.9, Land Use and Planning, Population and Housing and Section 6.2, Growth-Inducing Impacts
Central Valley Regional Water Quality Control Board	**Surface and Groundwater Quality:** The commenter provides information regarding the Central Valley Regional Water Quality Control Board's Basin Plan and anti-degradation considerations associated with the State Water Board Anti-Degradation Policy. The commenter requests that the environmental document should evaluate potential impacts to both surface and groundwater quality. The commenter further describes provisions related to multiple water quality permits that could be applicable to the proposed project (i.e., construction storm water general permit, Clean Water Action Section 404, Clean Water Act Section 401, Waste Discharge Requirements, Dewatering Permit, Limited Threat General NPDES Permit, NPDES Permit).	Section 4.8, Hydrology and Water Quality and Section 4.11, Utilities
Yolo County Farm Bureau	**Agriculture, Land Use and Growth:** The commenter expresses concern regarding land use and growth within the county potentially affecting agricultural resources.	Section 6.2, Growth-Inducing Impacts
Yolo County Farm Bureau	**Requirements of SEIR:** The commenter requests the environmental analysis include the following: Appropriateness of preparing an SEIR	Section 2.1.1, Type of EIR

Affiliation	Comment Synopsis	Draft SEIR Section(s) that will Address the Comment
Yolo County Farm Bureau	**Agricultural Resources, Transportation, and Public Services:** The commenter requests the environmental analysis include the following: Foreseeable impacts to agricultural resources, as well as impacts to transportation, traffic, and public services	Section 4.1, Agriculture and Forestry Resources, and Section 2.1.4, Other Environmental Topics not Discussed in Detail in this Supplemental EIR
Yolo County Farm Bureau	**Multiple Resources:** The commenter requests the environmental analysis include the following: Other foreseeable impacts identified in CEQA Appendix G checklist	Section 4.2, Air Quality; Section 4.3, Biological Resources; Section 4.4 Greenhouse Gases and Energy; Section 4.5, Cultural Resources and Tribal Cultural Resources; Section 4.6, Geology, Soils, and Paleontological Resources; Section 4.7, Hazards and Hazardous Materials; Section 4.8, Hydrology and Water Quality; Section 4.9, Land use and Planning, Population and Housing; Section 4.10, Noise and Vibration; and Section 4.11, Utilities
Yolo County Farm Bureau	**Cumulative and Growth Inducing:** The commenter requests the environmental analysis include the following: Cumulative and/or growth inducing impacts this project may cause	Chapter 6, Other CEQA Considerations
Yolo County Farm Bureau	**Mitigation Measures:** The commenter requests the environmental analysis include the following: Appropriate avoidance and/or mitigation measures	Chapter 4, Impact Analysis
Yolo County Farm Bureau	**Proposed Project and Growth Inducing:** The commenter requests the environmental analysis include the following: Purpose and need for the project including known or foreseeable follow-on projects that may be enabled by the project	Section 2.1.1, Type of EIR and 2.1.2, Purpose of this Environmental Impact Report, and Section 6.2, Growth-Inducing Impacts
Yolo County, Department of Community Services	**Cumulative:** The commenter provided background information on the land use and zoning of the Clark Pacific facility. The commenter requested that Clark Pacific Expansion Project (ZF #2023-0005) be considered in the Cumulative Impacts analysis in the Draft SEIR. This project would require County approval of a General Plan Amendment to redesignate the project site's land use designation from AG to IN, and a Rezone to change the zoning designation of the project site from A-N to I-H. The County prepared a Project Initial Study and released a Notice of Preparation for the Draft EIR for the proposed Clark Pacific Facility Expansion Project from March 28, 2025, to April 28, 2025, and held a public scoping meeting on April 10, 2025. The County is currently preparing a Draft EIR which is expected to be released later this calendar year. The City of Woodland will receive notification when the Draft EIR is released.	Section 6.1, Cumulative
Yolo County, Department of Community Services	**Growth Inducing:** The commenter requests that the City analyze growth-inducing impacts of extending sewer and water services to areas outside of the ULL, including the potential connection for future users not currently anticipated to connect.	Section 6.2, Growth-Inducing Impacts
FEMA	**Floodplains and Floods:** The commenter requested review of the current Flood Insurance Rate Maps. The commenter provided background information on the National Flood Insurance Program flood plain building requirements.	Chapter 3, Project Description; Section 4.8, Hydrology and Water Quality; Section 4.9, Land Use and Planning

Attachment 1

NOTICE OF PREPARATION (NOP)
FOR THE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (Draft SEIR)
FOR THE City of Woodland GENERAL PLAN Amendment to Policy 2.A.1

Date: August 12, 2025

To: Responsible Agencies, Interested Parties and Organizations

Subject: **Notice of Preparation of a Draft Supplemental Environmental Impact Report for the City of Woodland General Plan Amendment to Policy 2.A.1**

Project Title: City of Woodland General Plan Amendment: Policy 2.A.1

Location: The project area encompasses the portion of the adjoining Yolo County unincorporated area that falls within a distance of one mile of the City's voter-adopted Urban Limit Line, and existing commercial facilities that are located within one mile from the voter-adopted Urban Limit Line (see Figure 1).

In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Woodland (as lead agency, hereinafter "City") intends to prepare a supplemental environmental impact report (SEIR), consistent with Section 15163 of the CEQA Guidelines (Title 14 of the California Code of Regulations, hereinafter the "CEQA Guidelines"), for the City of Woodland General Plan Amendment to Policy 2.A.1 (the "proposed project," described later in this document). This environmental document will supplement the City's 2035 General Plan and Climate Action Plan Final Environmental Impact Report (2035 General Plan and CAP EIR; State Clearinghouse #2013032015).

In accordance with Section 15082 of the CEQA Guidelines, the City has prepared this notice of preparation (NOP) to provide the State Clearinghouse division of the Governor's Office of Land Use and Climate Innovation, responsible and trustee agencies, and other interested parties with sufficient information describing the proposed project and its potential environmental effects.

CEQA Guidelines Section 15163 states that a lead agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if proposed changes meet the conditions described in CEQA Guidelines Section 15162 and if only minor additions and changes would be necessary to make the previous EIR adequate. Because the City has determined that a SEIR will be prepared for the proposed project, an Initial Study has not been prepared (CEQA Guidelines Section 15063[a]).

PROJECT OVERVIEW: The City is considering an amendment to Policy 2.A.1 in the General Plan ("the proposed project"). The amendment would allow the City to provide utilities (i.e., potable water, wastewater or recycled water) up to one mile beyond the Urban Limit Line (ULL) to existing commercial facilities in operation on or prior to November 3, 2026. The City's current boundaries are circumscribed by a permanent ULL established by a vote of the people in 2006. The approved initiative placed restrictions on the provision of utility services outside the ULL. The ULL boundary and provisions of utility services outside the ULL may only be

modified by another vote by the people. Amendment to Policy 2.A.1 would be subject to voter approval of an amendment to the ULL. The City is considering including a measure on the November 2026 ballot that would amend the ULL to allow the expansion of existing City utilities to commercial facilities located on parcels with a boundary that falls wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026. The SEIR will be prepared to provide additional information needed to address the proposed project, in addition to that which was provided in the City's 2035 General Plan and CAP EIR (State Clearinghouse #2013032015 and adopted and certified on May 16th, 2017).

The City received applications to extend utilities beyond the current ULL, and it is anticipated at this time that two existing commercial facilities located within unincorporated Yolo County, would make use of the utility extension, if the ballot measure passes. These two existing commercial facilities are Bayer U.S. Crop Science, LLC (located at 37437 CA-16, Woodland, CA 95695) and Clark Pacific (located at 40600 County Road 18C, Woodland, CA 95776) (see Figures 1, 2 and 3). The ballot measure would not require either Bayer or Clark Pacific to extend utility facilities and services.

SCOPING PERIOD: As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day review period. The comment period runs from August 12, 2025 to September 12, 2025 The City welcomes input on the scope of the SEIR analysis during the review period. If the City has not received either a response or a well-justified request for additional time by a responsible agency by the end of the review period, the City will presume that the responsible agency has no response (CEQA Guidelines Section 15082[b][2]). All scoping comments received during this period will be considered in determining the appropriate scope and content of the Draft SEIR.

Comments during the review period shall be directed to Erika Bumgardner, AICP, Deputy Community Development Director, Community Development Department; 300 First Street, Woodland, CA 95695.

Comments may also be submitted electronically by 4:00pm on September 12, 2025 to erika.bumgardner@cityofwoodland.gov. Erika may be reached by phone at (530) 661-5886.
SCOPING WEBINAR: A virtual scoping meeting for the SEIR will be conducted on Tuesday, August 19, 2025 at 4:00 PM. To register for the webinar, please visit: bit.ly/woodlandSEIR.

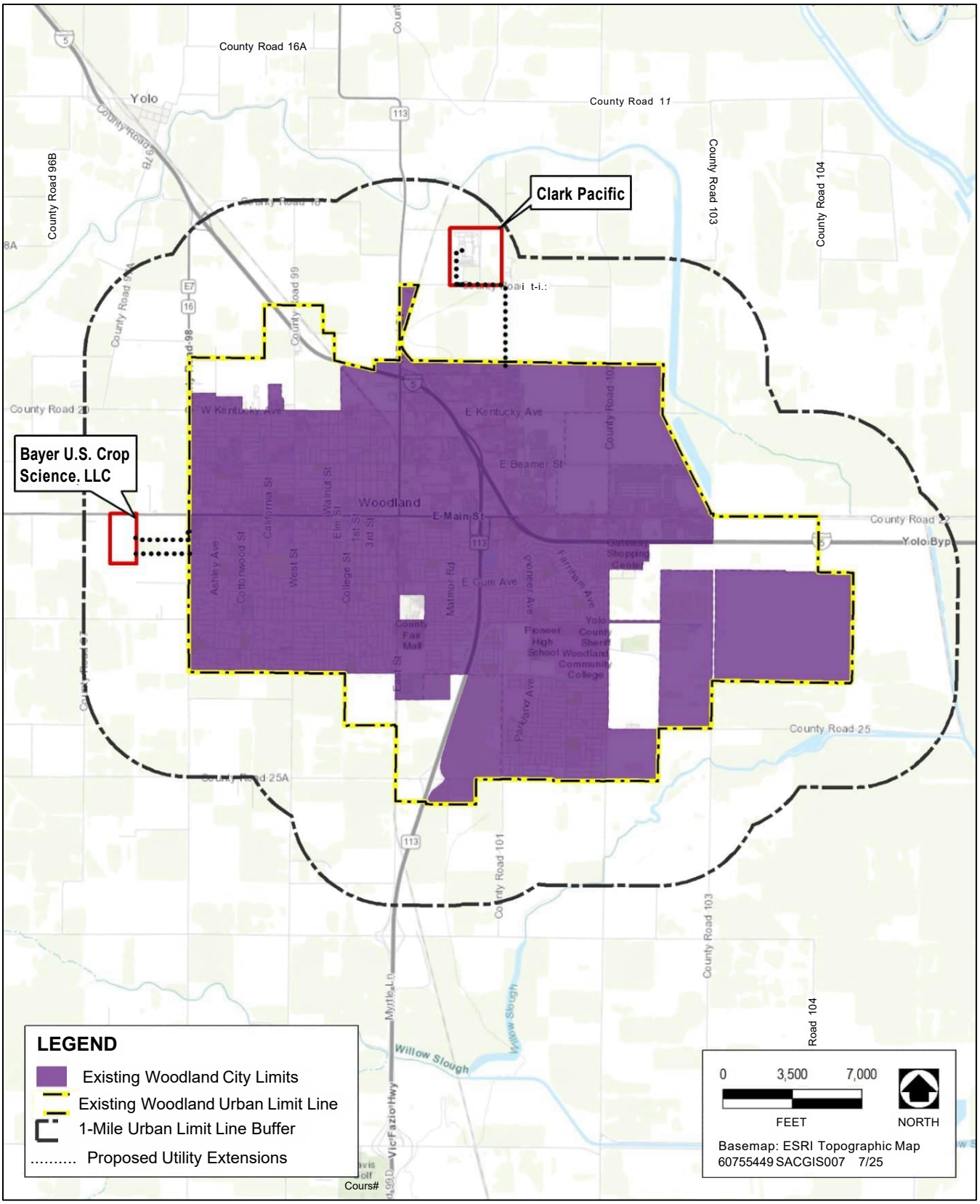


Figure 1: Proposed Project Vicinity Map

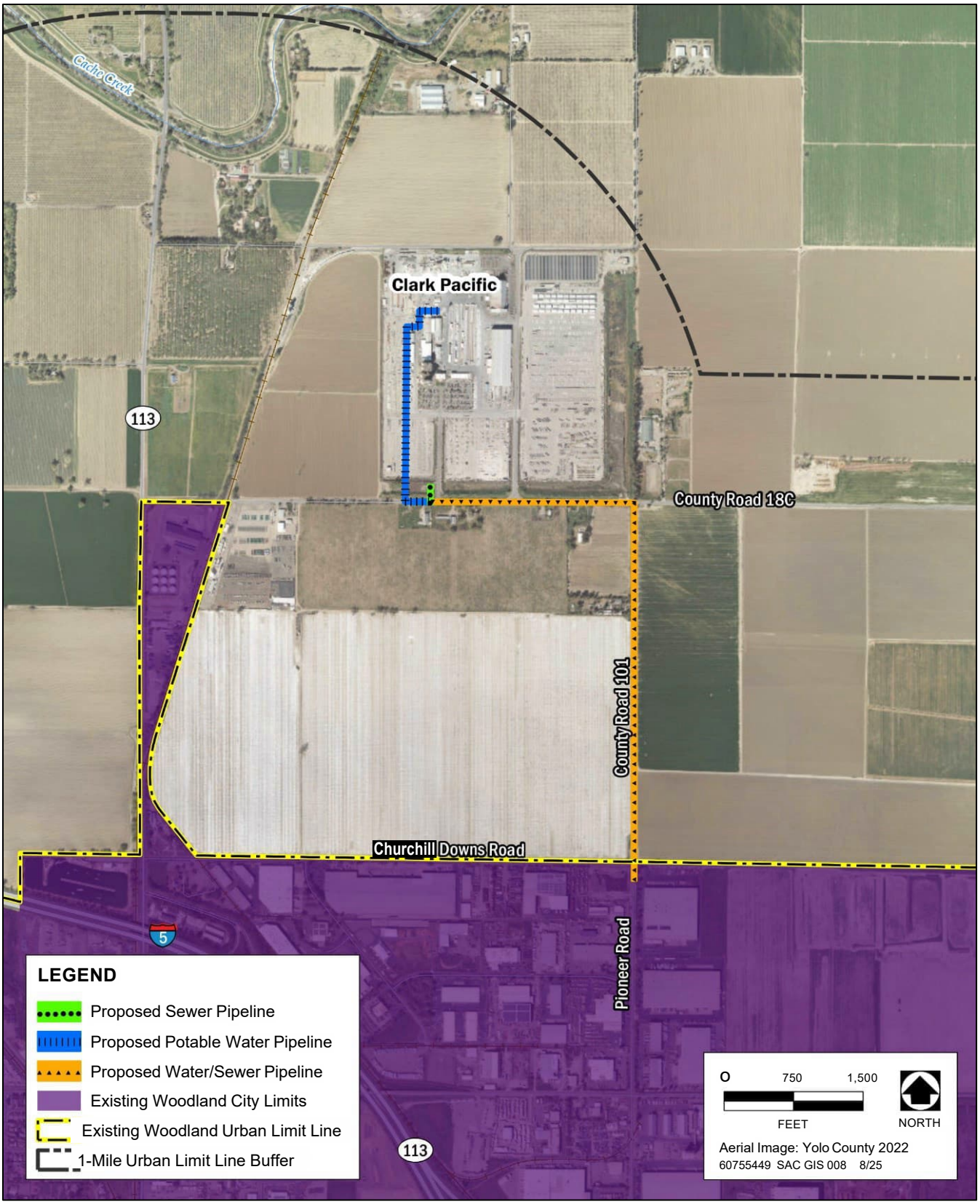


Figure 2: Proposed Project Clark Pacific Utility Extension Alignments

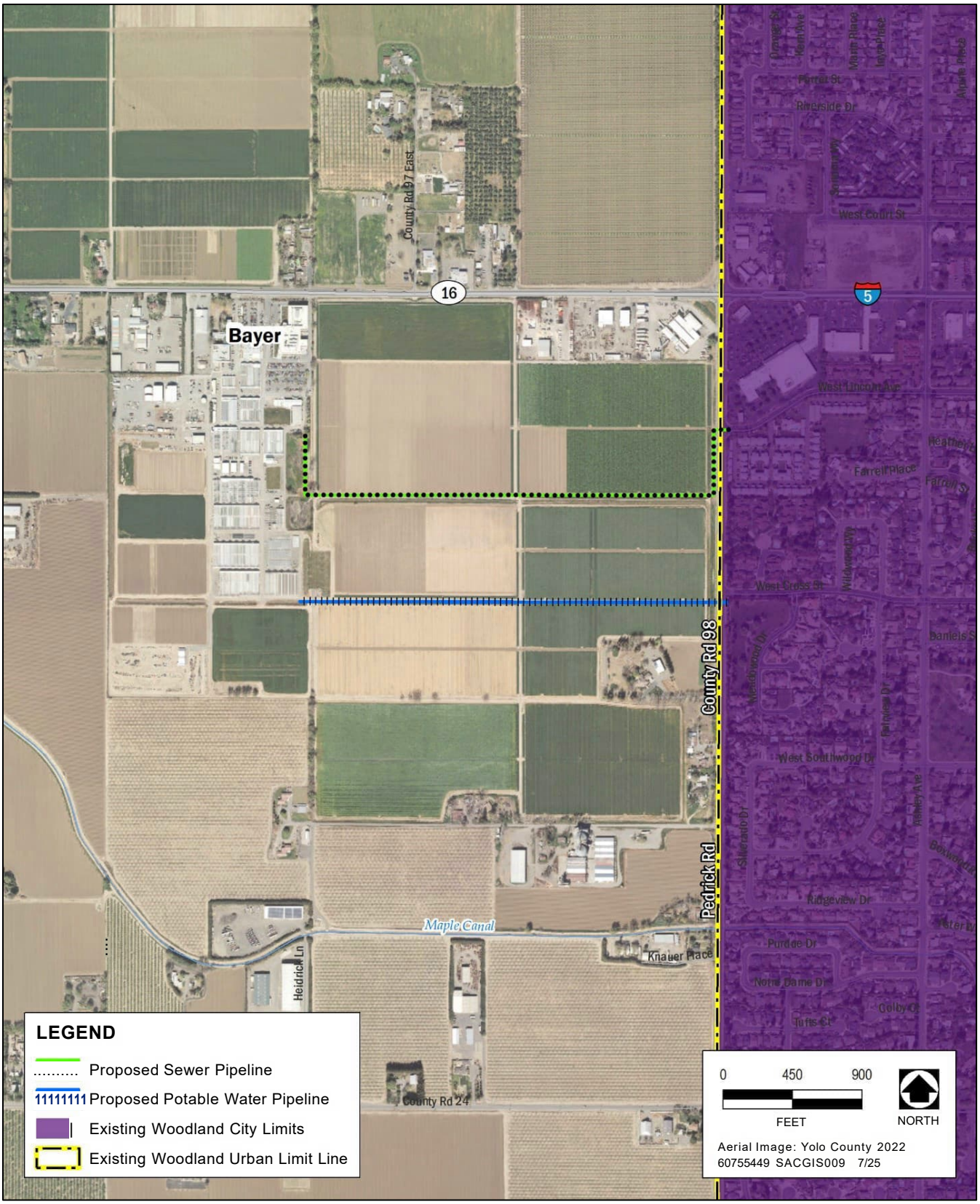


Figure 3: Proposed Project Bayer U.S. Crop Science, LLC Utility Extension Alignments

NATIVE AMERICAN HERITAGE COMMISSION

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Michelle Carr

NAHC HEADQUARTERS
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California 95691
(916) 373-3710
nahc@nahc.ca.aov

August 14, 2025

Erika Bumgardner
City of Woodland
300 First Street
Woodland CA 95695

Re 2013032015 General Plan Amendment to Policy 2,A.1 Project Yolo County

Dear Ms. Bumgardner:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd. (a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- **a.** A brief description of the project.
- **b.** The lead agency contact information.
- **c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- **d.** A "California Native American tribe'' is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Davs of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. [Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- **a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- **a.** Alternatives to the project.
- **b.** Recommended mitigation measures.
- **c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- **a.** Type of environmental review necessary.
- **b.** Significance of the tribal cultural resources.
- **c.** Significance of the project's impacts on tribal cultural resources.
- **d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- **a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
- **b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or

b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

a. Avoidance and preservation of the resources in place, including, but not limited to:

i. Planning and construction to avoid the resources and protect the cultural and natural context.

ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

i. Protecting the cultural character and integrity of the resource.

ii. Protecting the traditional use of the resource.

iii. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=3033l) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
    b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
   a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
   b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
   a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
   b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
   c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Pricilla.Torres-Fuentes@NAHC.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

cc: State Clearinghouse

Shirley N. Weber, Ph.D. I California Secretary of Stat®
Business Frograms Division [Special Hljngs
0,0, Bax 942870 | Sacramento, CA94277 870 | 916,653.3984 I ww-sos. goWbuaness-prcgrems/spedal-Slings.

August 15, 2025

City of Woodland
300 First Street
Woodland, CA 95695

To Whom It May Concern:

Thank you for contacting the California Secretary of State.

The subject matter of your message does not appear to fall under the jurisdiction of the Secretary of State's office. If you have a specific question that relates to business conducted with this office, please respond accordingly specifying the details of your inquiry in your correspondence.

Please let us know if you have any additional questions.

Sincerely,

Special Filings Unit
Business Programs Division
California Secretary of State

YOLO
LOCAL
AGENCY
FORMATION
COMMISSION

COMMISSION
CHAIR
BILL BIASI
Councilmember
City of Winters

OSCAR VILLEGAS
VICE CHAIR
Supervisor - 1st District

LUCAS FRERICHS
Supervbor - 2nd District

PAMELA MILLER
Public Member

GLORIA PARTIDA
Councilmember
City of Davis

ALTERNATES
SHEILA ALLEN
Supervisor - 4th District

TANIA GARCIA-CADENA
Councilmember
City of Woodland

ERIK VINK
Public Member

STAFF
CHRISTINE M. CRAWFORD, AICP
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Deputy Executive Officer

TERRI TUCK
Retired Annuitant
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COUNSEL
ERIC MAY

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lafco@yolocounty.org

www.yololafcn.org

Yoto LAFCo
Collaboration for Better Government

September 11, 2025

Erika Bumgardner, AICP
Deputy Community Development Director
City of Woodland
300 First Street
Woodland, CA 95695

Re: Notice of Preparation for the Draft Supplemental Environmental Impact Report for the City of Wood land General Plan Amendment to Policy 2.A.l

Dear Ms. Bumgardner:

Thank you for the opportunity to comment on the Notice of Preparation for the City of Woodland General Plan Amendment (GPA) to Policy 2.A.1 Supplemental Impact Report (SEIR). The Yolo Local Agency Formation Commission (LAFCo) will be a Responsible Agency for this SEIR, and if the project is approved by the City Council and voters, LAFCo will use this SEIR to consider any approvals required for extended City services outside its jurisdictional boundary. Accordingly, LAFCo provides the following comments and observations to help improve the SEIR and ensure that it is suitable for LAFCo's needs.

In the project description, please clarify what is permitted under the extension to “commercial facilities". According to the State Water Resources Control Board SAFER Dashboard, there are at-risk water systems surrounding the City or other systems that may warrant future consolidation and LAFCo staff recommends these not be precluded by the proposed GPA language.

Government Code section 56133 requires that districts and cities obtain LAFCo approval of any new or extended services outside the agency's existing boundaries. For the Commission to approve any requests, the area to be served must either be (1) within the sphere of influence ("SOI") of the agency and annexation of the territory is anticipated; or (2) services are needed outside an agency's SOI to respond to an existing or impending public health or safety threat (e.g. failing well or septic system). There is an exemption under section 56133(e)(3) that potentially could be considered for Bayer Crop Science if the facility is determined by LAFCo to directly support agricultural industries. LAFCo recommends that the SEIR discuss the need for LAFCo approval under section 56133.

As such the project and SEIR analysis must comply with the Yolo LAFCo's Out of Agency Service Review policies (Section 3.0) and Agricultural Conservation Policies (Section 4.0) found at the following link HERE. These policies should be discussed in the SEIR.

Thank you again for consulting with Yolo LAFCo. If you have any questions, please feel free to contact me.

Best regards,

Christine M. Crawford, AICP

12 September 2025

Erika Bumgardner
City of Woodland
300 First Street
Woodland, CA 95695
erika.bumgardner@cityofwoodland.gov

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AMENDMENT TO POLICY 2.A.1, SCH#2013032015, YOLO COUNTY

Pursuant to the State Clearinghouse's 12 August 2025 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environmental Impact Report* for the General Plan Amendment to Policy 2.A.1, located in Yolo County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by

the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins,* please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations
All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:
https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit
Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is reguired by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit - Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements - Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:https://www.waterboards.ca.gov/centralvalley/water issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at: http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/help/permit/

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

Peter G. Minkel
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

Nicole Williams
AECOM
nicole.williams@aecom.com

ED Yolo County Farm Bureau®

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1ST VICE PRESIDENT

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SECRETARY & TREASURER
Miranda Driver

Submitted Electronically

September 12, 2025

Erika Bumgardner, ATCP
Deputy Community Development Director
Community Development Department
300 Eirst Street
Woodland, CA 95695

RE: NOP of a Draft SEIR for the City of Woodland General Plan Amendment to Policy 2.A.1

Dear Ms. Bumgardner:

Farm Bureau has received the Notice of Preparation ("NOP") for a Draft Supplemental Environmental Impact Report ("Draft SEIR") related to a potential General Plan Amendment to allow for the extension of utilities beyond the City's Urban Limit Line ("ULL") for certain existing commercial facilities within the County of Yolo's jurisdiction. Farm Bureau understands that the City has determined to publish a DSEIR to enable this action, which supplements a pre-existing environmental impact report ("EIR") related to the City's 2035 General Plan.

Farm Bureau is eminently concerned with land use and growth within the County, as it may affect agricultural resources, and has long been a leading voice in advocating for the concerns of its farmer-members and agricultural resources in general. As such, we will review the Draft SEIR for this project in detail, and asks that the City explore the following CEQA-related concerns:

- Whether a SETR is appropriate for this project, and the referenced underlying EIR covers the CEQA-required substance that is not otherwise covered by the SEIR, or whether a stand-alone EIR is required for this project;
- What foreseeable impacts to agricultural resources will be enabled by the project, as well as impacts to transportation, traffic and public services will occur;
- What other foreseeable impacts delineated by the CEQA Appendix G Environmental Impacts may occur, since it appears that no Initial Study will be prepared for this project;
- What cumulative and/or growth-inducing impacts the project may cause;
- What appropriate avoidance and/or mitigation measures exist with reference to the environmental impacts the project may cause;

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2nd VICE PRESIDENT

SECRETARY & TREASURER
Miranda Driver

- What the purpose and need for the project is, including known or foreseeable follow-on projects that may be enabled by the project.

Thank you for considering the foregoing, and Farm Bureau looks forward to further review of any CEQA documentation the City may put forth on this project. Tn this regard, please add Farm Bureau to the mailing list for this project.

Sincerely,

Robert H. Falconer
President, Yolo County Farm Bureau

COUNTY of YOLO

Adam Fieseler
Director

DEPARTMENT OF COMMUNITY SERVICES

292 W Beamer St, Woodland, CA 95695
www.YoloCounty.gov (530) 666-8775

September 12, 2025

VIA E-MAIL

Erika Bumgardner, Deputy Community Development Director
City of Woodland
erika.bumgardner@citvofwoodland.gov

Dear Ms. Bumgardner:

The County of Yolo appreciates the opportunity to provide scoping comments on the Draft Supplemental Environmental Impact Report (Draft SEIR) for the proposed amendment to Policy 2.A.1 in the City's General Plan that would allow the City to provide utilities (i.e., potable water, wastewater or recycled water) up to one mile beyond the Urban Limit Line (ULL) to existing commercial facilities in operation on or prior to November 3, 2026. The ULL boundary and provisions of utility services outside of the ULL may only be modified by a vote by the people. As such, the City is considering including a measure on the November 2026 ballot that would amend the ULL to allow the expansion of existing City utilities to commercial facilities located on parcels within a boundary that falls wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026. The Notice of Preparation (NOP) for the Draft SEIR anticipates that two existing commercial facilities located in unincorporated Yolo County, Bayer U.S. Crop Science and Clark Pacific, would make use of the utility extension if the ballot measure passes. County staff are hopeful that the information provided in this letter will help improve the Draft SEIR and the decision-making process surrounding the project.

Bayer U.S. Crop Science, located at 37437 CA-16 (APNs: 025-470-035, and -038), has a general plan land use designation of Agriculture (AG) and is zoned Agricultural Intensive (A-N). The County has issued several discretionary approvals over the years to allow for agricultural research uses, including office and laboratory buildings, conference center, greenhouses, warehouses, and other agricultural structures. Most recently, the Yolo County Planning Commission approved a Use Permit Modification and adopted a Negative Declaration (SCH #1999082018) on October 8, 2009, to allow for the addition of approximately 168,000 square feet of building area to the agricultural research facility.

Clark Pacific, located at 40600 County Road 18C (APNs: 027-250-028, and -029), has a general plan land use designation of Industrial (IN) and is zoned Heavy Industrial (I-N). A small portion of the property along the southern boundary of APN 027-250-028 and along the eastern and southern boundary of APN 027-250-029 has a general plan land use designation of Open Space (OS) and is zoned Public Open Space (POS). Yolo County has issued discretionary approvals that allowed for the establishment and operation of Clark Pacific facility. On April 1, 2008, the Yolo County Board of Supervisors certified an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH #2008022124) for the Clark Pacific Project (ZF #2007-078), which included approval of a General Plan Amendment of 90 acres from AG to IN, a Rezone from Agricultural General (A-I) to Heavy Industrial (M-2), a Conditional Use Permit (CUP) requesting a change from one nonconforming use to another nonconforming use, and a Development Agreement (Doc. No. 2008-0012768). Later, on July 24, 2012, the Board of Supervisors certified the

Clark Pacific Expansion project EIR (SCH #2011092080), which included the expansion of the Clark Pacific facility to the west, resulting in its existing size and form (ZF #2011-0029). The Clark Pacific Expansion Project included a Rezone of 58.6 acres from A-I to M-2, 20 acres from A-I to Open Space (OS), and six acres from M-2 to OS, and approval of a Tentative Subdivision Map, an amendment to the existing Development Agreement (Doc. No. 2012-0028850), and the termination of components of the previously approved CUP. [Note: The zoning designations described in the 2008 and 2012 project approvals, above, were updated as part of the County's comprehensive zoning code update in 2014.]

County staff would like to make the City aware of a current project (ZF #2023-0005), submitted by Clark Pacific, to expand the facility on a 76.6-acre A-N zoned parcel immediately west of the existing Clark Pacific site (APN 027-250-019). The proposed Clark Pacific expansion does not include specific development plans at this time, but the future facilities are anticipated to be similar to the existing Clark Pacific facility and developed in up to four phases. Prior to phased development, the project site would continue to be used for agricultural purposes. Additionally, the proposed project would include associated internal roadway improvements, utility improvements, and landscaping. The project would require County approval of a General Plan Amendment to redesignate the project site's land use designation from AG to IN, and a Rezone to change the zoning designation of the project site from A-N to I-H. The County prepared a Project Initial Study and released a Notice of Preparation for the Draft EIR for the proposed Clark Pacific Faiclity Expansion Project from March 28, 2025, to April 28, 2025, and held a public scoping meeting on April 10, 2025. The County is currently preparing a Draft EIR which is expected to be released later this calendar year. The City of Woodland will receive notification when the Draft EIR is released. Please consider the Clark Pacific Expansion Project (ZF #2023-0005) as part of the Cumulative Impacts analysis in the Draft SEIR.

State CEQA Guidelines Section 15126.2(d) requires an EIR to evaluate the potential growth-inducing impacts of a proposed project. Specifically, an EIR must discuss ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. The County requests that the City analyze growth-inducing impacts of extending sewer and water services to areas outside of the ULL, including the potential connection for future users not currently anticipated to connect.

The County is appreciative of the opportunity to provide scoping comments on the proposed City of Woodland General Plan Amendment to Policy 2.A.1 and hopes that dialogue with the City continues as the project progresses.

Sincerely,

Jeff Anderson, Principal Planner
Department of Community Services

Cc (via-email only):

Adam Fieseler, Director
Stephanie Cormier, Assistant Director
Michael Webb, Chief Administrative Officer

U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052

FEMA

September 24, 2025

Erika Bumgardner, AICP
Deputy Community Development Director
Community Development Department
300 First Street
Woodland, California 95695

Dear Ms. Bumgardner:

This is in response to your request for comments regarding Notice of Preparation (NOP) for the Draft Supplemental Environmental Impact Report (Draft SEIR) for the City of Woodland General Plan Amendment to Policy 2.A, City of Woodland, Yolo County, California.

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the County of Yolo (Community Number 060423), and City of Woodland (Community Number 060426), Maps revised May 16, 2012. To locate FIRMs online, visit the Map Service Center (MSC) at https://msc.fema.gov. Please note that Woodland, Yolo County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.

- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any ***development*** must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision, hi accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at https://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-fomis.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Woodland floodplain manager can be reached by calling Brent Meyer, Community Development Director, at (530) 661-5947. The Yolo County floodplain manager can be reached by calling Scott Doolittle, Plan Check Engineer, at (530) 666-8609.

If you have any questions or concerns, please do not hesitate to contact Gabriel Riggle, Emergency Management Specialist, at gabriel.riggle@fema.dhs.gov of the Mitigation staff.

Sincerely,

Xing Liu, Branch Chief
Floodplain Management and Insurance Branch

cc:
Brent Meyer, Community Development Director, City of Woodland, CA
Scott Doolittle, Plan Check Engineer, Yolo County, CA
Alex Acosta, State of California, Department of Water Resources, North Central Region Office
Anntonette Duncan, DWR NFIP Coordinator, State of California, Sacramento Headquarters Office
Gabriel Riggle, Emergency Management Specialist, DHS/FEMA Region IX
Jakob Crockett, Acting Environmental Regional Officer, DHS/FEMA Region IX

Appendix C Draft Ballot Language

C DRAFT BALLOT LANGUAGE

Shall the City of Woodland amend the policy establishing the City's Urban Limit Line to permit the extension of sewer, water, and recycled water facilities to serve parcels within a mile of the Urban Limit Line that have commercial facilities in operation on or prior to November 3, 2026, be adopted?

C.1 DRAFT AMENDMENT TO ULL POLICY LANGUAGE IN GENERAL PLAN

Policy 2.A.1 Urban Limit Line. A permanent Urban Limit Line (ULL) is established around Woodland to permanently circumscribe urban development and comply with provisions for agricultural lands. Public services and facilities shall not extend beyond the permanent Urban Limit Line, with the exception of sewer, water, and recycled water facilities to serve existing commercial facilities located on parcels with a boundary that falls wholly or partially within one mile of the ULL and in operation on or prior to November 3, 2026. The City shall take such administrative steps as may be required to implement Policy 2.A.1. The City shall also identify funding for implementing a permanent urban limit line, including mitigation for developing on agricultural land. The City shall continually reevaluate residential land use densities, housing policies, and zoning to determine the potential for increased residential densities for both infill sites and undeveloped land within the Urban Limit Line. The City shall continually review existing non-residential zoning to determine the potential for conversion to higher density residential uses within the permanent Urban Limit Line. The City will encourage and support appropriately located agricultural and wildlife conservation easements to support implementation of the permanent urban limit line.

This policy enacts Woodland Measure A (Ballot of June 2006), Urban Limit Line, and can only be modified by the voters.

C.2 DESCRIPTION OF PHYSICAL IMPROVEMENTS:

Should the Measure pass, and the Council approve any agreements to extend services, the physical improvements would involve the construction of one or more of the following:

Sewer Line Extension: Installation of new sewer main line, assumed to be 10 inches in diameter, approximately 5 to 8 feet deep and up to 1 mile per service connection. Location of work may be within existing public right of way and/or on private property (primarily used as agriculture). Improvement may also include the installation of force main pump(s) and force main pipelines where gravity flow is not adequate. As condition of connection to City Sewer, abandonment of existing leach field(s) would be required.

Treated Water Main Line Extension: Installation of new pressurized water main line, assumed to be eight inches in diameter, approximately 3-6 feet deep and up to 1 mile per service connection. Location of work may be within existing public right of way and/or on private property (primarily used as agriculture). Work to include appurtenances including: valves, air/vacuum valves and fire hydrants. Work to also include the installation of meters and backflow protection devices at point of connection. Improvements may also include the installation of booster pump(s) to support required pressure.

Recycled Water Main Line Extension: Installation of new pressurized recycled water main line, assumed to be eight inches in diameter, approximately 3-6 feet deep and up to 1 mile per service connection. Location of work may be within existing public right of way and/or on private property (primarily used as agriculture). Work to include appurtenances including: valves and air/vacuum valves. Work to also include the installation of meters. Improvements may also include the installation of booster pump(s) to support required pressure.

C.3 SUMMARY OF PUBLIC / ENVIRONMENTAL BENEFITS

- Reduce demand on ground water would increase water availability for agriculture and other uses in vicinity reliant on ground water
- Reduce demand on ground water aquifer(s)
- Reduce potential for land subsidence
- Reduce potential for groundwater contamination from wells
- Septic: reduce potential for soil and groundwater contamination and reduce land area required for leach fields and holding ponds
- Preserve employment centers (jobs) through provision of reliable water and sewer utilities
- Improves drinking water quality (nitrates and hexavalent chromium)
- Limited nature of properties which can potentially access the utilities mitigates growth inducement, particularly by precluding residential uses
- Consistent with State Water Resources Control Board policy to consolidate small public water and sewer systems with larger water and sewer systems

Appendix D Air Quality and Greenhouse Gas Emissions Modeling

WOODLAND ULL EMISSIONS SUMMARY

Bayer - Construction Emission Summary

Project Component	ROG ton/year	NOX ton/year	PM10 lb/day	PM2.5 lb/day	CO2e MT/year
Utility Extensions	0.04	0.4	35.4	5.3	93.92
Groundwater Well Decommissioning	0.0004	0.002	0.12	0.06	1.13
Septic Tank Decommissioning	0.001	0.01	0.33	0.23	2.89
Retention Pond Decommissioning	0.0005	0.01	6.1	1.9	9.77
YSAQMD Thresholds	*10*	*10*	*80*	*None*	None
Bayer Total	0.05	0.4	42.0	7.5	107.71

Clark Pacific - Construction Emission Summary

Project Component	ROG ton/year	NOX ton/year	PM10 lb/day	PM2.5 lb/day	CO2e MT/year
Utility Extensions	0.03	0.3	2.6	1.1	69.33
Groundwater Well Decommissioning	0.0004	0.002	0.1	0.1	1.13
Wastewater Facility Decommissioning	0.001	0.01	0.3	0.2	2.89
YSAQMD Thresholds	*10*	*10*	*80*	*None*	None
Clark Pacific Total	0.03	0.3	3.1	1.4	73.36

Project Component	ROG	NOX	PM10	PM2.5	CO2e
Bayer & Clark Pacific Total	0.08	0.7	45.1	8.90	181.07

Project Characteristics	Input
Project Name	Woodland ULL - Bayer
Project Location	Yolo County
CEC California Electricity Demand Forecast Zone	4
Land Use Setting	Suburban
Construction Start Date	5/3/2027
Utility	PG&E

Land Use

Project Component	CalEEMod Land Use Type	Size	Unit	Acreage	Notes
Utility Extension - Sewer	Linear - Road Construction	0.608	miles	1.84	Total distance of proposed sewer line is 3,210 feet.
Utility Extension - Water	Linear - Road Construction	0.526	miles	1.59	Total distance of proposed water line is 2,775 feet.
Retention Pond Decommissioning	Parking - Other Nonasphalt Surfaces	6.25	ksf	0.14	Measured in Google Earth
Well Decommissioning	Parking - Other Nonasphalt Surfaces	2.1	ksf	0.05	Measured in Google Earth
Septic System Decomissioning	Parking - Other Nonasphalt Surfaces	12.6	ksf	0.29	Measured in Google Earth

Notes:
1. Acreage for linear land uses is based on 25 feet width of disturbance area.
2. Predominant soil type for linear land uses: sand gravel

	Start Date	Duration (days)
Linear Activities	5/3/2027	20

Notes:
1. Duration is based on 15 days for excavation + pipelaying (based on total alignment distance and 400 feet per day), 2 days for vegetation clearing/grubbing (CalEEMod default), and 3 days of paving (CalEEMod default).

Project Component	CalEEMod Phase	Start Date	End Date	Number of Days
Utility Extension	Linear, Grubbing & Land Clearing	5/3/2027	5/3/2027	2
	Linear, Grading & Excavation	5/4/2027	5/15/2027	8
	Linear, Drainage, Utilities, and Subgrade	5/16/2027	5/24/2027	7
	Linear, Paving	5/25/2027	5/29/2027	3
Retention Pond Decommissioning	Grading	6/1/2027	6/1/2027	1
Well Decommissioning	Demolition	6/2/2027	6/4/2027	3
Septic System Decommissioning	Demolition	6/7/2027	6/11/2027	5

Notes:
1.Uses default linear phases for Utility Extension work.
2. Retention pond decommissioning conservatively assumed to occur over 1 day.
3. Well and septic tank decommissioning durations based on anticipated work. Assumed to not overlap with utility extension work.

Construction Equipment:

Project Component	CalEEMod Phase	CalEEMod Equipment	Quantity	Hours per Day	HP	Load Factor	Fuel Type
Retention pond decommissioning	Demolition	Graders	1	8	148	0.41	Diesel
Retention pond decommissioning	Demolition	Rollers	1	8	36	0.38	Diesel
Well decommissioning	Demolition	Off-Highway Trucks	2	2	376	0.38	Diesel
Septic tank decommissioning	Demolition	Excavators	1	8	36	0.38	Diesel
Septic tank decommissioning	Demolition	Tractors/Loaders/Backhoes	1	8	84	0.37	Diesel
Septic tank decommissioning	Demolition	Crawler Tractors	1	8	87	0.43	Diesel
Septic tank decommissioning	Demolition	Off-Highway Trucks	1	2	376	0.38	Diesel
Utility Extension	Linear, Grubbing & Land Clearing	Signal Boards	2	8	6	0.82	Electric
Utility Extension	Linear, Grubbing & Land Clearing	Crawler Tractors	2	8	87	0.43	Diesel
Utility Extension	Linear, Grubbing & Land Clearing	Excavators	2	8	36	0.38	Diesel
Utility Extension	Linear, Grading & Excavation	Excavators	6	8	36	0.38	Diesel
Utility Extension	Linear, Grading & Excavation	Crawler Tractors	2	8	87	0.43	Diesel
Utility Extension	Linear, Grading & Excavation	Graders	2	8	148	0.41	Diesel
Utility Extension	Linear, Grading & Excavation	Rollers	4	8	36	0.38	Diesel
Utility Extension	Linear, Grading & Excavation	Signal Boards	2	8	6	0.82	Electric
Utility Extension	Linear, Grading & Excavation	Tractors/Loaders/Backhoes	4	8	84	0.37	Diesel
Utility Extension	Linear, Grading & Excavation	Rubber Tired Loaders	2	8	150	0.36	Diesel
Utility Extension	Linear, Grading & Excavation	Scrapers	4	8	423	0.48	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Scrapers	4	8	423	0.48	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Rough Terrain Forklifts	2	8	96	0.4	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Tractors/Loaders/Backhoes	4	8	84	0.37	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Signal Boards	2	8	6	0.82	Electric
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Tractors/Loaders/Backhoes	4	8	84	0.37	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Signal Boards	2	8	6	0.82	Electric
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Graders	2	8	148	0.41	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Plate Compactors	2	8	8	0.43	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Pumps	2	8	11	0.74	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Air Compressors	2	8	37	0.48	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Generator Sets	2	8	14	0.74	Diesel
Utility Extension	Linear, Paving	Rollers	6	8	36	0.38	Diesel
Utility Extension	Linear, Paving	Paving Equipment	2	8	89	0.36	Diesel
Utility Extension	Linear, Paving	Pavers	2	8	81	0.42	Diesel
Utility Extension	Linear, Paving	Tractors/Loaders/Backhoes	4	8	84	0.37	Diesel
Utility Extension	Linear, Paving	Signal Boards	2	8	6	0.82	Electric

Notes:
1. Retention pond would be filled and compacted - assumed 1 grader and 1 roller.
2. Well decommissioning assumed to require 1 concrete truck and 1 utility vehicle; included for 2 hours as off-highway trucks while onsite. Truck travel included in on-road table below.
3. Septic tank would be abandoned in placed; assumed to require -1 excavator, 1 backhoe, 1 small bulldozer, 1 large truck to pump out the system before it is abandoned in place.
4. Utility extension inputs based on CalEEMod defaults for linear project.

Dust from Material Movement:

Project Component	CalEEMod Phase	Volume (cubic feet)1	Material Import (cy)
Retention Pond Decommissioning	Grading	62500	2,315

Notes:
1. Retention pond volume = (250ft x 25ft x 10ft)

Paved Areas:

Project Component	CalEEMod Land Use Type	Paved Area (acres)	Percent Asphalt
Utility Extension [1]	Linear, Road Construction	0.859	100
Retention Pond Decommissioning	Parking - Other Nonasphalt Surfaces	0.000	0
Well Decommissioning	Parking - Other Nonasphalt Surfaces	0.000	0
Septic System Decomissioning	Parking - Other Nonasphalt Surfaces	0.000	0

Notes:
1. Conservatively assume 25 percent of total utility extension area is repaved.

Construction Vehicle Trips:

Project Component	CalEEMod Phase	Worker Trips (one-way trips per day) 1	Vendor Truck trips (one-way trips per day)	Haul Truck Trips (one-way trips per day)
Utility extension	Linear, Grubbing & Land Clearing	15	0	0
	Linear, Grading & Excavation	65	2	0
	Linear, Drainage, Utilities, and Subgrade	55	0	0
	Linear, Paving	40	0	0
Retention Pond Decommissioning	Grading	5	0	290
Well Decommissioning	Demolition	5	4	0
Septic Tank Decommissioning	Demolition	10	2	0

Notes:
1. Worker trips based on 2.5 one-way worker trips per piece of equipment (CalEEMod User Guide).
2. For retention pond, well, and septic decommissioning related activities, assume worker vehicles and haul trucks travel on 100% paved roads - retention bond is accessible through Bayer facility which is entirely paved.
3. For linear utility extension, assumes worker vehicle travel on paved roads is based on the fraction of the maximum alignment distance (0.6 miles for sewer main) of the total worker trip length. See below.
4. Trip distances based on CalEEMod defaults for one-way trips.

Paved Area:

Utility Alignment	Length (miles)	Paved distance (miles)	Percent Paved
Sewer Pipe Installation	0.304	13.996	97.9%
Water Pipe Installation	0.263	14.037	98.2%

Worker	14.3
Vendor	8.8
Hauling	20

Measures
Water unpaved roads (2x daily)
Water exposed area (2x daily)

Conversion Factors:

1 acre =	43560	sqft
1 mile =	5280	ft

Woodland ULL Project Inputs - Clark Pacific

Project Characteristics	Input
Project Name	Woodland ULL - Bayer
Project Location	Yolo County
CEC California Electricity Demand Forecast Zone	4
Land Use Setting	Suburban
Construction Start Date	5/3/2027
Utility	PG&E

Land Use:

Project Component	CalEEMod Land Use Type	Size	Unit	Acreage	Notes
Utility Extension - Sewer + Water	Linear - Road Construction	1.645	miles	4.98	Total distance of proposed water+sewer main is 8,685 feet.
Well and Septic Decommissioning	Parking - User Defined Parking	1	-	0.00	Acreage does not affect construction inputs

Notes:
1. Acreage for linear land uses is based on 25 feet width of disturbance area.
2. Predominant soil type for linear uses: sand gravel

Construction Duration:

Activity	Start Date	Duration (days)
Linear Activities	5/3/2027	29

Notes:
1. Duration is based on 22 days for excavation + pipelaying (based on total alignment distance and 400 feet per day), 3 days for vegetation clearing/grubbing (CalEEMod default) and 4 days of paving (CalEEMod default).

Construction Phasing:

Project Component	CalEEMod Phase	Start Date	End Date	Number of Days
Utility Extension	Linear, Grubbing & Land Clearing	5/3/2027	5/7/2027	3
Utility Extension	Linear, Grading & Excavation	5/8/2027	5/24/2027	12
Utility Extension	Linear, Drainage, Utilities, and Subgrade	5/25/2027	6/8/2027	10
Utility Extension	Linear, Paving	6/9/2027	6/14/2027	4
Well Decommissioning	Demolition	6/29/2027	7/1/2027	3
Septic System Decommissioning	Demolition	7/5/2027	7/9/2027	5

Notes:
1.Uses default linear phases for Utility Extension work.
2. Well and septic tank decommissioning durations based on anticipated work. Assumed to not overlap with utility extension work.

Construction Equipment:

Project Component	CalEEMod Phase	CalEEMod Equipment	Quantity	Hours per Day	HP	Load Factor	Fuel Type
Well decommissioning	Demolition	Off-Highway Trucks	2	2	376	0.38	Diesel
Septic decommissioning	Demolition	Excavators	1	8	36	0.38	Diesel
Septic decommissioning	Demolition	Tractors/Loaders/Backhoes	1	8	84	0.37	Diesel
Septic decommissioning	Demolition	Crawler Tractors	1	8	87	0.43	Diesel
Septic decommissioning	Demolition	Off-Highway Trucks	1	2	376	0.38	Diesel
Utility Extension	Linear, Grubbing & Land Clearing	Signal Boards	3	8	6	0.82	Electric
Utility Extension	Linear, Grubbing & Land Clearing	Crawler Tractors	1	8	87	0.43	Diesel
Utility Extension	Linear, Grubbing & Land Clearing	Excavators	1	8	36	0.38	Diesel
Utility Extension	Linear, Grading & Excavation	Excavators	3	8	36	0.38	Diesel
Utility Extension	Linear, Grading & Excavation	Crawler Tractors	1	8	87	0.43	Diesel
Utility Extension	Linear, Grading & Excavation	Graders	1	8	148	0.41	Diesel
Utility Extension	Linear, Grading & Excavation	Rollers	2	8	36	0.38	Diesel
Utility Extension	Linear, Grading & Excavation	Signal Boards	3	8	6	0.82	Electric
Utility Extension	Linear, Grading & Excavation	Tractors/Loaders/Backhoes	2	8	84	0.37	Diesel
Utility Extension	Linear, Grading & Excavation	Rubber Tired Loaders	1	8	150	0.36	Diesel
Utility Extension	Linear, Grading & Excavation	Scrapers	2	8	423	0.48	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Scrapers	2	8	423	0.48	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Rough Terrain Forklifts	1	8	96	0.4	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Tractors/Loaders/Backhoes	2	8	84	0.37	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Signal Boards	3	8	6	0.82	Electric
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Plate Compactors	1	8	8	0.43	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Signal Boards	3	8	6	0.82	Electric
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Plate Compactors	1	8	8	0.43	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Pumps	1	8	11	0.74	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Graders	1	8	148	0.41	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Air Compressors	1	8	37	0.48	Diesel
Utility Extension	Linear, Drainage, Utilities, & Sub-Grade	Generator Sets	1	8	14	0.74	Diesel
Utility Extension	Linear, Paving	Rollers	3	8	36	0.38	Diesel
Utility Extension	Linear, Paving	Paving Equipment	1	8	89	0.36	Diesel
Utility Extension	Linear, Paving	Pavers	1	8	81	0.42	Diesel
Utility Extension	Linear, Paving	Tractors/Loaders/Backhoes	2	8	84	0.37	Diesel
Utility Extension	Linear, Paving	Signal Boards	3	8	6	0.82	Electric

Notes:
1. Well decommissioning assumed to require 1 concrete truck and 1 utility vehicle; included for 2 hours as off-highway trucks while onsite. Truck travel included in on-road table below.
2. Septic tank would be abandoned in placed; assumed to require -1 excavator, 1 backhoe, 1 small bulldozer, 1 large truck to pump out the system before it is abandoned in place.
3. Utility extension inputs based on CalEEMod defaults for linear project.

Paved Areas:

Project Component	CalEEMod Land Use Type	Paved Area (acres)	Percent Asphalt
Utility extension	Linear, Road Construction	1.246	100

Notes:
1. Conservatively assume 25% of total area is repaved.

Construction Vehicle Trips:

Project Component	CalEEMod Phase	Worker Trips (one-way trips per day)	Vendor Truck trips (one-way trips per day)	Haul Truck Trips (one-way trips per day)
Utility extension	Linear, Grubbing & Land Clearing	13	0	0
	Linear, Grading & Excavation	38	1	0
	Linear, Drainage, Utilities, and Subgrade	33	0	0
	Linear, Paving	25	0	0
Well Decommissioning	Demolition	5	4	0
Septic Tank Decommissioning	Demolition	10	2	0

Notes:
1. Worker trips based on 2.5 one-way worker trips per piece of equipment (CalEEMod User Guide).
2. Utility extension alignment and facility areas are paved.
3. Trip distances based on CalEEMod defaults for one-way trips.

Woodland ULL - Energy Calculations

Bayer	Phase	Source	Fuel Type	MT CO2	lb CO2/gallon	Gallons
Groundwater Well Decommissioning	Well decommissioning (2027) - Unmitigated	Off-Road Equipment	Diesel	0.91	22.45	89.05
Groundwater Well Decommissioning	Well decommissioning (2027) - Unmitigated	Worker	Gasoline	0.07	18.73	7.98
Groundwater Well Decommissioning	Well decommissioning (2027) - Unmitigated	Vendor	Diesel	0.14	22.45	14.23
Septic Tank Decommissioning	Septic tank decommissioning (2027) - Unmitigated	Off-Road Equipment	Diesel	2.53	22.45	248.11
Septic Tank Decommissioning	Septic tank decommissioning (2027) - Unmitigated	Worker	Gasoline	0.23	18.73	26.60
Septic Tank Decommissioning	Septic tank decommissioning (2027) - Unmitigated	Vendor	Diesel	0.12	22.45	11.86
Retention Pond Decommissioning	Retention pond decommissioning (2027) - Unmitigated	Off-Road Equipment	Diesel	0.32	22.45	31.63
Retention Pond Decommissioning	Retention pond decommissioning (2027) - Unmitigated	Worker	Gasoline	0.02	18.73	2.66
Retention Pond Decommissioning	Retention pond decommissioning (2027) - Unmitigated	Hauling	Diesel	8.98	22.45	881.14
Utility Extensions	Linear, Grubbing & Land Clearing (2027) - Unmitigated	Off-Road Equipment	Diesel	0.89	22.45	87.42
Utility Extensions	Linear, Grubbing & Land Clearing (2027) - Unmitigated	Worker	Gasoline	0.14	18.73	15.96
Utility Extensions	Linear, Grading & Excavation (2027) - Unmitigated	Off-Road Equipment	Diesel	47.14	22.45	4627.54
Utility Extensions	Linear, Grading & Excavation (2027) - Unmitigated	Worker	Gasoline	2.35	18.73	276.63
Utility Extensions	Linear, Grading & Excavation (2027) - Unmitigated	Vendor	Diesel	0.19	22.45	18.98
Utility Extensions	Linear, Drainage, Utilities, & Sub-Grade (2027) - Unmitigated	Off-Road Equipment	Diesel	36.14	22.45	3548.43
Utility Extensions	Linear, Drainage, Utilities, & Sub-Grade (2027) - Unmitigated	Worker	Gasoline	1.74	18.73	204.81
Utility Extensions	Linear, Paving (2027) - Unmitigated	Off-Road Equipment	Diesel	4.41	22.45	432.71
Utility Extensions	Linear, Paving (2027) - Unmitigated	Worker	Gasoline	0.54	18.73	63.84
Total	**Total**	**Total - Onsite Diesel**	**Diesel**	**92**	**22.45**	**9065**
Total	**Total**	**Total - Onsite Diesel**	**Diesel**	**9**	**22.45**	**926**
Total	**Total**	**Total - Gasoline**	**Gasoline**	**5**	**18.73**	**598**

Sources:
a Modeled by AECOM in 2025.
b U.S. Energy Information Administration released September 2024(https://www.eia.gov/environment/emissions/co2_vol_mass.php)

Clark Pacific	Phase	Source	Fuel Type	MT CO2	lb CO2/gallon	Gallons
Groundwater Well Decommissioning	Well decommissioning (2027) - Unmitigated	Off-Road Equipment	Diesel	0.907019868	22.45	89.05
Groundwater Well Decommissioning	Well decommissioning (2027) - Unmitigated	Worker	Gasoline	0.067812304	18.73	7.98
Groundwater Well Decommissioning	Well decommissioning (2027) - Unmitigated	Vendor	Diesel	0.144985607	22.45	14.23
Septic Tank Decommissioning	Septic decommissioning (2027) - Unmitigated	Off-Road Equipment	Diesel	2.527304265	22.45	248.11
Septic Tank Decommissioning	Septic decommissioning (2027) - Unmitigated	Worker	Gasoline	0.226041014	18.73	26.60
Septic Tank Decommissioning	Septic decommissioning (2027) - Unmitigated	Vendor	Diesel	0.120821339	22.45	11.86
Utility Extensions	Linear, Grubbing & Land Clearing (2027) - Unmitigated	Off-Road Equipment	Diesel	0.667819442	22.45	65.56
Utility Extensions	Linear, Grubbing & Land Clearing (2027) - Unmitigated	Worker	Gasoline	0.169530761	18.73	19.95
Utility Extensions	Linear, Grading & Excavation (2027) - Unmitigated	Off-Road Equipment	Diesel	35.35216985	22.45	3470.65
Utility Extensions	Linear, Grading & Excavation (2027) - Unmitigated	Worker	Gasoline	2.034369127	18.73	239.39
Utility Extensions	Linear, Grading & Excavation (2027) - Unmitigated	Vendor	Diesel	0.144985607	22.45	14.23
Utility Extensions	Linear, Drainage, Utilities, & Sub-Grade (2027) - Unmitigated	Off-Road Equipment	Diesel	25.81743397	22.45	2534.59
Utility Extensions	Linear, Drainage, Utilities, & Sub-Grade (2027) - Unmitigated	Worker	Gasoline	1.469266592	18.73	172.89
Utility Extensions	Linear, Paving (2027) - Unmitigated	Off-Road Equipment	Diesel	2.938367733	22.45	288.47
Utility Extensions	Linear, Paving (2027) - Unmitigated	Worker	Gasoline	0.452082028	18.73	53.20
Total	**Total**	**Total - Onsite Diesel**	**Diesel**	**68**	**22.45**	**6696**
Total	**Total**	**Total - Onsite Diesel**	**Diesel**	**0.4**	**22.45**	**40**
Total	**Total**	**Total - Gasoline**	**Gasoline**	**4**	**18.73**	**520**

Sources:

a Modeled by AECOM in 2025.

b U.S. Energy Information Administration released September 2024(https://www.eia.gov/environment/emissions/co2_vol_mass.php)

Woodland ULL - Bayer Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Woodland ULL - Bayer
Construction Start Date	5/3/2027
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.60
Precipitation (days)	26.8
Location	38.67420207055477, -121.81075149404109
County	Yolo
City	Unincorporated
Air District	Yolo/Solano AQMD
Air Basin	Sacramento Valley
TAZ	328
EDFZ	4
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.30

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Road Construction	0.61	Mile	1.84	0.00	0.00	—	—	Sewer pipe
Road Construction	0.53	Mile	1.59	0.00	0.00	—	—	Water pipe

Other Non-Asphalt Surfaces	6.25	1000sqft	0.14	0.00	0.00	—	—	Retention pond
Other Non-Asphalt Surfaces	2.10	1000sqft	0.05	0.00	0.00	—	—	Well decommissioning
Other Non-Asphalt Surfaces	12.6	1000sqft	0.29	0.00	0.00	—	—	Septic tank decomissioning

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	7.02	5.93	47.2	61.4	0.17	1.97	33.4	35.4	1.82	3.44	5.26	—	24,225	24,225	1.18	3.19	40.7	25,247
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.30	0.25	2.10	2.63	0.01	0.08	1.36	1.44	0.08	0.14	0.22	—	646	646	0.03	0.01	0.10	651
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.06	0.05	0.38	0.48	< 0.005	0.02	0.25	0.26	0.01	0.03	0.04	—	107	107	< 0.005	< 0.005	0.02	108

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	7.02	5.93	47.2	61.4	0.17	1.97	33.4	35.4	1.82	3.44	5.26	—	24,225	24,225	1.18	3.19	40.7	25,247
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.30	0.25	2.10	2.63	0.01	0.08	1.36	1.44	0.08	0.14	0.22	—	646	646	0.03	0.01	0.10	651
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.06	0.05	0.38	0.48	< 0.005	0.02	0.25	0.26	0.01	0.03	0.04	—	107	107	< 0.005	< 0.005	0.02	108

3. Construction Emissions Details

3.1. Well decommissioning (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.26	0.22	1.22	1.49	0.01	0.04	—	0.04	0.04	—	0.04	—	667	667	0.03	0.01	—	669
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.48	5.48	< 0.005	< 0.005	—	5.50
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.91	0.91	< 0.005	< 0.005	—	0.91
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.26	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	54.5	54.5	< 0.005	< 0.005	0.18	55.2
Vendor	0.01	< 0.005	0.13	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	107	107	< 0.005	0.02	0.24	112
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.41	0.41	< 0.005	< 0.005	< 0.005	0.42
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.88	0.88	< 0.005	< 0.005	< 0.005	0.92
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.07	0.07	< 0.005	< 0.005	< 0.005	0.07
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.15
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Septic tank decommissioning (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.65	0.55	4.59	6.11	0.01	0.21	—	0.21	0.20	—	0.20	—	1,114	1,114	0.05	0.01	—	1,118
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.3	15.3	< 0.005	< 0.005	—	15.3
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Roa Equipme	< 0.005 t	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.53	2.53	< 0.005	< 0.005	—	2.54
Demoliti on	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.03	0.53	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	109	109	< 0.005	< 0.005	0.36	110
Vendor	< 0.005	< 0.005	0.06	0.02	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	< 0.005	—	53.3	53.3	< 0.005	0.01	0.12	55.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.37	1.37	< 0.005	< 0.005	< 0.005	1.38
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.73	0.73	< 0.005	< 0.005	< 0.005	0.76
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.23	0.23	< 0.005	< 0.005	< 0.005	0.23
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.12	0.12	< 0.005	< 0.005	< 0.005	0.13
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Retention pond decommissioning (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.53	0.44	3.31	4.64	0.01	0.17	—	0.17	0.16	—	0.16	—	710	710	0.03	0.01	—	713
Dust From Material Movement	—	—	—	—	—	—	0.28	0.28	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.95	1.95	< 0.005	< 0.005	—	1.95
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.32	0.32	< 0.005	< 0.005	—	0.32
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.26	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	54.5	54.5	< 0.005	< 0.005	0.18	55.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	1.48	0.45	23.9	8.44	0.13	0.38	5.25	5.63	0.26	1.47	1.73	—	19,784	19,784	1.01	3.15	39.1	20,786
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.14
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.07	0.02	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	< 0.005	—	54.2	54.2	< 0.005	0.01	0.05	56.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.02	0.02	< 0.005	< 0.005	< 0.005	0.02
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.98	8.98	< 0.005	< 0.005	0.01	9.42

3.7. Linear, Grubbing & Land Clearing (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.80	0.67	5.99	6.90	0.01	0.33	—	0.33	0.30	—	0.30	—	982	982	0.04	0.01	—	985
Dust From Material Movement	—	—	—	—	—	—	0.41	0.41	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.38	5.38	< 0.005	< 0.005	—	5.40
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.89	0.89	< 0.005	< 0.005	—	0.89
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.04	0.79	0.00	0.00	6.78	6.78	0.00	0.70	0.70	—	163	163	< 0.005	0.01	0.54	166
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	0.03	0.03	0.00	< 0.005	< 0.005	—	0.82	0.82	< 0.005	< 0.005	< 0.005	0.83
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.14
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Linear, Grading & Excavation (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	6.76	5.68	47.0	58.0	0.12	1.97	—	1.97	1.81	—	1.81	—	12,990	12,990	0.53	0.11	—	13,034

Dust From Material Movement	—	—	—	—	—	—	2.48	2.48	—	0.27	0.27	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	1.03	1.27	< 0.005	0.04	—	0.04	0.04	—	0.04	—	285	285	0.01	< 0.005	—	286
Dust From Material Movement	—	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.02	0.19	0.23	< 0.005	0.01	—	0.01	0.01	—	0.01	—	47.1	47.1	< 0.005	< 0.005	—	47.3
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.26	0.25	0.16	3.43	0.00	0.00	29.4	29.4	0.00	3.02	3.02	—	708	708	0.01	0.02	2.34	718

Vendor	< 0.005	< 0.005	0.06	0.02	< 0.005	< 0.005	1.57	1.57	< 0.005	0.16	0.16	—	53.3	53.3	< 0.005	0.01	0.12	55.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	< 0.005	0.06	0.00	0.00	0.60	0.60	0.00	0.06	0.06	—	14.2	14.2	< 0.005	< 0.005	0.02	14.4
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	< 0.005	—	1.17	1.17	< 0.005	< 0.005	< 0.005	1.22
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	0.11	0.11	0.00	0.01	0.01	—	2.35	2.35	< 0.005	< 0.005	< 0.005	2.38
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	0.19	0.19	< 0.005	< 0.005	< 0.005	0.20
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Linear, Drainage, Utilities, & Sub-Grade (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	5.53	4.63	39.6	46.4	0.11	1.53	—	1.53	1.40	—	1.40	—	11,384	11,384	0.46	0.09	—	11,423
Dust From Material Movement	—	—	—	—	—	—	2.07	2.07	—	0.22	0.22	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.76	0.89	< 0.005	0.03	—	0.03	0.03	—	0.03	—	218	218	0.01	< 0.005	—	219
Dust From Material Movement	—	—	—	—	—	—	0.04	0.04	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.14	0.16	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	36.1	36.1	< 0.005	< 0.005	—	36.3
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.22	0.21	0.14	2.90	0.00	0.00	24.9	24.9	0.00	2.55	2.55	—	599	599	0.01	0.02	1.98	608
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.44	0.44	0.00	0.05	0.05	—	10.5	10.5	< 0.005	< 0.005	0.02	10.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	0.08	0.08	0.00	0.01	0.01	—	1.74	1.74	< 0.005	< 0.005	< 0.005	1.76
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Linear, Paving (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.95	1.64	14.4	21.6	0.03	0.56	—	0.56	0.51	—	0.51	—	3,239	3,239	0.13	0.03	—	3,250
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.12	0.18	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	26.6	26.6	< 0.005	< 0.005	—	26.7

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.41	4.41	< 0.005	< 0.005	—	4.42
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.16	0.15	0.10	2.11	0.00	0.00	18.1	18.1	0.00	1.86	1.86	—	436	436	0.01	0.02	1.44	442
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	0.14	0.14	0.00	0.01	0.01	—	3.28	3.28	< 0.005	< 0.005	0.01	3.32
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	0.03	0.03	0.00	< 0.005	< 0.005	—	0.54	0.54	< 0.005	< 0.005	< 0.005	0.55
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Well decommissioning	Demolition	6/2/2027	6/4/2027	5.00	3.00	—
Septic tank decommissioning	Demolition	6/7/2027	6/11/2027	5.00	5.00	—
Retention pond decommissioning	Grading	6/1/2027	6/1/2027	5.00	1.00	—
Linear, Grubbing & Land Clearing	Linear, Grubbing & Land Clearing	5/3/2027	5/5/2027	5.00	2.00	—
Linear, Grading & Excavation	Linear, Grading & Excavation	5/6/2027	5/17/2027	5.00	8.00	—
Linear, Drainage, Utilities, & Sub-Grade	Linear, Drainage, Utilities, & Sub-Grade	5/18/2027	5/27/2027	5.00	7.00	—
Linear, Paving	Linear, Paving	5/28/2027	6/1/2027	5.00	3.00	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Well decommissioning	Off-Highway Trucks	Diesel	Average	2.00	2.00	376	0.38
Septic tank decommissioning	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Septic tank decommissioning	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37

Septic tank decommissioning	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Septic tank decommissioning	Off-Highway Trucks	Diesel	Average	1.00	2.00	376	0.38
Retention pond decommissioning	Graders	Diesel	Average	1.00	8.00	148	0.41
Retention pond decommissioning	Rollers	Diesel	Average	1.00	8.00	36.0	0.38
Linear, Grubbing & Land Clearing	Signal Boards	Electric	Average	2.00	8.00	6.00	0.82
Linear, Grubbing & Land Clearing	Crawler Tractors	Diesel	Average	2.00	8.00	87.0	0.43
Linear, Grubbing & Land Clearing	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Linear, Grading & Excavation	Excavators	Diesel	Average	6.00	8.00	36.0	0.38
Linear, Grading & Excavation	Crawler Tractors	Diesel	Average	2.00	8.00	87.0	0.43
Linear, Grading & Excavation	Graders	Diesel	Average	2.00	8.00	148	0.41
Linear, Grading & Excavation	Rollers	Diesel	Average	4.00	8.00	36.0	0.38
Linear, Grading & Excavation	Signal Boards	Electric	Average	2.00	8.00	6.00	0.82
Linear, Grading & Excavation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Linear, Grading & Excavation	Rubber Tired Loaders	Diesel	Average	2.00	8.00	150	0.36
Linear, Grading & Excavation	Scrapers	Diesel	Average	4.00	8.00	423	0.48
Linear, Drainage, Utilities, & Sub-Grade	Scrapers	Diesel	Average	4.00	8.00	423	0.48
Linear, Drainage, Utilities, & Sub-Grade	Rough Terrain Forklifts	Diesel	Average	2.00	8.00	96.0	0.40

Linear, Drainage, Utilities, & Sub-Grade	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Linear, Drainage, Utilities, & Sub-Grade	Signal Boards	Electric	Average	2.00	8.00	6.00	0.82
Linear, Drainage, Utilities, & Sub-Grade	Graders	Diesel	Average	2.00	8.00	148	0.41
Linear, Drainage, Utilities, & Sub-Grade	Plate Compactors	Diesel	Average	2.00	8.00	8.00	0.43
Linear, Drainage, Utilities, & Sub-Grade	Pumps	Diesel	Average	2.00	8.00	11.0	0.74
Linear, Drainage, Utilities, & Sub-Grade	Air Compressors	Diesel	Average	2.00	8.00	37.0	0.48
Linear, Drainage, Utilities, & Sub-Grade	Generator Sets	Diesel	Average	2.00	8.00	14.0	0.74
Linear, Paving	Rollers	Diesel	Average	6.00	8.00	36.0	0.38
Linear, Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Linear, Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Linear, Paving	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Linear, Paving	Signal Boards	Electric	Average	2.00	8.00	6.00	0.82

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Linear, Grubbing & Land Clearing	—	—	—	—
Linear, Grubbing & Land Clearing	Worker	15.0	14.3	LDA,LDT1,LDT2
Linear, Grubbing & Land Clearing	Vendor	0.00	8.80	HHDT,MHDT
Linear, Grubbing & Land Clearing	Hauling	0.00	20.0	HHDT
Linear, Grubbing & Land Clearing	Onsite truck	—	—	HHDT
Linear, Grading & Excavation	—	—	—	—

Linear, Grading & Excavation	Worker	65.0	14.3	LDA,LDT1,LDT2
Linear, Grading & Excavation	Vendor	2.00	8.80	HHDT,MHDT
Linear, Grading & Excavation	Hauling	0.00	20.0	HHDT
Linear, Grading & Excavation	Onsite truck	—	—	HHDT
Linear, Drainage, Utilities, & Sub-Grade	—	—	—	—
Linear, Drainage, Utilities, & Sub-Grade	Worker	55.0	14.3	LDA,LDT1,LDT2
Linear, Drainage, Utilities, & Sub-Grade	Vendor	0.00	8.80	HHDT,MHDT
Linear, Drainage, Utilities, & Sub-Grade	Hauling	0.00	20.0	HHDT
Linear, Drainage, Utilities, & Sub-Grade	Onsite truck	—	—	HHDT
Linear, Paving	—	—	—	—
Linear, Paving	Worker	40.0	14.3	LDA,LDT1,LDT2
Linear, Paving	Vendor	0.00	8.80	HHDT,MHDT
Linear, Paving	Hauling	0.00	20.0	HHDT
Linear, Paving	Onsite truck	—	—	HHDT
Retention pond decommissioning	—	—	—	—
Retention pond decommissioning	Worker	5.00	14.3	LDA,LDT1,LDT2
Retention pond decommissioning	Vendor	—	8.80	HHDT,MHDT
Retention pond decommissioning	Hauling	290	20.0	HHDT
Retention pond decommissioning	Onsite truck	—	—	HHDT
Well decommissioning	—	—	—	—
Well decommissioning	Worker	5.00	14.3	LDA,LDT1,LDT2
Well decommissioning	Vendor	4.00	8.80	HHDT,MHDT
Well decommissioning	Hauling	0.00	20.0	HHDT
Well decommissioning	Onsite truck	—	—	HHDT
Septic tank decommissioning	—	—	—	—

Septic tank decommissioning	Worker	10.0	14.3	LDA,LDT1,LDT2
Septic tank decommissioning	Vendor	2.00	8.80	HHDT,MHDT
Septic tank decommissioning	Hauling	0.00	20.0	HHDT
Septic tank decommissioning	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Well decommissioning	0.00	0.00	0.00	—	—
Septic tank decommissioning	0.00	0.00	0.00	—	—
Retention pond decommissioning	2,315	—	0.50	0.00	—
Linear, Grubbing & Land Clearing	—	—	3.43	0.00	—
Linear, Grading & Excavation	—	—	3.43	0.00	—
Linear, Drainage, Utilities, & Sub-Grade	—	—	3.43	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Road Construction	0.46	100%
Road Construction	0.40	100%
Other Non-Asphalt Surfaces	0.00	0%
Other Non-Asphalt Surfaces	0.00	0%
Other Non-Asphalt Surfaces	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2027	235	204	0.03	< 0.005

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	28.2	annual days of extreme heat
Extreme Precipitation	5.05	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	5	0	0	N/A

Extreme Precipitation	2	0	0	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	0	0	N/A
Flooding	0	0	0	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	5	1	1	4
Extreme Precipitation	2	1	1	3
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	1	1	2
Flooding	1	1	1	2
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	52.0
AQ-PM	23.9
AQ-DPM	17.2
Drinking Water	56.4
Lead Risk Housing	19.4
Pesticides	85.9
Toxic Releases	70.1
Traffic	11.2
Effect Indicators	—
CleanUp Sites	23.5
Groundwater	69.7
Haz Waste Facilities/Generators	76.4
Impaired Water Bodies	83.0
Solid Waste	63.7
Sensitive Population	—
Asthma	60.1
Cardio-vascular	70.0
Low Birth Weights	36.1
Socioeconomic Factor Indicators	—
Education	54.8
Housing	12.3
Linguistic	46.5

Poverty	28.2
Unemployment	30.9

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	64.91723341
Employed	14.74400103
Median HI	72.30848197
Education	—
Bachelor's or higher	58.84768382
High school enrollment	100
Preschool enrollment	63.55703837
Transportation	—
Auto Access	62.47914795
Active commuting	59.36096497
Social	—
2-parent households	62.33799564
Voting	67.66328757
Neighborhood	—
Alcohol availability	88.48967022
Park access	26.52380341
Retail density	6.634158861
Supermarket access	18.96573848
Tree canopy	8.841267804
Housing	—
Homeownership	82.38162453

Housing habitability	91.76183755
Low-inc homeowner severe housing cost burden	66.85486975
Low-inc renter severe housing cost burden	94.49505967
Uncrowded housing	56.87155139
Health Outcomes	—
Insured adults	68.95932247
Arthritis	0.0
Asthma ER Admissions	44.3
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	96.8
Cognitively Disabled	22.1
Physically Disabled	33.4
Heart Attack ER Admissions	33.8
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	47.2
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0

Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	41.8
Elderly	65.5
English Speaking	67.8
Foreign-born	34.1
Outdoor Workers	53.4
Climate Change Adaptive Capacity	—
Impervious Surface Cover	89.3
Traffic Density	13.3
Traffic Access	23.0
Other Indices	—
Hardship	28.8
Other Decision Support	—
2016 Voting	70.5

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	55.0
Healthy Places Index Score for Project Location (b)	61.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Construction: Paving	Assume 25% of alignment is repaved. No paving for decommissioning activities.
Construction: Construction Phases	Linear excavation+utilities is 15 days based on alignment length and default durations for grubbing and paving.
Construction: Trips and VMT	Haul trucks to fill retention pond based on fill volume and 16 cy per truck.
Construction: On-Road Fugitive Dust	Linear worker paved distance updated based on alignment length. For decommissioning activities, assume worker and haul travel is on 100% paved roads (areas are accessible onsite which is paved).
Construction: Off-Road Equipment	Defaults for decommissioning activities updated based on limited scope of work.
Construction: Dust From Material Movement	—

Woodland ULL - Clark Pacific Detailed Report

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8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Woodland ULL - Clark Pacific
Construction Start Date	5/3/2027
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.60
Precipitation (days)	26.8
Location	38.70482532012596, -121.7485797752733
County	Yolo
City	Unincorporated
Air District	Yolo/Solano AQMD
Air Basin	Sacramento Valley
TAZ	326
EDFZ	4
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.30

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Road Construction	1.65	Mile	4.98	0.00	0.00	—	—	Utility extension
User Defined Parking	1.00	User Defined Unit	0.00	0.00	0.00	—	—	Well and septic decommissioning

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.53	2.99	23.6	31.0	0.06	0.99	1.63	2.61	0.91	0.22	1.13	—	6,932	6,932	0.27	0.07	1.41	6,961
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.22	0.19	1.50	1.94	< 0.005	0.06	0.10	0.16	0.06	0.01	0.07	—	441	441	0.02	< 0.005	0.04	443
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.04	0.03	0.27	0.35	< 0.005	0.01	0.02	0.03	0.01	< 0.005	0.01	—	73.1	73.1	< 0.005	< 0.005	0.01	73.4

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	3.53	2.99	23.6	31.0	0.06	0.99	1.63	2.61	0.91	0.22	1.13	—	6,932	6,932	0.27	0.07	1.41	6,961
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2027	0.22	0.19	1.50	1.94	< 0.005	0.06	0.10	0.16	0.06	0.01	0.07	—	441	441	0.02	< 0.005	0.04	443
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.04	0.03	0.27	0.35	< 0.005	0.01	0.02	0.03	0.01	< 0.005	0.01	—	73.1	73.1	< 0.005	< 0.005	0.01	73.4

3. Construction Emissions Details

3.1. Well decommissioning (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.26	0.22	1.22	1.49	0.01	0.04	—	0.04	0.04	—	0.04	—	667	667	0.03	0.01	—	669
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.48	5.48	< 0.005	< 0.005	—	5.50
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.91	0.91	< 0.005	< 0.005	—	0.91
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.26	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	54.5	54.5	< 0.005	< 0.005	0.18	55.2
Vendor	0.01	< 0.005	0.13	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	107	107	< 0.005	0.02	0.24	112
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.41	0.41	< 0.005	< 0.005	< 0.005	0.42
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.88	0.88	< 0.005	< 0.005	< 0.005	0.92
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.07	0.07	< 0.005	< 0.005	< 0.005	0.07
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.15
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Septic decommissioning (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.65	0.55	4.59	6.11	0.01	0.21	—	0.21	0.20	—	0.20	—	1,114	1,114	0.05	0.01	—	1,118
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.3	15.3	< 0.005	< 0.005	—	15.3
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.53	2.53	< 0.005	< 0.005	—	2.54
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.03	0.53	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	109	109	< 0.005	< 0.005	0.36	110
Vendor	< 0.005	< 0.005	0.06	0.02	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	< 0.005	—	53.3	53.3	< 0.005	0.01	0.12	55.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.37	1.37	< 0.005	< 0.005	< 0.005	1.38
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.73	0.73	< 0.005	< 0.005	< 0.005	0.76
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.23	0.23	< 0.005	< 0.005	< 0.005	0.23
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.12	0.12	< 0.005	< 0.005	< 0.005	0.13
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Linear, Grubbing & Land Clearing (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.40	0.34	3.00	3.45	< 0.005	0.16	—	0.16	0.15	—	0.15	—	491	491	0.02	< 0.005	—	492

Dust From Material Movement	—	—	—	—	—	—	0.21	0.21	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.03	4.03	< 0.005	< 0.005	—	4.05
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.67	0.67	< 0.005	< 0.005	—	0.67
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.05	0.03	0.66	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	136	136	< 0.005	< 0.005	0.45	138

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.02	1.02	< 0.005	< 0.005	< 0.005	1.04
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.17	0.17	< 0.005	< 0.005	< 0.005	0.17
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Linear, Grading & Excavation (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.38	2.84	23.5	29.0	0.06	0.99	—	0.99	0.91	—	0.91	—	6,495	6,495	0.26	0.05	—	6,517
Dust From Material Movement	—	—	—	—	—	—	1.24	1.24	—	0.13	0.13	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.77	0.95	< 0.005	0.03	—	0.03	0.03	—	0.03	—	214	214	0.01	< 0.005	—	214
Dust From Material Movement	—	—	—	—	—	—	0.04	0.04	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.14	0.17	< 0.005	0.01	—	0.01	0.01	—	0.01	—	35.4	35.4	< 0.005	< 0.005	—	35.5
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.15	0.09	1.98	0.00	0.00	0.38	0.38	0.00	0.09	0.09	—	409	409	0.01	0.01	1.35	414
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	26.6	26.6	< 0.005	< 0.005	0.06	27.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	12.3	12.3	< 0.005	< 0.005	0.02	12.5
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.88	0.88	< 0.005	< 0.005	< 0.005	0.92
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.03	2.03	< 0.005	< 0.005	< 0.005	2.06
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.14	0.14	< 0.005	< 0.005	< 0.005	0.15
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Linear, Drainage, Utilities, & Sub-Grade (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.76	2.32	19.8	23.2	0.05	0.76	—	0.76	0.70	—	0.70	—	5,692	5,692	0.23	0.05	—	5,711
Dust From Material Movement	—	—	—	—	—	—	1.03	1.03	—	0.11	0.11	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road	0.08	0.06	0.54	0.64	< 0.005	0.02	—	0.02	0.02	—	0.02	—	156	156	0.01	< 0.005	—	156
Dust From Material Movement	—	—	—	—	—	—	0.03	0.03	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.10	0.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	25.8	25.8	< 0.005	< 0.005	—	25.9
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.13	0.08	1.72	0.00	0.00	0.33	0.33	0.00	0.08	0.08	—	354	354	0.01	0.01	1.17	359
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	8.87	8.87	< 0.005	< 0.005	0.01	9.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.47	1.47	< 0.005	< 0.005	< 0.005	1.49
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Linear, Paving (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.97	0.82	7.18	10.8	0.01	0.28	—	0.28	0.26	—	0.26	—	1,619	1,619	0.07	0.01	—	1,625
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.08	0.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	17.7	17.7	< 0.005	< 0.005	—	17.8
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.94	2.94	< 0.005	< 0.005	—	2.95

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.10	0.06	1.32	0.00	0.00	0.25	0.25	0.00	0.06	0.06	—	272	272	< 0.005	0.01	0.90	276
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.73	2.73	< 0.005	< 0.005	< 0.005	2.77
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.45	0.45	< 0.005	< 0.005	< 0.005	0.46
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Well decommissioning	Demolition	6/29/2027	7/1/2027	5.00	3.00	—
Septic decommissioning	Demolition	7/5/2027	7/9/2027	5.00	5.00	—
Linear, Grubbing & Land Clearing	Linear, Grubbing & Land Clearing	5/3/2027	5/7/2027	5.00	3.00	—
Linear, Grading & Excavation	Linear, Grading & Excavation	5/8/2027	5/24/2027	5.00	12.0	—
Linear, Drainage, Utilities, & Sub-Grade	Linear, Drainage, Utilities, & Sub-Grade	5/25/2027	6/8/2027	5.00	10.0	—
Linear, Paving	Linear, Paving	6/9/2027	6/14/2027	5.00	4.00	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Well decommissioning	Off-Highway Trucks	Diesel	Average	2.00	2.00	376	0.38
Septic decommissioning	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Septic decommissioning	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Septic decommissioning	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Septic decommissioning	Off-Highway Trucks	Diesel	Average	1.00	2.00	376	0.38
Linear, Grubbing & Land Clearing	Signal Boards	Electric	Average	3.00	8.00	6.00	0.82
Linear, Grubbing & Land Clearing	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43

Linear, Grubbing & Land Clearing	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Linear, Grading & Excavation	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Linear, Grading & Excavation	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Linear, Grading & Excavation	Graders	Diesel	Average	1.00	8.00	148	0.41
Linear, Grading & Excavation	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Linear, Grading & Excavation	Signal Boards	Electric	Average	3.00	8.00	6.00	0.82
Linear, Grading & Excavation	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Linear, Grading & Excavation	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Linear, Grading & Excavation	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Linear, Drainage, Utilities, & Sub-Grade	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Linear, Drainage, Utilities, & Sub-Grade	Rough Terrain Forklifts	Diesel	Average	1.00	8.00	96.0	0.40
Linear, Drainage, Utilities, & Sub-Grade	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Linear, Drainage, Utilities, & Sub-Grade	Signal Boards	Electric	Average	3.00	8.00	6.00	0.82
Linear, Drainage, Utilities, & Sub-Grade	Plate Compactors	Diesel	Average	1.00	8.00	8.00	0.43
Linear, Drainage, Utilities, & Sub-Grade	Pumps	Diesel	Average	1.00	8.00	11.0	0.74
Linear, Drainage, Utilities, & Sub-Grade	Graders	Diesel	Average	1.00	8.00	148	0.41
Linear, Drainage, Utilities, & Sub-Grade	Air Compressors	Diesel	Average	1.00	8.00	37.0	0.48

Linear, Drainage, Utilities, & Sub-Grade	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Linear, Paving	Rollers	Diesel	Average	3.00	8.00	36.0	0.38
Linear, Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Linear, Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Linear, Paving	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Linear, Paving	Signal Boards	Electric	Average	3.00	8.00	6.00	0.82

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Linear, Grubbing & Land Clearing	—	—	—	—
Linear, Grubbing & Land Clearing	Worker	12.5	14.3	LDA,LDT1,LDT2
Linear, Grubbing & Land Clearing	Vendor	0.00	8.80	HHDT,MHDT
Linear, Grubbing & Land Clearing	Hauling	0.00	20.0	HHDT
Linear, Grubbing & Land Clearing	Onsite truck	—	—	HHDT
Linear, Grading & Excavation	—	—	—	—
Linear, Grading & Excavation	Worker	37.5	14.3	LDA,LDT1,LDT2
Linear, Grading & Excavation	Vendor	1.00	8.80	HHDT,MHDT
Linear, Grading & Excavation	Hauling	0.00	20.0	HHDT
Linear, Grading & Excavation	Onsite truck	—	—	HHDT
Linear, Drainage, Utilities, & Sub-Grade	—	—	—	—
Linear, Drainage, Utilities, & Sub-Grade	Worker	32.5	14.3	LDA,LDT1,LDT2
Linear, Drainage, Utilities, & Sub-Grade	Vendor	0.00	8.80	HHDT,MHDT

Linear, Drainage, Utilities, & Sub-Grade	Hauling	0.00	20.0	HHDT
Linear, Drainage, Utilities, & Sub-Grade	Onsite truck	—	—	HHDT
Linear, Paving	—	—	—	—
Linear, Paving	Worker	25.0	14.3	LDA,LDT1,LDT2
Linear, Paving	Vendor	0.00	8.80	HHDT,MHDT
Linear, Paving	Hauling	0.00	20.0	HHDT
Linear, Paving	Onsite truck	—	—	HHDT
Well decommissioning	—	—	—	—
Well decommissioning	Worker	5.00	14.3	LDA,LDT1,LDT2
Well decommissioning	Vendor	4.00	8.80	HHDT,MHDT
Well decommissioning	Hauling	0.00	20.0	HHDT
Well decommissioning	Onsite truck	—	—	HHDT
Septic decommissioning	—	—	—	—
Septic decommissioning	Worker	10.0	14.3	LDA,LDT1,LDT2
Septic decommissioning	Vendor	2.00	8.80	HHDT,MHDT
Septic decommissioning	Hauling	0.00	20.0	HHDT
Septic decommissioning	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Well decommissioning	0.00	0.00	0.00	—	—
Septic decommissioning	0.00	0.00	0.00	—	—
Linear, Grubbing & Land Clearing	—	—	4.98	0.00	—
Linear, Grading & Excavation	—	—	4.98	0.00	—
Linear, Drainage, Utilities, & Sub-Grade	—	—	4.98	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Road Construction	1.25	100%
User Defined Parking	0.00	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2027	352	204	0.03	< 0.005

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	27.4	annual days of extreme heat
Extreme Precipitation	4.60	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	4	0	0	N/A
Extreme Precipitation	1	0	0	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	0	0	N/A
Flooding	0	0	0	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	4	1	1	4
Extreme Precipitation	1	1	1	2
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	1	1	2
Flooding	1	1	1	2
Drought	1	1	1	2

Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	52.0
AQ-PM	23.9
AQ-DPM	17.2
Drinking Water	56.4
Lead Risk Housing	19.4
Pesticides	85.9
Toxic Releases	70.1
Traffic	11.2
Effect Indicators	—
CleanUp Sites	23.5
Groundwater	69.7
Haz Waste Facilities/Generators	76.4
Impaired Water Bodies	83.0
Solid Waste	63.7

Sensitive Population	—
Asthma	60.1
Cardio-vascular	70.0
Low Birth Weights	36.1
Socioeconomic Factor Indicators	—
Education	54.8
Housing	12.3
Linguistic	46.5
Poverty	28.2
Unemployment	30.9

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	64.91723341
Employed	14.74400103
Median HI	72.30848197
Education	—
Bachelor's or higher	58.84768382
High school enrollment	100
Preschool enrollment	63.55703837
Transportation	—
Auto Access	62.47914795
Active commuting	59.36096497
Social	—
2-parent households	62.33799564
Voting	67.66328757

Neighborhood	—
Alcohol availability	88.48967022
Park access	26.52380341
Retail density	6.634158861
Supermarket access	18.96573848
Tree canopy	8.841267804
Housing	—
Homeownership	82.38162453
Housing habitability	91.76183755
Low-inc homeowner severe housing cost burden	66.85486975
Low-inc renter severe housing cost burden	94.49505967
Uncrowded housing	56.87155139
Health Outcomes	—
Insured adults	68.95932247
Arthritis	0.0
Asthma ER Admissions	44.3
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	96.8
Cognitively Disabled	22.1
Physically Disabled	33.4
Heart Attack ER Admissions	33.8
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0

Obesity	0.0
Pedestrian Injuries	47.2
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	41.8
Elderly	65.5
English Speaking	67.8
Foreign-born	34.1
Outdoor Workers	53.4
Climate Change Adaptive Capacity	—
Impervious Surface Cover	89.3
Traffic Density	13.3
Traffic Access	23.0
Other Indices	—
Hardship	28.8
Other Decision Support	—
2016 Voting	70.5

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	55.0

Healthy Places Index Score for Project Location (b)	61.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Characteristics: Project Details	—
Construction: Construction Phases	Linear duration is based on 22 days for excavation + pipelaying (based on total alignment distance and 400 feet per day), 3 days for vegetation clearing/grubbing (CalEEMod default) and 4 days of paving (CalEEMod default).
Construction: Off-Road Equipment	Decommissioning equipment based on minimal scope of work.
Construction: On-Road Fugitive Dust	Alignment and access roads all paved.
Construction: Paving	Assume 25% of utility extension alignment area is repaved.

Appendix E Biological Reconnaissance Survey Results

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BIOLOGICAL RECONNAISSANCE SURVEY RESULTS FOR THE BAYER AND CLARK PACIFIC PIPELINE ALIGNMENTS IN WOODLAND, CALIFORNIA

The City of Woodland (City) is proposing an amendment to Policy 2.A.1 of the 2035 General Plan where the City's ultimate boundaries are limited to the Urban Limit Line (ULL) and restrictions on the provision of services exist outside of the ULL. The amendment (proposed project) would permit the extension of sewer, water, and recycled water utility facilities to serve existing commercial facilities up to one mile beyond the existing ULL. It is anticipated at this time that two existing businesses, Bayer U.S. Crop Science, LLC (Bayer) and Clark Pacific are seeking participation in the extension of the City's utility services of the proposed project.

This memorandum details the methods and results of a biological reconnaissance survey conducted for the proposed Bayer and Clark Pacific utility alignments, including a 500-foot survey buffer, to support environmental review of the proposed project. (Figure 1 and 2).

ENVIRONMENTAL SETTING

The City of Woodland is located in Yolo County, approximately 15 miles northwest of Sacramento and 8 miles north of Davis, within the lower Sacramento Valley of California's Central Valley region. The City occupies the flat alluvial plain of the Sacramento River watershed, with gently sloping topography ranging from approximately 50 to 60 feet above mean sea level. The surrounding landscape is characterized by extensive agricultural production, irrigation canals, and rural residences, with urban development concentrated within and adjacent to the ULL. Native vegetation within the Woodland area has been largely replaced by agricultural and urban land uses, leaving limited remnants of riparian woodland and annual grassland along canals, roadways, and drainage corridors.

UTILITY ALIGNMENT LOCATION

Bayer and Clark Pacific facilities are within one mile of the existing ULL where land use is dominated by agriculture**.**

The Bayer facility is located to the west of Woodland on Highway 16 and County Road 98 (37437 CA-16, Woodland, CA 95695; APN: 025-470-038-000). The proposed Bayer utility alignments would span approximately 0.5 miles from Road 98 and W Lincoln Avenue west across an existing agricultural field, owned and maintained by Bayer. Different agricultural crops are rotated in the existing agricultural field depending on the season and need; at the time of the survey, the field was planted in hay for ultimate use by neighboring farms and was bordered by alfalfa plants. The proposed pipelines would intersect at the existing well and the City's main line along County Road 98.

The Clark Pacific facility is located on the north side of Road 18C (located at 40600 County Road 18C, Woodland, CA 95776; APN: 027-250-028-000). The proposed Clark Pacific utility alignments would extend north from the intersection of Churchill Downs Road and Road 101 to the intersection of Road 18C and Road 101 and turn westward along Road 18C until it reached Clark Pacific.

METHODOLOGY

DESKTOP ANALYSIS

Prior to initiating the field survey, a desktop analysis was performed. This analysis included queries of California Native Plant Society (CNPS) Rare Plant Inventory (CNPS 2025a), California Natural Diversity Database (CNDDB, CDFW 2025a), U.S. Fish and Wildlife Service (USFWS) Information for Planning and Conservation project planning tool (USFWS 2025a), and the USFWS National Wetlands Inventory (NWI) (USFWS 2025b) for records of special-status species or previously documented within or adjacent to the proposed project. The CNPS query included the following U.S. Geological Survey (USGS) 7.5-minute quadrangles: Woodland and Grays Bend. The CNDDB query included the following U.S. Geological Survey (USGS) 7.5-minute quadrangles Davis, Eldorado Bend, Grays Bend, Knights Landing, Madison, Merritt, Winters, Woodland, and Zamora.

FIELD SURVEY

AECOM biologist Gabi Patterson and AECOM Archeologist Zenzi Moore-Dawes conducted reconnaissance level biological resources surveys across the two utility alignments on July 30, 2025. The Clark Pacific facility was surveyed on foot and the Bayer facility was initially assessed by driving the survey area with an escort. Afterward, noted habitat potentially suitable for state- and federally listed plant and wildlife species were surveyed on foot. Private property and otherwise inaccessible portions of the 500-foot buffer were scanned to the extent possible with binoculars. Following completion of the field reconnaissance, all biological observations, habitat notes, and site boundary information recorded during the survey were later digitized and mapped using ArcGIS Pro (ESRI, 2025).

SURVEY RESULTS

The proposed Bayer alignment is located primarily within an agricultural field. Different agricultural crops are rotated in the existing agricultural field depending on the season and need. This field is typically used to grow vegetable or cover crops and hay on a rotational basis and is harvested or tilled annually. At the time of the survey, the field was planted in hay for ultimate use by neighboring farms and was bordered by alfalfa plants. The proposed alignment supports limited habitat for wildlife, given the regular harvest and rotation of crops. Numerous mature trees within and surrounding the alignment and existing Bayer facility offer potential nesting habitat for raptors, and a pair of Swainson's hawks (*Buteo swainsoni*) were observed soaring over the northern portion of the agricultural field during the survey. The facility's retention pond supports a narrow riparian band that could provide habitat for nesting or foraging birds. Several small mammal burrows were noted along the pond's banks and within a soil stockpile near leach field three; however, no special-status species or sign were recorded within these burrows.

The proposed Clark Pacific alignment and facility supports a greater variety of habitat features and wildlife activity, when compared to the Bayer proposed alignment. A colony of cliff swallows (*Petrochelidon pyrrhonota*) was observed nesting along the eaves and connecting bridge of the silos, and a red-tailed hawk (*Buteo jamaicensis*) nest was documented on the southernmost silo platform, with annual nesting activity confirmed by Clark Pacific staff. The facility also contains two elderberry shrubs (*Sambucus nigra*) which have potential to support the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) however, no beetle sign was observed. The northern portion of the alignment along County Road 18C includes annual grassland and Fremont cottonwoods (*Populus fremontii*), while the southern side transitions into a residential corridor containing numerous valley oaks and Northern California black walnuts (*Juglans hindsii*). Scattered small mammal burrows were observed in drainage ditches, though no evidence of special-status wildlife was detected. Along County Road 101, an additional pair of Swainson's hawks was observed foraging above adjacent agricultural fields.

LAND COVER TYPES

Land cover types identified in the survey area are described below. The location and extent of the land cover types in the survey area are shown in Figure 1 and Figure 2 and representative photos of the proposed utility alignments and their respective habitats are provided in Attachment A.

AGRICULTURAL LAND

The agricultural lands surround both the Clark Pacific and Bayer utility extension alignments and consist of field crops such as hay and alfalfa, as well as adjacent orchards. Although cultivated fields can temporarily provide foraging habitat for some special-status wildlife species, these areas are harvested and tilled annually, which substantially reduces their long-term habitat value and discourages wildlife use.

ANNUAL GRASSLAND

Annual grasslands are present along the northern edge of CR-18C within the Clark Pacific alignment. This land cover typically provides habitat for numerous special-status wildlife species and potential for rare plant species. However, this area is actively managed these areas through regular mowing, which reduces vegetation structure and limits wildlife use and plant establishment potential. The leach field areas at Clark Pacific and Bayer are upland in nature, composed of compacted fill with sparse nonnative grasses, and do not exhibit wetland hydrology, hydric soils, or hydrophytic vegetation.

DEVELOPED

Developed areas consist primarily of impervious surfaces such as buildings, paved roads, parking lots, and graveled shoulders. Within the utility alignments, these areas offer little to no habitat value for special-status species, aside from minimal use by urban-tolerant wildlife.

HORTICULTURAL LANDSCAPE

Horticultural landscaped areas are present and are defined as intentionally planted and maintained with ornamental or native vegetation that receive supplemental irrigation, pruning, and maintenance. Although these areas can occasionally provide nesting or foraging habitat for common or urban-tolerant bird species, the frequent disturbance and regular landscape maintenance result in low potential habitat value for special-status species.

OAK WOODLAND

Native oak trees provide nesting, roosting, and foraging opportunities for numerous wildlife species, including raptors, woodpeckers, and cavity-nesting birds. The southern side of CR-18C, a continuous row of large valley oaks (*Quercus lobata*) was observed. The City of Woodland City of Woodland Tree Preservation Ordinance establishes protection standards for mature trees. Under Woodland Municipal Code Chapter 12.48, heritage oak trees (i.e. valley oaks measuring 33 inches diameter at breast height (DBH) or greater), and established trees (i.e. a tree of any species with a trunk diameter of 12 inches or more at DBH) are subject to the city's tree preservation ordinance.

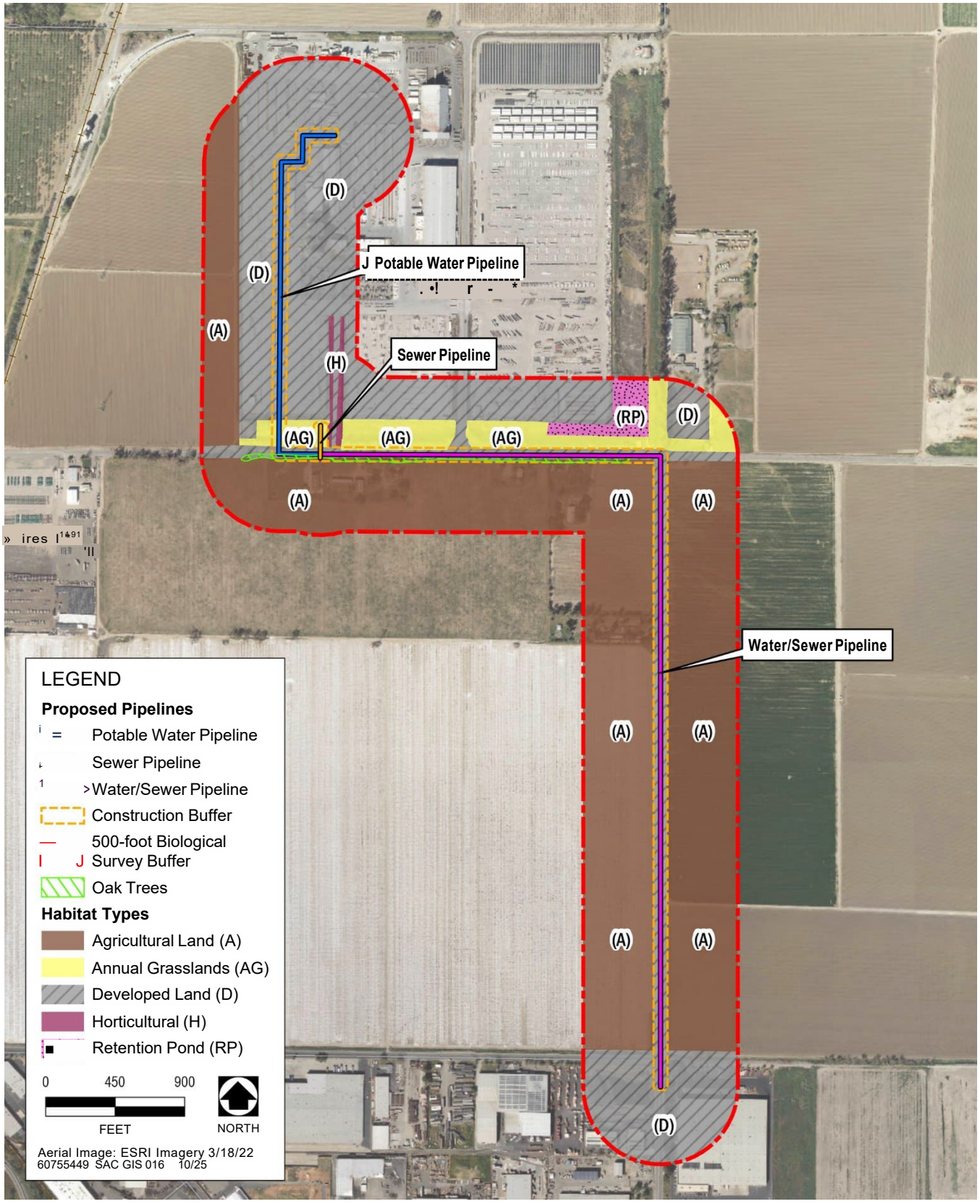


Figure 1. Clark Pacific Utility Extension Alignment Land Cover Types

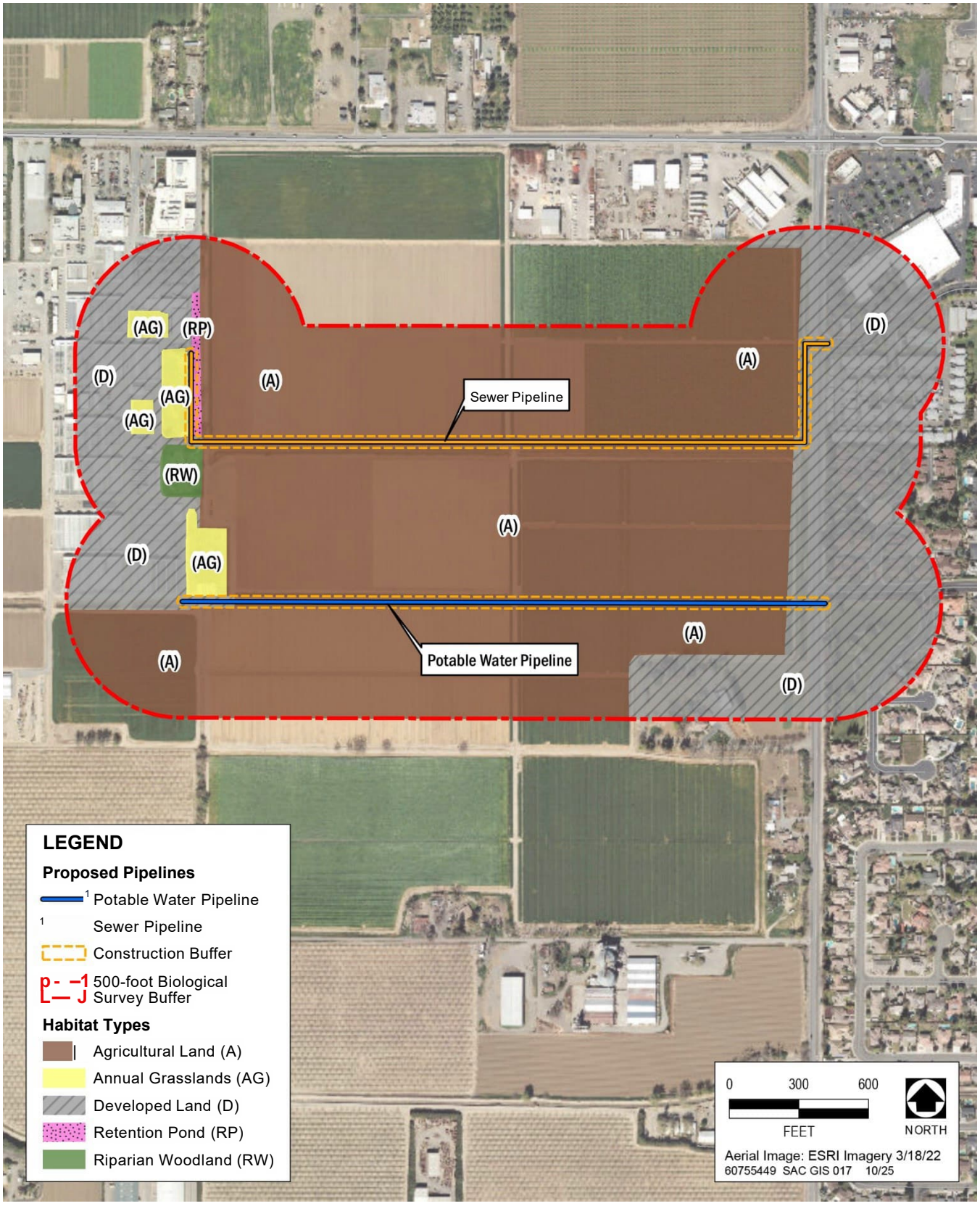


Figure 2 Bayer Utility Extension Alignment Land Cover Types

AQUATIC RESOURCES

RETENTION PONDS

A single man-made retention pond was observed within the Bayer facility. The feature is designed to receive process water from the Bayer facility. It is artificially constructed in upland terrain and lacks a hydrologic connection to any natural drainage, stream, or wetland. The western bank of the pond supports interspersed riparian habitat containing large Fremont cottonwood trees and scrubby narrow-leaved willow (S*alix exigua*) trees that extend to the south of the retention pond, while the eastern side has a small band of non-native vegetation adjacent to an access area.

A man-made retention pond was observed on aerial images in the 500-foot buffer of the Clark Pacific facility. This area was inaccessible during the survey, however, appears to be artificially constructed and lacks a hydrologic connection to any natural drainage, stream, or wetland. The feature appears to be designed for stormwater detention and management and likely collects runoff from adjacent areas.

SPECIAL STATUS SPECIES

SPECIAL-STATUS PLANTS

A review of the database analysis identified 14 special-status plant species with potential to occur in the vicinity of the proposed utility extensions. Although several of these species are known or presumed present within the broader City of Woodland Planning Area, none were determined to have potential to occur within the Clark Pacific or Bayer utility extension alignments. Both utility extension alignments occur within disturbed agricultural and industrial landscapes dominated by upland soils, annual grassland, and developed surfaces. No alkaline flats, vernal pools, woodlands, marshes, or swamps, habitats typically supporting special-status plant species, are present within the 500-foot survey buffers. The 14 special-status plant species identified through the database queries are summarized in Table 1, which presents their regulatory status, habitat associations, and an analysis of the potential for each utility alignment to support the species.

Table 1. Special-Status Plant Species Potential to Occur

Species	Federal	State[1,2]	Habitat	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
Ferris' milk-vetch *Astragalus tener* var. *ferrisae*	—	1B.1	Subalkaline flats and mesic sites in valley and foothill grassland, meadows and seeps; 15 to 250 foot elevation. Bloom: April–May.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.
Alkali milk-vetch *Astragalus tener* var. *tener*	—	1B.2	Alkaline soils within playas, vernal pools, and adobe clay valley and foothill grassland habitats; 0 to 196-foot elevation. Bloom: March–June	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.
Heartscale *Atriplex cordulata* var. *cordulata*	—	1B.2	Saline or alkaline flats or scalds in chenopod scrub, desert scrub, or meadow, and grassland habitats in sandy soils; 1 to 500 foot elevation; Blooms April–October.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.

Species	Federal	State[1,2]	Habitat	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
Brittlescale *Atriplex depressa*	—	1B.2	Alkaline clay soils within chenopod scrub, meadow and seeps, playas, vernal pools, and valley and foothill grassland habitats; 0 to 1,050 foot elevation. Bloom: April–October	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.
Pappose tarplant *Centromadia parryi* ssp. *parryi*	—	1B.2	Chaparral, Coastal prairie, Marshes and swamps (coastal salt), Meadows and seeps, Valley and foothill grassland (vernally mesic); Alkaline (often); 0-1,380 feet elevation. Bloom: May-November	**Unlikely to occur:** Although grassland habitat is present near the alignment, the required habitat is not present within the alignment.	**Unlikely to occur.** Required habitat is not present within or near the alignment.
Palmate-bracted bird's beak *Chloropyron palmatum*	E	E 1B.1	Alkaline soils in seasonally flooded lowlands; 16 to 510 foot elevation. Bloom: May–October	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.
San Joaquin spearscale *Extriplex joaquinana*	—	1B.2	Alkaline soils on chenopod scrub, meadow and seeps, playas, and valley and foothill grassland; 3 to 2,740 foot elevation. Bloom: April–October	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.
Woolly rose-mallow *Hibiscus lasiocarpus* var. *occidentalis*	—	1B.2	Marshes and swamps (freshwater); from 0 to 320 feet in elevation. Blooms June to September.	**Unlikely to occur.** Suitable habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable habitat is not present within the survey buffer.
Heckard's pepper-grass *Lepidium latipes* var. *heckardii*	—	1B.2	Alkaline flats in valley and foothill grassland; 6 to 656 foot elevation. Bloom: March–May	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable alkaline habitat is not present within the survey buffer.
Baker's navarretia *Navarretia leucocephala* ssp. *bakeri*	—	1B.1	Cismontane woodland, Lower montane coniferous forest, Meadows and seeps, Valley and foothill grassland, Vernal pools; Mesic. 15-5,710 feet elevation. Bloom: April-July.	**Unlikely to occur.** Suitable habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable habitat is not present within the survey buffer.
California alkali grass *Puccinellia simplex*	—	1B.2	Saline flats, mineral springs; below 3,000 feet elevation. Bloom: March–May.	**Unlikely to occur.** Suitable habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable habitat is not present within the survey buffer.
Keck's checkerbloom *Sidalcea keckii*	—	1B.1	Cismontane woodland, Valley and foothill grassland; Clay, Serpentinite; 245-2,135 feet elevation. Bloom: April-May	**Unlikely to occur.** Suitable soils and substrate are not present within the survey buffer.	**Unlikely to occur.** Suitable soils and substrate are not present within the survey buffer.
Suisun Marsh aster *Symphiotrichum lentum*	—	1B.2	Brackish and freshwater marshes and swamps; 0–10 foot elevation; Blooms: May–November.	**No potential to occur.** Alignment is not within elevation range for this species.	**No potential to occur.** Alignment is not within elevation range for this species.
Saline clover *Trifolium hydrophilum*	—	1B.2	Marshes and swamps, vernal pools, and mesic, alkaline valley and foothill grassland; 0 to 984-foot elevation. Bloom: April–June	**Unlikely to occur.** Suitable swamps, vernal pools or alkaline grassland habitat is not present within the survey buffer.	**Unlikely to occur.** Suitable swamps, vernal pools or alkaline grassland habitat is not present within the survey buffer.

Table Notes:
[1] State: E = Listed as endangered under CESA.
[2] California Rare Plant Ranks and extensions
1B = Rare or endangered in California and elsewhere.
.1 = Seriously endangered in California (>80 percent of occurrences are threatened and/or high degree and immediacy of threat).
1B = Rare or endangered in California and elsewhere.
.1 = Seriously endangered in California (>80 percent of occurrences are threatened and/or high degree and immediacy of threat).
.2 = Fairly endangered in California (20 to 80 percent of occurrences are threatened).
Sources: Table 4.4-2 of the 2035 General Plan and CAP EIR, CNDDB 2025, CNPS 2025; compiled by AECOM in 2025.

SPECIAL STATUS WILDLIFE

The database analysis identified 32 special-status wildlife species and 6 special-status fish species with potential to occur within the proposed survey area or its vicinity. Of the wildlife species evaluated for their potential to occur, 9 species were determined to have a moderate or high potential to occur. These species are listed below and include taxa associated with grassland, riparian, and open woodland habitats.

All vegetation types present within the project area—including annual grassland, retention and detention ponds, valley oak woodland, riparian habitats, and mature trees within developed areas—have the potential to provide foraging and nesting habitat for migratory birds and other native wildlife species protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Sections 3503, 3503.5, and 3513.

INVERTEBRATES

- **Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*)** – *Could occur* at Clark Pacific, where two elderberry shrubs were observed near the leach field; no sign of beetle activity was detected. Unlikely at Bayer due to absence of host plants.

- **Crotch's bumble bee (*Bombus crotchii*)** – *Could occur* at both alignments. Marginal open-grassland habitat near the alignments may provide limited foraging opportunities.

BIRDS

- **Swainson's hawk (*Buteo swainsoni*)** – *Known to occur* at both alignments. Large trees adjacent to the alignments offer suitable nesting habitat, and nearby agricultural fields provide high-quality foraging areas.

- **Northern harrier (*Circus cyaneus*)** – *Could occur* at both alignments. Grassland and fallow agricultural fields near the project provide potential nesting and foraging habitat.

- **White-tailed kite (*Elanus leucurus*)** – *Could occur* at both alignments. Isolated trees and adjacent grasslands may provide nesting and foraging habitat.

- **Loggerhead shrike (*Lanius ludovicianus*)** – *Could occur* at both alignments. Nests and forages in nearby grassland and shrub habitats.

- **Yellow-breasted chat (*Icteria virens*)** – *Could occur* at both alignments. Suitable riparian thickets and shrub vegetation are present in limited areas near the alignments.

- **Burrowing owl (*Athene cunicularia*)** – *Could occur* at both alignments. Foraging habitat occurs near the alignments; at Bayer, burrows were detected near the retention pond but no owl sign was observed.

- **Pallid bat (*Antrozous pallidus*)** – *Could occur* near Clark Pacific. Suitable roosting opportunities may exist in oak hollows or nearby structures.

The six fish species identified through the database queries were excluded from further evaluation because no suitable aquatic habitat for fish exists within or adjacent to the proposed alignments.

The special-status wildlife species identified through the database analysis are summarized in Table 2, which presents their regulatory status, habitat associations, and an analysis of the potential for each utility alignment to support these species.

Table 2. Special Status Wildlife Species Potential to Occur

Species	Federal Listing Status.[1]	State Listing Status[2]	Habitat	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
Invertebrates					
Valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	T	_	Blue elderberry (*Sambucus mexicana*) shrubs (the host plant species), typically as an abundant component in dense riparian habitat below 3,000 feet in elevation; on slightly higher and older floodplain surfaces without saturated soils (Vaghti et al. 2009).	**Could occur.** Two blue elderberry shrubs on the northern edge of the leach field; no sign of valley elderberry longhorn beetle exit holes on shrubs.	**Unlikely to occur.** Required habitat is not present within or adjacent to the alignment; no elderberry shrubs present.
Crotch's bumble bee *Bombus crotchii*	_	CE	Open grassland and scrub; nests underground. Food plants include milkweed, lupine (*Lupinus* spp.), burclover (*Medicago* spp.), phacelia (*Phacelia* spp.), and sage (*Salvia* spp.).	**Could occur.** Marginal habitat is present near the alignment.	**Could occur.** Marginal habitat is present near the alignment.
Monarch butterfly *Danaus plexippus*	PT	_	Open habitats including fields, meadows, weedy areas, marshes, and roadsides. Monarch butterflies roost in wind-protected tree groves (such as eucalyptus) with nectar and water sources nearby. Caterpillar host plants are milkweeds (*Asclepias* spp.).	**Unlikely to occur.** Suitable habitat (milkweed) was not identified within the alignment.	**Unlikely to occur.** Suitable habitat (milkweed) was not identified within the alignment.
Western bumblebee *Bombus occidentalis*	_	CE	Nests underground. Visits a wide variety of wildflowers. In California, this species is currently observed in high elevation meadows, forests, riparian areas in the Sierra Nevada and Cascades as well as in coastal grasslands in northern California (CDFW 2022)	**Unlikely to occur.** The alignment is outside this species' current known range.	**Unlikely to occur.** The alignment is outside this species' current known range.
Vernal pool fairy shrimp *Branchinecta lynchi*	T	_	Vernal pool habitats ranging from small, clear pools in sandstone rock outcrops to large, turbid, and/or alkaline vernal pools. Most commonly in grass- or mud-bottomed basalt flow depression pools in unplowed grasslands.	**Unlikely to occur.** Vernal pools are not present within the alignment.	**Unlikely to occur.** Vernal pools are not present within the alignment.
Vernal pool tadpole shrimp *Lepidurus packardi*	E	_	Vernal pools or swales that form in slight depressions after being inundated following fall and winter rains. The pools contain clear to highly turbid water and have an impervious hardpan, claypan, or basalt layer beneath the soil surface that retains the water for a few months at a time.	**Unlikely to occur.** Vernal pools are not present within the alignment.	**Unlikely to occur.** Vernal pools are not present within the alignment.
Amphibians and Reptiles					
California red-legged frog *Rana draytonii*	T	SSC	Foothill streams with dense shrubby or emergent riparian vegetation, minimum 11–20 weeks of water for larval development, and upland refugia for aestivation.	**Unlikely to occur.** The alignment is outside this species' currently known occupied range.	**Unlikely to occur.** The alignment is outside this species' currently known occupied range.

Species	Federal Listing Status.[1]	State Listing Status[2]	Habitat	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
California tiger salamander *Ambystoma californiense*	T	T	Vernal pools and seasonal wetlands with a minimum 10-week inundation period and surrounding uplands, primarily grasslands, with burrows and other belowground refugia (e.g., rock or soil crevices).	**Unlikely to occur.** Suitable vernal pool and seasonal wetland habitat is not present within the alignment.	**Unlikely to occur.** Suitable vernal pool and seasonal wetland habitat is not present within the alignment.
Northwestern pond turtle *Actinemys marmorata*	PT	SSC	Permanent and nearly permanent waters, including ponds, lakes, marshes, slow-moving streams, rivers, sloughs, and irrigation canals/ditches with open bank areas, emergent vegetation, and logs or boulders for basking. Nests along the aquatic habitat shore or in adjacent uplands in sunny, open hillsides or fields, as long as appropriate soil moisture and warmth are present. Generally nest within 325 feet of aquatic habitat, but has been reported to nest up to 1,600 feet from water.	**Unlikely to occur.** Suitable aquatic habitat is not present within the alignment.	**Unlikely to occur.** Suitable aquatic habitat is not present within the alignment.
Western spadefoot *Spea hammondii*	PT	SSC	Shallow streams with riffles and seasonal wetlands, such as vernal pools in annual grasslands and oak woodlands, also temporary rainpools.	**Unlikely to occur.** Suitable aquatic habitat is not present within the alignment.	**Unlikely to occur.** Suitable aquatic habitat is not present within the alignment.
Giant garter snake *Thamnophis gigas*	T	T	Cultivated rice, freshwater marsh, and slow moving streams, ditches, or canals.	**Unlikely to occur.** Suitable aquatic habitat and connectivity are not present within the alignment..	**Unlikely to occur.** Suitable aquatic habitat and connectivity are not present within the alignment..
Birds					
Swainson's Hawk *Buteo swainsoni* (nesting)	_	T	Nests in riparian forest and isolated trees, open woodlands, and woodland margins; nests and forage in grasslands and agricultural fields.	**Known to occur.** Numerous large trees are present adjacent to the alignment for nesting potential; foraging habitat present; documented presence during field survey.	**Known to occur.** Numerous large trees are present adjacent to the alignment for nesting potential; foraging habitat present; documented presence during field survey.
Northern harrier *Circus hudsonius* (nesting)	_	SSC	Nests and forages in grasslands, agricultural fields, and marshes. Nests on the ground within patches of dense, often tall, vegetation in undisturbed areas (MacWhirter and Bildstein 1996).	**Could occur. S**uitable habitat is present near alignment.	**Could occur. S**uitable habitat is present near alignment.
White-tailed kite *Elanus leucurus* (nesting)	_	FP	Forages in grasslands and agricultural fields; nests in riparian zones, oak woodlands, and isolated trees.	**Could occur.** Foraging habitat and isolated nesting trees are present near alignment.	**Could occur.** Foraging habitat and isolated nesting trees are present near alignment.
Least bittern *Ixobrychus exilis* (nesting)	_	SSC	Nests in freshwater and brackish marshes with tall, dense emergent vegetation with clumps of woody plants over deep water.	**Unlikely to nest.** Suitable nesting habitat is not present due to lack of deep-water bodies.	**Unlikely to nest.** Suitable nesting habitat is not present due to lack of deep-water bodies.
Western snowy plover *Charadrius nivosus nivosus* (nesting)	T	SSC	Nests and forages on sandy and gravelly beaches along the coast and the shores of inland alkali lakes. Has also been documented nesting on levees of artificial ponds in Yolo County, including sewage treatment ponds. Needs sandy or gravelly, friable soils for nesting.	**Unlikely to occur.** Suitable nesting habitat is not present due to lack of sandy or gravelly, friable soils for nesting.	**Unlikely to occur.** Suitable nesting habitat is not present due to lack of sandy or gravelly, friable soils for nesting.
Mountain plover *Charadrius montanus* (wintering)	_	SSC	Forages in short grasslands and plowed agricultural fields where vegetation is sparse and trees are absent.	**Could occur.** Foraging habitat is present near the alignment.	**Could occur.** Foraging habitat is present near the alignment.

Species	Federal Listing Status.[1]	State Listing Status[2]	Habitat	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
Western yellow-billed cuckoo *Coccyzus americanus occidentalis* (nesting)	T	E	Nests in large blocks of deciduous riparian thickets or forests with dense, low-level or understory foliage adjacent to slow-moving watercourses, backwaters along broad, lower floodplains of larger river systems. Willow and cottonwood are almost always a component of the vegetation. In the Sacramento Valley, also utilizes adjacent walnut orchards.	**Unlikely to occur.** Suitable riparian habitat is not present in or near the alignment. The alignment is outside the species' current breeding range.	**Unlikely to occur.** Suitable riparian habitat is not present in or near the alignment. The alignment is outside the species' current breeding range.
Grasshopper sparrow *Ammodramus savannarum* (nesting)	_	SSC	Forages and nests in dense grasslands; favors a mix of native grasses, forbs, and scattered shrubs. Nests in depressions on the ground at the bases of grass clumps. Prefers large tracts of habitat.	**Unlikely to occur.** Large tracts of suitable habitat in large tracts of dense grasslands with a mix of native grasses, forbs and scattered shrubs are not present.	**Unlikely to occur.** Large tracts of suitable habitat in large tracts of dense grasslands with a mix of native grasses, forbs and scattered shrubs are not present.
Song sparrow – "Modesto" population (*Melospiza melodia pop. 1*) (year round)	_	SSC	Nests and forages primarily in emergent marsh, riparian scrub, and early successional riparian forest habitats in the north-central portion of the Central Valley; infrequently in mature riparian forest and sparsely vegetated ditches and levees. Forages primarily on exposed ground or in leaf litter.	**Unlikely to occur.** This species is unlikely to nest due to a lack of suitable marsh and riparian scrub habitat.	**Unlikely to occur.** This species is unlikely to nest due to a lack of suitable marsh and riparian scrub habitat.
Purple martin *Progne subis* (nesting)	_	SSC	Nests in tree cavities, bridges, freeway overpasses, utility poles, lava tubes, and buildings. Forages in foothill and low montane oak and riparian woodlands; less frequently in coniferous forests and open or developed habitats.	**Unlikely to occur.** Lack of known breeding colonies within the alignment and existing trees provide marginal nesting habitat. .	**Unlikely to occur.** Lack of known breeding colonies within the alignment and existing trees provide marginal nesting habitat.
Bank swallow *Riparia riparia* (nesting)	_	T	Nests in colonies in unvegetated vertical banks or cliffs with fine-textured, sandy soils, typically next to streams, rivers, or lakes. Forages in a variety of habitats near nests.	**Unlikely to occur.** Suitable nesting habitat along vertical banks or cliffs are not present.	**Unlikely to occur.** Suitable nesting habitat along vertical banks or cliffs are not present.
Tricolored Blackbird *Agelaius tricolor* (nesting)	_	T/SSC	Forages in agricultural lands and grasslands; nests in marshes, riparian scrub, and other areas that support cattails or dense thickets of shrubs or herbs.	**Unlikely to occur.** Suitable nesting habitat, such as blackberry thickets and cattails, is not present.	**Unlikely to occur.** Suitable nesting habitat, such as blackberry thickets and cattails, is not present.
Yellow-headed blackbird *Xanthocephalus xanthocephalus* (nesting)	_	SSC	Nests in marshes with tall, dense emergent vegetation, most commonly at the edges of lakes, reservoirs, or ponds with relatively deep water. Forages in freshwater marshes, and sometimes in nearby open fields, preferably with moist ground.	**Unlikely to occur.** Suitable nesting habitat in the form of marshes and tall dense emergent vegetation and deep water is not present.	**Unlikely to occur.** Suitable nesting habitat in the form of marshes and tall dense emergent vegetation and deep water is not present.
Loggerhead shrike *Lanius ludovicianus* (nesting)	_	SSC	Forages and nests in grasslands, shrublands, and open woodlands. Nests in trees and shrubs.	**Could occur. S**uitable nesting habitat is present adjacent to the alignment.	**Could occur. S**uitable nesting habitat is present adjacent to the alignment.
Yellow-breasted chat *Icteria virens* (nesting)	_	SSC	Forages and nests in riparian thickets of willow, blackberry, and wild grape within 10 feet of the ground.	**Unlikely to occur.** Suitable riparian scrub habitat is not present=..	**Unlikely to occur.** Suitable riparian scrub habitat is not present.
Yellow warbler *Setophaga petechial* (nesting)	_	SSC	Nests in riparian vegetation such as willows, cottonwoods, and alders.	**Unlikely to occur.** The alignment is outside the species' current breeding range.	**Unlikely to occur.** The alignment is outside the species' current breeding range.

Species	Federal Listing Status.[1]	State Listing Status[2]	Habitat	Clark Pacific Utility Extension Alignment	Bayer Utility Extension Alignment
Western burrowing owl *Athene cunicularia hypugaea* (year round)	_	CE/SSC	Nests and forages in grasslands, agricultural lands, open shrublands, and open woodlands with existing ground squirrel burrows or friable soils.	**Could occur:** No suitable burrows detected along alignment. Suitable foraging habitat is present near alignment.	**Could occur:** Burrows were detected within the retention pond area, though no sign of the species was detected. Suitable foraging habitat is present near alignment.
Least Bell's vireo *Vireo bellii pusillus* (nesting)	E	E	Nests and forages in low, dense riparian vegetation along perennial or intermittent streams.	**Unlikely to occur.** Alignment is outside the species' current breeding range and lacks suitable nesting habitat.	**Unlikely to occur.** Alignment is outside the species' current breeding range and lacks suitable nesting habitat.
Mammals					
American badger *Taxidea taxus*	_	SSC	Drier open shrub, forest, and herbaceous habitats with friable soils for digging burrows.	**Unlikely to occur.** Extensive patches of undisturbed habitat are not present; burrows present were not large enough for badger use.	**Unlikely to occur.** Extensive patches of undisturbed habitat are not present; burrows present were not large enough for badger use
Pallid bat *Antrozous pallidus*	_	SSC	Deserts, grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts in rock crevices, oak hollows, bridges, or buildings.	**Could occur. S**uitable habitat present; oak hollows present.	**Unlikely to occur.** Required habitat is not present within the alignment; no oak hollows, rocks, or woodlands
Western red bat *Lasiurus blossevilli*	_	SSC	Roosts primarily in dense tree foliage, especially in cottonwood, sycamore, and other riparian trees or orchards (Pierson et al. 2004). Prefers habitat edges and mosaics with trees that are protected from above and open below and open areas for foraging, including grasslands, shrublands, and open woodlands.	**Unlikely to occur.** Required habitat is not present.	**Unlikely to occur.** Required habitat is not present.

Table Notes:

CAP EIR =Climate Action Plan Environmental Impact Report; CDFW = California Department of Fish and Wildlife; CNDDB = California Natural Diversity Database; I-5 = Interstate 5; SR = State Route

[1] Federal: T = Listed as threatened under ESA; E = Listed as endangered under ESA

[2] State: T = Listed as threatened under CESA; E = Listed as endangered under CESA; C = Candidate for listing under CESA; FP = Fully Protected under California Fish and Game Code; SSC = Considered a species of special concern by CDFW

Source: Table 4.4-3 of 2035 General Plan and CAP EIR; CNDDB 2025, USFWS 2025; CNPS 2025, compiled by AECOM in 2025

CONCLUSION

BAYER ALIGNMENT

The Bayer alignment is located within an agricultural field. This field is typically used to grow vegetable or cover crops and hay on a rotational basis and is harvested or tilled annually. The pipelines would be installed into trenches on the north and south sides of the gravel access road that runs east to west through the field (Photo 1). The alignment connection point on the east side runs through a vegetated drainage canal, into a developed area (Photo 2). The western connection point is an active well, fenced in and surrounded by gravel (Photo 3). The three leach fields within the facility are mowed grasslands, surrounded by developed infrastructure and gravel roads (Photo 4-Photo 6). Leach field two drains into a culvert that leads to the retention pond area (Photo 7). The potable water well to be decommissioned sits within a fenced and graveled area (Photo 8).

Although the Bayer alignment is relatively void of habitat, there are numerous large trees within the facility and surrounding the agricultural field that have raptor nesting potential. One Swainson's hawk pair was observed soaring over the northern portion of the field during the survey. In addition, the retention pond provides riverine habitat and has potential to host other state/federally listed species (Photo 9). Lastly, small mammal burrows were noted along the retention pond banks (Photo 10) and atop the staged soil pile located on the western edge of the facility, near leach field three (Photo 11). No special status species or their sign were observed within the burrows.

CLARK PACIFIC ALIGNMENT

A colony of cliff swallow nests was detected along the eaves of the historical silos and the bridge connecting them (Photo 12). A large stick nest was also observed on the ladder platform of the southernmost silo (Photo 13). This nest annually supports a red-tailed hawk according to Clark Pacific staff. Bird exclusion methods such as hardware cloth and noise machines have been installed within the facility It also supports two elderberry shrubs (Photo 14) and one large Valley oak (Photo 15). No sign of valley elderberry longhorn beetle was observed on the shrubs.

The northern side of the alignment along County Road 18C is primarily annual grassland and Fremont cottonwoods (Photo 16). There is a drainage canal that parallels the road (Photo 17). The southern side of the alignment along County Road 18C is within a residential area and hosts numerous large valley oaks (Photo 18) and Northern California black walnuts. The drip lines of these trees extend into the proposed pipe alignment (Photo 19). A drainage ditch also parallels this side of the road and contains a few sporadic small mammal burrows (Photo 19). No special status species or their sign were observed within the burrows.

At the intersection of County Roads 18C and 101, there is a stormwater detention area behind a locked gate on the northern side (Photo 20). There are concrete lined culverts in front of the access gate to this area. An overview photograph was taken atop the bank, showing the presence of narrowleaf willows and Fremont cottonwoods (Photo 21). The neighboring properties are agricultural fields.

The eastern side of County Road 101 is agricultural fields of alfalfa and hay. A drainage ditch has been excavated in the soil along the road (Photo 23). One Swainson's hawk pair was observed soaring over the field. The western side of County Road 101 is dominated by orchards, with one residence located along the road (Photo 25). This residential area has a mixed forest, including Valley oaks (Photo 26). The pipeline alignment would connect into existing main lines at the intersection of County Road 101, Churchill Downs Avenue, and North Pioneer Avenue. The land cover in this area is primarily developed, with horticultural areas within business parking lots.

Attachment A provides representative photographs of the survey areas. **Attachment B** provides a complete list of wildlife species observed. **Attachment C** provides a list of plant species observed along the alignments.

REFERENCES

California Department of Fish and Wildlife. 2025. CNDDB: California Natural Diversity Database; Nine-Quad Search of the Davis, Eldorado Bend, Grays Bend, Knights Landing, Madison, Merritt, Winters, Woodland, and Zamora. 7.5-minute Quadrangles. Project species list can be generated online at: https://www.wildlife.ca.gov/Data/CNDDB/Maps-and-Data. Accessed on July 21, 2025.

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Attachment A: Representative Photo Log



Photo 1. Overview of Bayer pipeline alignment within the agricultural field. Photograph facing east.



Photo 2. Eastern connection point of the Bayer pipeline through a roadside ditch into a developed area. Photograph facing east.



Photo 3. Western connection point of the Bayer pipeline. Photograph facing southeast.



Photo 4. Overview of leach field one within the Bayer facility. Photograph facing southeast.



Photo 5. Overview of leach field two within the Bayer facility. Photograph facing southwest.



Photo 6. Culvert with drainage from leach field two leading to the retention pond area within the Bayer facility. Photograph facing east.



Photo 7. Well to be decommissioned within the Bayer facility. Photograph facing northwest.



Photo 8. Overview of the retention pond from the northernmost gate within the Bayer facility. Photograph facing south.



Photo 9. Burrows located on the banks of the retention pond area within the Bayer facility. Photograph facing southeast.



Photo 10. Burrows within the staged soil piles to the west of leach field three within the Bayer facility. Photograph facing southwest.



Photo 11. Cliff swallow nests on the silos within the Clark Pacific facility. Photograph facing west.



Photo 12. Large stick nest located on the platform to the silos within the Clark Pacific facility. Photograph facing southeast.



Photo 13. Overview of the leach field with the Clark Pacific facility. Photograph facing southwest.



Photo 14. Two elderberry shrubs along the northern fence line of the leach field within the Clark Pacific facility. Photograph facing northwest.



Photo 15. Valley oak within the Clark Pacific leach field. Photograph facing northwest.



Photo 16. Overview of the northern side of the Clark Pacific alignment along County Road 18C. Photograph facing east.



Photo 17. Valley oaks present along the southern side of CR-18C along the proposed Clark Pacific pipeline alignment. Photograph facing west.



Photo 18. Example of valley oaks along the southern side of CR-18C with drip lines extending into the road along the Clark Pacific pipeline alignment. Photograph facing west.



Photo 19. Burrows located within the drainage canal along the southern side of CR-18C along the Clark Pacific pipeline alignment. Photograph facing southwest.



Photo 20. Stormwater detention area along the northern side of CR-18C adjacent to the Clark pacific pipeline alignment. Photograph facing northwest.



Photo 21. Overview of Fremont cottonwoods and narrowleaf willows within stormwater detention area on northern side of CR-18C adjacent to the Clark Pacific pipeline alignment. Photograph facing northwest.



Photo 22. Overview of the eastern side of CR-101 along the Clark Pacific pipeline alignment. Photograph facing north.



Photo 23. Orchards present along the western side of CR-101 along the Clark Pacific pipeline alignment. Photograph facing south.

Attachment B: List of Wildlife Species Observed

Common Name	Scientific Name
Birds	
American Crow	*Corvus brachyrhynchos*
American Goldfinch	*Spinus tristis*
Anna's Hummingbird	*Calypte anna*
Cliff Swallow	*Petrochelidon pyrrhonota*
European Starling	*Sturnus vulgaris*
House Finch	*Haemorhous mexicanus*
Lark Sparrow	*Chondestes grammacus*
Lesser Goldfinch	*Spinus psaltria*
Mourning Dove	*Zenaida macroura*
Northern Mockingbird	*Mimus polyglottos*
Red-tailed Hawk	*Buteo jamaicensis*
Rock Pigeon	*Columba livia*
Swainson's Hawk	*Buteo swainsoni*
Turkey Vulture	*Cathartes aura*
Western Kingbird	*Tyrannus verticalis*
Reptiles	
Western fence lizard	*Sceloporus occidentalis*
Mammals	
Desert cottontail	*Sylvilagus audubonii*

Attachment C: List of Plant Species Observed

Common Name	Scientific Name
Alfalfa	*Medicago sativa*
Artichoke thistle	*Cynara cardunculus*
Black mustard	*Brassica nigra*
Bromes	*Bromus* spp.
Butterfly bush	*Buddleja davidii*
California poppy	*Eschscholzia californica*
Century plant	*Agave americana*
Chinese hackberry	*Celtis sinensis*
Chinese pistache	*Pistacia chinensis*
Curly Dock	*Rumex crispus*
Deodar cedar	*Cedrus deodara*
Elderberry	*Sambucus nigra*
Eucalyptus	*Eucalyptus* sp.
Field bindweed	*Convolvulus arvensis*
Fremont cottonwood	*Populus fremontii*
Mexican fan palm	*Washingtonia robusta*
Narrowleaf willow	*Salix exigua*
Northern California black walnut	*Juglans hindsii*
Oleander	*Nerium oleander*
Prickly lettuce	*Lactuca serriola*
Stinkwort	*Dittrichia graveolens*
Toothpickweed	*Visnaga daucoides*
Valley oak	*Quercus lobata*
Vinegarweed	*Trichostema lanceolatum*
Wild oats	*Avena* spp.
Yellow-star thistle	*Centaurea solstitialis*

Appendix F Yolo Habitat Conservation Plan/Natural Communities Conservation Plan EIS/EIR, Appendix C, Avoidance and Minimization Measures

Avoidance and Minimization Measures

AMM1, Establish Buffers. Project proponents will design projects to avoid and minimize direct and indirect effects of permanent development on the sensitive natural communities specified in Table 4-1 (herein referred to as *sensitive natural communities*) and covered species habitat specified in Table 4-1 by providing buffers, as stipulated in the relevant sensitive natural community AMMs (Section 4.3.3) and covered species AMMs (Section 4.3.4). On lands owned by the project proponent, the project proponent will establish a conservation easement, consistent with Section 6.4.1.3, *Land Protection Mechanisms*, to protect the buffer permanently if that land is being offered in lieu of development fees, as described in Section 4.2.2.6, *Item 6: HCP/NCCP Fees or Equivalent Mitigation*. The project proponent will design buffer zones adjacent to permanent residential development projects to control access by humans and pets (AMM2, *Design Developments to Minimize Indirect Effects at Urban-Habitat Interfaces*).

Where existing development is already within the stipulated buffer distance (i.e., existing uses prevent establishment of the full buffer), the development will not encroach farther into the space between the development and the sensitive natural community.

This AMM does not apply to seasonal construction buffers for covered species, which are detailed for each species in Section 4.3.4, *Covered Species*.

A lesser buffer than is stipulated in the AMMs may be approved by the Conservancy, USFWS, and CDFW if they determine that the sensitive natural community or covered species is avoided to an extent that is consistent with the project purpose (e.g., if the purpose of the project is to provide a stream crossing or replace a bridge, the project may encroach into the buffer and the natural community or species habitat to the extent that is necessary to fulfill the project purpose).

AMM2, Design Developments to Minimize Indirect Effects at Urban-Habitat Interfaces. For development projects implemented adjacent to non-agricultural natural communities and covered species habitats, project proponents will incorporate urban-habitat interface elements into project design to minimize the following indirect effects of the development on adjacent habitat areas:

- Noise and visual disturbances that diminish the ability of covered and other native wildlife species to use the habitat.
- Increased numbers of pets (e.g., dogs, cats) that can result in harassment and mortality of covered and other native wildlife species.
- Increased levels of direct habitat disturbances associated with increased human access to habitats (e.g., destruction of vegetation and injury or mortality of wildlife associated with use of off-road vehicles).
- Escape or planting of invasive nonnative plants.

This AMM does not apply to development where it is immediately adjacent to existing developed lands.

The project proponent will implement the following urban-habitat interface design elements and activities, as applicable, to each discretionary project:

- Place roads or other non-residential spaces, such as parks or greenbelts, rather than lots at the urban-natural community interface. The benefits of this may include a reduction in the number of incidences of pets entering the natural communities.
- Design roads, bike paths, and trails to discourage entry of humans and pets into adjacent natural communities and promote citizen policing at the natural community periphery.

- Establish barriers that discourage entry of humans and pets into natural community areas.
- Design fences to prevent pets from escaping yards into adjacent natural communities, control entry and dumping of trash into adjacent natural communities, and when appropriate, shield adjacent natural communities from visual disturbances that may interfere with normal wildlife behavioral patterns.
- Fence new public roads associated with developments to prevent unauthorized public access into habitat areas and effectively direct wildlife to specially designed crossing structures.
- Design development drainage systems and implement appropriate best management practices to avoid changes to overland flow and water quality in natural community areas, including streamcourses.
- Design development lighting to avoid projecting light into adjacent natural community areas. For lights at or near the urban-natural community interface, use low-glare lighting to minimize lighting effects on natural communities.

AMM3, Confine and Delineate Work Area. Where natural communities and covered species habitat are present, workers will confine land clearing to the minimum area necessary to facilitate construction activities. Workers will restrict movement of heavy equipment to and from the project site to established roadways to minimize natural community and covered species habitat disturbance. The project proponent will clearly identify boundaries of work areas using temporary fencing or equivalent and will identify areas designated as environmentally sensitive. All construction vehicles, other equipment, and personnel will avoid these designated areas.

AMM4, Cover Trenches and Holes during Construction and Maintenance. To prevent injury and mortality of giant garter snake, western pond turtle, and California tiger salamander, workers will cover open trenches and holes associated with implementation of covered activities that affect habitat for these species or design the trenches and holes with escape ramps that can be used during non-working hours. The construction contractor will inspect open trenches and holes prior to filling and contact a qualified biologist to remove or release any trapped wildlife found in the trenches or holes.

AMM5, Control Fugitive Dust. Workers will minimize the spread of dust from work sites to natural communities or covered species habitats on adjacent lands.

AMM6, Conduct Worker Training. All construction personnel will participate in a worker environmental training program approved/authorized by the Conservancy and administered by a qualified biologist. The training will provide education regarding sensitive natural communities and covered species and their habitats, the need to avoid adverse effects, state and federal protection, and the legal implications of violating the FESA and NCCPA Permits. A pre-recorded video presentation by a qualified biologist shown to construction personnel may fulfill the training requirement.

AMM7, Control Nighttime Lighting of Project Construction Sites. Workers will direct all lights for nighttime lighting of project construction sites into the project construction area and minimize the lighting of natural habitat areas adjacent to the project construction area.

AMM8, Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas. Project proponents should locate construction staging and other temporary work areas for covered activities in areas that will ultimately be a part of the permanent project development footprint. If construction staging and other temporary work areas must be located outside of permanent project footprints, they will be located either in areas that do not support habitat for covered species or are easily restored to prior or improved ecological functions (e.g., grassland and agricultural land). Construction staging and other temporary work areas located outside of project footprints will be sited in areas that avoid adverse effects on the following:

- Serpentine, valley oak woodland, alkali prairie, vernal pool complex, valley foothill riparian, and fresh emergent wetland land cover types.

- Occupied western burrowing owl burrows. [Occupied for the purpose of AMM8 means at least one burrowing owl has been observed occupying the burrow within the last three years. Occupancy of a burrow may also be indicated by owl sign at the burrow entrance, including molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance or perch site]

- Nest sites for covered bird species and all raptors, including noncovered raptors, during the breeding season.

Project proponents will follow specific AMMs for sensitive natural communities (Section 4.3.3, Sensitive Natural Communities) and covered species (Section 4.3.4, Covered Species) in temporary staging and work areas. For establishment of temporary work areas outside of the project footprint, project proponents will conduct surveys to determine if any of the biological resources listed above are present.

Within one year following removal of land cover, project proponents will restore temporary work and staging areas to a condition equal to or greater than the covered species habitat function of the affected habitat. Restoration of vegetation in temporary work and staging areas will use clean, native seed mixes approved by the Conservancy that are free of noxious plant species seeds.

AMM9, Establish Buffers around Sensitive Natural Communities. The buffers for each sensitive natural community are as follows:

- Alkali prairie and vernal pools: The area necessary to provide the hydrologic conditions needed to support the wetlands within these natural communities (250 feet). Covered activities will avoid vernal pools or alkali seasonal wetlands by 250 feet [Alkali seasonal wetlands are seasonal wetlands within the alkali prairie natural community], or other distance based on site specific topography to avoid indirect hydrologic effects. A buffer of less than 250 feet around vernal pools or alkali seasonal wetlands will be subject to wildlife agency concurrence that effects will be avoided. Considerations that may warrant a buffer of less than 250 feet may include topography (i.e., if the surrounding microwatershed extends less than 250 feet from the pool or wetland), intervening hydrologic barriers such as roads or canals, or other factors indicating that the proposed disturbance area does not contribute to the pool's hydrology. Other considerations may include temporary disturbance during the dry season where measures are implemented to avoid disturbance of the underlying claypan or hardpan, and the area is returned to pre-project conditions prior to the following rainy season.

- Valley foothill riparian: One hundred feet from canopy drip-line. If avoidance is infeasible, a lesser buffer or encroachment into the sensitive natural community may be allowed if approved by the Conservancy and the wildlife agencies, based on the criteria listed in AMM1. Transportation or utility crossings may encroach into this sensitive natural community provided effects are minimized and all other applicable AMMs are followed.

- Lacustrine and riverine: Outside urban planning units, 100 feet from the top of banks [Defined as the area within which water is contained in a channel.]. Within urban planning units, 25 feet from the top of the banks.

- Fresh emergent wetland: Fifty feet from the edge of the natural community.

AMM10, Avoid and Minimize Effects on Wetlands and Waters. Project proponents will comply with stormwater management plans that regulate development as part of compliance with regulations under National Pollutant Discharge Elimination System (NPDES) permit requirements. Covered activities that result in any fill of waters or wetlands will also comply with requirements under Section 404 of the Clean Water Act, State Water Resources Control Board (State Board), Fish and Game Code Section 1602, and Regional Board regulations. Other than requirements for buffers, minimizing project footprint, and species-specific measures

for wetland-dependent covered species, this HCP/NCCP does not include specific best management practices for protecting wetlands and waters because they may conflict with measures required by the USACE, State Board, Regional Board, and CDFW.

AMM11, Minimize Take and Adverse Effects on Palmate-Bracted Bird's Beak. Palmate-bracted bird's-beak is covered by the Yolo HCP/NCCP only for the removal of suitable habitat and not for the removal of palmate-bracted bird's beak plants. This AMM ensures compliance with this provision. To determine if palmate-bracted bird's-beak is present and could be affected, the project proponent will conduct a planning-level survey for this species for any covered activities to be conducted within 250 feet of suitable habitat (as defined in Appendix A, *Covered Species Accounts*). The survey will be conducted during the period from May 31 to September 30 and will be consistent with *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (California Department of Fish and Game 2009).

The project proponent will avoid occupied habitat where palmate-bracted bird's beak has been located within any of the last 15 years (seed viability could be as little as three years and as much as six years, as described in Appendix A, Section A.1.2, *Species Description and Life History*). The project proponent also will avoid any new occurrences of this species identified during planning-level surveys. Avoidance will require a 250-foot setback from the occupied habitat, or greater distance depending on site-specific topography to avoid hydrologic effects. A shorter buffer distance may apply if is determined to avoid effects and is approved by the Conservancy, USFWS, and CDFW. Mortality of palmate-bracted bird's beak individuals will be avoided, except as needed through management activities that provide an overall benefit to the species.

AMM12, Minimize Take and Adverse Effects on Habitat of Valley Elderberry Longhorn Beetle. The project proponent will retain a qualified biologist who is familiar with valley elderberry longhorn beetle and evidence of its presence (i.e., exit holes in elderberry shrubs) to map all elderberry shrubs in and within 100 feet of the project footprint with stems that are greater than one inch in diameter at ground level. To avoid take of valley elderberry longhorn beetle fully, the project proponent will maintain a buffer of at least 100 feet from any elderberry shrubs with stems greater than one inch in diameter at ground level. *AMM1, Establish Buffers*, above, describes circumstances in which a lesser buffer may be applied. For elderberry shrubs that cannot be avoided with a designated buffer distance as described above, the qualified biologist will quantify the number of stems one inch or greater in diameter to be affected, and the presence or absence of exit holes. The Conservancy will use this information to determine the number of plants or cuttings to plant on a riparian restoration site to help offset the loss, consistent with Section 6.4.2.4.1, *Valley Elderberry Longhorn Beetle*. Additionally, prior to construction, the project proponent will transplant elderberry shrubs identified within the project footprint that cannot be avoided.

Transplantation will only occur if a shrub cannot be avoided and, if indirectly affected, the indirect effects would otherwise result in the death of stems or the entire shrub. If the project proponent chooses, in coordination with a qualified biologist, not to transplant the shrub because the activity would not likely result in death of stems of the shrub, then the qualified biologist will monitor the shrub annually for a five-year monitoring period. The monitoring period may be reduced with concurrence from the wildlife agencies if the latest research and best available information at the time indicates that a shorter monitoring period is warranted. If death of stems at least one inch in diameter occurs within the monitoring period, and the qualified biologist determines that the shrub is sufficiently healthy to transplant, the project proponent will transplant the shrub as described in the following paragraph, in coordination with the qualified biologist. If the shrub dies during the monitoring period, or the qualified biologist determines that the shrub is no longer healthy enough to survive transplanting, then the Conservancy will offset the shrub loss consistent with the preceding paragraph.

The project proponent will transplant the shrubs into a location in the HCP/NCCP reserve system that has been approved by the Conservancy. Elderberry shrubs outside the project footprint but within the 100-foot buffer will not be transplanted.

Transplanting will follow the following measures:

1. Monitor: A qualified biologist will be on-site for the duration of the transplanting of the elderberry shrubs to ensure the effects on elderberry shrubs are minimized.

2. Timing: The project proponent will transplant elderberry plants when the plants are dormant, approximately November through the first two weeks of February, after they have lost their leaves. Transplanting during the non-growing season will reduce shock to the plant and increase transplantation success.

3. Transplantation procedure:

    a. Cut the plant back three to six feet from the ground or to 50 percent of its height (whichever is taller) by removing branches and stems above this height. Replant the trunk and stems measuring one inch or greater in diameter. Remove leaves that remain on the plants.

    b. Relocate plant to approved location in the reserve system, and replant as described in Section 6.4.2.4.1, *Valley Elderberry Longhorn Beetle*.

AMM13, Minimize Take and Adverse Effects on Habitat of California Tiger Salamander. The project proponent will retain a qualified biologist to identify any suitable aquatic and upland habitats for California salamander (as defined in Appendix A, *Covered Species Accounts*) present in and within 500 feet of the project footprint during planning-level surveys. The qualified biologist will also assess whether critical habitat could be affected by the covered activity.

Except for habitat management and enhancement, all covered activities will provide a 500-foot setback from aquatic California tiger salamander habitat. If a covered activity is outside the Dunnigan Creek Unit of California tiger salamander critical habitat and, as designed, will not avoid aquatic habitat by at least 500 feet, the project proponent will either conduct visual and dip-net surveys, consistent with CDFW protocol, during the period for November 1 to May 15 (California Department of Fish and Game 2003) or assume presence. If the species is present or assumed to be present, the covered activity will not remove aquatic habitat until at least four new occupied breeding pools are discovered or established in the Plan Area and protected in the Plan Area. After the four new occupied breeding pools are protected, and with concurrence of USFWS and CDFW, up to three breeding pools may be affected. The breeding habitat may not be removed if USFWS and CDFW determine that the covered activity would remove a significant occurrence of this species that could be necessary for maintaining the genetic diversity or regional distribution of the species. This AMM applies to California tiger salamander aquatic habitat and surrounding uplands, as defined by reference to the setbacks described above; it does not apply to cultivated agricultural lands (i.e., agricultural lands other than grazing lands) or other low-value upland habitat for California tiger salamander.

AMM14, Minimize Take and Adverse Effects on Habitat of Western Pond Turtle. There are no specific design requirements for western pond turtle habitat, however, project proponents must follow design requirements for the valley foothill riparian and lacustrine and riverine natural communities described in AMMs 9 and 10, which require a 100-foot (minimum) permanent buffer zone from the canopy drip-line (the farthest edge on the ground where water will drip from the tree canopy, based on the outer boundary of the tree canopy). If modeled upland habitat will be impacted, a qualified biologist must be present and will assess the likelihood of western pond turtle nests occurring in the disturbance area (based on sun exposure, soil conditions, and other species habitat requirements).

If a qualified biologist determines that there is a moderate to high likelihood of western pond turtle nests within the disturbance area, the qualified biologist will monitor all initial ground disturbing activity for nests that may be unearthed during the disturbance, and will move out of harm's way any turtles or hatchlings found.

AMM15, Minimize Take and Adverse Effects on Habitat of Giant Garter Snake. The project proponent will avoid effects on areas where planning-level surveys indicate the presence of suitable habitat for giant garter snake. To avoid effects on giant garter snake aquatic habitat, the project proponent will conduct no in-water/in-channel activity and maintain a permanent 200-foot non-disturbance buffer from the outer edge of potentially occupied aquatic habitat. If the project proponent cannot avoid effects of construction activities, the project proponent will implement the measures below to minimize effects of construction projects (measures for maintenance activities are described after the following bulleted list).

- Conduct preconstruction clearance surveys using USFWS-approved methods within 24 hours prior to construction activities within identified giant garter snake aquatic and adjacent upland habitat. If construction activities stop for a period of two weeks or more, conduct another preconstruction clearance survey within 24 hours prior to resuming construction activity.

- Restrict all construction activity involving disturbance of giant garter snake habitat to the snake's active season, May 1 through October 1. During this period, the potential for direct mortality is reduced because snakes are expected to move and avoid danger.

- In areas where construction is to take place, encourage giant garter snakes to leave the site on their own by dewatering all irrigation ditches, canals, or other aquatic habitat (i.e., removing giant garter snake aquatic habitat) between April 15 and September 30. Dewatered habitat must remain dry, with no water puddles remaining, for at least 15 consecutive days prior to excavating or filling of the habitat. If a site cannot be completely dewatered, netting and salvage of giant garter snake prey items may be necessary to discourage use by snakes.

- Provide environmental awareness training for construction personnel, as approved by the Conservancy. Training may consist of showing a video prepared by a qualified biologist, or an in-person presentation by a qualified biologist. In addition to the video or in-person presentation, training may be supplemented with the distribution of approved brochures and other materials that describe resources protected under the Yolo HCP/NCCP and methods for avoiding effects.

- A qualified biologist will prepare a giant garter snake relocation plan which must be approved by the Conservancy prior to work in giant garter snake habitat. The qualified biologist will base the relocation plan on criteria provided by CDFW or USFWS, through the Conservancy.

- If a live giant garter snake is encountered during construction activities, immediately notify the project's biological monitor and USFWS and CDFW. The monitor will stop construction in the vicinity of the snake, monitor the snake, and allow the snake to leave on its own. The monitor will remain in the area for the remainder of the work day to ensure the snake is not harmed or, if it leaves the site, does not return. If the giant garter snake does not leave on its own, the qualified biologist will relocate the snake consistent with the relocation plan described above.

- Employ the following management practices to minimize disturbances to habitat:

  - Install temporary fencing to identify and protect adjacent marshes, wetlands, and ditches from encroachment from construction equipment and personnel.

  - Maintain water quality and limit construction runoff into wetland areas through the use of hay bales, filter fences, vegetative buffer strips, or other accepted practices. No plastic, monofilament, jute, or similar erosion-control matting that could entangle snakes or other wildlife will be permitted.

Ongoing maintenance covered activities by local water and flood control agencies typically involve removal of vegetation, debris, and sediment from water conveyance canals as well as resloping, rocking, and stabilizing the canals that serve agricultural water users. Maintenance of these conveyance facilities can typically occur only from mid-January through April when conveyance canals and ditches are not in service by the agency, although some drainages are used for storm conveyance during the winter and are wet all year. This timing

is during the giant garter snake's inactive period. This is when snakes may be using underground burrows and are most vulnerable to take because they are unable to move out of harm's way. Maintenance activities, therefore, will be limited to the giant garter snake's active season (May 1 to October 1) when possible. All personnel involved in maintenance activities within giant garter snake habitat will first participate in environmental awareness training for giant garter snake, as described above for construction-related activities. To minimize the take of giant garter snake, the local water or flood control agency will limit maintenance of conveyance structures located within modeled giant garter snake habitat (Appendix A, *Covered Species Accounts*) to clearing one side along at least 80 percent of the linear distance of canals and ditches during each maintenance year (e.g., the left bank of a canal is maintained in the first year and the right bank in the second year). To avoid collapses when resloping canal and ditch banks composed of heavy clay soils, clearing will be limited to one side of the channel during each maintenance year.

For channel maintenance activities conducted within modeled habitat for giant garter snake, the project proponent will place removed material in existing dredged sites along channels where prior maintenance dredge disposal has occurred. For portions of channels that do not have previously used spoil disposal sites and where surveys have been conducted to confirm that giant garter snakes are not present, removed materials may be placed along channels in areas that are not occupied by giant garter snake and where materials will not re-enter the canal because of stormwater runoff.

Modifications to this AMM may be made with the approval of the Conservancy, USFWS, and CDFW.

AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite. The project proponent will retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will 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 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. 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.

For covered activities that involve pruning or removal of a potential Swainson's hawk or white-tailed kite nest tree, the project proponent will 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.

AMM17, Minimize Take and Adverse Effects on Habitat of Western Yellow-Billed Cuckoo. The project proponent will retain a qualified biologist to conduct planning-level surveys and assess whether habitat for western yellow-billed cuckoo (as defined in Appendix A, Covered Species Accounts) is present within 500 feet of covered activities. If habitat is present, the project proponent will redesign the project to avoid or minimize activities within 500 feet of western yellow-billed cuckoo habitat. If the activity will encroach within

500 feet of habitat and there are no breeding (or nesting) season records for the species within one-quarter mile of the covered activity within the previous three years, a qualified biologist will conduct planning-level surveys for active nests, consistent with USFWS protocol (Appendix N), during the period from June 1 to August 30. Operations and maintenance activities that do not occur during the breeding season (June 1 to August 30) and do not remove western yellow-billed cuckoo habitat are not required to conduct surveys or record searches; no further avoidance or minimization is necessary for such activities.

If an occupied territory is discovered during planning-level surveys, or there is a record of the species occurring within one-quarter mile of the covered activity within the previous three years, the project proponent will design the project to avoid activities within 500 feet of suitable habitat, unless the Conservancy, USFWS, and CDFW approve a shorter distance.

If an activity occurs within 500 feet of suitable habitat during the breeding season, regardless of whether or not a qualified biologist detected the species during planning-level surveys or there are records for the species in the area, a qualified biologist will conduct preconstruction surveys that are consistent with USFWS protocol (Appendix N) during the same season when the activity will occur. If the biologist finds active territories (i.e., presence of a singing male), the project proponent will avoid activity within 500 feet of suitable habitat that is contiguous with the territory from June 1 to August 30. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

AMM18, Minimize Take and Adverse Effects on Western Burrowing Owl. The project proponent will retain a qualified biologist to conduct planning-level surveys and identify western burrowing owl habitat (as defined in Appendix A, *Covered Species Accounts*) within or adjacent to (i.e., within 500 feet of) a covered activity. If habitat for this species is present, additional surveys for the species by a qualified biologist are required, consistent with CDFW guidelines (Appendix L).

If burrowing owls are identified during the planning-level survey, the project proponent will minimize activities that will affect occupied habitat as follows. Occupied habitat is considered fully avoided if the project footprint does not impinge on a nondisturbance buffer around the suitable burrow. For occupied burrowing owl nest burrows, this nondisturbance buffer could range from 150 to 1,500 feet (Table 4-2, *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 (California Department of Fish and Game 2012). The Yolo HCP/NCCP generally defines low, medium, and high levels of disturbances of burrowing owls as follows.

- Low: Typically 71-80 dB, generally characterized by the presence of passenger vehicles, small gas-powered engines (e.g., lawn mowers, small chain saws, portable generators), and high-tension power lines. Includes electric hand tools (except circular saws, impact wrenches and similar). Management and enhancement activities would typically fall under this category. Human activity in the immediate vicinity of burrowing owls would also constitute a low level of disturbance, regardless of the noise levels.

- Moderate: Typically 81-90 dB, and would include medium- and large-sized construction equipment, such as backhoes, front end loaders, large pumps and generators, road graders, dozers, dump trucks, drill rigs, and other moderate to large diesel engines. Also includes power saws, large chainsaws, pneumatic drills and impact wrenches, and large gasoline-powered tools. Construction activities would normally fall under this category.

- High: Typically 91-100 dB, and is generally characterized by impacting devices, jackhammers, compression ("jake") brakes on large trucks, and trains. This category includes both vibratory and impact pile drivers (smaller steel or wood piles) such as used to install piles and guard rails, and large pneumatic tools such as chipping machines. It may also include large diesel and gasoline engines, especially if in concert with other impacting devices. Felling of large trees (defined as dominant or subdominant trees in mature forests), truck horns, yarding tower whistles, and muffled or underground

explosives are also included. Very few covered activities are expected to fall under this category, but some construction activities may result in this level of disturbance.

The project proponent may qualify for a reduced buffer size, based on existing vegetation, human development, and land use, if agreed upon by CDFW and USFWS (California Department of Fish and Game 2012).

Table 4-2[1] Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for Burrowing Owls

Time of Year	Level of Disturbance (feet) from Occupied Burrows		
	Low	Medium	High
April 1–August 15	600	1,500	1,500
August 16–October 15	600	600	1,500
October 16–March 31	150	300	1,500

Notes: [1] Table number corresponds to the numbering provided in the HCP/NCCP.

Source: Yolo Habitat Conservancy 2018

If the project does not fully avoid direct and indirect effects on nesting sites (i.e., if the project cannot adhere to the buffers described above), the project proponent will retain a qualified biologist to conduct preconstruction surveys and document the presence or absence of western burrowing owls that could be affected by the covered activity. Prior to any ground disturbance related to covered activities, the qualified biologist will conduct the preconstruction surveys within three days prior to ground disturbance in areas identified in the planning-level surveys as having suitable burrowing owl burrows, consistent with CDFW preconstruction survey guidelines (Appendix L, Take Avoidance Surveys). The qualified biologist will conduct the preconstruction surveys three days prior to ground disturbance. Time lapses between ground disturbing activities will trigger subsequent surveys prior to ground disturbance.

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

- The Conservancy, CDFW, and USFWS approves the AMM plan provided by the project proponent.
- A qualified biologist monitors the owls for at least three days prior to construction to determine baseline nesting and foraging behavior (i.e., behavior without construction).
- The same qualified biologist monitors the owls during construction and finds no change in owl nesting and foraging behavior in response to construction activities.
- If the qualified biologist identifies a change in owl nesting and foraging behavior as a result of construction activities, the qualified biologist will have the authority to stop all construction related activities within the non-disturbance buffers described above. The qualified biologist will report this information to the Conservancy, CDFW, and USFWS within 24 hours, and the Conservancy will require

[1] Occupancy of burrowing owl habitat during preconstruction surveys is confirmed at a site when at least one burrowing owl or sign (fresh whitewash, fresh pellets, feathers, or nest ornamentation) is observed at or near a burrow entrance.

that these activities immediately cease within the non-disturbance buffer. Construction cannot resume within the buffer until the adults and juveniles from the occupied burrows have moved out of the project site, and the Conservancy, CDFW, and USFWS agree.

- If monitoring indicates that the nest is abandoned prior to the end of nesting season and the burrow is no longer in use by owls, the project proponent may remove the nondisturbance buffer, only with concurrence from CDFW and USFWS. If the burrow cannot be avoided by construction activity, the biologist will excavate and collapse the burrow in accordance with CDFW's 2012 guidelines to prevent reoccupation after receiving approval from the wildlife agencies.

If evidence of western burrowing owl is detected outside the breeding season (September 1 to January 31), the project proponent will establish a non-disturbance buffer around occupied burrows, consistent with Table 4-2, as determined by a qualified biologist. Construction activities within the disturbance buffer are allowed if the following criteria are met to prevent owls from abandoning important overwintering sites:

- A qualified biologist monitors the owls for at least three days prior to construction to determine baseline foraging behavior (i.e., behavior without construction).

- The same qualified biologist monitors the owls during construction and finds no change in owl foraging behavior in response to construction activities.

- If there is any change in owl roosting and foraging behavior as a result of construction activities, these activities will cease within the buffer.

- If the owls are gone for at least one week, the project proponent may request approval from the Conservancy, CDFW, and USFWS for a qualified biologist to excavate and collapse usable burrows to prevent owls from reoccupying the site if the burrow cannot be avoided by construction activities. The qualified biologist will install one-way doors for a 48-hour period prior to collapsing any potentially occupied burrows. After all usable burrows are excavated, the buffer will be removed and construction may continue.

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

A qualified biologist will monitor the site, consistent with the requirements described above, to ensure that buffers are enforced and owls are not disturbed. Passive relocation (i.e., exclusion) of owls has been used in the past in the Plan Area to remove and exclude owls from active burrows during the nonbreeding season (Trulio 1995). Exclusion and burrow closure will not be conducted during the breeding season for any occupied burrow. If the Conservancy determines that passive relocation is necessary, the project proponent will develop a burrowing owl exclusion plan in consultation with CDFW biologists. The methods will be designed as described in the species monitoring guidelines (California Department of Fish and Game 2012) and consistent with the most up-to-date checklist of passive relocation techniques[2]. This may include the installation of one-way doors in burrow entrances by a qualified biologist during the nonbreeding season. These doors will be in place for 48 hours and monitored twice daily to ensure that the owls have left the burrow, after which time the biologist will collapse the burrow to prevent reoccupation. Burrows will be excavated using hand tools. During excavation, an escape route will be maintained at all times. This may include inserting an artificial structure, such as piping, into the burrow to prevent collapsing until the entire burrow can be excavated and it can be determined that no owls are trapped inside the burrow. The Conservancy may allow other methods of passive or active relocation, based on best available science, if approved by the wildlife agencies. Artificial burrows will be constructed prior to exclusion and will be created less than 300 feet from the existing burrows on lands that are protected as part of the reserve system.

[2] The Conservancy will maintain a checklist of passive relocation techniques. CDFW will approve the initial list, and the Conservancy will update as needed in coordination with CDFW.

AMM19, Minimize Take and Adverse Effects on Least Bell's vireo. The project proponent will retain a qualified biologist to conduct planning-level surveys and determine if habitat for least Bell's vireo (as defined in Appendix A, *Covered Species Accounts*) is present within 500 feet of covered activities. If habitat is present, the project proponent will redesign the project to avoid or minimize activities within 500 feet of least Bell's vireo habitat. If the activity will encroach within 500 feet of habitat and there are no breeding season records for the species within one-quarter mile of the covered activity within the previous three years, the qualified biologist will conduct planning-level surveys for active territories, consistent with USFWS (2001) guidelines, during the breeding season (April 1 to July 15). Operations and maintenance activities that do not occur during the breeding season and do not affect least Bell's vireo habitat are not required to conduct surveys or record searches, and no further avoidance or minimization is necessary for such activities.

- If an occupied territory is discovered during planning-level surveys, or there is a record of the species occurring within one-quarter mile of the covered activity within the previous three years, the project proponent will design the project to avoid activities within 500 feet of suitable habitat, unless the Conservancy, USFWS, and CDFW approve a shorter distance.

- If an activity occurs within 500 feet of suitable habitat during the breeding season, regardless of whether or not the species was detected during planning-level surveys or there are records for the species in the area, a qualified biologist will conduct preconstruction surveys, consistent with USFWS (2001) guidelines, during the same season when the activity will occur. If active territories are found, the project proponent will avoid activity within 500 feet of the habitat from April 1 to July 15. This buffer may be reduced with approval from the Conservancy, USFWS, and CDFW.

- The project proponent will avoid disturbance of previous least Bell's vireo territories (up to three years since known nest activity) during the breeding season, unless the disturbance is to maintain public safety. Least Bell's vireo uses previous territories; disturbance during the breeding season may preclude birds from using existing unoccupied territories.

- The required buffer may be reduced in areas where barriers or topographic relief features are adequate for protecting the nest from excessive noise or other disturbance. Conservancy staff members will coordinate with the wildlife agencies and evaluate exceptions to the minimum nondisturbance buffer distance on a case-by-case basis. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

- If occupied territories are identified, a qualified biologist will monitor construction activities in the vicinity of all active territories to ensure that covered activities do not affect nest success.

AMM20, Minimize Take and Adverse Effects on Habitat of Bank Swallow. The project proponent will retain a qualified biologist to identify and quantify (in acres) bank swallow nesting habitat (as defined in Appendix A, *Covered Species Accounts*) within 500 feet of the project footprint. If a 500-foot buffer from nesting habitat cannot be maintained, the qualified biologist will check records maintained by the Conservancy and CDFW to determine if bank swallow nesting colonies have been active on the site within the previous five years. If there are no records of nesting bank swallows on the site, the qualified biologist will conduct visual surveys during the period from March 1 to August 31 to determine if a nesting colony is present.

For operations and maintenance activities or other temporary activities that do not remove nesting habitat and occur outside the nesting season (September 1 to February 28), it is not necessary to conduct a record search, planning and preconstruction surveys, or any additional avoidance measures. If activities will occur during the nesting season, surveys will be necessary as for other covered activities, but the 500-foot survey distance and buffer distance may be reduced upon Conservancy and wildlife agency approval based on site-specific conditions, such as the level of noise and disturbance generated by the activity, the duration of the activity, and the presence of visual and noise buffers (e.g., vegetation, structures) between the activity and the nesting colony.

If an active bank swallow colony is present or has been present within the last 5 years within the planning-level survey area, the Conservancy, USFWS and CDFW will be notified in writing within 15 working days, and the project proponent will design the project to avoid adverse effects within 500 feet of the colony site(s), unless a shorter distance is approved by the Conservancy, USFWS, and CDFW, based on site-specific conditions such as visual barriers (trees or structures) between the activity and the colony. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

The reserve system management plan including bank swallow habitat will provide examples of additional measures that may apply to activities on reserve system lands to avoid and minimize effects on bank swallow.

AMM21, Minimize Take and Adverse Effects on Habitat of Tricolored Blackbird. The project proponent will retain a qualified biologist to identify and quantify (in acres) tricolored blackbird nesting and foraging habitat (as defined in Appendix A, *Covered Species Accounts*) within 1,300 feet of the footprint of the covered activity. If a 1,300-foot buffer from nesting habitat cannot be maintained, the qualified biologist will check records maintained by the Conservancy (which will include CNDDB data, and data from the tricolored blackbird portal) to determine if tricolored blackbird nesting colonies have been active in or within 1,300 feet of the project footprint during the previous five years. If there are no records of nesting tricolored blackbirds on the site, the qualified biologist will conduct visual surveys to determine if an active colony is present, during the period from March 1 to July 30, consistent with protocol described by Kelsey (2008).

Operations and maintenance activities or other temporary activities that do not remove nesting habitat and occur outside the nesting season (March 1 to July 30) do not need to conduct planning or construction surveys or implement any additional avoidance measures.

If an active tricolored blackbird colony is present or has been present within the last five years within the planning-level survey area, the project proponent will design the project to avoid adverse effects within 1,300 feet of the colony site(s), unless a shorter distance is approved by the Conservancy, USFWS, and CDFW. If a shorter distance is approved, the project proponent will still maintain a 1,300-foot buffer around active nesting colonies during the nesting season but may apply the approved lesser distance outside the nesting season. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

Avoidance and Minimization Measures within the Reserve System

Reserve system activities, including agricultural activities as described in Appendix M, *Yolo County Agricultural Practices*, have the potential to result in take of covered species. Covered species potentially affected by ongoing reserve system activities, and measures to avoid and minimize these effects, are described below. Prohibited land uses and other restrictions on reserve lands will be stipulated in the conservation easements, as described in Section 7.5.5.3.2, *Minimum Restrictions within a Yolo HCP/NCCP Conservation Easement.* Management practices on reserve lands will be developed with landowners, further described in the management plans, and approved by the wildlife agencies. The species included below are the covered species most likely to be affected by covered activities in the reserve system because they are most likely to occur on cultivated lands. Cultivated lands consist of working landscapes on which agricultural activities take place on a regular basis. The potential scenarios described below for which take could occur are not exhaustive, however, and site-specific conditions could warrant different or additional measures to avoid and minimize take of the covered species found on cultivated lands that will count toward conservation commitments. The Conservancy will describe these avoidance and minimization measures as applicable in site-specific conservation easements or management plans that the wildlife agencies will approve. For bank swallow, agricultural practices on reserve system lands will comply with AMM20, *Bank Swallow,* above.

VALLEY ELDERBERRY LONGHORN BEETLE

On reserve lands whose primary conservation values include valley elderberry longhorn beetle conservation, agricultural and other activities that would potentially result in take of valley elderberry longhorn beetle will not occur within a 100-foot buffer around elderberry shrubs, thereby avoiding take. Management activities which would not result in take of valley elderberry longhorn beetle (e.g., hand weeding, planting native plants) may occur within the 100-foot buffer If existing, ongoing activities (e.g., agricultural activities, such as a farming road) encroach within 100 feet of elderberry shrubs on reserve land, the valley elderberry longhorn beetle habitat within 100 feet of such activities will not count toward the habitat protection commitment for this species. The Conservancy will coordinate with the wildlife agencies if elderberry shrubs are present within the reserve system on or near cultivated lands to develop additional protection measures as needed to maintain the conservation values of the easement and comply with the Yolo HCP/NCCP.

CALIFORNIA TIGER SALAMANDER

Reserve system activities will avoid harming, harassing, injuring, or killing California tiger salamanders. If California tiger salamanders are present in a pond or other water feature on a site enrolled in the reserve system, the management plan for the site will specify water management measures intended to reduce the potential establishment of predatory non-native species and will restrict pond maintenance activities, and limit ground disturbing activities to the dry season to minimize the potential for harming California tiger salamanders that may be actively moving through uplands. In the event that a salamander needs to be moved out of harm's way to avoid injuring or killing individuals, a qualified biologist will relocate the salamander to nearby habitat. The Conservancy will coordinate with the wildlife agencies where California tiger salamanders may be present within the reserve system, to develop additional protection measures as needed to maintain the conservation values of the easement and comply with the Yolo HCP/NCCP.

GIANT GARTER SNAKE

Canal and ditch maintenance on cultivated lands typically involves removal of vegetation, debris, and sediment from water conveyance channels. To minimize effects on giant garter snake, these activities within giant garter snake habitat will be limited to the giant garter snake's active season (May 1 to October 1) when possible. To minimize the take of giant garter snake, farmers and land managers on lands in the reserve system will limit maintenance of conveyance structures located within giant garter snake habitat to clearing one side along at least 80% of the linear distance of the channels during each maintenance year (e.g., the left bank of a canal is maintained in the first year and the right bank in the second year). In the event that a giant garter snake needs to be moved out of harm's way to avoid injuring or killing individuals, a qualified biologist will relocate the giant garter snake to nearby habitat.

For channel maintenance activities conducted within giant garter snake habitat, farmers on cultivated land within giant garter snake habitat in the reserve system will place removed material at least 200 feet from permanent aquatic habitat. For portions of channels that do not have previously used spoil disposal sites and the area has been checked by a qualified biologist to confirm that giant garter snakes are not in harm's way, removed materials may be placed along channels in areas that are at least 200 feet from permanent aquatic habitat and where materials will not re-enter the canal because of stormwater run-off. The Conservancy will coordinate with the wildlife agencies where giant garter snakes may be present within the reserve system on or near cultivated lands, to develop additional protection measures as needed to maintain the conservation values of the easement and comply with the Yolo HCP/NCCP.

WESTERN POND TURTLE

Western pond turtles may occur within canals and ditches in the reserve system. To minimize the take of western pond turtle, farmers and land managers on lands in the reserve system will limit maintenance of conveyance structures located within western pond turtle habitat to clearing one side along at least 80% of

the linear distance of the channels during each maintenance year (e.g., the left bank of a canal is maintained in the first year and the right bank in the second year).

For channel maintenance activities conducted within western pond turtle habitat, farmers and land managers within western pond turtle habitat in the reserve system will place removed material at least 200 feet from permanent aquatic habitat. For portions of channels that do not have previously used spoil disposal sites and the area has been checked by a qualified biologist to confirm that western pond turtles are not in harm's way, removed materials may be placed along channels in areas that are at least 200 feet from permanent aquatic habitat and where materials will not re-enter the canal because of stormwater run-off. In the event that a western pond turtle needs to be moved out of harm's way to avoid injuring or killing individuals, a qualified biologist will relocate the western pond turtle to nearby habitat The Conservancy will coordinate with the wildlife agencies where western pond turtles may be present within the reserve system on or near cultivated lands, to develop additional protection measures as needed to maintain the conservation values of the easement and comply with the Yolo HCP/NCCP.

SWAINSON'S HAWK AND WHITE-TAILED KITE

Swainson's hawk and white-tailed kite prey species can be considered agricultural pests and rodenticides are sometimes used as part of general agricultural operations to control pest populations. Rodenticides both reduce available food resources and can directly harm individual Swainson's hawks and white-tailed kites that ingest prey that have been poisoned by rodenticides. The use of rodenticides is prohibited on all lands in the reserve system, including cultivated lands, to avoid effects to Swainson's hawk and white-tailed kite.

The removal or cutting of trees on lands in the reserve system is prohibited except as reasonably necessary and/or prudent for (1) fire breaks, (2) prevention or treatment of disease; or (3) removing vegetation and debris which poses a health and safety hazard or a threat to standard agricultural operations including, but not limited to, downed trees or limbs. In cases where the cutting or removal of a tree is deemed necessary because of one of the reasons mentioned above, the removal of the tree shall not occur during the Swainson's hawk or white-tailed kite nesting season (February 1 through October 1) to avoid disturbance during the breeding season. No standing tree shall be removed until it has been verified that the tree is not an active Swainson's hawk or white-tailed kite nest tree. The Conservancy will coordinate with the wildlife agencies where Swainson's hawks or white-tailed kites are present within the reserve system on or near cultivated lands, to develop additional protection measures as needed to maintain the conservation values of the easement and comply with the Yolo HCP/NCCP.

WESTERN BURROWING OWL

Farmers and land managers on lands in the reserve system will avoid disturbing burrows occupied by western burrowing owls. The Conservancy will coordinate with the wildlife agencies if burrowing owls are found on actively farmed lands within the reserve system to develop additional protection measures as needed to maintain the conservation values of the easement and comply with the Yolo HCP/NCCP.

TRICOLORED BLACKBIRD

Tricolored blackbirds can nest in triticale and other types of grain crops, although this has not been documented in Yolo County. In the rare event that tricolored blackbirds nest in cultivated lands within the reserve system, the farmer will delay harvesting the crop and other agricultural practices a sufficient distance from the active nest to avoid harming, harassing, injuring, or killing individuals until the tricolored blackbirds have finished nesting (i.e., fledglings are capable of acquiring food on their own). A qualified biologist will confirm the distance in which harvesting can occur and the time at which tricolored blackbirds have finished nesting (and therefore when the remaining harvest may occur). The Conservancy will coordinate with the wildlife agencies if tricolored blackbirds are found within the reserve system on or near actively farmed lands, to develop additional protection measures as needed to maintain the conservation values of the easement and comply with the Yolo HCP/NCCP.

TO:	THE MEMBERS OF THE PLANNING COMMISSION
AGENDA:	City Council Regular Meeting
DATE:	May 19, 2026
ITEM #:	K.11
SUBJECT:	Annual Housing Progress Report

Recommendation for Action: Staff recommends that the City Council receive the 2025 Housing Element Annual Progress Report update. No formal action is required.

Staff Contact:
Erika Bumgardner, Deputy Community Development Director, (530) 661-5886, erika.bumgardner@cityofwoodland.gov

Background:

California Government Code section 65400 requires each city and county to prepare an Annual Progress Report (APR) on the status and progress of Housing Element implementation. The Housing Element APR reports progress toward the jurisdiction's Regional Housing Needs Allocation (RHNA), housing development applications and approvals, permits issued by affordability level, and implementation of Housing Element programs. The report covering the prior calendar year is due to the State Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI) by April 1 each year.

The City Council's review provides a forum to discuss housing production trends, implementation progress, and potential policy or process improvements that could support continued housing development across all income levels. This update is informational and is intended to support broader Planning Commission and City Council awareness of housing trends and implementation priorities. No formal action is required.

Discussion:

The purpose of this staff report is to provide the City Council with an annual housing update based on the City's 2025 Housing Element Annual Progress Report submitted to HCD and LCI.

The City's sixth-cycle Regional Housing Needs Allocation for the 2021–2029 planning period is 3,087 units. Through the 2025 reporting year, the City has issued permits for 979 units, leaving 2,108 units remaining across all income categories. The total annual permitting slowed from 398 units in 2022 to 247 units in 2023, 145 units in 2024, and 101 units in 2025. While some of this change reflects the normal timing of larger projects and broader market conditions, the trend provides a useful opportunity for the City to review pipeline projects, funding tools, and implementation priorities.

Housing production has slowed in part because the Spring Lake neighborhood is nearing buildout, with one low-density subdivision remaining and three high-density multifamily sites still available. At the same time, the Woodland Research and Technology Park Specific Plan area is preparing to initiate development. That area is entitled for more than 1,600 residential units. However, initial residential construction is likely another year out from breaking ground. This transition between major growth areas contributes to the current production cycle and timing gap.

Even with slower near-term permit activity, the City maintains a meaningful entitled housing pipeline. Eleven multifamily infill development projects, including both income-restricted and market-rate projects, are fully entitled and able to move forward when market conditions allow or when funding becomes available, including potential state and/or federal funding support. Planning staff have also met with numerous interested residential builders regarding other opportunity housing sites throughout the city to help identify a clear and efficient path for approval.

The 2025 reporting year included 101 units toward RHNA progress, consisting of 12 very low-income units (Freeman Garden Court, aka Opportunity Village), 21 moderate-income units (Accessory Dwelling Units), and 68 above moderate-income units (primarily single family homes in Spring Lake, some infill). No low-income units were reported as permitted in 2025. As with prior years, the City's remaining need is concentrated in the lower- and moderate-income categories, particularly very low-income and low-income housing.

RHNA Progress Through 2025

The APR summary shows the following RHNA progress through the 2025 reporting year:

Income Category	RHNA Allocation	Permitted to Date	Remaining RHNA	Percent Achieved
Very Low (including Extremely Low)	663	125	538	18.9%
Low	399	78	321	19.5%
Moderate	601	186	415	30.9%
Above Moderate	1,424	590	834	41.4%
Total	**3,087**	**979**	**2,108**	**31.7%**

Annual permit activity by reporting year is summarized below:

Reporting Year	Total Units Permitted
2021	88
2022	398
2023	247

2024	145
2025	101

The 2025 total of 101 units is lower than the prior three reporting years. Staff recommends continuing to monitor this trend in connection with entitlement activity, building permit applications, financing conditions, infrastructure timing, and the conversion of entitled projects into building permits.

A key factor in the slower pace is that the Spring Lake neighborhood, which has generated a substantial share of recent residential production, is approaching buildout. Remaining opportunities in Spring Lake include one low-density subdivision and three high-density multifamily sites. The next major residential growth area, the Woodland Research and Technology Park Specific Plan, is entitled for more than 1,600 residential units and is preparing to move into development; however, residential construction in that area is not expected to break ground for approximately another year.

2025 Housing Activity and Key Themes

Several themes emerged from the 2025 reporting year and from the City's recent housing work:

- Housing production continued, but at a slower pace than recent peak years. Larger multifamily and affordable housing projects can create year-to-year swings depending on entitlement, financing, tax credit, and construction timing.
- The slowdown also reflects a transition between major housing growth areas: Spring Lake is nearing buildout, and the Woodland Research and Technology Park Specific Plan is entitled for 1,600+ residential units but is not yet at the residential construction stage.
- The City remains ahead of some early-cycle production benchmarks overall, with 979 units permitted to date; however, additional emphasis is needed on very low-, low-, and moderate-income production to meet remaining RHNA obligations.
- The City's recent affordable housing work has focused on leveraging local housing funds to improve competitiveness for outside funding, including state, federal, philanthropic, and tax credit resources.
- The Yolano Donnelly and Tupelo Family Apartments efforts remain important implementation opportunities because they combine affordable housing production, neighborhood revitalization, transit access, health services, and infrastructure improvements.
- Ongoing review of trends over time can help the City respond to slower production periods by reassessing internal processes, funding priorities, infrastructure readiness, and opportunity-site support.

Affordable Housing and Funding Update

The City has continued to use housing funds strategically to support affordable housing production and to leverage additional funding, including:

- Affordable Housing In-Lieu Fee Fund current balance: $4,141,808 ($3.2 million of which is currently encumbered, see below)
- Affordable Housing In-Lieu Fee Fund revenues received during the reporting period (Jan–Dec 2025): $273,917

- Affordable Housing In-Lieu Fee Fund commitments or encumbrances: $3,200,000 (Tupelo and Vista del Robles)
- Permanent Local Housing Allocation: Throughout 2025, over $385,000 in Permanent Local Housing Allocation (PLHA) funds were distributed to support ongoing emergency shelter operations at the Yolo Wayfarer Center, as part of a multi-year contract of up to $513,576. The City disbursed a total of $900,000 in City funding to support Freeman Garden Courts, including PLHA funds, to advance construction of new affordable housing.
- Community Development Block Grant: In 2025, a $473,643 CDBG agreement was awarded and finalized. The City's 2025-2029 CDBG 5-Year Consolidated Plan, submitted to the U.S. Department of Housing and Urban Development (HUD), entitles the City of Woodland to an estimated $2.4 million of additional CDBG funding over the course of the next 5 years.
- Continuum of Care (CoC): In 2025, the City secured a $377,137 HUD Continuum of Care (CoC) grant to fund supportive services associated with the East Beamer Way Permanent Supportive Housing units.

Yolano Donnelly / Tupelo Family Apartments

The Yolano Donnelly neighborhood revitalization effort and the Tupelo Family Apartments project continue to represent major housing implementation efforts. Tupelo is anticipated to provide 73 units, including 72 income-restricted affordable units and one manager's unit, and is intended to serve families earning up to 80 percent of area median income. The project is also tied to broader efforts to improve mobility, resident services, health access, and neighborhood infrastructure in the Armfield/Lemen/Yolano Donnelly area.

To date, Yolo County Housing (YCH) has secured and leveraged over $30 Million in public and private funding commitments to support the Tupelo and Yolano Donnelly revitalization efforts, including a $1.5 million commitment from the City's Housing Trust Fund.

Housing Element Implementation

The Housing Element includes programs intended to facilitate a range of housing types, support affordable housing production, remove constraints, promote fair housing, and coordinate infrastructure and public services with planned growth. Key implementation topics for continued City Council awareness include:

- Maintaining an adequate site inventory and monitoring project activity on housing opportunity sites.
- Supporting infill and redevelopment projects, including underutilized commercial or residential sites where housing can be added near services and transit.
- Continuing to evaluate objective development standards, processing timelines, and entitlement procedures to ensure the City remains responsive to housing production needs.
- Using local housing funds to leverage outside resources and close financing gaps for affordable housing projects.
- Coordinating housing implementation with climate, mobility, infrastructure, and economic development goals.
- Tracking production trends by income category so that staff and policymakers can respond proactively to slower periods and remaining RHNA gaps.

Attachment 2 to this report, *Program Implementation Status,* provides an in-depth summary of Housing Element implementation status, including key objectives and quantified outcomes for each

stated goal and policy.

Entitled Multifamily Infill Pipeline

In addition to the RHNA units already permitted, the City has 11 fully entitled multifamily infill development projects that may advance when market conditions allow or when project financing and outside funding sources, including state and/or federal funding support, become available. These projects provide an important near-term pipeline while larger growth areas transition toward construction.

The entitled multifamily infill pipeline includes the following projects. Additional project information, including project renderings/elevations can be found on the City's Planning Division web pages: https://www.cityofwoodland.gov/1021/Development-Projects and https://gis.cityofwoodland.gov/portal/apps/storymaps/stories/e35e776113b140858d5f192a0b63b27c.

- **Tupelo Family Apartments – 1224-1230 Lemen Avenue**
  On May 5, 2025, the Planning Division approved a new 73-unit affordable housing development on the undeveloped eastern portion of 1224–1230 Lemen Avenue, within the Corridor Mixed Use-Armfield zone. The project is anticipated to be the first phase of a larger Yolo County Housing Authority proposal to reconfigure and revitalize the Yolano Donnelly neighborhood. The development includes two three-story multifamily buildings with community space, offices, and shared laundry rooms.

- **California Multifamily – 508 California Street**
  On June 17, 2025, the Planning Division approved a five-unit multifamily project in the Residential Medium zone. The project includes a two-story single-family home, a two-story duplex, and two one-story accessory dwelling units.

- **Zittio's Mixed-Use – 25 East Street**
  On April 10, 2024, the Planning Division approved a mixed-use development at 25 East Street that includes approximately 4,230 square feet of ground-floor commercial space, twelve second-story one-bedroom residential units, and a 3,578-square-foot office/shop space at the east end of the lot.

- **Armfield Apartments – 1223 Armfield Avenue**
  On March 22, 2024, the Planning Division approved a multifamily residential development on a 0.53-acre site. The project includes 21 units and two accessory dwelling units, for a total of 23 housing units, with a mix of studios, one-bedroom units, and two-bedroom units.

- **Matmor Townhomes – 595 Matmor Road**
  On February 16, 2024, the Planning Division approved four two-story town homes at 595 Matmor Road, within the Multifamily Residential Zone District. The project includes retention of existing mature landscaping, ground-floor two-car garage parking for each unit, and both private and common open space for residents.

- **Community Lane Town homes – 530 Community Lane**
  On February 15, 2024, the Planning Division approved a 10-unit, three-story town home project at 530 Community Lane, within the Multifamily Residential Zone District. The project includes walk-up units, each with three bedrooms, two bathrooms, and a small rear patio. The project also includes two approximately 1,196-square-foot accessory dwelling units, mature tree preservation, and water-wise landscaping. The review included staff-level architectural

design review and a staff-level zoning administrator permit for the two large accessory dwelling units.

- **Beamer Apartments – 1021 Beamer Street**
  On February 8, 2024, the Planning Division approved a 40-unit, three-story multifamily residential development at 1021 Beamer Street, within the Corridor Mixed Use-East Street Zone District.

- **Cottonwood Apartments – Southeast Corner of Cottonwood Street and Beamer Street**
  On September 28, 2023, the Planning Division approved a 36-unit, three-story multifamily residential development at the south-east corner of Cottonwood Street and Beamer Street, within the High-Density Residential Zone District.

- **Cross Court Commons Townhomes – Corner of Elizabeth Way and California Street**
  On January 18, 2023, the Planning Commission approved a Conditional Use Permit/Planned Development, site plan/design review, and associated lot merger for a 32-unit multifamily housing development with three accessory dwelling units at the corner of Elizabeth Way and California Street. The project includes 12 duplex buildings oriented toward California Street, with three accessory dwelling units located behind the duplexes.

- **East Street Apartments – East Street between Alice Street and Depot Street**
  On January 24, 2022, the Planning Division approved an 83-unit multifamily residential development consisting of three separate four-story apartment buildings with dedicated elevators and laundry facilities on adjacent parcels to be merged into a 1.67-acre project site.

- **Vista del Robles Phase Two – 310 W. Main Street**
  On December 4, 2020, the Planning Division approved a 168-unit, three-story multifamily residential development at 310 W. Main Street, within the Corridor Mixed Use-West Main Street Zone District. Phase One, consisting of 72 units on the western end of the project site, was completed in Spring 2024. The remaining phase continues to represent a significant entitled multifamily housing opportunity.

  Planning staff have also met with numerous interested residential builders regarding other opportunity housing sites throughout the city. These early consultations help identify site constraints, applicable development standards, entitlement requirements, infrastructure considerations, and a clear and efficient path for approval.

Conclusion:

Staff recommends that the City Council receive the 2025 Housing Element Annual Progress Report update. No formal action is required.

Ken Hiatt
City Manager

Attachments:

1. APR Housing Report Unit Summary
2. Housing Element Implementation 2025 Summary Report

Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-05/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	70	-	-	-	-	-	-	-	70	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	663	-	-	40	-	-	12	-	-	-	-	**125**	**538**
	Non-Deed Restricted		-	3	-	-	-	-	-	-	-	-		
Low	Deed Restricted	399	-	2	23	-	-	-	-	-	-	-	**78**	**321**
	Non-Deed Restricted		-	6	13	11	23	-	-	-	-	-		
Moderate	Deed Restricted	601	-	-	-	-	-	-	-	-	-	-	**186**	**415**
	Non-Deed Restricted		-	24	71	70	-	21	-	-	-	-		
Above Moderate		1,424	-	53	181	166	122	68	-	-	-	-	**590**	**834**
Total RHNA		**3,087**												
Total Units			**-**	**88**	**398**	**247**	**145**	**101**	**-**	**-**	**-**	**-**	**979**	**2,108**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

ANNUAL ELEMENT PROGRESS REPORT – HOUSING ELEMENT IMPLEMENTATION

Name of Program	Objective	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
GOAL A: DEVELOPMENT OF HOUSING	This is a heading for the implementation programs detailed below.	The City of Woodland is actively advancing its Housing Element goals through a comprehensive suite of programs that promote housing production at all income levels, expand access to homeownership, and foster livable, inclusive neighborhoods. Please see individual program updates below.	Other	0	City of Woodland Housing Element (adopted March 21, 2023): https://www.cityofwoodland.gov/265/Housing-Element
A.1. Adequate Sites Monitoring **As part of the Code update, ensure adequate zoning is maintained across all sites identified in the site inventory to accommodate the City's RHNA at all income levels. Consistent with State law, require that any request to lower the minimum density of a site that is counted towards meeting the City's RHNA shall include findings that justify the request, and must demonstrate the reduction is consistent with the Housing Element and the remaining sites identified in the Housing Element will be adequate to accommodate the remaining share of the City's RHNA, or demonstrate the City has identified alternative sites.**	Maintain adequate capacity to accommodate 1,062 lower-, 601 moderate-, and 1,424 above moderate-income units citywide	Woodland has maintained full zoning capacity to accommodate its entire 6th Cycle Regional Housing Needs Allocation (RHNA) of 3,087 units across all income levels — a key benchmark of Housing Element compliance. The City's certified 6th Cycle Housing Element, adopted by the City Council on March 21, 2023 and found in substantial compliance by HCD on April 28, 2023, establishes the land use framework for this commitment. A major milestone was reached in September 2023, when the City Council adopted the Woodland Research and Technology Park (WRTP) Specific Plan, adding significant residential capacity to the city's housing inventory. The plan area — comprising approximately 350 acres — was formally annexed into Woodland's city limits on April 29, 2024, adding 165.7 acres of residentially zoned land and the capacity for 1,600+ housing units, including a minimum of 160 lower-income units. This expansion ensures the City can continue to meet and exceed its RHNA obligations through the 2029 planning period. OBJECTIVE ACHIEVED: Zoning capacity for 3,087+ housing units maintained citywide.	Units	3087	6th Cycle Housing Element (HCD Certified, April 28, 2023): https://www.cityofwoodland.gov/265/Housing-Element WRTP Specific Plan Adoption (Resolution No. 8149): https://woodlandca.portal.civicclerk.com/event/1870/files/attachment/10228 Yolo LAFCo Annexation Minutes (April 29, 2024): https://www.yololafco.org/files/6f1c482b0/03.28.24+Minutes.pdf Project Information: https://www.cityofwoodland.gov/583/Woodland-Research-Technology-Park

ANNUAL ELEMENT PROGRESS REPORT – HOUSING ELEMENT IMPLEMENTATION

A.2. Comprehensive Zoning Code Update to Facilitate Housing and Remove Constraints **Utilize SB2, LEAP, and REAP funding to ensure a complete update to the City's Zoning Code to streamline and facilitate housing production and variety. l Consider minimum development densities or other criteria on identified housing sites to ensure unit estimates are met. l Provide expanded residential development opportunities, including allowing residential uses in the Community Commercial Zone and increasing the allowed density in some low-density areas to low-medium and medium density, (as originally allowed in the prior zoning code and 2035 General Plan). l Update the Zoning Code standards and review procedures to facilitate infill development, provide objective standards, and streamline new housing development. l Consider amendments to allow duplex/triplex/and other unit types in moderate and high resource areas to affirmatively further fair housing. (If amendments are not feasible, develop alternative strategy to increase access to housing in high opportunity areas.) l Amend the Code consistent with Health and Safety Code Section 17021.5 and 17021.6 to further facilitate housing for farmworkers. l Incorporate sustainability, water conservation, and climate adaptability standards. l Incorporate Universal Design requirements. l Prepare a new code that is user friendly and easy for all users to understand and navigate, without staff assistance.**	150 new residential units as a result of all code updates. Includes at least 5 new missing middle units. Code changes will provide updates citywide with an emphasis on increasing the amount and intensity of potential residential development in all zones and neighborhoods	In June 2024, the Woodland City Council adopted a comprehensive, ground-up rewrite of the City's Zoning Code — one of the most significant planning milestones in Woodland's recent history. Funded in part through State SB 2, LEAP, and REAP planning grants, the updated Zoning Code directly implements the goals of the Housing Element and removes barriers to housing production of all types and densities. Key achievements of the new Zoning Code include: • Expanded residential opportunities in the Community Commercial Zone, allowing housing development on commercially designated lands near jobs and services. • Upzoning of lower-density areas from 1–8 du/ac to low-medium (5–15 du/ac) and medium density (8.1–19.9 du/ac), increasing housing potential in established neighborhoods. • By-right duplex approval in low-density residential zones, enabling more "missing middle" housing in neighborhoods that were previously restricted to single-family homes. • Updated infill standards with greater flexibility on setbacks and lot coverage, making it easier to develop underutilized parcels. • Incorporation of universal design requirements, water conservation standards, and climate resiliency measures. • Establishment of minimum density standards in the downtown (DX) zones of 15 du/ac to ensure meaningful density near transit and services. • A streamlined, objective-standards-based review process that reduces approval uncertainty and encourages more housing applications. The impact was immediate: in 2025, the 73-unit Tupelo Affordable Housing project was approved as a by-right application — made possible by the new code's objective standards framework. OBJECTIVE ACHIEVED: 73 affordable units approved in 2025 under the updated code's streamlined process.	Units	73	Comprehensive Zoning Code (adopted June 2024): https://ecode360.com/43948922#43948922 Zoning Map Changes: https://www.cityofwoodland.gov/DocumentCenter/View/11064/ZONING-MAP-DETAIL-INFORMATION?bidId= Tupelo Affordable Housing Project: https://www.cityofwoodland.gov/1021/Development-Projects Objective Design Standards: https://ecode360.com/45459352#45459352

A.3. Research and Technology Park Specific Plan Annexation **Annex the Research and Technology Park Specific Plan Area. If the annexation cannot be completed within three years, the City will identify and rezone additional sites to address the shortfall of sites to accommodate the City's RHNA. The rezoning program will comply with by-right and density requirements, pursuant to Government Code section 65583.2, subdivisions (h) and (i).**	Capacity to accommodate 837 units at various income levels during the planning period, including at least 160 lower-income units	The Woodland Research and Technology Park (WRTP) Specific Plan represents the largest single addition to Woodland's housing capacity in decades. The City Council adopted the plan on September 5, 2023, and the 350-acre plan area was officially annexed into the City on April 29, 2024 — bringing 165.7 acres of new residentially zoned land into the city's inventory. The WRTP Specific Plan is designed to accommodate a diverse mix of housing types: • High-density residential (30+ du/ac): Minimum of 279 units, predominantly rental, serving lower-income households. • Medium-density residential: Approximately 600 units for moderate-income, primarily for-sale housing. • Low-density residential: Approximately 500 units for above-moderate income homeownership. The plan includes a project-specific Affordable Housing Obligation, modeled after the citywide Affordable Housing Ordinance, guaranteeing a minimum of 160 restricted-income units upon full buildout — secured through recorded development agreements with the City. This plan area is expected to serve as Woodland's primary growth area for the next 10–15 years, providing the residential capacity necessary to fulfill the City's RHNA commitments and create a complete, walkable mixed-use community on Woodland's expanding east side. OBJECTIVE ACHIEVED: Capacity for 1,600+ housing units secured, including 160+ lower-income units.	Units	1600	WRTP Specific Plan Adoption (Resolution No. 8149): https://woodlandca.portal.civicclerk.com/event/1870/files/attachment/10228 Project Information Page: https://www.cityofwoodland.gov/583/Woodland-Research-Technology-Park Yolo LAFCo Meeting Minutes (April 2024): https://www.yololafco.org/files/6f1c482b0/03.28.24+Minutes.pdf Specific Plan Documents: https://www.cityofwoodland.gov/585/Documents Affordable Housing Plan (Development Agreement Exhibit H): https://woodlandca.portal.civicclerk.com/event/1882/files/attachment/10251 Land Use Framework (Chapter 2): https://www.cityofwoodland.gov/DocumentCenter/View/10433/Ch-2-Land-Use-Framework-FINAL

A.4. Redevelopment of Non-Vacant Sites Compile and maintain a list of non-vacant sites that are candidates for redevelopment and assess opportunities and constraints to redevelopment. Notify owners that their property may be eligible for redevelopment and the City will assist in developing, including technical assistance.	Assist three (3) property owners with redevelopment of non-vacant sites	Woodland is committed to maximizing the housing potential of underutilized and non-vacant sites throughout the city, helping to create a more efficient and sustainable urban form. City staff have actively engaged property owners and prospective developers to explore redevelopment opportunities that add housing units while revitalizing aging or underperforming properties. Notable redevelopment projects assisted by the City include: • East Street Apartments (1021 East Street): Redevelopment of a dilapidated motel into an 83-unit apartment community using State Density Bonus Law. Fully entitled and under development. • 610–614 3rd Street: Redevelopment of an aging 5-unit multifamily property into 11 units. • 80-unit multifamily project replacing an underutilized 2-unit residential site. The City has also provided planning consultation and pre-application review for additional sites including the East Gibson/East Street mall area, 1103 Gum Avenue, 457 Lincoln Avenue, 449 West Street, 801 Main Street, and 19435 East Street. In partnership with the Yolo County Housing Authority, the City completed the Armfield/Lemen Avenue Neighborhood Framework Plan in 2023 — funded by a $237,750 SACOG REAP grant. This plan evaluated redevelopment opportunities for 132 existing public housing units at Yolano Village and Donnelly Circle. In September 2024, the Housing Authority received a HUD Choice Neighborhoods Planning Grant to begin a two-year planning process to replace these aging units with approximately 400 new mixed-income homes. The City is an active partner in this transformative effort. OBJECTIVE: 10+ property owners/developers assisted with non-vacant site redevelopment.	Other	10	Development Projects Page: https://www.cityofwoodland.gov/1021/Development-Projects Armfield/Lemen Framework Plan: https://www.cityofwoodland.gov/1363/ArmfieldLemen-Avenue-Neighborhood-Framew Yolano/Donnelly Redevelopment: https://www.engagetheteam.com/YolanoDonnelly

A.5. Maintain and Strengthen the Affordable Housing Ordinance **Regularly review the Affordable Housing Ordinance to identify opportunities to better support affordable housing production goals and affirmatively further fair housing while ensuring any changes do not pose constraints to housing production.**	300 lower-income housing units citywide	Woodland's Affordable Housing Ordinance is a cornerstone of the City's strategy to ensure that new housing development contributes to the production of homes affordable to lower-income households. The ordinance was updated in December 2024 to give the City greater flexibility in how developers satisfy their inclusionary housing obligation, including an option to develop affordable units off-site — expanding the geographic distribution of affordable housing across the community. Since the start of the 6th Cycle (May 2021), the City has collected over $3.5 million in affordable housing in-lieu fees, which are deployed through the City's Housing Trust Fund to support affordable housing projects citywide. Recent investments include: • Vista del Robles Phase I (72 units): Completed in April 2024, this garden-style affordable community was funded with in-lieu fees, $500,000 in City loan funds, and federal Low-Income Housing Tax Credits. • Freeman Garden Court (334 Freeman Street): In 2024, the City allocated $900,000 in Housing Trust Fund dollars to support 12 very-low income rental units, with construction beginning in 2025. • East Beamer Way Permanent Supportive Housing (62 units): Construction began in 2025 for this project serving homeless and special-needs individuals. • Tupelo Affordable Housing (73 units): Approved in 2025 with $1.5 million in City Housing Trust Fund support, in partnership with the Yolo County Housing Authority. Approximately 19 additional inclusionary units are committed across approved multifamily projects including East Street Apartments, Beamer Apartments, Cottonwood Apartments, and Armfield Apartments. The WRTP Specific Plan also includes its own affordable housing obligation guaranteeing a minimum of 160 restricted-income units, and at build out is expected to generate approximately $5 million in fee revenue to support affordable housing development and leverage additional public and private funding sources. OBJECTIVE: 146+ units constructed or under construction with support from the City's Housing Trust Fund.	Units	146	Updated Affordable Housing Ordinance (Ordinance 1728, December 2024): https://woodlandca.portal.civicclerk.com/event/2068/files/attachment/12520 Vista del Robles (72 units, completed 2024): https://www.cityofwoodland.gov/CivicAlerts.aspx?AID=849 WRTP Affordable Housing Plan: https://woodlandca.portal.civicclerk.com/event/1882/files/attachment/10251

A.6. Farmworker Housing Support **Support developer efforts to obtain financial and technical assistance from federal and state sources to develop housing meeting the needs of local farmworkers. Potential funding and resources include HCD's Office of migrant Services, the Joe Serna, Jr. Farmworker Housing Grant Program, the California Tax Credit-Allocation Committee's Farmworker Housing Assistance Program, and the USDA Rural Development Program.**	50 units of farmworker housing. Depending on available sites farmworker housing may be provided citywide.	The City recognizes the important role of Woodland's agricultural workforce in the region's economy and is committed to facilitating the development of safe, affordable housing for farmworker families. Staff has engaged in preliminary discussions with a developer proposing low-income farmworker housing units in the city, with the goal of pursuing funding through State and federal programs including the Joe Serna Jr. Farmworker Housing Grant Program, the USDA Rural Development Program, and California Tax Credit Allocation Committee farmworker housing programs. OBJECTIVE: Preliminary discussions underway; no units constructed to date. The City will continue to actively promote and support qualifying farmworker housing proposals.	Units	0	None at this time. For information on available funding programs, see: HCD Joe Serna Farmworker Housing Grant — https://www.hcd.ca.gov/grants-and-funding/programs-active/joe-serna-jr-farmworker-housing-grant-program
A.7. Density Bonus Ordinance **Amend the City's Density Bonus ordinance to comply with the latest changes to State law. Continue to regularly promote the use of the City's Density Bonus Incentive Program as contained in Section 17.104.070 of the Zoning Ordinance to qualified or potential applicants. Bonus incentives are available to developers for including lower income units in their projects throughout the city. The City will proactively contact housing developers to advertise the Density Bonus Program. The City will provide a one-page fact sheet that summarizes the Program and options of density bonuses for distribution to developers at the City's permit counter.**	30 lower income units throughout the city.	The City's Density Bonus Ordinance is a powerful tool that enables developers to construct more affordable housing by offering additional units, reduced parking requirements, and other regulatory concessions in exchange for including income-restricted units in their projects. In February 2025, the City updated its Density Bonus Ordinance to reflect the latest State Density Bonus Law — ensuring Woodland's incentive framework is fully aligned with current State requirements and provides the maximum flexibility to developers pursuing affordable housing. A concise, one-page Density Bonus fact sheet is available at the Community Development Department's public counter and on the City's website, making the program accessible to all property owners and developers. Recent projects that have utilized Density Bonus Law: • Tupelo Affordable Housing (73 units, approved May 2025): Requested and received a 22.5% parking reduction under State Density Bonus Law. • East Street Apartments (83 units, approved 2022): Used Density Bonus Law to achieve additional units and reduced parking requirements. • Beamer Apartments (40 units, approved 2024): Utilized Density Bonus to reduce on-site parking and setback requirements. OBJECTIVE ACHIEVED: 73+ lower-income units approved with direct support from Density Bonus Law provisions.	Units	73	Updated Density Bonus Ordinance (February 2025): Staff Report: https://woodlandca.portal.civicclerk.com/event/2252/files/report/5348 Ordinance: https://woodlandca.portal.civicclerk.com/event/2264/files/attachment/13038 Density Bonus Fact Sheet: https://www.cityofwoodland.gov/1488/Housing-Development-Resources Development Projects: https://www.cityofwoodland.gov/1021/Development-Projects

A.8. Provide Assistance and Incentives to Facilitate Affordable Housing **The City shall continue to actively assist affordable housing developers with the construction, preservation, or conservation of extremely low, very-low, low-income, and moderate-income units. Priority shall be given to projects that include extremely lowincome units. Assistance may include the following: A) Continue to offer incentives to developers of affordable housing, such as streamlined development review, fee deferral to certificate of occupancy, option to pay in lieu fees for inclusionary units, use of housing trust funds to off-set and/or defer all or a portion of City development fees; waiver or modification of City development standards for projects qualifying for density bonus. Incentives will be provided on an ongoing basis as eligible projects are submitted for consideration and will be provided to eligible projects citywide with a goal of providing a variety of affordable housing throughout the community. B) Provide assistance to developers of affordable housing which may include preapplication design consultation, streamlined review, and support for funding efforts to obtain federal, state, or local financing and/or subsidies.**	Provide incentives to support 200 lower income units, including 40 ELI units, throughout the city	Woodland takes a hands-on, partnership-oriented approach to facilitating the construction, preservation, and rehabilitation of affordable housing for the community's most vulnerable residents. The City provides a combination of financial assistance, technical support, land dedication, and regulatory streamlining to make affordable housing projects financially feasible. Key accomplishments during the 6th Cycle include: • Vista del Robles Phase I (72 units, completed April 2024): This garden-style, income-restricted community at 310 West Main Street — featuring 1-, 2-, and 3-bedroom units — was developed in partnership with Chelsea Investment Corporation. The City provided a $500,000 loan and technical assistance, with financing also provided by the California Community Reinvestment Corporation and federal Low-Income Housing Tax Credits (CTCAC). The City has committed an additional $1.7 million in Housing Trust Fund dollars and land dedication to support a Phase II expansion of 96 additional units. • East Beamer Way Permanent Supportive Housing (61 units, placed in service June 2024): The City served as the Grantee for a $15,770,467 Homekey award to develop 61 permanent supportive homes for homeless, chronically homeless, and special-needs individuals — all reserved for Extremely Low Income (ELI) households. The City executed a ground lease and oversaw project development and MOU negotiations, with the project now fully occupied. • Tupelo Affordable Housing (73 units, approved 2025): The City is partnering with the Yolo County Housing Authority on this new affordable community, committing $1.5 million from the Housing Trust Fund and co-applying for an Affordable Housing and Sustainable Communities (AHSC) grant — awarded in 2025. OBJECTIVE: Financial incentives and staff support provided for the entitlement and/or construction of 302+ lower-income units, including 61 ELI permanent supportive housing units.	Units	302	Vista del Robles (72 units): https://www.cityofwoodland.gov/CivicAlerts.aspx?AID=849 East Beamer Way PSH Campus: https://www.cityofwoodland.gov/1248/East-Beamer-Campus Tupelo Affordable Housing / AHSC Award (2025): https://www.cityofwoodland.gov/m/newsflash/home/detail/1001 City Development Projects Page: https://www.cityofwoodland.gov/1021/Development-Projects

ANNUAL ELEMENT PROGRESS REPORT – HOUSING ELEMENT IMPLEMENTATION

A.9. Annual Progress Reports	Annually review accomplishments in implementing the Housing Element and document these accomplishments in an Annual Progress Report, and present findings to the City Council.	State law requires the City to prepare and submit an Annual Progress Report (APR) to HCD and OPR by April 1 of each year, and to present findings to the City Council. This reporting requirement ensures accountability and transparency in the City's Housing Element implementation. Woodland has consistently met this obligation. The City Council received a comprehensive Housing Element implementation update in May 2024, following submission of the 2023 APR, and again in May 2025, following submission of the 2024 APR. A City Council presentation on the 2025 APR is planned following this submittal. These annual updates serve as an opportunity to celebrate accomplishments, identify emerging challenges, and keep the City Council and community informed about Woodland's progress toward its housing production goals. OBJECTIVE: City Council receives an annual Housing Element implementation report; requirement fulfilled each year.	Meetings	1	2024 APR City Council Presentation (May 2025): https://woodlandca.portal.civicclerk.com/event/2267/files/report/5487 Presentation Materials: https://woodlandca.portal.civicclerk.com/event/2267/files/attachment/12846 2023 APR City Council Presentation (May 2024): https://woodlandca.portal.civicclerk.com/event/2061/files/agenda/6738

A.10. Seek Funding for Affordable Housing The City shall continue to seek funding in order to provide financing to assist housing construction of lower-income units that serve HCD-identified special needs groups, including extremely low-income (ELI) households. Funding sources may include City of Woodland Affordable Housing In-Lieu Fees, Spring Lake Affordable Housing Off-Site Fees, Land dedications, as well as Home, and other federal and State sources. Priority shall be given to projects that include extremely low-income units. The City shall develop criteria for prioritizing use of City funds.	Obtain funding to support 200 lowerincome units, including 40 ELI units, throughout the city.	The City actively pursues federal, State, and local funding to expand the supply of housing affordable to lower-income and special-needs households. Through strategic grant applications, public-private partnerships, and deployment of in-lieu fee revenues, Woodland has leveraged its limited public resources to produce a significant number of affordable homes. Key funding accomplishments during the 6th Cycle: • Vista del Robles Phase I (72 units): City provided a $500,000 loan and served as the Local Reviewing Agency for a successful Low-Income Housing Tax Credit application from CTCAC. Completed and occupied in April 2024. • East Beamer Way Permanent Supportive Housing (61 units): City secured a $15,770,467 Homekey grant, bringing 61 ELI permanent supportive homes online in 2024. • Vista del Robles Phase II (96 units planned): City has committed $1.7 million in Housing Trust Fund dollars to leverage tax-exempt bond financing for this next phase. • Freeman Garden Court (12 units): City allocated $900,000 in Housing Trust Fund dollars to support 12 very-low income rental units. Construction began in 2025. • Tupelo Affordable Housing (73 units): City committed $1.5 million and co-applied for AHSC grant — awarded in 2025. • Prohousing Designation (2025): Following adoption of the new Comprehensive Zoning Code, Woodland was awarded a State "Prohousing" designation, unlocking access to additional funding and grant programs that prioritize jurisdictions demonstrating a commitment to housing production. OBJECTIVE: Funding support provided for the entitlement and/or construction of 314+ lower-income units, including 61 ELI units.	Units	314	Vista del Robles (72 units, CTCAC/In-Lieu): https://www.cityofwoodland.gov/CivicAlerts.aspx?AID=849 Vista del Robles Phase II ($1.7M HTF, 2025): https://woodlandca.portal.civicclerk.com/event/2266/files/attachment/13050 Freeman Garden Court ($900K HTF): https://woodlandca.portal.civicclerk.com/event/2048/files/report/4916 Tupelo / AHSC Grant Award (2025): https://www.cityofwoodland.gov/m/newsflash/home/detail/1001

A.11. Homeless Action Plan **Continue to implement the strategies outlined in the City's Homeless Action Plan, which includes increasing the availability of services and increasing Permanent Supportive Housing, as well as facilitate the provision of emergency shelter services through its participation in the countywide Homeless Coordination Project that provides services to the homeless in Yolo County. The Project includes support of the Cold Weather Shelter.**	Continued support for countywide efforts to meet the needs of unhoused residents.	Woodland's Homeless Action Plan provides the strategic framework for the City's comprehensive, coordinated approach to addressing homelessness. Through the Plan, the City aligns efforts across multiple departments — Public Works, Administrative Services, Police, and Community Development — and connects with county and regional partners to efficiently deploy available resources. The City's dedicated Homeless Outreach Street Team (HOST) provides direct outreach, case management, and referral services to unhoused individuals in the community. The City's housing analyst serves as a board member of the Yolo County Homeless and Poverty Action Coalition (HPAC), ensuring Woodland's interests are represented in countywide planning and policy. The City provides operational funding for the Yolo Wayfarer Center emergency shelter and serves as the administrator for both the HUD Continuum of Care (CoC) grant and the State Permanent Local Housing Assistance (PLHA) grant — critical funding streams that support day-to-day shelter operations. Through these sustained efforts, Woodland continues to serve as a regional leader in addressing homelessness and providing a safety net for the county's most vulnerable residents. OBJECTIVE: Continued, ongoing support for countywide homelessness programs and services.	Other	1	City Homeless Outreach Efforts (HOST): https://www.cityofwoodland.gov/532/Homeless-Outreach-Efforts Yolo County HPAC: https://yolohpac.org/woodland/ Yolo County HHS — HPAC Board Info: https://www.yolocounty.gov/government/general-government-departments/health-human-services/boards-committees/homeless-and-poverty-action-coalition-hpac

A.12 Support Rehousing Efforts within the Community **a) Facilitate full development of the East Beamer Way Emergency Shelter and Neighborhood Campus Project that includes 100 emergency shelter beds began operating January 2021, l A total of 60 units of permanent supportive housing are under construction. l Future construction for Walters House residential treatment facility will include 60 beds of temporary supportive housing, wrap around services, community campus facilities including meeting rooms and community garden. l A future second phase of emergency housing is proposed.** **b) Continue to facilitate establishment of supportive or transitional housing within the community including establishment of 50 supportive housing units in the Downtown by Fourth and Hope, as well as continued support for existing and new facilities.**	Facilitate full development of the East Beamer Way Campus (100 emergency shelter beds, 60 units of permanent supportive housing and 60 beds of temporary supportive housing).	The East Beamer Way Neighborhood Campus is one of Woodland's most ambitious and transformative housing initiatives — a multi-phase development that provides emergency shelter, permanent supportive housing, and substance use treatment services on a single, integrated campus. Phase 1 — Emergency Shelter: The City initiated construction in June 2020 on a 100-bed adult emergency shelter, which opened in January 2021 under the operation of Fourth & Hope and the Yolo Wayfarer Center. A subsequent Phase 1 expansion adds 14 private respite rooms and enhanced behavioral health services in a new 12,000-square-foot building. Phase 2 — Permanent Supportive Housing (61 manufactured homes, completed Fall 2022): Fifty 1-bedroom units serve individuals and couples; 11 are 2-bedroom units for families. Five units provide full ADA accessibility. All 61 homes are reserved for Extremely Low Income households and were fully occupied by early 2023. A 2,800-square-foot community center supports residents with on-site services. Phase 3 — Walter's House Substance Use Disorder Treatment (60 beds, opened December 2024): This 15,000-square-foot facility provides expanded services for individuals struggling with addiction. The facility was developed by Friends of the Mission, Inc. and held its grand opening in December 2024. Unhoused families, women, and children will transition into the current Walter's House facility downtown, providing additional family shelter capacity in Yolo County. The campus was developed in collaboration with the County of Yolo, Dignity Health Woodland Memorial Hospital, Partnership HealthPlan of California, the Sutter Foundation, and Friends of the Mission — a model of multi-agency partnership. OBJECTIVE: East Beamer Campus substantially complete: • Emergency Shelter: 100 beds (operational) • Permanent Supportive Housing: 61 units (fully occupied) • Substance Use Disorder Treatment: 60 beds (opened December 2024) • Phase II Emergency Shelter Expansion: Planned	Other	1	East Beamer Way Campus Overview: https://www.cityofwoodland.gov/1248/East-Beamer-Campus City Council Update (2025): https://woodlandca.portal.civicclerk.com/event/2427/files/attachment/14388

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A.13. Accessory Dwelling Units and Multi-generational Units **Continue to encourage new projects to incorporate accessory dwelling units (ADUs) or multi-gen units that can be utilized as ADUs in the future. Continue to post information about ADUs on the City's website and offer technical assistance to homeowners regarding standards, application, and permit requirements. The City shall develop an ADU and multi-generational unit monitoring project that will track and monitor both production and affordability. Should either production or affordability be below anticipated levels, taking into account the broader market conditions, the City shall take actions within six months to facilitate both continued production and affordability of ADUs and multi-generational units. The extent of the action taken will depend on**	60 ADUs and 67 multigenerational units in high and moderate resource neighborhoods	Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are an important and cost-effective tool for expanding Woodland's housing supply — particularly in established neighborhoods — without requiring major infrastructure investment. The City has invested significantly in streamlining the ADU permitting process and educating residents about their options. Between July 2022 and December 2025, the City issued 61 ADU building permits, adding new housing units in existing neighborhoods across the city. Key actions taken to facilitate ADU production: • July 2023: City launched a step-by-step, public-friendly ADU/JADU guide on its website, covering permitting, design standards, and application requirements. • 2024: City introduced a "Pre-Approved ADU Master Plan" program, enabling architects and designers to submit standardized plans for pre-approval, reducing design costs and permitting timelines for homeowners. • June 2024: ADU standards updated as part of the Comprehensive Zoning Code to align with the latest State law.	Units	61	City ADU/JADU Information Page: https://www.cityofwoodland.gov/1374/Accessory-Dwelling-Unit-ADU Pre-Approved ADU Plan Program: https://www.cityofwoodland.gov/1616/Preapproved-ADU-Plan-Program Updated ADU Ordinance (Comp Zoning Code, 2024): https://ecode360.com/45460840#45460847 Latest Zoning Amendments: https://www.cityofwoodland.gov/1165/Zoning-Amendments

the degree of difference from the anticipated objective.		• January–February 2025: Additional ordinance updates adopted in response to AB 2533 and SB 1211. • February 2026: ADU ordinance updated again to incorporate changes from AB 462, AB 1154, SB 9, and SB 543. The City will continue to monitor ADU production and affordability, and will take corrective action within six months if production or affordability falls below anticipated levels. OBJECTIVE: 61 ADU permits issued since July 2022.			
A.14. Zoning for Emergency Shelters and Supportive Housing **Amend the Zoning Code as follows to allow facilities for those experiencing homelessness: (See A.18) l Allow emergency shelters by-right in at least one zone. Ensure that the selected zoning district provides adequate sites to accommodate an unmet need for 138 shelter beds. l Amend the development standards in Chapter 17.152 to remove parking requirements for occupants of emergency shelters consistent with Government Code 65583 l Allow supportive housing by right in zones where multi-family and mixed uses are permitted, consistent with Government Code Section 65651. l Allow "low barrier navigation center" developments by right in mixed-use zones and nonresidential zones permitting multifamily uses, consistent with Government Code Section 65662.**	Achieve compliance with State law	In March 2023, the Woodland City Council adopted Ordinance No. 1704, bringing the City's zoning code into full compliance with State housing law requirements for emergency shelters and supportive housing. The ordinance allows: • Emergency shelters and low barrier navigation centers as by-right uses in Corridor Mixed-Use (CMU) zones. • Emergency shelters as a conditionally permitted use in the Industrial zone. • Supportive housing by right in zones permitting multifamily and mixed uses. This ordinance was a prerequisite for HCD's certification of Woodland's 6th Cycle Housing Element in April 2023, and ensures that housing services for the unhoused can be established in appropriate locations without discretionary barriers. OBJECTIVE ACHIEVED: Full compliance with State law for emergency shelter, low barrier navigation center, and supportive housing zoning requirements.	Other	1	Ordinance No. 1704 (March 2023): https://woodlandca.portal.civicclerk.com/event/1864/files/attachment/9303 East Beamer Way Campus Update: https://woodlandca.portal.civicclerk.com/event/2427/files/attachment/14388

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A.14. Zoning for Emergency Shelters and Supportive Housing **Amend the Zoning Code as follows to allow facilities for those experiencing homelessness: (See A.18) l Allow emergency shelters by-right in at least one zone. Ensure that the selected zoning district provides adequate sites to accommodate an unmet need for 138 shelter beds. l Amend the development standards in Chapter 17.152 to remove parking requirements for occupants of emergency shelters consistent with Government Code 65583 l Allow supportive housing by right in zones where multi-family and mixed uses are permitted, consistent with Government Code Section 65651. l Allow "low barrier navigation center" developments by right in mixed-use zones and nonresidential zones permitting multifamily uses, consistent with Government Code Section 65662.**	60 supportive housing beds	See Program A.12 for full narrative on the East Beamer Way Campus. OBJECTIVE: 60-bed Walter's House Substance Use Disorder treatment facility opened December 2024.	Other	60	East Beamer Way Campus: https://woodlandca.portal.civicclerk.com/event/2427/files/attachment/14388

A.15. Emergency Shelter Zoning in Specific Plans **Amend existing Specific Plans (including the Spring Lake Specific Plan) to clarify the Citywide Zoning Code applies if/when the Specific Plan does not comply with State law regarding special needs housing, including but not limited to: Emergency shelters, transitional and supportive housing, accessory dwelling units, and residential care facilities.**	Achieve compliance with State Law	On March 7, 2023, the City Council adopted Ordinance No. 1704, which ensures that all specific plan areas within Woodland — including the Spring Lake Specific Plan — are subject to the City's updated zoning standards for special needs housing. The ordinance clarifies that where a specific plan is silent on or inconsistent with State housing law requirements — including provisions for emergency shelters, transitional and supportive housing, ADUs, and residential care facilities — the Citywide Zoning Code governs. This provides regulatory certainty for housing service providers and developers while ensuring Woodland remains in full compliance with State law across all planning areas. OBJECTIVE ACHIEVED: Compliance with State law confirmed in all specific plan areas.	Other	1	Ordinance No. 1704 (March 2023): https://woodlandca.portal.civicclerk.com/event/1864/files/attachment/9303 Specific Plan Zoning Consistency (Zoning Code): https://ecode360.com/45461539#45461539
A.16. SB 35 Guidelines **Develop a written policy or project review and approval guidelines as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4. Expand the application of Objective Development Standards and streamlined review process from the Interim Zoning Ordinance to all districts that allow residential uses in the Comprehensive Zoning Code update.**	Achieve compliance with State Law	The City has taken steps to ensure that developers and property owners are well-informed about State streamlining opportunities for eligible residential projects. The City's website includes detailed information on the Streamlined Ministerial Approval Process (SMAP, formerly SB 35), including applicable standards, eligibility requirements, and how to apply. The Comprehensive Zoning Code adopted in June 2024 includes objective development standards for all residential zones, which is a foundational requirement for SMAP-eligible projects. These objective standards remove subjectivity from the design review process and provide developers with clear, predictable criteria for project approval. OBJECTIVE ACHIEVED: Objective development standards adopted citywide; SMAP information available to the public.	Other	1	Housing Development Resources (SMAP Info): https://www.cityofwoodland.gov/1488/Housing-Development-Resources Objective Development Standards (Comprehensive Zoning Code): https://ecode360.com/45459352#45459352

A.17. Affordable Housing In-lieu Fee **Conduct an affordable housing analysis that will evaluate an affordable in-lieu fee payment based on square footage, with consideration for payment from non-residential development in addition to residential.**	Achieve more consistent flow of funds into the Housing Trust fund.	In September 2023, the City established a square-footage-based affordable housing in-lieu fee structure for the Woodland Research and Technology Park Specific Plan — ensuring that the city's most significant new growth area contributes equitably to the production of affordable housing. The in-lieu fee applies to all new low-, medium-, and high-density residential development within the plan area and is expected to generate approximately $5 million over the next 10–15 years. These funds will support affordable housing construction both within the plan area and throughout the city. The WRTP Specific Plan represents the primary residential growth area for Woodland over the coming decade, with 1,600+ units expected to be built. A clear and predictable in-lieu fee structure is essential to ensuring that this growth contributes meaningfully to the city's affordable housing goals. OBJECTIVE ACHIEVED: Square-footage-based in-lieu fee established for Woodland's primary new growth area.	Other	1	WRTP Development Agreements — Staff Report (page 16): https://woodlandca.portal.civicclerk.com/event/1870/files/report/4556 WRTP Affordable Housing Plan: https://woodlandca.portal.civicclerk.com/event/1882/files/attachment/10251
A.18. Evaluate Fees **Evaluate and amend the City's cost recovery entitlement fees, including building, engineering, fire, and planning fees based on the Comprehensive Zoning Code Update. Evaluate fees for affordable housing projects as part of this analysis.**	20 units of affordable housing	On January 21, 2025, the City Council approved updated planning permit fee schedules that reflect the City's actual costs of processing permits while incorporating reductions for lower-impact entitlement types. Specifically, the update included permit fee reductions for minor design review applications for single-family homes and ADUs — helping to reduce financial barriers for homeowners and small developers. Fee updates were made in the context of the new Comprehensive Zoning Code, ensuring consistency between the updated regulatory framework and the City's cost-recovery structure. OBJECTIVE ACHIEVED: Planning fee schedule updated; reduced fees for ADU and minor design review applications.	Other	1	Planning Fee Update — City Council Report (Item H.19, January 21, 2025): https://woodlandca.portal.civicclerk.com/event/2263/files/report/5247

A.19. Infrastructure Priority for Affordable Housing **Establish procedures for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7.**	Achieve compliance with State Law	The City of Woodland has sufficient water supply infrastructure to serve anticipated residential development and population growth through 2035 and beyond, consistent with the 2035 General Plan land use projections. This was confirmed through the City's 2020 Urban Water Management Plan, adopted in June 2021, which demonstrates adequate supply through 2040. In the event that service capacity becomes constrained in the future, the City has established procedures to prioritize water and sewer service connections for developments that include lower-income units, in compliance with California Government Code Section 65589.7. This ensures that affordable housing projects are not disadvantaged in accessing public infrastructure needed for development. OBJECTIVE ACHIEVED: Compliance with State law established; adequate infrastructure confirmed through 2040.	Other	1	2020 Urban Water Management Plan (adopted June 2021): Available through the City's Public Works Department.
A.20. CEQA Review Process Transparency **Provide information on the City website and handouts at the public counted related to the CEQA review process and opportunities for CEQA streamlining.**	Provide transparency in the CEQA Review Process	The City has made the CEQA environmental review process more transparent and accessible to property owners, developers, and the public. Detailed information about CEQA review procedures, applicable exemptions, and streamlining opportunities is available on the City's website and in printed handouts at the public planning counter. Streamlining provisions — such as categorical exemptions for infill projects, Class 32 infill exemptions, and CEQA streamlining under State Housing Law — are highlighted to help housing developers understand how to minimize environmental review costs and timelines. OBJECTIVE ACHIEVED: CEQA information publicly available online and at the planning counter.	Other	1	City CEQA Environmental Review Page: https://www.cityofwoodland.gov/547/Environmental-Review
GOAL B: MAINTENANCE OF HOUSING	This is a heading for the implementation programs detailed below.	The City of Woodland is committed to maintaining and improving the quality of the existing housing stock — ensuring that all residents, regardless of income, have access to safe, decent, and well-maintained homes. Goal B programs focus on rehabilitation assistance, code enforcement, downtown preservation, and protection of at-risk affordable housing. Please see individual program updates below.	Other	0	none

ANNUAL ELEMENT PROGRESS REPORT – HOUSING ELEMENT IMPLEMENTATION

B.1. Funding for Housing Rehabilitation and Maintenance **Periodically review City eligibility for various federal and State programs that will provide rehabilitation and maintenance assistance for lower-income units and special needs groups. The City shall submit applications for programs for which the City is eligible, as appropriate.**	Establish a housing rehabilitation program, if feasible. Provide assistance to rehabilitate 5 units within lower resource areas.	Maintaining and improving Woodland's existing affordable housing stock is a long-term priority. While the City does not currently operate a standalone housing rehabilitation program, staff has actively pursued State and federal funding to support rehabilitation of existing affordable communities. In 2024, the City applied for $2.8 million in HUD HOME funds to support the rehabilitation of Cottonwood Meadows, a 47-unit senior affordable housing complex. The City also continues to explore funding opportunities for the Hotel Woodland rehabilitation project in downtown Woodland — a historic building containing 76 low-income housing units. The City's CDBG entitlement provides supplemental funding for smaller-scale rehabilitation and public facility improvements that benefit low- and moderate-income households. OBJECTIVE: Rehabilitation funding applications submitted; program development ongoing.	Other	0	None at this time. For information on HOME funding, see: HUD HOME Investment Partnerships Program — https://www.hud.gov/program_offices/comm_planning/home
B.2. Housing Conditions Survey **Continue to periodically gather information regarding the status of local housing conditions to determine the need for housing rehabilitation and/or the removal of unsafe units. Conduct a housing condition survey that meets the criteria of the State Department of Housing and Community Development in targeted neighborhoods.**	Collect information on housing conditions to support development of a housing rehabilitation program	The City actively monitors the condition of its affordable housing inventory through the ongoing oversight of HOME-funded and CTCAC-funded affordable projects. The City conducts in-unit inspections for HOME compliance at three projects: Terracina at Spring Lake (85 units), Rochdale Grange (43 units), and an 11-unit property — a combined total of 139 units under active monitoring. Inspection and compliance data collected through this process is retained for the duration of each property's affordability covenant and will inform the development of a broader housing conditions survey in the future. The City intends to expand this work to evaluate housing code data and determine best practices for a comprehensive survey. OBJECTIVE: Ongoing monitoring of 139+ affordable units; survey methodology under development.	Other	1	None at this time.

B.2. Code Enforcement **Continue to fund code compliance and nuisance abatement programs throughout the city. Monitor complaint based code enforcement issues to ensure appropriate inspections and follow-up are provided, and adjust approach as determined appropriate.**	Address 20 cases a year citywide.	The City maintains a dedicated Code Compliance Officer to address nuisance and substandard housing conditions that affect the quality of life of Woodland residents. Code enforcement activities prioritize cases that involve housing health and safety violations, ensuring that all residents — regardless of where they live — have access to safe and habitable housing. In 2023 and 2024 combined, 48 substandard housing-related code cases were initiated and/or closed. An additional 32 cases were addressed in 2025 — consistent with the program objective of resolving 20+ cases annually. OBJECTIVE: 20+ substandard housing cases addressed annually; 80 cases initiated or resolved since 2023.	Units	80	Code enforcement data available upon request through the City's Community Development Department.
B.3. Downtown Infill and Housing Preservation **Continue to encourage the preservation of existing housing in the downtown area, the conversion of underutilized upper floors of commercial buildings to housing, and construction of infill, mixed-use housing projects with street-level commercial uses. The City shall monitor and annually report on the number of housing units constructed as part of infill and mixed-use projects in the Downtown Area.**	183 infill housing units Downtown, including 112 lower-income and 71 above moderate-income units	The City actively encourages the preservation and revitalization of housing in the downtown area, including the conversion of underutilized upper-floor commercial space to residential use and the construction of new infill and mixed-use housing projects. Notable downtown housing achievements: • Cleveland Street Small-Lot Homes: Fifteen of 16 for-sale, small-lot infill homes were completed in 2022 and 2024/2025, bringing affordable ownership opportunities to the heart of Woodland's historic downtown. • Historic Building Renovation (approved November 2023): Five housing units were approved as part of a mixed-use renovation of a historic 1873 building, targeted for moderate- and above-moderate-income households. • 231 Entitled Multifamily Units: Since 2021, an additional 231 multifamily housing units have been entitled near the downtown (Beamer Apartments, Zittios, Tupelo, East Street Apartments, Armfield Apartments), representing a significant pipeline of new housing close to jobs, services, and transit. OBJECTIVE: 16 infill housing units constructed or under construction; 231 additional units entitled nearby.	Units	16	Cleveland Suites Story Map: https://gis.cityofwoodland.gov/portal/apps/storymaps/stories/e35e776113b140858d5f192a0b63b27c City Development Projects (Multifamily Pipeline): https://www.cityofwoodland.gov/1021/Development-Projects

B.4. At-risk Affordable Housing Preservation of at-risk affordable housing through the participation from agencies or funding assistance. No later than three years prior to expiration of affordability, sooner if possible to ensure time for negotiation, the City will contact property owners of units at-risk of converting to market-rate housing to discuss the City's desire to preserve complexes as affordable housing. The City will seek participation from agencies interested in purchasing and/or managing units at-risk. Funding assistance, which can be leveraged with outside sources by the developer to either transfer ownership, or provide rent subsidies to maintain affordability, shall utilize applicable federal, State, and local financing sources. Where properties are at risk of conversion, the City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.	Preserve 150 at-risk affordable housing units citywide.	Preserving the affordability of Woodland's existing deed-restricted housing stock is essential to preventing displacement and maintaining the City's supply of lower-income units. The City monitors at-risk properties well in advance of affordability expiration and actively pursues funding and partnership opportunities to extend their affordability. Current preservation efforts include: • Cottonwood Meadows Senior Apartments (47 units): In 2024, the City applied for $2.8 million in HOME funds to support rehabilitation of this senior affordable community, helping to extend its long-term viability. • Yolano Donnelly Neighborhood Revitalization: In partnership with the Yolo County Housing Authority, the City is engaged in the Choice Neighborhoods Planning process to replace 132 obsolete public housing units at Yolano Village and Donnelly Circle with approximately 400 new mixed-income homes. The two-year planning process — which includes extensive resident and community engagement — will result in a HUD-required Transformative Plan in 2026, which will serve as the blueprint for redevelopment. OBJECTIVE: Active preservation planning underway for 132+ public housing units; 47-unit rehabilitation funding application submitted.	Units	0	Choice Neighborhoods Planning Project: https://woodlandca.portal.civicclerk.com/event/2416/files Yolano/Donnelly Community Engagement: https://www.engagetheteam.com/YolanoDonnelly
GOAL C: EQUAL OPPORTUNITY IN HOUSING	This is a heading for the implementation programs detailed below.	The City of Woodland is committed to affirmatively furthering fair housing and ensuring that all residents have equal access to housing opportunities throughout the community. Goal C programs address fair housing education, tenant protections, disability access, neighborhood revitalization, and housing mobility. Please see individual program updates below.	Other	0	none

C.1. Fair Housing Information Continue to distribute Fair Housing brochures and booklets indicating what the Fair Housing laws are and where advice, assistance and enforcement activities can be obtained. The City will provide this information to any person who feels they have been discriminated against in acquiring housing within the city and to any housing provider who requests such information. Information will be made available at the City's website, in public locations, and at the City's Homebuyer Education Seminars. These efforts will also focus on special needs population groups that might face housing discrimination, such as farmworkers and persons with disabilities. Increase educational outreach efforts by providing fair housing information in English and Spanish whenever feasible.	To improve housing information and access to special needs populations, particularly farmworkers and persons with disabilities citywide.	The City of Woodland funds Legal Services of Northern California (LSNC) on an annual basis to provide fair housing education, legal advice, and advocacy services to Woodland residents. This partnership helps ensure that all residents — including farmworkers, persons with disabilities, and other protected classes — understand their rights under federal and State fair housing law. In program year 2024–2025, LSNC assisted 216 Woodland residents through City-funded Fair Housing Services. Pursuant to a 2005 Voluntary Compliance and Conciliation Agreement, the City is required to fund LSNC with at least $10,000 annually for fair housing services as long as it receives CDBG funding. Fair housing information is available in English and Spanish at City Hall, at the LSNC website, and at community events. OBJECTIVE: Fair housing services provided to 216 Woodland residents in 2024–2025.	Other	1	Legal Services of Northern California: https://www.lsnc.net
C.2. Fair Housing Open House Support Legal Services of Northern California's Annual Fair Housing Open House for rental property owners and various social services organization and agencies to discuss mechanisms to evaluate tenant applications according to fair housing law. Increase educational outreach efforts by providing fair housing information in English and Spanish whenever feasible.	1 training each year	The City partners with Legal Services of Northern California to support annual fair housing education events for landlords, tenants, and housing providers. The most recent Fair Housing Conference was held in April 2024 at the Yolo County Housing Authority in Woodland, with 50 attendees including local housing providers and social services organizations. Topics covered included the Fair Housing Overview, Disability Discrimination, Protections for Survivors of Domestic Violence, and Protections for Applicants with Criminal Backgrounds. Guest speakers represented HUD and the Disability Rights Education and Defense Fund. OBJECTIVE: Annual Fair Housing Conference held in April 2024; next event to be scheduled.	Other	1	Legal Services of Northern California: https://www.lsnc.net
C.3. Encourage Landlord Participation in Housing Choice Voucher Program Coordinate with the Housing Authority to explore creation of an incentivebased program to encourage landlords to accept housing choice vouchers. If an incentive-based program is determined to not be feasible due to lack of funding or other constraints, the City shall conduct an informational campaign to educate	To improve housing access and housing mobility for lowerincome households, particularly large families	The City partners with the Yolo County Housing Authority (YCH) to support landlord participation in the federal Housing Choice Voucher (HCV) program, which provides rental assistance to lower-income households. The annual Fair Housing Conference, co-supported by the City and YCH, includes outreach and education for landlords on their obligations and benefits of accepting vouchers. YCH has published an expanded FAQ page on its website to address common landlord questions about the HCV program. At this time, no additional funding is available to issue new	Other	1	Yolo County Housing Authority — HCV Landlord FAQ: https://www.ych.ca.gov/housing-choice-vouchers/#faq-landlord

landlords about their obligation to accept vouchers under fair housing laws. (Spanish and English)		vouchers, but the City continues to promote the program as part of its fair housing and housing mobility efforts. OBJECTIVE: Ongoing landlord education and engagement; no new vouchers issued in 2025.			
C.4. Universal Design **Continue to implement measures to encourage developers to apply universal design principles in new housing developments so that housing units and the neighborhoods in which they are located are as accessible as possible to all individuals, regardless of age or abilities. Such measures include density bonuses, fee deferrals, or other incentives**	Facilitate housing for persons with disabilities citywide	Universal Design principles — which ensure that housing is accessible and usable by people of all ages and abilities — were incorporated as mandatory standards in Woodland's Comprehensive Zoning Code update adopted in June 2024. This ensures that new residential development in Woodland is built to be more inclusive and adaptable, reducing the need for costly retrofits and ensuring that housing can serve residents throughout their lifetimes. OBJECTIVE ACHIEVED: Universal Design requirements adopted as part of the June 2024 Zoning Code.	Other	1	Universal Design Requirements (Zoning Code, Section G): https://ecode360.com/45459352#45459353
C.5. Relocation Assistance **Continue to ensure that relocation assistance is provided to tenants relocated as a result of removal of housing, in compliance with the federal Housing and Community Development Act of 1974.**	Ensure consistency with federal uniform relocation act	No relocation assistance cases were triggered or required in 2025. The City remains prepared to implement relocation assistance protocols in compliance with the federal Housing and Community Development Act of 1974 whenever housing is removed or residents are displaced as a result of City-involved activities. OBJECTIVE: Compliance maintained; no cases in 2025.	Other	0	none
C.6. Fair Housing Hotline Project **Affirmatively further fair housing by contracting with the Fair Housing Hotline Project provided through Legal Services of Northern California and referring fair housing complaints to the Fair Housing Hotline Project and State Department of Fair Employment and Housing for resolution. (Note: Combined Programs C.7 and C.8)**	Assist 100 individuals a year citywide.	The City contracts with Legal Services of Northern California to operate the Fair Housing Hotline, providing residents with direct access to legal advice, tenant rights information, and fair housing complaint resolution services. Complaints that rise to the level of enforcement are referred to LSNC and the State Department of Fair Employment and Housing. In program year 2023–2024, LSNC assisted 244 Woodland residents. In program year 2024–2025, LSNC assisted 216 residents — together totaling 460 residents served in two years, well exceeding the program objective of 100 per year. OBJECTIVE: 460 Woodland residents assisted with fair housing services in 2023–2025.	Persons	460	Legal Services of Northern California: https://www.lsnc.net

C.7. First Time Homebuyer Program **Continue to support a First Time Homebuyer (FTHB) program to support and increase housing opportunities for first time homebuyers by providing loan assistance, utilizing local, State, Federal revenue sources. Identify opportunities to leverage other first time homebuyer programs, such as CalHFA and WISH programs. Provide program information in Spanish as an effort to increase homeownership among Hispanic/Latino residents.**	Assist 5 households a year. Funds may be used to assist eligible households citywide.	The City's First-Time Homebuyer (FTHB) Program provides loan assistance to income-eligible households seeking to achieve homeownership in Woodland, with a focus on expanding homeownership access for Hispanic/Latino residents. The program is funded through recycled repayments from prior HOME, CalHOME, and BEGIN program loans. As of 2025, the City's FTHB interest list includes 93 registered individuals. The City is actively working with NeighborWorks consultants to revitalize and strengthen the program's long-term sustainability. In 2023, the City assisted one household with an FTHB loan. Seven individuals are currently in a funded position and are actively searching for qualifying properties. In 2024, the City completed the necessary documentation to remain eligible for future HOME-funded FTHB activities. OBJECTIVE: 1 household assisted with FTHB loan in 2023; 93 individuals registered for future assistance.	Households	1	FTHB Program Information: https://www.cityofwoodland.gov/261/Housing#docaccess-98a5e9175e44b3dd724c6c66d0d47095ee31fe57c724de480e4034e3373a4b16
C.8. Homebuyer Education and Financial Literacy **Partner with the Housing Authority and non-profit organizations to conduct homebuyer education and financial literacy workshops in an effort to expand access to homeownership, with an emphasis on homeownership among Hispanic/Latinx residents. Conduct workshops in both English and Spanish. (New Program suggested by LSNC to address AFFH)**	At least one workshop annually starting in 2024.	The City of Woodland administers its First-Time Homebuyer Program in partnership with NeighborWorks, a HUD-certified housing counseling agency. NeighborWorks provides individualized homebuyer education, income determinations, and pre-purchase counseling to prospective FTHB applicants. Each applicant is eligible to participate in a federally certified homebuyer education workshop. The City is exploring opportunities to expand public outreach by hosting community workshops on homeownership, with an emphasis on reaching Hispanic/Latinx households who are underrepresented among current Woodland homeowners. OBJECTIVE: Homebuyer education services provided through NeighborWorks partnership; expanded outreach workshops being planned.	Other	0	none

C.9. Neighborhood Revitalization and Investment in Low Resource Areas **Prioritize and direct public investment and improvements to facilitate placebased revitalization of lower opportunity areas to improve resilience, facilitate revitalization, and reduce potential displacement risk. l Planning Grant. Utilize grant funds, such as REAP grant funds, to develop a plan for the area located northeast of East and Main Streets, to promote housing opportunities and place-based revitalization to improve living conditions. l Neighborhood Based Improvements. Seek grant funding based on the neighborhood precise plan to implement subsequent place-based infrastructure including utility, landscaping, parks, and open space improvements in the area located northeast of East and Main Street. l Public Infrastructure Support. As part of the Capital Improvement Program (CIP) and Annual City Budget, continue to rank proposed projects and city investments to support vulnerable communities. Prioritize and direct public investments to lower opportunity areas towards investments in transportation improvements, bicycle improvements, utility improvements (sewer, water, broadband), and public facilities (parks, open space, library).**	Direct a majority of public investments to low and moderate resource areas.	The City of Woodland has made strategic, place-based investments in historically underserved neighborhoods to improve housing conditions, expand housing opportunities, and reduce displacement risk for lower-income residents. Armfield/Lemen Avenue Neighborhood Framework Plan: In 2023, the City completed this community-driven planning effort — funded by a $237,750 SACOG REAP grant — which sets a vision for a safer, more walkable neighborhood with a diverse mix of housing types including workforce, senior, and mixed-income housing. The plan evaluated redevelopment opportunities for the Yolo County Housing Authority's Yolano Village and Donnelly Circle sites. The City is actively partnering with YCH on the Choice Neighborhoods planning process for these sites, with a $1.5 million Housing Trust Fund commitment approved in 2025 to support the effort. The State Affordable Housing and Sustainable Communities (AHSC) grant was awarded in 2025, providing additional resources for the neighborhood. East Main Street Neighborhood Livability Project: The City is pursuing a long-term project to remove freeway traffic from the East Main Street corridor, dramatically improving quality of life for nearby residents. In March 2024, the City received $1 million in congressionally directed spending for project planning. In January 2025, the City reapplied for a $5 million Federal BUILD planning grant. OBJECTIVE ACHIEVED: Public investments directed to lower-opportunity areas; AHSC grant awarded for Armfield/Lemen neighborhood.	Other	1	Armfield/Lemen Framework Plan: https://www.cityofwoodland.gov/1363/ArmfieldLemen-Avenue-Neighborhood-Framew SACOG AHSC Award (2025): https://www.sacog.org/Home/Components/News/News/249/16 Tupelo/HTF Commitment (2025): https://woodlandca.portal.civicclerk.com/event/2269/files/attachment/13413 East Main Street Livability Project: https://www.cityofwoodland.gov/1293/I-5-SR-113-Freeway-Connector
C.10. Zoning Code Procedures for Persons with Disabilities **To reduce potential constraints on housing opportunities for persons with disabilities, review and amend the City Reasonable Accommodation procedures in Section 17.104.190 of the Zoning Code to remove the finding related to impacts to surrounding uses. Review and amend the zoning code to allow group homes (i.e., residential care facilities) for seven or more persons as a permitted use in residential zones and ensure zoning permits group homes objectively with**	Remove barriers to housing for persons with disabilities citywide	The City updated its Zoning Code in June 2024 to fully comply with the Federal Fair Housing Act and the California Fair Employment and Housing Act with respect to housing for persons with disabilities. Key changes include: • Revised Reasonable Accommodation procedures that remove the prior finding related to impacts to surrounding uses — a requirement that had the potential to function as a constraint on housing for persons with disabilities. • Updated standards for group homes (residential care facilities) for seven or more persons, allowing them as permitted uses in residential zones with clear, objective approval criteria. OBJECTIVE ACHIEVED: Zoning code updated in June 2024; full compliance with State and federal fair housing law for persons with disabilities.	Other	1	Reasonable Accommodation (Comprehensive Zoning Code, June 2024): https://ecode360.com/45462883?highlight=reasonable&searchId=19957794765242918#45462883

approval certainty consistent with State law and fair housing requirements.					
C.11 CDBG Funding Allocation Continue to evaluate program needs and services when allocating CDBG funding with an emphasis on funding investments in low and moderate resource areas to increase access to opportunities in these areas and fund ADA infrastructure, library improvements, and non-profits that serve special needs populations and affirmatively further fair housing.	80% of funds to assist low and moderate income households with emphasis on Low resource areas	The City of Woodland is a HUD Formula Entitlement community, receiving annual Community Development Block Grant (CDBG) funding to support programs and infrastructure improvements that primarily benefit low- and moderate-income residents. In July 2025, the City Council approved the FY 2025–2026 CDBG Annual Action Plan and the 2025–2029 Five-Year Consolidated Plan, allocating $473,643 in FY 2025–2026 to support one public infrastructure project and six public service programs that directly benefit the Woodland community. The 2025–2029 Consolidated Plan, submitted to HUD, entitles the City to an estimated $2.4 million in additional CDBG funding over the five-year period. A strong majority of these funds are directed to lower-resource areas and programs serving low- and moderate-income households — consistent with the City's commitment to affirmatively furthering fair housing. OBJECTIVE: 80%+ of CDBG funds directed to low- and moderate-income households; FY 2025–2026 Action Plan and 2025–2029 Consolidated Plan adopted.	Other	1	FY 2025–2026 CDBG Action Plan & Consolidated Plan: https://woodlandca.portal.civicclerk.com/event/2269/files/report/5578
GOAL D: ENERGY CONSERVATION & SUSTAINABLE HOUSING DEVELOPMENT	This is a heading for the implementation programs detailed below.	The City of Woodland recognizes that sustainable housing is not only about the number of homes produced — it is also about the quality, resilience, and long-term livability of those homes. Goal D programs advance energy conservation, water efficiency, tree canopy preservation, and climate adaptation as integral components of Woodland's housing strategy. Please see individual program updates below.	Other	0	none

D.1. Implement Climate Action Plan through Updates to the Zoning Standards **Incorporate sustainability, conservation and climate adaptation standards and requirements into the Comprehensive Code update, consistent with goals and policies contained in the 2035 General Plan and 2035 Climate Action Plan.**	To achieve sustainability and climate action goals citywide.	The City's June 2024 Comprehensive Zoning Code update incorporated comprehensive sustainability, water conservation, and climate adaptation standards for all new development — implementing commitments made in Woodland's 2035 General Plan and 2035 Climate Action Plan. These standards are codified in Sections A through E of the Zoning Code and apply to all new residential development citywide. By embedding these standards into the Zoning Code, Woodland ensures that all new housing contributes to the City's long-term climate resilience and sustainability goals — helping to build a more livable community for current and future residents. OBJECTIVE ACHIEVED: Sustainability and climate adaptation standards adopted as part of the June 2024 Zoning Code.	Other	1	Comprehensive Zoning Code — Sustainability Standards (Sections A–E): https://ecode360.com/45459352#45459352
D.2. Water Conservation Ordinance **Ensure consistency with the State Model Water Conservation Ordinance (MWELO) and City Water Conservation Ordinance in the review of landscape plans and by incorporating additional standards in the Zoning Ordinance update.**	Continued support of the Sustainability Committee and Environmental Services Division	The City of Woodland Planning Division reviews all proposed development projects for consistency with the State Model Water Efficiency Landscape Ordinance (MWELO) and Woodland's own Water Conservation Ordinance. The City provides annual compliance reports to the State. The June 2024 Comprehensive Zoning Code update incorporated updated water efficiency standards for landscaping and site design, consistent with State and City policies. These standards help reduce water consumption in new residential development while supporting the visual character and livability of Woodland's neighborhoods. OBJECTIVE: Ongoing; MWELO compliance maintained for all new development.	Other	1	Zoning Code — Water Efficiency Standards (Section E): https://ecode360.com/45459352#45459352

D.3. Tree Planting **Encourage and support community-based programs, such as Woodland Tree Foundation, to facilitate planting shade trees throughout the community consistent with Climate Action Plan goals and the Urban Forestry Master Plan. Update the City's Tree Preservation Ordinance.**	Continued support of the Sustainability Committee and Environmental Services Division	Trees are a vital component of Woodland's identity, quality of life, and climate resilience — providing shade, reducing urban heat, sequestering carbon, and enhancing neighborhood character. The City has taken significant steps to protect and expand its urban forest. In December 2022, the City Council amended its Tree Preservation Ordinance to strengthen protections for Woodland's existing tree canopy, consistent with the 2035 Climate Action Plan and the Woodland Urban Forest Master Plan. The June 2024 Comprehensive Zoning Code update further advances tree canopy goals by requiring tree planting as part of new development landscape standards — ensuring that growth in Woodland contributes to rather than detracts from the urban forest. City staff and community volunteers have planted nearly 200 trees during Arbor Day events in 2024, 2025, and 2026 — a tangible, visible symbol of Woodland's commitment to a greener, healthier community. OBJECTIVE: Tree Preservation Ordinance updated; 200 trees planted at Arbor Day events since 2024.	Other	1	Woodland Tree Preservation Ordinance (amended December 2022): https://ecode360.com/43946258#43946258 Zoning Code — Tree Planting Standards: https://ecode360.com/45459724#45459854
D.4. Outreach on Energy Conservation **Coordinate with Pacific Gas & Electric, community-based organizations, other public agencies to provide public education and outreach on energy conservation. Specific actions related to energy conservation will be coordinated through the Climate Action Plan. The City has a Sustainability Committee Environmental Services Division who are in continual coordination regarding energy and climate related actions.**	Continued support of the Sustainability Committee and Environmental Services Division	The City coordinates with Valley Clean Energy, PG&E, and community-based organizations to provide public education and outreach on energy conservation opportunities available to Woodland residents. The City's Sustainability Advisory Committee and Environmental Services Division lead these efforts through community events, social media, and partnerships with utility providers. Programs promoted by the City include: • Utility rebate programs for energy-efficient appliances, insulation, and electric vehicles (available at cityofwoodland.gov/705/Rebates). • Quarterly "Green Drinks" events that bring together community members, City staff, and sustainability advocates to discuss energy and climate topics. • The Waterwise Landscape Tour, showcasing gardens and backyards that conserve water and energy. • Energy conservation outreach at major community events, including the annual California Honey Festival. OBJECTIVE: Ongoing; community energy conservation outreach maintained through multiple channels.	Other	1	City Rebates Page (PG&E, Valley Clean Energy): https://www.cityofwoodland.gov/705/Rebates

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	May 19, 2026
ITEM #:	K.12
SUBJECT:	Fiscal Year 2026/27 Measure F Spending Plan

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____, approving the Fiscal Year 2026/27 Measure F Spending Plan.

Staff Contact:
Kim McKinney, Administrative Services Director, (530) 661-5849, kim.mckinney@cityofwoodland.gov

Fiscal Impact:
Measure F (MSF) revenues are estimated to total $90.74 million through the 12-year life of the sales tax measure, with an estimated $3.86 million in other revenues associated with MSF. The spending plan remains balanced between revenues and expenditures and ensures no unauthorized inter-fund borrowing for City operations and project execution.

Fiscal year 2026/27 revenues are estimated at $7.9 million, which is consistent with the assumption used for the sales tax forecast in the FY2026/27 preliminary Operations and Maintenance budget. Other revenues of $215,000 are also included in the spending plan, which consist primarily of anticipated user fees at the Woodland Aquatic Center and investment earnings for the MSF fund. Recommended appropriations for FY2026/27 total $11.75 million for projects, street maintenance, public safety, and economic development.

Background:
In November 2016, Woodland voters approved Measure F (MSF), which extended the 1/2 cent supplemental sales tax collected within the boundaries of and for the benefit of the City of Woodland. The 12-year approval of MSF, a general tax, includes funding for general city services such as street maintenance, parks and facility improvements, public safety and promotion of economic development.

The purpose of the MSF Spending Plan is to allocate the anticipated revenue between the various categories based on overall community need. A spending plan is required based on the ordinance adopted to implement the tax. Preparation of a spending plan not only meets the requirements of the measure, but is also necessary to include the proposed MSF-funded projects and operating programs in the FY2026/27 Capital Improvement Program and overall City operating budget.

Discussion:
The City utilizes a third-party consultant to assist with detailed analysis and forecasting of sales tax revenues, including MSF. In the last year, based on actual receipts and data provided by the consultants, the City has substantially downgraded the anticipated sales tax revenues over the last few years, and has modified the forecast to reflect more moderate annual increases in revenues. Previous adjustments reduced almost $7 million of MSF revenues over the remaining years of MSF. The most recent projections did recover slightly, and those projections are reflected in the updated spending plan, which remains balanced throughout the life of the plan, but allows for fewer projects to be programmed.

Over the life of MSF, the proposed spending plan will allocate revenues to four major categories:

Parks, Roads, Public Safety, and Economic Development.

Parks: The allocation in this category has previously been allocated primarily to supplement park development impact fees to assist with payment of required debt service on the bonds issued in 2005 to build the Community Center and Sports Park Complexes. To the extent that the entire planned amount was not needed to cover debt service, additional funding has been available for priority projects in existing park facilities. The bonds were fully repaid during FY2025/26, and the allocation in this category is now available for other programming.

Beginning in FY2025/26, the spending plan includes anticipated costs for operations and programming at the new Woodland Aquatic Center, which is now open to the public. The planned operations of the Woodland Aquatic Center are expected to cost approximately $715,000 annually for operations and maintenance, and approximately $330,000 for programming. These annual costs will be partially offset by the collection of additional revenues. Staff anticipate approximately $200,000 in new revenues from the pool, which leaves a net cost of nearly $850,000 each year. The proposed annual costs are split between the MSF spending plan presented herein and the Measure R spending plan, presented under a separate report to Council.

Street Maintenance/Roads: The allocation in this category will provide for ongoing support to the City's road maintenance program as well as funding for specific road projects. The capital projects are identified each year through the Capital Budget process, and ongoing support for the road maintenance program is expected to continue and potentially increase as funding from other sources (primarily Gas Tax and Transportation Development Act funding) is limited or directed to other agencies.

Public Safety: The allocation in this category provides funding for staffing in both Fire and Police Departments. Fire staffing includes the Fire Chief and Fire Marshal positions. Police staffing includes three sworn officers, temporary civilian staffing to assist with records management and non-emergency services, and a full-time Community Enhancement Specialist position.

Economic Development: The allocation in this category funds one dedicated planning position and supports other administrative positions and temporary staffing to assist with the City's economic development efforts. Supplemental non-personnel allocations in support of citywide economic development efforts are included in the General Fund budget.

The proposed funding plan for fiscal year 2026/27 includes the following:

Parks — *$2*.94 million is allocated toward various park-related projects or programs. Included in the proposed allocation is close to $190,000 to supplement annual funding for tree pruning of the City's urban forest, which is also funded in the General Fund. This funding is continued through the remaining years of the spending plan. Additionally, as noted herein, $750,000 is allocated in this category during FY2026/27 as a contribution for the operations of the Woodland Aquatic Center (WAC). The total cost of pool operations and programming is split between MSF and Measure R over the lives of the measures. Related user fee revenues for the WAC are included in the spending plan in the "Other Revenues" category. Finally, the proposed spending plan includes a one-time allocation of $2 million for the purchase of the solar array system installed at the Community Senior Center in 2016. Pursuant to the terms of the Power Purchase Agreement with the solar array installer, the City has the option to acquire the seven arrays installed at various city facilities including the CSC. Staff anticipates completing the acquisition during FY2026/27. The purchase of the array will result in significant ongoing savings in utility costs.

Roads — $3.26 million is allocated toward road improvement projects, which includes $1 million for

the City's annual in-house road maintenance project; included in this total is $750,000 to supplement the City's annual road maintenance budget, which has been impacted by decreasing revenues. $2.04 million in annual pavement maintenance projects and costs for planning and grant applications.

Public Safety — $5.2 million is proposed for allocation to public safety-related staffing, projects, and programs. Included in this total is $2.49 million dedicated to public safety staffing, specifically funding for the Fire Chief, Fire Marshal, three Police Officers, three temporary non-sworn positions, and a full-time Community Enhancement Specialist. In addition to staffing, funding is proposed for several projects in support of public safety. $100,000 is allocated toward replacement of the alerting system at Fire Station 2, which is failing and no longer serviceable, causing response delays. $25,000 is allocated in support of grant match funds for the Fire Department. $100,000 is allocated toward purchase and replacement of critical protective equipment used by the Police Department that has reached the end of its useful life. Finally, $2.5 million is allocated for purchase of the solar array installed at the Police Department. This investment will allow for significant ongoing savings in utility costs at the Police Department building.

Economic Development — $325,000 is allocated to economic development staffing to continue the city's efforts with business retention, expansion, attraction and assistance.

The MSF revenue estimate for FY2026/27 is approximately $7.9 million, which is consistent with the assumption used for the sales tax forecast in the FY2026/27 preliminary Operations and Maintenance budget. Other revenues of $215,000 are also included in the spending plan, which consist primarily of anticipated user fees at the Woodland Aquatic Center and investment earnings for the MSF fund. Recommended appropriations for FY2026/27 total $11.75 million for projects, street maintenance, public safety, and economic development.

MSF Spending Plan by Category for FY2026/27:

Parks	$ 2,943,539
Roads	$ 3,266,529
Public Safety	$ 5,212,209
Economic Development	$ 324,595
Total	$ 11,746,872

The attached MSF spending plan shows revenues and expenditures in each of the four categories listed above. In addition, staff have included a moderate amount of money set aside each year to build a reserve in the MSF fund to offset revenue fluctuations, since MSF pays for ongoing operating costs in addition to project-related costs. Finally, the spending plan shows a small accumulation of fund balance throughout the life of the measure. This is mostly due to projected future increases in revenues that aren't fully allocated among the categories noted within this report. Staff will continue to monitor and update these revenues and the related reserves, and future MSF plan discussions will also include the use of reserves, as appropriate.

Conclusion:
Staff recommends that the City Council adopt Resolution No. ____, approving the Fiscal Year 2026/27 Measure F Spending Plan.

Prepared by: Kim McKinney, Administrative Services Director

Ken Hiatt
City Manager

Attachments:

1. FY27 MSF Spending Plan 5-19-26
2. Proposed Resolution - FY27 MSF Spending Plan

MEASURE F SPENDING PLAN

		FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31	Total
		Budget	Planned				
Revenues							**Over 12 Years**
MSF Annual Revenue		7,948,176	7,983,600	8,178,400	8,356,200	2,127,900	90,738,745
Other Revenue		215,000	200,000	200,000	200,000		3,864,134
Expenditures							
Parks/Pool							
Park Debt Service							2,444,011
Clark Field Maintenance							60,000
Sports Park Turf Replacement (19-19)							161,481
Southeast Area Pool Project (19-18)							1,000,000
Cyclical Tree Pruning Addition		189,159	198,617	208,548	218,975	229,924	1,479,715
Hiddleson Park Phase I/II (25-10)							940,000
Sports Park Well (26-05)							100,000
Woodland Aquatic Center Operations (7481)		754,380	792,099	831,704	873,289	458,477	4,159,949
Other Park Projects			259,284	209,748	157,736		2,881,199
	Parks Subtotal	943,539	1,250,000	1,250,000	1,250,000	688,401	13,226,355
Roads							
Measure F - Planning Management (06-06)		50,000	50,000	50,000	50,000		665,413
Curb Gutter Sidewalk							50,000
Annual In-House Road Program Support (06-14)		1,129,849	1,129,849	1,129,849	1,129,849	282,462	11,452,729
West Woodland Safe Routes to School (17-09)							107,000
West Main St Bicycle/Ped Mobility & Safety Improvements (17-16)							2,150,000
Gibson Road (West to East Streets; 20-01)							1,760,001
Gibson Road - West to CR98 (20-08)							760,000
Local Roadway Safety Plan Project (21-13)							20,072
Matmor Rd & E. Gum Rehab (19-05)							2,036,327
Main Street Feasilbility Project (22-13)							92,168
East and Main Street Signal Project (22-14)							308,450
2022 ADA Improvements (22-01)							10,000
East Main St. Improvement Project (13-05)							75,800
Grant Planning and Application (24-04)		25,000	25,000	25,000	25,000		175,000
I-5/SR113 Freeway to Freeway (24-06)		12,000	12,000	12,000	12,000		106,000
Parking Lot Rehabilitation (24-09)							575,000
First St Public Parking Lot Rehabilitation (24-13)							830,738
Beamer Underpass Erosion Control (25-11)							50,000
Annual Pavement Maintenance - Summer 2021 (20-02)							1,464,153
Annual Pavement Maintenance - Summer 2022 (22-06)							1,000,000
Annual Pavement Maintenance - Summer 2023 (23-01)							999,431
Annual Pavement Maintenance - Summer 2024 (24-01)							2,648,754
Annual Pavement Maintenance - Summer 2025 (25-02)							1,993,588
Annual Pavement Maintenance - Summer 2026 (26-01)		1,500,000					1,510,000
Other Road Projects		500,000	2,250,000	2,500,000	2,500,000	1,000,000	8,750,285
	Roads Subtotal	3,216,849	3,466,849	3,716,849	3,716,849	1,282,462	39,590,907
Public Safety							
Fire Staffing		920,421	966,442	1,014,764	1,065,502	1,118,777	10,417,548
Police Staffing		1,566,788	1,645,127	1,727,384	1,813,753	1,904,441	15,707,702
Fire Facility Maintenance (25-09)							250,000
Fire Station Construction Set-Aside (16-10)							2,000,000
Pubic Safety Radio Replacement (25-05)							800,000
Traffic Signal Emergency Vehicle Preemption Installation (24-11)							209,450
	Public Safety Subtotal	2,487,209	2,611,569	2,742,148	2,879,255	3,023,218	29,384,701
Economic Development							
Economic Development		324,595	340,825	357,866	375,759	98,637	3,634,240
Overhead		49,680	52,164	54,772	57,511	60,386	1,523,958
Total Expenditures		7,021,872	7,721,407	8,121,635	8,279,374	5,153,104	87,360,162
Proposed Funding Recommendations							
Community Center Solar Array Purchase		2,000,000					2,000,000
Police Department Solary Array Purchase		2,500,000					2,500,000
Fire AFG Grant Match Funds		25,000					25,000
Fire Station 2 Alerting System Replacement		100,000					100,000
Police Equipment Replacement		100,000					100,000
							-
Total		4,725,000	-	-	-	-	4,725,000
Net Revenues/Expenditures		(3,583,696)	462,193	256,765	276,826	(3,025,204)	2,517,717
Reserve Set Aside		100,000	100,000	100,000	100,000		1,225,000
Sports Park Reserve							400,000
Fund Balance		3,222,138	3,584,331	3,741,096	3,917,922	892,717	892,717

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE UPDATED MEASURE F SPENDING PLAN

WHEREAS, on November 8, 2016, Woodland voters approved Measure F (MSF) which extended the ½ cent supplemental sales tax collected within the boundaries of and for the benefit of the City of Woodland; and

WHEREAS, the MSF Spending Plan will fund general city services, including, but not limited to, street maintenance, parks and facility capital projects, and public safety; and

WHEREAS, the MSF Spending Plan will be updated at least bi-annually; and

WHEREAS, on May 20, 2025, Council adopted Resolution No. 8312 approving the updated MSF Spending Plan.

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

SECTION 1. That the attached MSF Spending Plan is hereby approved.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 19th day of May 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayra Vega, Mayor Pro Tempore

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	May 19, 2026
ITEM #:	K.13
SUBJECT:	Fiscal Year 2026/27 Measure R Spending Plan

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____, approving the Fiscal Year 2026/27 Measure R Spending Plan.

Staff Contact:
Kim McKinney, Administrative Services Director, (530) 661-5849, kim.mckinney@cityofwoodland.gov

Fiscal Impact:
Measure R (MSR) revenues are estimated to total $32.1 million over the 8-year life of the sales tax measure, as well as $525,000 in other revenues. The spending plan also allocates $30.7 million in expenditures over the life of the measure for baseline programming. Additional expenses (funding requests) may be recommended and included above the baseline budget, as the spending plan is updated annually. Actual appropriation of MSR, which includes staffing and programming, will occur annually with the adoption of the City's budget. Included in the spending plan for fiscal year (FY) 2026/27 is an anticipated $3.97 million in revenue, with recommended appropriations of $3.96 million, and an anticipated reserve balance of $2.6 million at the end of FY2026/27.

Background:
In June 2020, the City Council authorized placing re-authorization of a 1/4 cent sales tax measure before the voters for the November 2020 election. MSR was approved with 63.43% of the Woodland vote. Companion advisory measures S, T, U and V were also approved and were intended to guide the City Council in the allocation of the revenues generated by MSR for general city services, programs, and facilities for a period of eight (8) years as follows:

Measure S, approved by 59.37% of voters, provides for 25% of the additional sales tax received to enhance educational and literacy programs and expand the hours of operation of the library;

Measure T, approved by 61.67% of voters, provides for 55% of the additional sales tax received to expand and enhance youth and teen programs and facilities, and reduction of fees charged for the use of city recreation facilities;

Measure U, approved by 67.95% of voters, provides for 15% of the additional sales tax received to enhance public safety through expanded crime prevention and community building programs that support opportunities for youth within the community; and

Measure V, approved by 66.28% of voters, provides for 5% of the additional sales tax received to support a utility rate-payer assistance program for low-income seniors and families.

MSR was approved for an eight (8) year term and will expire on September 30, 2030.

Discussion:
The City utilizes a third-party consultant to assist with detailed analysis and forecasting of sales tax revenues, including MSR. In the last year, based on actual receipts and data provided by the consultants, the City substantially downgraded the anticipated sales tax revenues in the FY2025/26

spending plan, and modified the forecast to reflect more moderate annual increases in revenues. These adjustments resulted in an overall reduction of more than $3.6 million over the remaining years of MSR. The updated FY2026/27 revenue forecast shows a small recovery in the sales tax revenues, but continues to reflect an overall reduction in total MSR revenues over the life of the plan. To address these reduced revenues, adjustments and reductions in overall expenditures within the spending plan were implemented in the current fiscal year and continue through the remainder of the spending plan.

The proposed spending plan allocates revenues to four major categories: Youth Programming, Library Programming, Crime Prevention, and Utility Assistance.

Library Programming: The allocation in this category allows for the continuation of increased hours of operation from 44 hours a week to 51 hours a week at the Woodland Public Library. MSR funds children's and teen collections, including current print and electronic materials, and also expands the collection in both print and electronic form. MSR also provides funding for the operations and programming of the Square One workspace.

The FY2026/27 allocation for the Library is equal to 27% of anticipated revenues, which is slightly more than the 25% noted in Advisory Measure S. Baseline funding reductions, split between funding allocated for temporary staffing at Square One and funding for the purchase of books and other collection materials, was implemented in the FY2025/26 spending plan and continues through this updated forecast.

Youth Programming: The allocation in this category provides funding for summer camp activities, aquatics programming, assists with the waiver of per-player fees for youth sports, and continues funding activities for youth diversion programs and funds a School Resource Officer (SRO) position. Beginning in FY2025/26, the spending plan includes anticipated costs for programming at the new Woodland Aquatic Center, which opened to the public in early 2026.

To address the reduced revenue available in MSR, and to make room for the operations of the new pool facility, some programs previously included in the MSR spending plan were eliminated in the current fiscal year and remain unfunded for the remainder of the spending plan. In recognition of both the limited revenues and the availability of the Woodland Boys and Girls Club, after-school programs at Lee and Douglass Middle Schools were eliminated, as well as any programming at non-City events for the Rec-to-Go Program. Finally, the GREAT program funding was removed, and the Police Department absorbed similar programming within the existing General Fund operations budget.

The planned operations of the new Woodland Aquatic Center are expected to cost approximately $715,000 annually for operations and maintenance, and approximately $330,000 for programming. These annual costs will be offset by the collection of additional revenues. Staff anticipates approximately $200,000 in new revenues from the pool, which leaves a net cost of nearly $850,000 each year. The proposed annual costs are split between the MSR spending plan presented herein and the Measure F spending plan, presented under a separate report to Council. FY26/27 represents the first full year of pool operations.

The FY2026/27 allocation totals $2,061,580. Staff will continue to evaluate programming in this category to ensure the programs that have the most impact on the community are given priority for resource allocation.

Crime Prevention: The allocation in this category provides funding for the crime prevention program, including Neighborhood Watch, expansion of the Volunteers In Policing (ViP) program, and continues funding activities for violence prevention programs. Also included is $200,000 annually to continue

Advance Peace Woodland. Yolo County has also executed a contract committing to fund $200,000 for FY2026/27. The payments to Advance Peace are made by the City, with reimbursement coming from the County. Although the County contribution and reimbursement are not included in the spending plan, they will be included in the appropriations for the FY26/27 budget.

The FY2026/27 allocation totals $618,626. This level of funding continues the staffing and programming from FY2025/26.

Utility Assistance Program: MSR provides funding subsidies to assist low-income families with payment of their utility bill. The program provides a subsidy of $40 per month for up to twelve months in a fiscal year. The FY2026/27 allocation of $198,716 represents 5% of expected MSR revenues, in compliance with Advisory Measure V. The funding for this program will continue to provide the assistance program at the existing subsidy level and qualifying criteria, and, depending upon the timing of application for the program, will provide assistance to a minimum of 413 qualifying residential accounts.

MSR Funding by Category for FY2025/26 is as follows:

Library Programming	$1,080,718
Youth Programming	$2,061,580
Crime Prevention	$618,626
Utility Assistance	$198,716
Total	$3,959,639

Through the eight-year life of the sales tax measure, and based on proposed expenditures of the spending plan, the following programming will be achieved, which is closely aligned with the MSR advisory measures:
Library Programming - 27.18% ($8.35 million)
Youth Programming - 50.35% ($15.46 million)
Crime Prevention - 16.55% ($5.08 million)
Utility Assistance - 5.92% ($1.8 million)

The MSR spending plan will be updated each year and adjustments will be required to reflect updated revenue numbers and modified programming expenditures to ensure the spending plan is balanced and in alignment with the MSR advisory measures.

Finally, as required by the resolution adopting MSR, an annual report will be prepared and provided to the City Council each year in December. This report will detail the activities paid for by MSR, as well as information and statistics about residents who participate in and benefit from the MSR.

Conclusion:
Staff recommends that the City Council adopt Resolution No. ____, approving the Fiscal Year 2026/27 Measure R Spending Plan.

Prepared by: Kim McKinney, Administrative Services Director

Ken Hiatt
City Manager

Attachments:

1. Measure R Spending Plan FY27
2. Proposed Resolution - FY27 MSR Spending Plan

MEASURE R SPENDING PLAN

	FY2022/23 Actual	FY2023/24 Actual	FY2024/25 Actual	FY2025/26 Amended Budget	FY2026/27 Budget	FY2027/28 Forecast	FY2028/29 Forecast	FY2029/30 Forecast	FY2030/31 Forecast	Total
Revenues										
MSR Annual Revenue Projection	$ 3,339,527	$ 3,819,138	$ 3,853,890	$ 3,882,909	$ 3,974,312	$ 3,976,000	$ 4,072,900	$ 4,161,300	$ 1,059,650	$ 32,139,626
Other Revenue	$ 21,945	$ 73,180	$ 230,236	$ 200,000						$ 525,361
Expenditures										
Utility Assistance	$ 247,800	$ 267,581	$ 251,524	$ 189,389	$ 198,716	$ 198,800	$ 203,645	$ 208,065	$ 52,016	$ 1,817,536
General Recreation	216,487	488,763	537,921	616,268	914,383	948,672	984,247	1,021,156	265,501	$ 5,993,398
Middle School Programs	113,975	178,663	254,367	-	-	-	-	-	-	$ 547,005
Aquatics (Brooks Swim Center)	20,000	321,681	283,395	418,988	302,853	314,210	325,993	338,218	87,937	$ 2,413,274
Rec-to-Go Program	98,152	92,723	119,629	-	-	-	-	-	-	$ 310,503
Summer Camp	128,146	145,766	155,743	198,724	168,741	175,069	181,634	188,445	48,760	$ 1,391,029
Youth Advisory Committee & Academy	3,305	1,170	4,800	5,000	5,000	5,000	5,000	5,000	1,250	$ 35,525
Woodland Aquatic Center	-	-	-	390,000	328,977	345,426	362,697	380,832	99,016	$ 1,906,948
At-Risk Youth	263,243	293,094	329,633	342,576	341,626	354,437	367,728	381,518	98,718	$ 2,772,573
GREAT Program	43,574	13,014	33,650	-	-	-	-	-	-	$ 90,238
Crime Prevention	444,397	385,617	643,602	806,607	618,626	643,371	667,497	692,529	179,625	$ 5,081,871
Library	657,734	816,344	948,008	1,038,313	1,080,718	1,121,245	1,163,292	1,206,915	313,798	$ 8,346,367
Total Expenditures	$ 2,236,813	$ 3,004,416	$ 3,562,272	$ 4,005,865	$ 3,959,639	$ 4,106,230	$ 4,261,733	$ 4,422,678	$ 1,146,620	$ 30,706,266
Proposed Additions										
Net Revenue/(Expenditures)	$ 1,124,658	$ 887,902	$ 521,854	$ 77,044	$ 14,673	$ (130,230)	$ (188,833)	$ (261,378)	$ (86,970)	$ 1,958,720
Fund Balance	$ 1,124,658	$ 2,012,561	$ 2,534,415	$ 2,611,459	$ 2,626,131	$ 2,495,902	$ 2,307,068	$ 2,045,690	$ 1,958,720	$ 1,958,720

*First Measure R Revenue/Program Year: Includes three-quarters of revenue in FY2022/23

**Final Measure R Revenue/Program Year: Only one-quarter of revenue is received in FY2030/31

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE UPDATED MEASURE R SPENDING PLAN

WHEREAS, in June 2020 the Woodland voters approved Measure R (MSR) which extended the ¼ cent supplemental sales tax collected within the boundaries of and for the benefit of the City of Woodland; and

WHEREAS, the MSR Spending Plan will provide funding for youth programming, library programming, crime prevention, and utility assistance for low-income households; and

WHEREAS, the MSR Spending Plan will be updated at least bi-annually; and

WHEREAS, on May 20, 2025 Council adopted Resolution No. 8064 approving the revised and updated MSR Spending Plan; and

WHEREAS, the details of the MSR Spending Plan will be included in the City's annual operating budget appropriations.

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

SECTION 1. That the attached MSR Spending Plan is hereby approved.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 19th day of May 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayra Vega, Mayor Pro Tempore

ATTEST:

_____
Marissa Kersey, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney