

**180 WEST BEAMER STREET APARTMENTS
PROJECT
INITIAL STUDY**

City of Woodland



Prepared for:
City of Woodland
Community Development Department
300 First Street, Woodland, CA 95695
Contact: Jeff Ballantine, Assistant Planner

Prepared By:
THE ERVIN CONSULTING GROUP
4320 Langner Avenue #B
Santa Rosa, California 95407
916-989-0269

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180 WEST BEAMER STREET APARTMENTS PROJECT

INITIAL STUDY

This Initial Study has been required and prepared for the City of Woodland (City), 300 First Street, Woodland, CA 95695, pursuant to Title 14, Section 15060 et seq. of the California Code of Regulations.

ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into the following sections:

SECTION I – PROJECT INFORMATION: Provides summary information about the project name, location, sponsor, and the date this Initial Study was completed.

SECTION II – EXECUTIVE SUMMARY: Page 3 - Includes a Summary of the project description and environmental analysis.

SECTION III - PROJECT DESCRIPTION: Page 5 – Includes the project location, background and a detailed description of the proposed project.

SECTION IV - ENVIRONMENTAL CHECKLIST AND DISCUSSION: Page 19 - Contains the Environmental Checklist Form together with a discussion of the checklist questions. The Checklist Form is used to determine the following for the proposed project: 1) Potentially Significant Impacts, which identifies impacts that may have a significant effect on the environment, but for which the level of significance cannot be appropriately determined without further analysis in an Environmental Impact Report (EIR), 2) Potentially Significant Impacts Unless Mitigated, which identifies impacts that could be mitigated to have a less-than-significant impact with implementation of mitigation measures, and 3) Less-than-significant Impacts, which identifies impacts that would be less-than-significant and do not require the implementation of mitigation measures.

SECTION V - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Page 81 - Identifies which environmental factors were determined to have either a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated, as indicated in the Environmental Checklist.

SECTION VI - DETERMINATION: Page 83 - Identifies the determination of whether impacts associated with development of the proposed project are significant, and what, if any, added environmental documentation may be required.

SECTION VII - REFERENCES: Page 85

TABLE OF CONTENTS

PROJECT INFORMATION 1

DESCRIPTION OF PROJECT 5

EVALUATION OF ENVIRONMENTAL IMPACTS..... 19

I. AESTHETICS 19

II. AGRICULTURAL AND FOREST RESOURCES 21

III. AIR QUALITY 23

IV. BIOLOGICAL RESOURCES 28

V. CULTURAL RESOURCES 32

VI. GEOLOGY AND SOILS 40

VII. GREENHOUSE GAS EMISSIONS 43

VIII. HAZARDS AND HAZARDOUS MATERIALS 47

IX. HYDROLOGY AND WATER QUALITY 53

X. LAND USE AND PLANNING 56

XI. MINERAL RESOURCES 61

XII. NOISE 62

XIII. POPULATION AND HOUSING 65

XIV. PUBLIC SERVICES 67

XV. RECREATION 69

XVI. TRANSPORTATION/TRAFFIC 71

XVII. UTILITIES AND SERVICE SYSTEMS 74

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE 79

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED..... 81

DETERMINATION 83

REFERENCES 85

MITIGATION MONITORING PLAN..... 87

APPENDICES AVAILABLE UPON REQUEST

 AIR QUALITY TABLES

 HISTORICAL ARCHITECTURAL RESOURCES SURVEY

FIGURES

Figure 1 Project Vicinity 6
Figure 2 Project Site-Aerial 7
Figure 3 Site Plan 9
Figure 4 Site Plan: Project Layout 10
Figure 5 Building A Elevations 11
Figure 6 Building B Elevations 12
Figure 7 Community Center Elevations 13

SECTION I – PROJECT INFORMATION

Project Name, File Number: 180 West Beamer Street Apartments Project

Project Applicant: Rich Ciraulo, Senior Project Developer
Mercy Housing California
2512 River Plaza Drive, Ste 200
Sacramento, CA 95833
Phone: (916) 414-4441

City Project Manager: Jeff Ballantine, Assistant Planner
Woodland Community Development Department
300 First Street
Woodland, CA 95695
Phone: (530) 661-5820
Fax: (530) 661-5820

Environmental Consultant: The Ervin Consulting Group
4320 Langner Avenue #B
Santa Rosa, California 95407
Phone (916) 989-0269
Fax (916) 200-1371
info@ervincg.com

Initial Study Completed: January 4, 2016

SECTION II – EXECUTIVE SUMMARY

The proposed project under review is the 180 West Beamer Street Apartments Project (proposed project). The \pm 5.04 acre project area is located at the northeast corner of W. Beamer and N. Cottonwood streets in Woodland, California (APNs 064-010-021-000 and 064-051-037-000). The project parcels are currently owned by Yolo County Housing and contain an old public-service facility (most recently the Peterson Clinic that closed in 2014) that is surplus county property, and the Yolo Adult Day Health Center. The proposed project includes actions to adjust a lot line and demolish existing structures and improvements on the proposed southern lot to allow development of a multi-family residential community. The project site currently consists of two parcels, APNs 064-010-021-000 and 064-051-037-000. A lot line adjustment is proposed to provide separate lots for the Adult Day Health Center at 20 N. Cottonwood Street, which will remain on the northern approximately one half-acre of the property, and a proposed 4.4863 acre parcel for new development of a residential community on the southern lot. The County would demolish the vacant, former Yolo General Hospital buildings and site improvements. The proposed new construction consists of 80 garden style apartment units and a 3,300 square foot community center to serve extremely low and very low-income households. Project approvals require a General Plan Amendment from Public Service (PS) to High Density Residential (HDR), a Zoning Code Amendment from Single Family (R-1) to Multiple-Family (R-M) Residential, a lot line adjustment, design review, site plan approval, and a demolition permit.

This draft Mitigated Negative Declaration (MND) is provided to give notice to interested agencies and the public that it is the City's intent to adopt an MND for the proposed project. This draft MND is being circulated for a period of 30 days to receive comments from interested agencies and the public and is subject to modification based on comments received. The City Planning Commission and City Council will consider the MND and all comments received before deciding whether to approve the project. All potential environmental effects were determined to be less than significant, except the following:

- **Archaeological Resources.** Unanticipated buried cultural materials could be encountered during construction. This potential impact has been mitigated through Mitigation Measure 5-1 to a *less-than-significant* level.
- **Soil Contamination.** Demolition could reveal soil contamination under the existing elevator shaft from hazardous hydraulic oils. Compliance with Mitigation Measure 8-1 would ensure the potential for accidental release of hazardous substances or exposure of construction workers and passerby pedestrians to health hazards would be mitigated to a *less-than-significant* level.

SECTION III - PROJECT DESCRIPTION

PROJECT LOCATION

The proposed project is located within the City of Woodland (City). The City is the county seat of Yolo County, California, and is located approximately 17 miles northwest of Sacramento and 70 miles northeast of downtown San Francisco along Interstate 5 (Figure 1). The ±5.04 project area is located at the northeast corner of W. Beamer and N. Cottonwood streets (APNs 064-010-021-000 and 064-051-037-000) (Figure 2).

PROJECT BACKGROUND

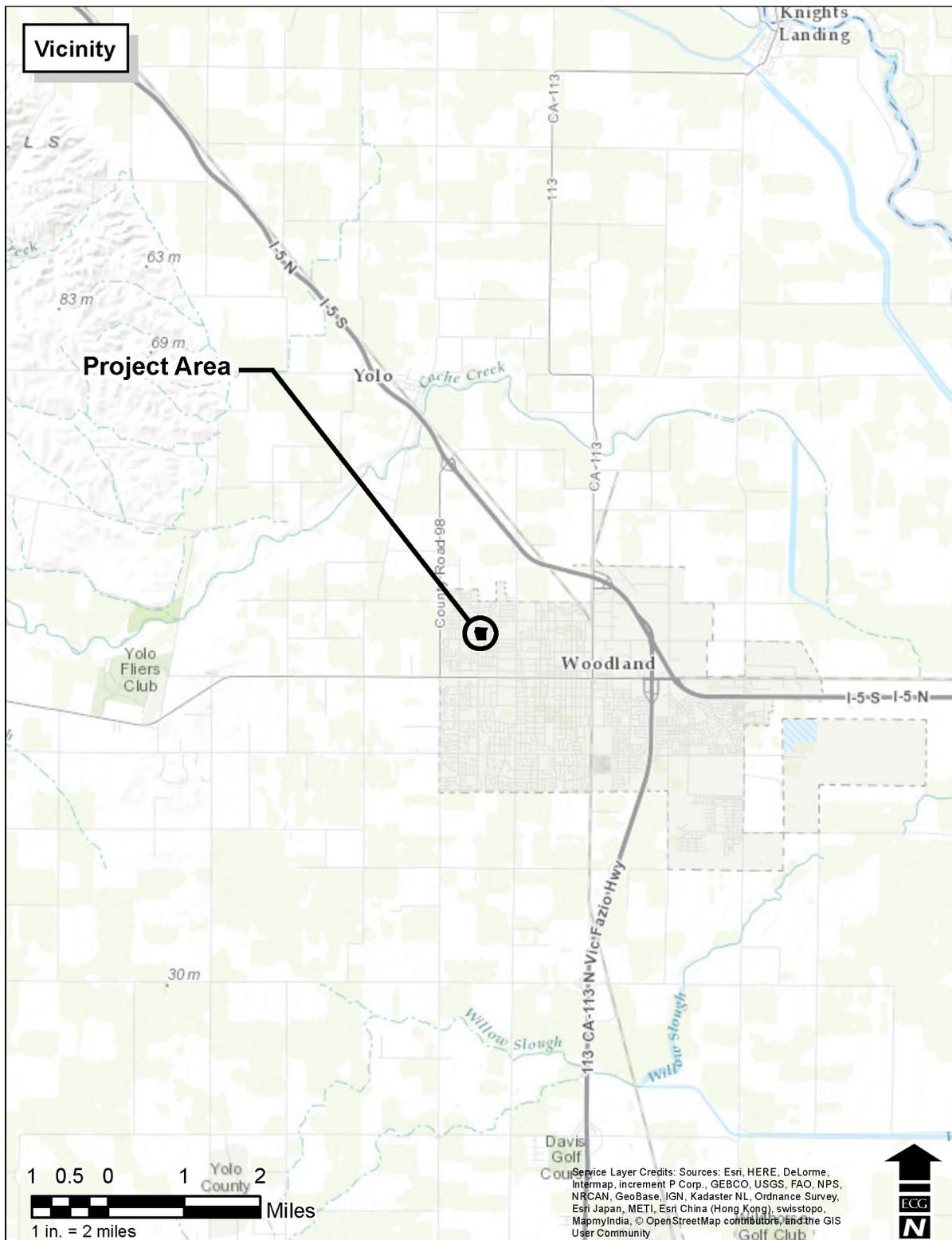
Located at the northeast corner of W. Beamer and N. Cottonwood streets in Woodland, California, the proposed apartment project would be located on the site of the former Peterson Clinic and south of the Yolo Adult Day Health Center. The project site has been owned and operated as a hospital or clinic facility by Yolo County since 1945. Designated surplus property in 2014, the County has transferred ownership to Yolo County Housing (YCH). YCH is in the process of setting up a joint powers authority to serve as the Housing Authority for Yolo County and the various cities in the County.

Created in 1950, YCH, along with its nonprofit subsidiary, New Hope Community Development Corporation (NHCDC), is dedicated to providing quality affordable housing and community development services to all within its service area. YCH and its partners provide housing assistance to approximately 2,076 households throughout the region, including: Woodland, West Sacramento, Davis, Winters, Esparto, Yolo, Knight's Landing, Dunnigan, Madison and Dixon (Solano County). NHCDC will be the co-developer and co-owner of the proposed development, along with Mercy Housing California, a nonprofit affordable housing developer, owner, service provider, and property manager.

Site History

The prior hospital use opened in 1945, and had a capacity of 222 beds by 1960 with most beds usually occupied. There were also 205 staff members. Over the years, the number of beds fluctuated, dropping down to 114 beds in 1974. When the hospital closed in 1991, it had 118 beds and 161 employees.

After Yolo General Hospital closed, the facility was converted to a number of new uses. The Peterson Clinic, which had been offering outpatient medical and dental services to the uninsured from the west side of the hospital for nearly a decade, remained open. In the 1990s, the County began remodeling each section of the building for new uses. The Horizon School, a program for children with learning disabilities, was one of the first new entities to move in when it began using the northernmost wing. Cal Learns took over part of the original west wing and lobby. A residential alcohol and drug treatment program moved into the surgery area at the southwest corner of the building in the mid-1990s; it later was called Beamer Street and operated out of the northeast section of the building at 178 Beamer Street. Child Protective Services moved their offices into the original east wing. Stepping Stones, a program for adults with developmental disabilities, went into the kitchen wing that had been built in 1963. Other County administrative offices moved into other parts of the building, and by the end of the 1990s it was fully occupied again.



Source: Ervin Consulting, 2015

FIGURE 1
PROJECT VICINITY



Source: Ervin Consulting, 2015

FIGURE 2
PROJECT SITE-AERIAL

However, after 2000, the various entities began closing due to loss of funding or relocating because of concerns about the building's seismic stability and energy use. Horizon School closed around 2002 when it lost its funding. In 2006, Mental Health Administration and the drunk drivers program moved into newly constructed County offices. Stepping Stone lost its funding and shut down about the same time. In 2007, Child Protective Services moved into a County building across N. Cottonwood Street and the drug treatment program closed. By 2010, three quarters of the building was vacant. With over 20 entrances, it was difficult to secure unused areas, and the building began to suffer vandalism. County Facilities Management began remodeling the old surgery wing for the Women, Infants, and Children Program and a public health clinic. The new tenants never moved into that area, however. The Peterson Clinic closed in 2014, and its services moved across N. Cottonwood Street to a newer County building, leaving Yolo General Hospital completely vacant. The County at that point declared the site as surplus property and transferred ownership to YHC for future redevelopment of low-income housing.

PROPOSED PROJECT

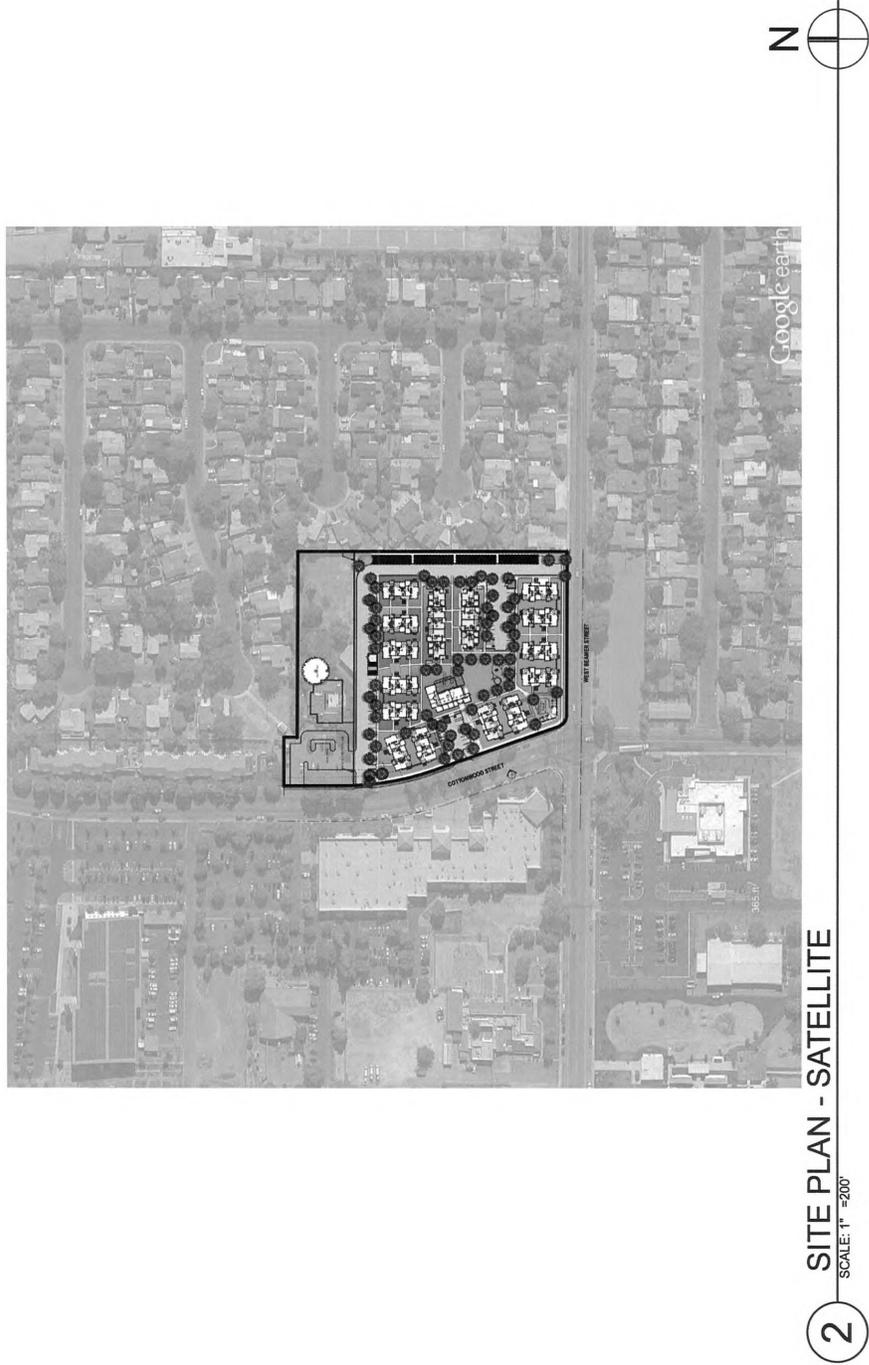
The proposed project includes actions to create two lots and demolish existing structures and improvements on the southern lot to allow development of a multi-family residential community. The project site currently consists of two parcels, APNs 064-010-021-000 and 064-051-037-000. A lot line adjustment is proposed to provide separate lots for the Adult Day Health Center at 20 N. Cottonwood Street, which will remain on the northern approximately one half-acre of the property, and a proposed ± 4.4863 acre parcel for new development of a residential community on the southern lot (Figure 3). The vacant, former Yolo General Hospital buildings and site improvements would be demolished. Project approvals require a General Plan Amendment from Public Service (PS) to High Density Residential (HDR), a Zoning Code Amendment from Single Family (R-1) to Multiple-Family (R-M), a lot line adjustment, design review, site plan approval, and a demolition permit.

New construction would include 80 garden style apartment units and a 3,300 square foot community center to serve the new residents (Figure 4). The apartment mix will be 26 one-bedroom, 30 two-bedroom, and 24 three-bedroom apartments and townhomes in buildings with two different architectural elevations (Figure 5 and Figure 6).

There will also be a separate 3,300 sq. ft. community building that will include staff offices, community space (conference room, multipurpose room, and kitchen), laundry facilities, a computer area, and an outdoor terrace (Figure 7). An open lawn play area will be located next to an active play area, located in the center of the site and buffered by buildings from surrounding streets.

A minimum of 5% of the total units will be designed to be fully ADA compliant. All of the remaining ground floor units will be designed to be ADA adaptable. Adaptable design allows some features of a dwelling to be changed to meet the needs of a person with a disability. Essential design elements such as wider doorways and halls and barrier-free entrances are included as integral features, while provisions are made to allow other features to be added as needed.

Outdoor and common spaces will be designed to be open and accessible to all residents. Outdoor hardscape areas will include disabled parking and built-up curb ramps in access aisles and sidewalk transitions. The grounds surrounding the buildings will be landscaped with drought resistant grass, shrubs and plentiful shade trees. A tot lot will provide on-site recreation and play opportunities for young children.



Source: Mogavero Notestine Associates, 2015

FIGURE 3
SITE PLAN



Source: Mogavero Notestine Associates, 2015

FIGURE 4
SITE PLAN: PROJECT LAYOUT



Source: Mogavero Notestine Associates, 2015

FIGURE 5
BUILDING A ELEVATIONS



Source: Mogavero Notestine Associates, 2015

FIGURE 6
BUILDING B ELEVATIONS



Source: Mogavero Notestine Associates, 2015

FIGURE 7
COMMUNITY CENTER ELEVATIONS

The apartment units will include wall-to-wall carpeting throughout the unit except for in the entryways, kitchens, and baths, which will have vinyl flooring. Ample storage will be provided throughout the unit. Units will have central heat and air. Kitchens will include full size refrigerators, garbage disposals, electric ranges, ample cabinets and dishwashers.

Water, sewer and garbage will be provided to each unit, while the tenant will be responsible for electric, telephone, television and Internet services. All appliances will be electric. The buildings and the units will be designed to exceed Title 24 energy standards between 9 and 15 percent, which will be accomplished by incorporating innovative and cost effective materials and construction methods.

Auto access to the site would occur in three locations:

1. West access from N. Cottonwood Street at the north of the site also allowing potential access to the land behind the existing adult day healthcare facility.
2. West access from N. Cottonwood Street to the community building at the center of the project.
3. South access from W. Beamer Street. The drive access would shift the curb cut about 15' to the west away from the existing residences. This creates a bigger setback from the east property line creating a buffer from the existing residences. The two story buildings would vary from approximately 65'-80' setback from the east property line. Along the east drive, carports would shade parking as shown in the darker grey on the site plan, and also create a visual screen. In addition, there is a 9' planter between the carports and the new redwood fence.

The landscape will be gently contoured to trap and filter stormwater on site. Stormwater planters or bio-swales will be used to manage the stormwater runoff. The planting materials will meet new, low water standards, and grey water irrigation is being explored as an option.

The proposed project includes 35 units that are reserved for individuals and families that qualify as extremely low-income at or below 30% of the Yolo County Area Median Income. The remaining 45 units will be targeted to households considered very-low income who have incomes at or below 50% of the Yolo County Area Median Income. Of the 80 proposed units, 32 will be reserved as supportive housing for the formerly homeless (meeting HUD's Department of Housing and Community Development's Multifamily Housing Program-Supportive Housing Program requirements). Of these 32, 20 will serve Mental Health Services Act (MHSA) eligible clients. All 20 of the MHSA units will also have Section 8 / Project Based Vouchers. The Yolo County Department of Health Services will be providing resident services.

SETTING

The site is currently developed with the former Yolo County General Hospital buildings. The property consists of a 5.04-acre site, comprised of two parcels: Assessors Parcel Numbers (APNs) #064-051-037 and 064-010-021. The boundaries of the project area can be found within the Woodland, California U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle map, in Section 30 of Township 10 North, Range 2 East.

Parcel 064-051-037 is currently developed with the former Yolo General Hospital Building (approximately 70,000 square foot single-story building with improved basement), and adjacent 1,500 square foot detached warehouse building. The building was constructed in three phases: 1944, 1952, and 1962. After the hospital closed in 1991, the building was occupied by a variety of social service providers and CommuniCare Health Center's

Peterson Clinic. These uses left over time, and the final tenant, the Peterson Clinic, vacated the structure in 2014. In addition, a separate building north of the former hospital building houses the Yolo Adult Day Health Center, a program specifically designed to provide social and rehabilitation programs promoting the well-being, dignity, and self-esteem of adults struggling to function independently. Parcel 064-010-021 is currently developed with a parking lot and associated landscape vegetation.

Since 1915, most of the area around the subject property supported residential and agricultural uses. The historical topographic maps show that the project site was developed in the early 1940s. By 1969, the adjacent properties to the north, east and south were developed for residential uses, and the area to the west was developed for administrative offices.

Much of the vegetation onsite consists of trees, lawns, and ornamental shrubs remaining after irrigation was curtailed due to drought. Utility poles about the parcels with associated power-lines spanning the western edge of the project site.

The site is in close proximity to public transportation, a variety of health services, shopping, and schools. Adjacent properties consist of residential and administrative uses. Residences are located to the north, east, and south of the subject property, while Yolo County offices, including Yolo County Communications and Welfare Offices, a full time Federal Qualified Health Center community clinic, and County Public Health services are located across the street.

Adjacent Uses

| Direction | Adjacent Street | Adjacent Property Use |
|------------------|------------------------|------------------------------|
| • North | N/A | Residential |
| • South | W Beamer Street | Parking lot and Residential |
| • West | Cottonwood Street | Administrative offices |
| • East | N/A | Residential |

Project Objectives

The objectives of the project are to:

- Create new affordable, safe, attractive, and service-enriched residences for low-income individuals and families, with some qualifying for supportive housing and mental health services
- Create a community that fits into and improves the existing neighborhood in style, texture, scale and relation to the street
- Provide housing for extremely low and low-income individual families in furtherance of the City of Woodland’s affordable housing goals

Project Approvals

The City Council of the City of Woodland, as Lead Agency, will use this environmental document for the following approvals:

- General Plan Amendment from Public Service (PS) to High Density Residential (HDR)

- Zoning Code Amendment from R-1 (single-family residential) to R-M (multifamily residential)
- Lot line adjustment
- Demolition Permit
- Design Review
- Site Plan

The Yolo-Solano Air Quality Management District, as a Responsible Agency, will use this environmental document to provide a recommendation to the City of Woodland for the following approval:

- Demolition Permit Review

Yolo County, as a Responsible Agency, will use this environmental document for their approvals related to:

- Demolition and site clearance

Yolo County Housing, as a Responsible Agency, will use this environmental document for their approvals related to:

- Funding actions to support the project development and site services

FOCUS OF THE ENVIRONMENTAL REVIEW

This draft Mitigated Negative Declaration (MND) is provided to give notice to interested agencies and the public that it is the City's intent to adopt an MND for the proposed project. This does not mean that the City's decision regarding the project is final. This MND is being circulated for a period of 30 days to receive comments from interested agencies and the public and is subject to modification based on comments received. The City Planning Commission and City Council will consider the MND and all comments received before deciding whether to approve the project.

The City has retained the Ervin Consulting Group to prepare this Initial Study (IS) for this project and, pending public review, the City expects to determine from this study that the proposed project would not have a significant effect on the environment for the following reasons:

- The proposed project would have *no impact* related to scenic resources; agriculture and forestry resources; objectionable odors; wetlands and riparian habitat or approved local, regional, or state habitat conservation plans; septic systems; airport or air traffic hazards or noise; wildfire or design hazards; flood hazard areas or inundation by seiche, tsunami, or mudflow; displacement of people or housing; or mineral resources.
- The proposed project would have a *less-than-significant* effect related to aesthetics; air quality; biological resources; historical resources; geology and soils; greenhouse gas emissions; handling of hazardous materials; hydrology and water quality; land use and planning; noise; public services; recreation; transportation and circulation; and utilities and service systems.
- The proposed project would have no significantly adverse effect on cultural resources or hazards and hazardous materials because the following

minimization/mitigation measures have been incorporated into the project and would reduce potential impacts to **less than significant**:

Mitigation Measure 5-1 – Archaeological Resources

5-1a *Prior to Improvement Plan approval, the plans shall indicate (via notation on the improvement plans) that:*

- 1) *If historic and/or cultural resources, or human remains are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the Applicant/Developer shall immediately notify the Community Development Department of the discovery.*
- 2) *In such case, the Applicant/Developer shall be required, at their expense, to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate.*
- 3) *The archaeologist shall be required to consult with the Native American Heritage Commission and listed tribes if Native American resources are unearthed, and submit to the Community Development Department for review and approval a report of the findings and method of curation or protection of the resources.*
- 4) *Further grading or site work within the area of discovery shall not be allowed until the proceeding steps have been taken, per the approval by the Community Development Department.*

5-1b *Pursuant to State Health and Safety Code §7050.5 (c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the Yolo County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. Additional work is not to take place within the immediate vicinity of the find until the identified appropriate actions have been implemented.*

Mitigation Measure 8-1 – Demolition Hazardous Materials Measures

8-1 *During demolition, the elevator shall be pulled from the shaft and further investigation performed to confirm that no significant contamination from hydraulic oil is present. In the event that a condition or suspected condition of soil contamination are discovered during demolition, work shall cease or be restricted to an unaffected area of the site as the situation warrants and the City shall be immediately notified. Upon notification, the City shall notify the Yolo County Environmental Health Department of the contamination condition, and the hazardous material removal contractor shall prepare a site remediation plan and a site safety plan, the latter of which is required by OSHA for the protection of construction workers. Similarly, the hazardous material removal contractor shall follow and implement all directives of the*

Yolo County Environmental Health Department and any other jurisdictional authorities that might become involved in the remediation process.

- (1) Preparation of any remediation plan shall include in its focus measures to be taken to protect the public from exposure to potential site hazards and shall include a certification that the remediation measures would clean up the contaminants, dispose of the wastes properly, and protect public health in accordance with federal, state, and local requirements.*
- (2) Obtain closure and/or No Further Action letters from the appropriate agency(ies).*
- (3) Construction contract documents shall include provisions for the proper handling and disposal of contaminated soil and/or dewatering water (including groundwater and contaminated rainwater) in accordance with federal, state, and local requirements.*

SECTION IV – ENVIRONMENTAL CHECKLIST AND DISCUSSION

1. AESTHETICS

Would the proposal:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| A) Have a substantial adverse effect on a scenic vista? | | | | x |
| B) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | | x |
| C) Substantially degrade the existing visual character or quality of the site and its surroundings? | | | x | |
| D) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | x | |

ENVIRONMENTAL SETTING

The proposed project is located in a fully developed, mixed-use residential/public services area of the City of Woodland.

STANDARDS OF SIGNIFICANCE

For purposes of this Initial Study, an impact would be significant if the proposed project would result in activities that:

- Have a substantial adverse effect on a scenic vista
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway
- Adversely alter the existing visual character or quality of the project area
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area

ANSWERS TO CHECKLIST QUESTIONS

Question A and Question B

The project site is an infill redevelopment site in a mixed-use residential area and is not near a state scenic highway. In addition, the City of Woodland General Plan EIR, 2002 General Plan, and General Plan Background Report do not designate scenic vistas within the City. Scenic resources such as rock outcroppings do not exist within this developed and urbanized project area. The proposed project would have *no impact* on a known scenic vista or damage scenic resources.

Question C

The project site is currently developed with an existing adult day health facility, a parking lot and a vacant single-story former hospital building that has been modified extensively over time. Existing landscaping on the site has been minimally maintained during the drought. Surrounding land uses include residential to the north and east, a parking lot and residential to the south across W. Beamer Street, and County administrative offices to the west across N. Cottonwood Street.

The proposed project would demolish vacant, deteriorated buildings. Although Wilbur D. Peugh, who was a prolific and important modernist architect, designed the hospital, it is not one of his most outstanding works; the existing structures are not architecturally significant.

Demolition of these buildings and new construction would improve the existing visual character or quality of the project area with new construction and landscaping that must be consistent with the City of Woodland's Community Design Standards (adopted in 1998 and updated in 2004). The proposed residential development would be consistent with the residential uses to the north and east, and the multi-family configuration and community center would provide a transition to the county administrative uses to the west and southwest. Therefore, the project would have a *less-than-significant effect* on the existing visual character and quality of the project area and vicinity.

Question D

The existing uses on the site have illuminated this area since the 1945, although light from the site has not been recently present since the site became vacant. Because it was a hospital and then clinic use, the previous uses emitted light on a 24-hour basis as compared to administrative or residential uses. The proposed project would upgrade site lighting consistent with residential uses and outdoor security lights. The proposed site lighting must comply with City's Municipal Code and the Community Design Standards for multi-family buildings, which generally require lighting to be shielded from neighboring properties.

Solar glare is created by the reflection of light off building surfaces, which has the potential to create impacts if it causes distracting glare for drivers on city streets or on nearby freeways. The existing structure includes windows that may cause glare at certain angles. There are no reflective building surfaces proposed for the new development, except for small residential windows, thus there would no new glare effects on this site. Whereas the proposed project replaces a medical facility with residential uses built to current codes and design standards, the proposed project would have a *less-than-significant* impact on day or nighttime views in the area.

MITIGATION MEASURES

None required.

FINDINGS

The proposed project would have *no impact* on scenic resources, and result in a *less-than-significant* impact on aesthetics.

2. AGRICULTURE AND FORESTRY RESOURCES

Would the proposal:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| A) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | x |
| B) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | x |
| C) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | | | | x |
| D) Result in the loss of forest land or conversion of forest land to non-forest use? | | | | x |
| E) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | | | | x |

ENVIRONMENTAL SETTING

The project site and vicinity is categorized as Urban and Built-Up Land. The site is located within the city limits and currently designated for public use in the General Plan, containing a former county hospital and clinic. Urban and Built-up Land is used for residential, industrial, commercial, construction, institutional, public administrative purposes, railroad yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment plants, water control structures, and other development purposes.

STANDARDS OF SIGNIFICANCE

For purposes of this Initial Study, an impact would be significant if implementation of the proposed project would conflict with adopted agricultural policies or zoning, or result in the loss of forestry land.

ANSWERS TO CHECKLIST QUESTIONS

Questions A through E

The California Department of Conservation operates the Farmland Mapping and Monitoring Program (FMMP), which monitors the conversion of the state's farmland to and from agricultural use. There is no prime farmland, unique farmland, or farmland of statewide

importance on the project site or in the project vicinity. The proposed project involves demolition of a vacant hospital structure and new construction of multi-family housing on an urban site. The project would not convert prime agricultural land to non-agricultural use, would not conflict with agricultural zoning or a Williamson Act contract, or involve any other changes resulting in a conversion of farmland, nor would the proposed project result in a loss of forest lands or resources. Therefore, the proposed project would have *no impact* on agricultural or forestry resources.

MITIGATION MEASURES

None required.

FINDINGS

The proposed project would have *no impact* on agriculture and forestry resources.

3. AIR QUALITY

Would the proposal:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| A) Conflict with or obstruct implementation of the applicable air quality plan? | | | x | |
| B) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | | x | |
| C) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | x | |
| D) Expose sensitive receptors to substantial pollutant concentrations? | | | x | |
| E) Create objectionable odors affecting a substantial number of people? | | | | x |

ENVIRONMENTAL SETTING

The project area is located in the Sacramento Valley Air Basin (SVAB), which is bounded by the Sierra Nevada on the east and the Coast Range on the west. Prevailing winds in the project area originate primarily from the southwest. These winds are the result of marine breezes coming through the Carquinez Strait. These marine breezes diminish during the winter months, and winds from the north occur more frequently at this time. Air quality within the project area and the surrounding region is largely influenced by urban emission sources.

The SVAB is subject to federal, state, and local air quality regulations under the jurisdiction of the Yolo-Solano Air Quality Management District (YSAQMD). The YSAQMD is responsible for implementing emissions standards and other requirements of federal and state laws. As there are minimal industrial emissions, urban emission sources originate primarily from automobiles. Home fireplaces also contribute a significant portion of the air pollutants, particularly during the winter months. Motor vehicles are the primary source of air quality hazards, which are primarily caused by carbon monoxide (CO), particulate matter (PM₁₀), and ozone.

Air Pollutants and Ambient Air Quality Standards (AAQS)

Both the state and the federal governments have established AAQS for several different pollutants. For some pollutants, separate standards have been set for different averaging periods (e.g., 1 hour, 24 hour, annual). Most standards have been set to protect public health, although some standards have been based on other values, such as protection of

crops or materials, or avoidance of nuisance conditions. The pollutants of greatest concern in the project area are ozone and inhalable particulate matter (PM₁₀).

Yolo County is in attainment with the NAAQS and CAAQS for all pollutants except ozone, and PM₁₀. At the federal level, the area is considered to be part of a regional nonattainment area for the 8-hour ozone standard and 24-hour PM₁₀ standard, and attainment or unclassified for all other criteria pollutants. At the State level, the area is designated as a serious nonattainment area for the 1-hour ozone standard, nonattainment for the 8-hour ozone standard, nonattainment for the PM₁₀ standards, and attainment or unclassified for all other State standards. Although the 1-Hour federal ozone standard has been revoked, on October 18, 2012, the USEPA officially determined that the Sacramento Federal Nonattainment Area (SFNA), which includes Sacramento and Yolo counties, Placer and El Dorado counties (except Lake Tahoe Basin portions), Solano County (eastern portion), and Sutter County (southern portion), attained the revoked 1-hour ozone NAAQS. The determination became effective November 19, 2012.¹

STANDARDS OF SIGNIFICANCE

The following thresholds are based on the CEQA Guidelines, as amended. For purposes of this Initial Study, an impact would be significant if implementation of the proposed project would result in any of the following:

- Conflict with or obstruct implementation of the applicable air quality plan
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation
- Result in a cumulatively considerable net increase of any criteria pollutant for which the proposed project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors, including VOCs and NO_x)
- Expose sensitive receptors to substantial pollutant concentrations
- Create objectionable odors affecting a substantial number of people

YSAQMD Criteria

Adopted YSAQMD rules and regulations, as well as the thresholds of significance, are consistent with the air quality plans. The thresholds of significance apply to both construction and operational impacts. Project-related air emissions would have a significant effect if they result in concentrations that create either a violation of an ambient air quality standard or contribute to an existing air quality violation. YSAQMD adopted the following thresholds of significance in 2007 for ozone and particulate matter:

Ozone and Particulate Matter (PM)

An increase of ozone precursor, nitrogen oxides (NO_x) or reactive organic gases (ROG) above 10 tons per year would result in a significant impact. An increase in PM₁₀, above 80 pounds per day would result in a significant impact.

¹ U.S. Environmental Protection Agency. Air Actions in the Sacramento Metro Area. October 3, 2012. Available at: <http://www.epa.gov/region9/air/actions/sacto/index.html>. Accessed December 2015.

ANSWERS TO CHECKLIST QUESTIONS

Question A

The California Clean Air Act (CCAA) requires areas that do not meet the AAQS to comply with and implement the State Implementation Plan (SIP) through preparing plans to demonstrate how and when the region could reach attainment for the standards by the earliest practicable date. Accordingly, the YSAQMD prepared and adopted an Air Quality Attainment Plan (AQAP) in February 1992, which was submitted to the California Air Resources Board (CARB) and approved in May 1992. Triennial reports are required for the AQAP to describe the progress made towards attaining the State ozone standard and revise the emission reductions required. The most recent triennial report and plan update was adopted in May 2010. The Yolo-Solano AQMD Board of Directors adopted its 2012 Triennial Assessment and Plan Update on April 10, 2013. The YSAQMD's thresholds of significance, as well as rules and regulations, are intended to help ensure compliance with the AQAP. The proposed project is required to comply with all YSAQMD rules and regulations.

The regional air quality plans were based on existing conditions, which included a medical clinic use at the site until 2014, and at one point a fully occupied government services complex. As described in Section 16, Transportation, the proposed project would result in a net decrease in vehicle trips over historic uses on this urban infill site. To help identify projects requiring an increased level of analysis, the YSAQMD (CEQA Handbook Table 2) provides examples of projects by size and land use type that would likely exceed the District's operational thresholds of significance for analysis years 2007 and 2010. These analysis years were chosen because project PM₁₀ emissions, rather than ROG and NO_x, generally trigger significance thresholds after 2010. The screening level assumes a low-rise apartment complex of 390 units would likely exceed the District's thresholds. By comparison, the screening threshold for government offices is only 75,000 square feet; the site under the current General Plan would allow government office uses of the existing 70,000+ square foot building. In combination with the Adult Day Health Center on the site, continued government uses on the site could exceed the District's standards. Based on this, the proposed construction of 80 multi-family units would be well below the thresholds identified by the District and result in a net reduction in operational air emissions (please see Table 3-1, below).

Whereas the proposed project is well below the YSAQMD screening thresholds, and the City and YSAQMD would ensure that the project would adhere to all relevant General Plan air quality policies aimed at ensuring consistency with applicable air quality plans, impacts regarding conflict with or obstruction of implementation of the applicable air quality plan would be *less than significant*.

Questions B, C and D

As noted above, the proposed project would be significantly below the identified operational thresholds established by the YSAQMD for ROG, NO_x and PM₁₀. There would be a net decrease in operational emissions associated with this project. However, the project does propose demolition of a 70,000+ square foot hospital building and associated parking and utilities infrastructure. Construction activities will include site grading, laying asphalt, constructing foundations, buildings, and carports, and installing landscaping and utilities. Therefore, demolition and construction could exceed District thresholds on a temporary basis.

PM₁₀ emissions in the form of fugitive dust would vary from day to day, depending on the level and type of construction activity (demolition and grading), silt content of the soil, and prevailing weather, and result from grading and earth-moving activities, construction equipment, and motor vehicles. Such emissions have the potential to cause or contribute to violations of the PM₁₀ AAQS, in particular, the more stringent CAAQS. Demolition and construction activities are required to conform to District rules and guidelines independent of the CEQA process. Listed below are descriptions of District rules that would be applicable to the proposed project:

- Visible emissions from stationary diesel-powered equipment are not allowed to exceed 40 percent opacity for more than three minutes in any one-hour, as regulated under District Rule 2.3, Ringelmann Chart.
- Dust emissions must be prevented from creating a nuisance to surrounding properties as regulated under District Rule 2.5, Nuisance.
- Portable equipment greater than 50 horsepower, other than vehicles, must be registered with either the ARB Portable Equipment Registration Program (PERP) (<http://www.arb.ca.gov/perp/perp.htm>) or with the District.
- Architectural coatings and solvents used at the project shall be compliant with District Rule 2.14, Architectural Coatings.
- Cutback and emulsified asphalt application shall be conducted in accordance with District Rule 2.28, Cutback and Emulsified Asphalt Paving Materials.
- In the event that demolition, renovation or removal of asbestos-containing materials is involved, District Rule 9.9 requires District consultation and permit prior to commencing demolition or renovation work.
- All stationary equipment, other than internal combustion engines less than 50 horsepower, emitting air pollutants controlled under District rules and regulations require an Authority to Construct (ATC) and Permit to Operate (PTO) from the District.

There are no wood stoves or fireplaces proposed in this project, thus rules pertaining to wood burning appliances do not apply.

Without control, dust emissions from grading, trenching, or land clearing can create nuisances or localized health impacts. Actual pounds per day of construction emissions generated by project construction have been calculated with CalEEMod (Version: CalEEMod.2013.2.2), and are below YSAQMD threshold of 80 pounds per day (see Table 3-1). Therefore, the proposed project will have a *less-than-significant impact* on air emissions.

**TABLE 3-1
 UNMITIGATED CONSTRUCTION EMISSIONS**

| CONSTRUCTION EMISSIONS | ROG (10 TONS/YEAR) | NO_x (10 TONS/YEAR) | PM10 (80#/DAY) |
|-------------------------------|-------------------------------|--|---------------------------|
| Year 2 | 0.52 | 4.16 | 63.61 |

Source: CalEEMod Version: CalEEMod.2013.2.2

However, even projects not exceeding district PM thresholds should implement best management practices to reduce dust emissions and avoid localized health impacts. Watering the active construction areas at least twice a day would further reduce PM₁₀

emissions to 21.14 pounds per day. Recommended best management practices to further minimize PM₁₀ emissions during construction include:

- a. *Water all active construction sites at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.*
- b. *Haul trucks shall maintain at least 2 feet of freeboard.*
- c. *Cover all trucks hauling dirt, sand, or 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 vegetative ground cover in disturbed areas as soon as possible.*
- g. *Cover inactive storage piles.*
- h. *Sweep streets if visible soil material is carried out from the construction site.*
- i. *Treat accesses to a distance of 100 feet from the paved road with a 6 to 12 inch layer of wood chips or mulch.*

Question E

Construction and demolition activities may cause temporary odors from diesel exhaust during construction. The proposed project would not include industrial or intensive agricultural sources of nuisance odors, such as wastewater treatment facilities, waste-disposal facilities, or agricultural operations, are not proposed as part of the project. The proposed project's residential uses are not typically associated with the creation of objectionable odors. Therefore, the proposed project will have a *less-than-significant impact* related to objectionable odors.

MITIGATION MEASURES

None required.

FINDINGS

General Plan policies, YSAQMD Rules, and implementation of standard construction best management practices will ensure the proposed project would result in a ***less-than-significant*** impact on air quality.

4. BIOLOGICAL RESOURCES

Would the proposal result in impacts to:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| A) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | x | |
| B) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? | | | | x |
| C) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | x |
| D) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | x | |
| E) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | x | |
| F) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | | | x |

ENVIRONMENTAL SETTING

Wildlife species potentially occurring on the project site are those tolerant of a high degree of disturbance. Typical species would include western scrub jay, American crow, mourning dove, Brewer's blackbird and rock dove. The high level of disturbance and patchy, fragmented nature of the landscaping vegetation makes the project site of very low value to wildlife.

REGULATORY SETTING

Migratory Birds

California Department of Fish and Game (CDFG) codes (Sections 3503, 3513, and 3800) protect migratory birds from harassment or harm, and also protect their eggs and nestlings. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered a "taking" by CDFG. Federal law also protects raptors, migratory birds, and their nests. The

federal Migratory Bird Treaty Act (15 USC 703-711 and 16 USC Section 7.3, Supp I 1989), 50 CFR Part 21, and 50 CFR Part 10, prohibits killing, possessing or trading in migratory birds. Executive Order 13186 (January 11, 2001) requires that any project with federal involvement address impact of federal actions on migratory birds.

Invasive Species

Executive Order 13112 (February 3, 1999) directs all federal agencies to refrain from authorizing funding, or carrying out actions on projects that may spread invasive species. Other laws pertaining to the spread of noxious weeds include the Carlson-Foley Act of 1968 and the Federal Noxious Weed Act of 1974. Executive Order 13112 further directs federal agencies to prevent the introduction of invasive species, to control and monitor existing invasive species populations, restore native species to invaded ecosystems, research and develop prevention and control methods for invasive species, and promote public education on invasive species. Whereas this project is to receive federal funds for construction, this issue is discussed below.

Trees (including Heritage Trees)

The City of Woodland Tree Preservation Ordinance (Woodland Municipal Code Chapter 20A) regulates the removal of select trees including street trees, heritage trees, specimen trees, landmark trees, and trees with aesthetic value and may regulate any encroachment into the drip line area of the tree for development projects. The Ordinance defines a "tree" as "any live woody plant having one or more well-defined perennial stems with a diameter at maturity of 6 inches or more measured at 54 inches above ground level (diameter at breast height). A "Heritage tree" means any valley oak tree with a trunk diameter of thirty-three inches or more at breast height (fifty-four inches) which is of good quality in term of health, vigor, growth and conformity to generally accepted horticultural standards of shape for its species. A "Landmark tree" means a tree or stand of trees that is of historical or public significance as designated by the city council. In order to preserve trees, development projects are required to submit both a Tree Plan and a Tree Replacement Program with their application for the project, which provides the City with the information necessary to accomplish the goal of tree preservation.

STANDARDS OF SIGNIFICANCE

For purposes of this Initial Study, an impact would be significant if implementation of the proposed project would do any of the following:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFG or United States Fish and Wildlife Service (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 the CDFG or USFWS
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (CWA; including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological 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

ANSWERS TO CHECKLIST QUESTIONS

Questions A and D

There are some existing trees, including street trees, within and immediately adjacent to the project area. These trees are very close to the street or the existing buildings, and are all non-native species except a 36" California Sycamore, a 7" Valley Oak and a 30" California Fan Palm. It is not anticipated, based on the small tree canopies and tree heights, urban location, and distance from riparian areas or open foraging areas, that these trees would provide significant nesting habitat for migratory bird species. Construction disturbance of migratory bird species is therefore anticipated to be *less than significant*.

Questions B and D

The proposed project is on an urban infill parcel, located in a built environment with no areas of open land within a half mile. Per the Fish and Wildlife Service Wetlands Mapper, there are no surface waters, drainage swales, or any other wetland or riparian habitat within two miles of the project site. The site and surrounding properties are developed with asphalt paving and buildings with landscaping. Existing vegetation is either landscaping or plants that inhabit disturbed areas, and made up of mainly non-native species. Although construction activities and erosion control measures can result in the introduction and spread of noxious weeds and other invasive plants, the project site and vicinity does not contain any sensitive habitat areas or natural vegetation that could be affected. The proposed project would have a *less-than-significant impact* on wetlands, riparian, other sensitive habitat, wildlife corridors or the spread of noxious weeds.

Question E

The City of Woodland Tree Preservation Ordinance (Woodland Municipal Code Chapter 20A) regulates the removal of select trees including street trees, heritage trees, specimen trees, landmark trees, and trees with aesthetic value and may regulate any encroachment into the drip line area of the tree for development projects. In order to preserve trees, Development Projects are required to submit both a Tree Plan and a Tree Replacement Program with their application for the project, which provides the City with critical information necessary to accomplish the goal of tree preservation.

During field reconnaissance and inventory efforts, Sierra Nevada Arborists conducted a visual review from ground level of the trees within and/or overhanging the selected lots within the project area as depicted on the project grading plans. Field reconnaissance and inventory efforts found 36 trees measuring 6 inches in diameter and larger measured at breast height within and/or overhanging the proposed project area, eleven of which are hazardous and need to be removed. No heritage or landmark trees were identified on or overhanging the project site. Healthy street trees along N. Cottonwood Street would be

retained, while the remaining on-site trees would be removed for site grading. The landscape plans show that approximately 230 new trees would be planted on the site. Proposed street trees include *Ulmus p.* 'Emerald Sunshine' and *Zelkova serrata*; both are included on the City Approved Tree list and are demarcated as "approved City of Woodland street trees" per section 13.02.

Compliance with City policies would minimize potential construction impacts to existing trees. The proposed project will not conflict with any General Plan policies or ordinances, including those protecting oak and public trees; therefore, impacts to trees would be *less than significant*.

Question F

Yolo County has formed a Joint Powers Agency (JPA) for the purposes of preparing and implementing a Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) for Yolo County. The NCCP/HCP, which would include the City of Woodland, has identified a 653,820-acre planning area. The NCCP/HCP would establish a funding mechanism to preserve and enhance native habitats that support endangered and sensitive species. While an NCCP/HCP has not yet been adopted, the JPA administers the Swainson's Hawk Interim Mitigation Fee Program, which collects fees for projects impacting Swainson's hawk foraging habitat in Yolo County. This measure only applies to the urban development of open land within the HCP/NCCP planning area; it does not apply to infill parcels within the City of Woodland urban limit lines. Beyond the measures specific to the Swainson's hawk, the City of Woodland is not currently subject to an adopted Habitat Conservation plan. Therefore, the proposed project would have *no impact* on such a plan.

MITIGATION MEASURES

None required.

FINDINGS

The proposed project would not affect sensitive habitat or species, and would not interfere with the provisions of any adopted resource protection plans; therefore, the proposed project would result in a *less-than-significant* impact on biological resources, and *no impact* on wetlands and listed sensitive habitats, or approved local, regional, or state habitat conservation plans.

5. CULTURAL RESOURCES

Would the proposal:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| A) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? | | | ✘ | |
| B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | | ✘ | | |
| C) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | ✘ | |
| D) Disturb any human remains, including those interred outside of formal cemeteries? | | | ✘ | |
| E) TRIBAL CULTURAL RESOURCES. Consultation with a California Native American Tribe that has requested such consultation may assist a lead agency in determining whether the project may adversely affect tribal cultural resources, and if so, how such effects may be avoided or mitigated. Whether or not consultation has been requested, would the project cause a substantial adverse change in a site, feature, place, cultural landscape, sacred place, or object, with cultural value to a California Native American Tribe, which is any of the following: | | | | |
| a) Included in a local register of historical resources | | | ✘ | |
| b) Determined by the lead agency, in its discretion and supported by substantial evidence, to be a Tribal Cultural Resource, after applying the criteria in Public Resources Code § 5024.1(c), and considering the significance of the resource to a California Native American Tribe? | | | ✘ | |
| c) Included or determined to be eligible for inclusion in the California Register of Historical Resources? | | | ✘ | |

ENVIRONMENTAL SETTING

Historic Context of Woodland

Henry Wycoff founded Woodland (then known as Yolo City) in 1853, when he constructed a wood-frame commercial building on what later became First Street. Yolo County was already home to cattle operations, which were soon followed by grain production. More commercial development to serve the growing agricultural region gradually followed. When Woodland became the county seat in 1862, after a season of flooding made it attractive in comparison to river-adjacent towns, its regional importance was confirmed. The town plat was filed the following year. In 1869 the railroad arrived, allowing the town to become a shipment center for agricultural produce and to more easily receive goods from the outside

world. By the 1880s, Woodland was a prosperous town, and local agriculture was further diversifying into fruit and row crops.

During the twentieth century, agriculture and county government remained the most important drivers of both residential and commercial growth in Woodland. World War II brought significant demographic changes to the City. The local newspaper called the federal government's internment of Woodland's Japanese citizens in 1942 "Yolo's greatest mass exodus." Military service depleted the local farm labor force, and first Native Americans and then Mexican braceros were invited to Yolo County for agricultural work. After the war's end the region's population increased, and so did the size of the county government, providing an ongoing stimulus to Woodland's economy. In the late 1940s, the City expanded City Hall and the jail, built a new fire station and public pool, and improved the sewer system. Although it continued to grow, Woodland remained an agricultural town. Its pace of expansion never matched the explosive post-war growth of an urban center Sacramento or university-oriented Davis. Interstate 5 opened in 1973, and State Route 113 connected I-5 to I-80 in 1990. The interstate highways replaced the railroad as the most important transportation resource in Woodland. By 2011, Woodland had a population of 56,000, and agriculture and county government remained among the most important local economic endeavors.

Sources Consulted

Per a request made on November 24, 2015, a records search for the project was conducted by staff at the North West Information Center located at California State University, Sonoma to identify previous sites and surveys present within a 0.5-mi radius of the project area.

Review of this information indicates that there have been two cultural resource studies that cover approximately 50% of the proposed 180 West Beamer Street project area: Study # 2956 True (1977) and Study #2958 (Flynn and Wheeler 1978). This project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded building or structure within or adjacent to the proposed project area. In addition to these inventories, the NWIC base maps show one recorded building within the proposed project area, the Yolo County General Hospital SITE (P-57-000961); this brief record did not assess the building according to National Register historic criteria.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Patwin (Southern Wintuan) language, part of the Penutian language family (Johnson 1978: 350). The NWIC reported that there are no Native American resources in or adjacent to the proposed project area referenced in the ethnographic literature (Johnson 1978: 350).

Native American Consultation

The Native American Heritage Commission (NAHC) conducted a search of sacred land files that failed to indicate the presence of Native American resources in the immediate project area. NAHC provided a list of Native American individuals and organizations to contact for additional information, and consultation letters were sent on December 16, 2015. To date, the United Auburn Indian Community of the Auburn Rancheria has responded, indicating they have no further comments or interest in this project.

Historical Society

Brunzell Historical contacted the Yolo County Historical Society and inquired if they had any information on the Yolo General Hospital building. The Society indicated that they had no information on the building or its historic status.

State Office of Historic Preservation (SHPO)

The proposed project is requesting federal funds and thus must comply with Section 106 of the National Historic Preservation Act of 1966. Yolo County Housing made a determination of no effect on a historic resource and has requested SHPO concurrence with this determination. To date, no response has been received from the SHPO. No response is required for the CEQA process; however, SHPO must respond per Section 106 requirements no later than January 18, 2016, thus their response will be available for decision makers.

STANDARDS OF SIGNIFICANCE

For purposes of this Initial Study, an impact would be significant if implementation of the proposed project would do any of the following:

- Cause a substantial change in the significance of a historical or archaeological resource as defined in CEQA Guidelines Section 15064.5
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature
- Disturb any human remains, including those interred outside of formal cemeteries

ANSWERS TO CHECKLIST QUESTIONS

Question A

Brunzell Historic prepared a detailed historic inventory and Department of Parks and Recreation Form 523 for the hospital building to determine its eligibility as an historic building. The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. Woodland Register of historic resource requirements are based on the state and national standards. Although the Yolo General Hospital building can be considered a rare local example of Mid-century Modernism under Criterion C/3, it has undergone numerous additions and renovations over the years, and does not retain sufficient historic integrity to meet the criteria for listing on national, state, or local historic registers, as discussed below.

Criterion A/1: 170 West Beamer Street is associated with events that have made a significant contribution to the broad patterns of local, history. Yolo General Hospital was built as a county hospital for indigent care in 1946, part of a nationwide trend in the middle decades of the twentieth century to provide a more extensive social safety net. During the immediate post-war period it housed Yolo County's only emergency room and only obstetrics practice, and therefore served a broad swath of the population of Yolo County. Many lives began and ended within its walls. Much of the institution's resources went toward the treatment of polio, tuberculosis, and other communicable diseases in the immediate post-war era. As advances in medicine made these diseases rare, Yolo General Hospital shifted its attention toward long-term and elderly care. As Yolo County grew and developed new medical institutions, Yolo General Hospital no longer needed to provide

maternity or emergency room services. Yolo General Hospital's patient load also began to shrink after 1965, when Medicare became available. In 1969, it closed its obstetrics practice and began trimming other services. However, it continued to provide medical care through 1992, when Yolo County closed the hospital. Because of its important role in the development of medical care in Yolo County from 1946 – 1969, it is eligible to the Woodland Register for its historical significance under Criterion 1/A. However, it does not rise to the level of significance required for state or national historic registration and is therefore not eligible to the NRHP or CRHR.

Criterion B/2: Yolo General Hospital is not significantly associated with the lives of persons important to local, state, or national history, and therefore is not eligible to the NRHP, CRHR, or Woodland Register under Criterion B/2.

Criterion C/3: Both the original 1946 Yolo General Hospital building and its 1954 addition were designed by Wilbur D. Peugh. Peugh was a well-known architect who designed over 2,000 buildings in a career that spanned three decades. He designed notable buildings that include department stores, hotels, schools, and transportation-related buildings. He worked in a wide range of styles over his long career including Art Deco, Streamline Moderne, International Style, and Mid-Century Modern. Peugh has been documented as one of San Francisco's notable modernist architects, and is considered a Master Architect in San Diego for his 1926 Pickwick Hotel. Less than three decades after his death, his early works were being added to official historic districts in the Bay Area. Documentary evidence and the building itself demonstrate that cost-consciousness was an important element of the Yolo General Hospital's design, and it therefore cannot be considered one of Peugh's major works. Peugh was able, however, to incorporate important elements of Mid-century Modernism into the hospital's design, including its very low-pitch gable roof with wood-clad eaves as well as the dramatic corner windows and oversized transom in the entry block. The stylish modernist lettering of the building's nameplate and tripartite steel sash window groupings are also important decorative elements. Perhaps more significant is the building's odd and complex plan, a testament to Peugh's architectural experience and design acumen. The main façade bends to conform to the semi-circular drive off Beamer Street, in contrast to a conventional orientation toward the street. The low-slung and simple pre-fabricated concrete building would have been static and austere with a more traditional rectilinear plan, but as conceived by Peugh the building appears to shelter the drive and entry block in encircling arms. The emphasis on the driveway and its parking also gives the building an auto-oriented modernism, and would have provided interesting views of the landscaping and entryway from the rooms inside. Because the Yolo General Hospital is not representative of Peugh's finest work it is not eligible for the NRHP or CRHR despite his status as a master architect. It would be, however, eligible to the Woodland Register as a rare local example of Mid-century Modernism under Criterion C/3 if the building retained integrity, as discussed below.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 170 West Beamer Street does not appear to be a principal source of important information in this regard.

Historic eligibility rests on integrity as well as significance. Loss of integrity overwhelms significance and renders a property ineligible for historic listing. Integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics. When originally constructed, the building was a good (if relatively modest) example of the work of Wilbur D. Peugh, an important modernist architect. The Yolo

General Hospital played an important role in the post-war development of Yolo County and the community of Woodland as the only emergency room and maternity hospital in its early years. Modernism is characterized by a lack of ornament, and therefore even relatively modest alterations can damage a modernist building's integrity. The original south wing of the Yolo General Hospital has suffered from both deferred maintenance and alterations that have significantly impacted its integrity. Although its novel plan has been retained, other important features of the façade have changed. The original building nameplate with its modernist lettering was replaced in the early 1980s. An original built-in planter was removed to make way for an accessible ramp in the 1990s, destroying the symmetry of the entry block. Probably around the same time, the original glazed entry doors were replaced. Some main-façade windows have been stuccoed over. New uses of the building after the hospital closed resulted in renovations that obscure the building's original design features as well as its history as a health-care facility. Partitions in the lobby separate the corner windows, which originally would have provided ample light as well as views to the interior, from the interior entryway. Other parts of the building have suffered even more extensive modifications. The rear elevations of the original building have had new doors punched into their walls, accessible ramps constructed, and a projecting entry addition. Although research did not reveal historic photographs of the 1954 addition, it was designed by Peugh and its north and west elevations suggest that it was constructed with architectural features designed to match the original building. Most of these features, such as the wood-clad eaves, were removed or obscured in the unsympathetic 1983 renovation, and this portion of the building is unrecognizable as a historic building. Because of these modifications, the Woodland General Hospital building lacks the integrity required for historic eligibility.

The Yolo General Hospital building does not meet the criteria for listing on national, state, or local historic registers. It has been assigned a Historic Resource Status Code of 6Z, and therefore does not qualify as a historic resource under CEQA. Therefore, demolition of the building would have a *less-than-significant impact* on historic resources.

Questions B, D and E

Ground-disturbing activities associated with the proposed project would consist of excavation of existing foundations and fill in basement areas, the placement of new building foundations, landscaping, irrigation, and utility and drainage improvements. Because the site is currently covered with asphalt paving and buildings, no archaeological survey was conducted. However, the NWIC noted the possibility of historic-period archaeological resources within the project area. The General Land Office maps depicted multiple fence lines and a building associated with "Jsbel's" property (General Land Office 1858: T10N, 02E). The 1907 and 1915 USGS 15-minute topographic quadrangles for Woodland showed that a Hospital and two auxiliary buildings or structures were located partially within or immediately adjacent to the proposed project area. There is also the chance that part or all of the proposed project site was once located within J. Morris' property. With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources on the site.

The NWIC also notes that Native American resources in this part of Yolo County have been found in along the major waterways, such as the Sacramento River, and Cache and Putah Creek, within the interface between the valleys and foothills, Holocene alluvial soils, and on the mid-slope terraces of the North Coast Ranges. Additionally, buried sites have been found between six to nine feet below the surface in areas adjacent to waterways and sloughs. The project site is located within the flatlands of the Sacramento Valley. It contains gentle slopes and it is located within two miles of multiple seasonal or intermittent

drainages that feed into Cache Creek. Given the similarity of one or more of these environmental factors, there is also a moderate potential for unrecorded Native American resources in the proposed project site.

The proposed project would involve only shallow trenching in previously disturbed areas. No informal cemeteries are known to have occupied the project area, so any human remains encountered would likely come from archaeological or historical archaeological contexts. Human burials, in addition to being potential archaeological resources, have specific provisions for treatment in Section 5097 of the California Public Resources Code (PRC) and Sections 7050.5, 7051, and 7054 of the California Health and Safety Code (HSC). These provisions require that construction or excavation be stopped in the vicinity of discovered human remains until the county coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission. CEQA Guidelines (Public Resources Code Section 5097) specify the procedures to be followed in case of the discovery of human remains on non-federal land. The disposition of Native American burials falls within the jurisdiction of the Native American Heritage Commission.

Although the site has been significantly disturbed for previous construction, there is a moderate potential that unrecorded historic-period and/or Native American cultural materials could be found in this area. Loss of any such resources during demolition and/or construction before they are evaluated could result in a **potentially significant** impact.

Mitigation Measure 5-1 – Archaeological Resources

5-1a Prior to Improvement Plan approval, the plans shall indicate (via notation on the improvement plans) that:

- 1) If historic and/or cultural resources, or human remains are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the Applicant/Developer shall immediately notify the Community Development Department of the discovery.*
- 2) In such case, the Applicant/Developer shall be required, at their expense, to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate.*
- 3) The archaeologist shall be required to consult with the Native American Heritage Commission and listed tribes if Native American resources are unearthed, and submit to the Community Development Department for review and approval a report of the findings and method of curation or protection of the resources.*
- 4) Further grading or site work within the area of discovery shall not be allowed until the proceeding steps have been taken, per the approval by the Community Development Department.*

5-1b Pursuant to State Health and Safety Code §7050.5 (c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the Yolo County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission who shall notify the person believed to be the

most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. Additional work is not to take place within the immediate vicinity of the find until the identified appropriate actions have been implemented.

Significance After Mitigation

As mitigated, the proposed project would have a **less-than-significant** impact on archaeological and Native American resources.

Question C

The project area is not known to contain paleontological resources or unique geological features. In addition, the project area has already been subject to extensive ground disturbance and development, and excavations will be less than 32 inches deep for utilities. Any superficial paleontological resources that may have existed at one time have likely been previously unearthed by past development activities. While not expected, the remote potential remains for paleontological resources to exist at deep levels. General Plan policies regarding archeological resources and unanticipated discoveries would reduce potential impacts to paleontological resources to *less-than-significant* levels.

MITIGATION MEASURES

Mitigation Measure 5-1 – Archaeological Resources

- 5-1a *Prior to Improvement Plan approval, the plans shall indicate (via notation on the improvement plans) that:*
- 1) *If historic and/or cultural resources, or human remains are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the Applicant/Developer shall immediately notify the Community Development Department of the discovery.*
 - 2) *In such case, the Applicant/Developer shall be required, at their expense, to retain the services of a qualified for the purpose of recording, protecting, or curating the discovery as appropriate.*
 - 3) *The archaeologist shall be required to consult with the Native American Heritage Commission and listed tribes if Native American resources are unearthed, and submit to the Community Development Department for review and approval a report of the findings and method of curation or protection of the resources.*
 - 4) *Further grading or site work within the area of discovery shall not be allowed until the proceeding steps have been taken, per the approval by the Community Development Department.*
- 5-1b *Pursuant to State Health and Safety Code §7050.5 (c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the Yolo County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human*

remains and any associated artifacts. Additional work is not to take place within the immediate vicinity of the find until the identified appropriate actions have been implemented.

FINDINGS

Whereas there are no known historic, paleontological or Native American resources within the APE for this project, and Mitigation Measure 5-1 requires the investigation of any unanticipated archaeological discoveries during construction, the proposed project would result in a ***less-than-significant*** impact on cultural resources.

6. GEOLOGY AND SOILS

Would the proposal result in or expose people to potential impacts involving:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| A) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | x | |
| <ul style="list-style-type: none"> ii) Strong seismic ground shaking? | | | x | |
| <ul style="list-style-type: none"> iii) Seismic-related ground failure, including liquefaction? | | | x | |
| <ul style="list-style-type: none"> iv) Landslides? | | | x | |
| B) Result in substantial soil erosion or the loss of topsoil? | | | x | |
| C) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | x | |
| D) 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? | | | x | |
| E) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | | x |

ENVIRONMENTAL SETTING

Soils in the area consist of Marvin silty clay loam, Myers clay, and Brentwood silty clay loam, 0 to 2 percent slopes found on alluvial fans. Marvin is derived from a mixture of clayey and silty alluvium, while the parent material of Brentwood is comprised of alluvium derived from sedimentary rock.

The project site is located in the City of Woodland, Yolo County, California, within the Sacramento Valley, a part of the Great Valley geomorphic province of California. The Great Valley geomorphic province of California, and consists of gently sloping to level alluvial plains. To the west, is the Coast Range geomorphic province. Geologic units in the Great Valley area generally consist of Quaternary alluvium or basin deposits, and the Quaternary Modesto and Riverbank Formations, both of which consist of somewhat older alluvium.

Seismicity

Woodland, California is surrounded by several faults in the San Andreas Fault system to the west and the Eastern Sierra fault system to the east. A series of faults also run along the eastern base of the foothills west of the City. The Uniform Building Code identifies the project area as being in Seismic Risk Zone III, which indicates that the maximum intensity of an earthquake that would be experienced in the planning area would be up to VII on the Modified Mercalli intensity scale. The Modified Mercalli scale is a scale of seismic intensity that measures the effects of seismic movement. The Mercalli Intensity of VII indicates that people have difficulty standing, drivers in cars feel shaking, and moderate damage is done to well-built buildings (FEMA.gov, April 2007). An earthquake of such magnitude would result in “slight damage in specially designed structures; considerable in ordinary substantial buildings, with partial collapse; great in poorly built structures.”

STANDARDS OF SIGNIFICANCE

For purposes of this Initial Study, an impact would be significant if the proposed project would result in activities that allow a project to be built that will introduce either geologic or seismic hazards by allowing the construction of the project on such a site without protection against those hazards.

ANSWERS TO CHECKLIST QUESTIONS

Questions A, C and D

The project area is located 50 miles east of the San Francisco Bay Area and lies within Seismic Risk Zone 3. Earthquakes in Seismic Risk Zone 3 pose a lesser risk than those experienced in Zone 4 (such as the Bay Area). The California Division of Mines and Geology has also identified the Dunnigan Hills Fault approximately five miles northwest of Woodland. A credible earthquake of a Magnitude of 6.75 is possible on this fault (Woodland General Plan EIR, p. 9-1). The two other faults in the area are the Midland Fault Zone, located approximately 20 miles southwest of Woodland, and the Capay Valley, 25 miles west of Woodland. The City is not within an Alquist-Priolo Earthquake Fault Zone.

The primary seismic concern in the Woodland area is ground shaking. The California Division of Mines and Geology has produced a maximum expected earthquake intensity map, which shows Woodland in the low severity zone. Properties in this zone could potentially experience ground shaking intensities of up to VII in Modified Mercalli intensity.

There are no slopes in the project area to cause landslides during a seismic event. In addition to structural damage caused by ground shaking, other ground effects caused by shaking exist, such as liquefaction or expansive soils. The potential for liquefaction within Woodland is considered to be low, but the potential exists in low-lying areas comprising unconsolidated, saturated, clay-free sand and silts (Woodland General Plan EIR, p. 9-1). The Marvin silty clay loam, Myers clay, and Brentwood silty clay loam soils have moderate permeability and low erosion hazard and are not liquefiable sediments. However, the extent of damage from liquefaction generally depends on the soil characteristics, groundwater depth, and duration and intensity of the earthquake.

Expansive soils are those with clay particles that react to moisture changes by shrinking or swelling. The extent of shrinking and swelling depends on the degree of exposure to wet or dry cycles, and by the amount of clay in the soil, which could consist of silty to sandy clay.

The physical change in the soils can react unfavorably with concrete walkways, or other such infrastructure, causing cracking and heaving.

General Plan Policy 8.A.1 requires the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., groundshaking, liquefaction, expansive soils). General Plan Policy 8.A.5 further requires that new structures comply with the current edition of the Uniform Building Code and the City Security Ordinance. All grading and foundation plans for the development designed by the project Civil and Structural Engineer must be reviewed and approved by the City Engineer and Community Development Department prior to issuance of grading and building permits. A geotechnical report for the project site is required, and the plan approval process is designed to ensure that Unified Building Code (UBC) standards and specified geotechnical recommendations are properly incorporated and utilized in design. Therefore, with implementation of City and state policies and standards, the proposed project would have a *less-than-significant* impact on exposure of people or structures to the risk of loss, injury, or death involving fault rupture, seismic groundshaking, ground failure, landslides, subsidence, or unstable or expansive soils.

Question B

The project area is flat with soil conditions that exhibit minimal potential for soil erosion. However, the proposed project includes excavation and grading operations. Such activities would relocate topsoil and break the soil into easily transported particles, thus earth surfaces would be susceptible to erosion from wind and water.

The City's Engineering Design Standards, Section 11 regulate grading and erosion control design in development projects. These standards require projects to prepare an erosion control plan and implement best management practices (BMPs) that will help to minimize soil erosion during construction and grading related activities. An erosion and sedimentation control plan must be completed for all projects, and the plan must follow the guidelines of the Storm Water Pollution Prevention requirements in Section 19 of the Materials and Construction Methods of the City's Standard Specifications. Therefore, impacts related to erosion would be *less than significant*.

Question E

The proposed project does not involve construction of septic tanks or other alternative wastewater disposal systems. Therefore, the proposed project would have *no impact* regarding soil capability for adequate use of septic tanks or alternative wastewater disposal systems.

MITIGATION MEASURES

None required.

FINDINGS

With implementation of City and state policies and standards, the proposed project would have a *less-than-significant* impact on increased exposure of people or structures to the risk of loss, injury, or death involving fault rupture, seismic ground shaking, ground failure, landslides, subsidence, unstable or expansive soils, or soil erosion. The project would have *no impact* regarding soil capability for adequate use of septic tanks or alternative wastewater disposal systems.

7. GREENHOUSE GAS EMISSIONS

Would the proposal:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| A) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | ✗ | |
| B) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | ✗ | |

ENVIRONMENTAL SETTING

Global climate change refers to the change in the average weather of the earth that may be measured by changes in wind patterns, storms, precipitation, and temperature. Projected climate changes will likely impact California’s public health through changes in air quality, weather-related disasters, and a possible increase in infectious disease. If extreme precipitation and severe weather events become more frequent, and if sanitation and water-treatment facilities have inadequate capacity or are not maintained, increases in infectious diseases may result (CalEPA, 2007).

Greenhouse gases (GHGs) are gases that absorb and emit radiation within the thermal infrared range, trapping heat in the earth’s atmosphere. The increase in atmospheric concentrations of GHG has resulted in more heat being held within the atmosphere, which is the accepted explanation for global climate change. Some GHGs occur naturally and are emitted into the atmosphere through both natural processes and human activities. Other GHGs are created and emitted solely through human activities. The principal GHGs that enter the atmosphere due to human activities are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated carbons. Other common GHGs include water vapor, ozone, and aerosols.

Typical measures to reduce greenhouse gasses (GHGs) involve installing water-efficient irrigation systems, water-efficient landscape, energy efficient lighting and a net increase in vegetation and new trees.

Air quality, GHG emissions, and energy are monitored through the efforts of various international, federal, State, and local government agencies. Agencies work jointly and individually to improve air quality through legislation, regulations, planning, policy-making, education, and a variety of programs. The most applicable for this small project are California’s building codes (California Code of Regulations [CCR], Title 24), which are published on a triennial basis, and contain standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property.

The 2013 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), became effective January 1, 2014, and the energy provisions of the CALGreen Code became effective July 1, 2014. A Supplement was issued July 1, 2015. The purpose of the CALGreen Code is to improve public health, safety, and general

welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California.

The key features of the CALGreen Code include the following mandates:

- Compliance with the California Building Energy Efficiency Standards Code;
- 20 percent mandatory reduction in indoor water use, with voluntary goal standards for 30, 35 and 40 percent reductions;
- Separate indoor and outdoor water meters to measure nonresidential buildings' indoor and outdoor water use with a requirement for moisture-sensing irrigation systems for larger landscape projects;
- Diversion of 50 percent of construction waste from landfills, increasing voluntarily to 65 and 75 percent for new homes and 80 percent for commercial projects;
- Mandatory periodic inspections of energy systems (i.e., heat furnace, air conditioner, mechanical equipment) for nonresidential buildings over 10,000 square feet to ensure that all are working at their maximum capacity according to their design efficiencies; and
- Mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particleboard.

In addition to the mandatory measures listed above and to other State-wide mandates, the CALGreen Code encourages local governments to adopt more stringent voluntary provisions, known as Tier 1 and Tier 2 provisions, to further reduce emissions, improve energy efficiency, and conserve natural resources. If a local government adopts one of the tiers, the provisions become mandates for all new construction within that jurisdiction. The City of Woodland has not adopted any voluntary provisions of the CALGreen Code to date.

The California Energy Commission (CEC) also administers building energy efficiency standards (CCR Title 24, Part 6), commonly referred to as "Title 24", which were established in 1978 in response to a legislative mandate to reduce California's energy consumption. Standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. As stated above, the latest Building Energy Efficiency Standards became effective July 1, 2014.

City of Woodland Climate Action Plan

The City of Woodland adopted the City's 2020 CAP on July 15, 2014. The CAP presents a program of strategies and actions developed through a community-based effort to guide the City in addressing its contributions to climate change. The CAP promotes energy efficiency, intelligent land use and transportation planning, respect and care for urban forest and open spaces, and wise stewardship of water, land, and air resources.

STANDARDS OF SIGNIFICANCE

Neither the YSAQMD nor the City has adopted thresholds of significance for GHG emissions; however, the YSAQMD is currently recommending analysis consistent with Sacramento Metropolitan Air Quality Management District (SMAQMD) approach. The

SMAQMD directs lead agencies to compare the project's annual construction GHG emissions to the District's 1,100 metric ton per year threshold of significance. If the threshold is exceeded, then the project may have a cumulatively considerable contribution to a significant cumulative environmental impact, and all feasible mitigation is required.

For purposes of this Initial Study, an impact would be significant if the proposed project would result in activities that:

- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., would exceed 1,100 MTCO₂e/yr and not achieve a minimum 21.7 percent emission reduction from a No Action Taken scenario by 2020)
- Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs

ANSWERS TO CHECKLIST QUESTIONS

Question A

Direct and indirect emissions of GHGs come from construction emissions, area- and mobile-source emissions, and indirect emissions from in-state energy production and water consumption (energy for conveyance, treatment, distribution, and wastewater treatment).

The District notes in their CEQA Handbook that approximately 40% of greenhouse gas emissions come from motor vehicles. Projects that generate new vehicle trips can be in conflict with AB 32 goals. As discussed in Section 16, Transportation, the proposed project would redevelop a site with uses that generate fewer vehicle trips than either the previous uses or the existing General Plan designation. The General Plan Amendment and reuse of the site for infill multi-family uses would result in a net reduction in vehicle trips, thus no new impact would occur related to vehicle emissions.

In addition, the low-income population typically owns fewer vehicles as compared to those living in market-rate developments. This is particularly true for residents at extremely low-incomes, and is reflected in the low-income housing assumptions used in CalEEMod. The proposed project includes 35 units that are reserved for individuals and families that qualify as extremely low-income as they will be at or below 30% of the Yolo County Area Median Income. The remaining 45 units will be targeted to residents considered very-low income and will have incomes at or below 50% of the Yolo County Area Median Income. The project proponents have further requested a parking reduction from the City, and are providing 70 bicycle parking spaces on the site. The site is also located on two bus lines, and both N. Cottonwood and W. Beamer streets maintain Class II bike lanes. Therefore, even fewer vehicle trips would be generated from this particular development than are estimated using standard ITE rates.

The project site was fully occupied with approximately 70,000 square feet of government offices and medical uses at the time the 1990 climate change policy thresholds were set. The existing building does not meet current standards for energy and water efficiency, and onsite tree shading and landscaping is minimal. The proposed project would construct buildings that exceed current Title 24 energy efficiency standards by between 9 and 15 percent. Extensive new landscaping and tree coverage, adding over 200 trees to the site, would further reduce the heat island effect of the current building and asphalt parking lot on the site. All landscaping and plumbing would meet or exceed current water conservation standards and requirements. Bioswales are proposed to capture runoff and increase groundwater recharge on the site.

Modeling of the proposed project using CalEEMod Version 2013.2.2 was conducted maintaining most defaults in order to calculate the highest possible GHG emissions from the project, adjusted only for location near transit, low-income housing and 9 percent energy efficiency over Title 24. The model estimated the maximum potential emissions at 828 MTCO₂e/yr, assuming no previous uses on the site. This is below the threshold set by the YSAQMD of 1,100 MTCO₂e/yr. The mobile source component alone is 652 MTCO₂e/yr, or 79 percent of the 828 MTCO₂e/yr. Thus the project – which will have a net reduction in vehicle trips from the site (see Section 16, Transportation) – will result in a net reduction in GHG emissions over historic uses.

The sources of construction-related GHG emissions only include exhaust. Exhaust emissions of GHGs include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). GHG construction emissions are also far below the threshold levels. Total maximum GHG emissions for 2016 were 415 MTCO₂e/yr, and 22 MTCO₂e/yr in 2017. The proposed project construction does not exceed the thresholds.

The proposed project is a small infill redevelopment project replacing an existing use, and will significantly increase tree canopy and vegetation in the project area. The project is anticipated to result in a net decrease in operational GHG emissions over historical uses, and construction of this project will not exceed GHG emissions thresholds. Therefore, the proposed project will have a *less-than-significant* impact on GHG emissions.

Question B

The proposed project is in furtherance of City goals to promote infill development, construct housing for low-income households, enhance densities on transit lines, and other policies that support the reduction of GHGs. The proposed project does not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, thus the impact is considered *less than significant*.

MITIGATION MEASURES

None required.

FINDINGS

The proposed project is a small infill redevelopment project replacing an existing use anticipated to result in a net decrease in GHG emissions over historical uses, and construction will not exceed GHG emissions thresholds. The project is in furtherance of City goals to promote infill development, construct housing for low-income households, and other policies promoted for the reduction of GHGs; therefore, the proposed project will have a *less-than-significant impact* on GHG emissions.

8. HAZARDS AND HAZARDOUS MATERIALS

Would the proposal involve:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| A) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | x | |
| B) 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? | | x | | |
| C) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | x | |
| D) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | | x |
| E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | | x |
| F) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | | | | x |
| G) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | x | |
| H) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | | x |

ENVIRONMENTAL SETTING

Phase I and Phase II Environmental Site Assessments (ESA) were prepared for the project site. A review of government agency databases was conducted and the databases indicated that: 1) the site is referenced as using, generating, or disposing of hazardous materials; and 2) no unauthorized releases of petroleum hydrocarbons have been reported for the site. According to the records search, three (3) sites were found to be small quantity generators of hazardous waste within a mile of the site, two (2) sites are listed on the leaking underground storage tank (LUST) database, and two (2) sites are listed on the HIST CORTESE list. However, these sites are considered to present a low hazard or concern to the subject property regarding hazardous materials.

Hazardous substances in connection with medical facilities in the past may have included biohazardous or infectious waste generated at the hospital. Operation of the Peterson Clinic and hospital would have had to comply with the California Department of Public Health Medical Waste Management Guidelines, as required by state law. Past uses included x-ray developing equipment at the hospital, which involved the use of “developer” and “fixer” chemicals. The resulting wastewater is typically discharged into the local sanitary sewer system and may contain these chemicals as well as silver particles from the exposed x-ray film.

There are hydraulic lifts in the building associated with the elevators in the building. Given the pre-1979 date of development of the property, it is possible that the hydraulic fluid currently or previously contained in this equipment may have contained PCBs. Since the lift mechanism extends below the ground, there is a concern that the hydraulic fluids may have impacted the subsurface.

A Phase II ESA of the sewer lines and an elevator shaft included underground utility locating, the collection of soil samples from depths of two to five feet along sanitary sewer lines, and the collection of soil samples next to a hydraulically operated elevator. The soil samples from along the sewer lines were analyzed for formaldehyde, silver, and volatile organic compounds. The soil samples from next to the elevator were analyzed for total petroleum hydrocarbons quantified as hydraulic oil, for Poly Chlorinated Biphenyl compounds (PCBs), and for formaldehyde. The only analyte detected was hydraulic oil in a single sample from one boring, collected next to the elevator, at a concentration well below environmental screening thresholds. The Phase II recommended that no further environmental site assessment be performed until demolition proceeds.

STANDARDS OF SIGNIFICANCE

For purposes of this Initial Study, an impact would be significant if the project would result in activities that would expose people (e.g., residents, pedestrians, construction workers) to:

- Contaminated soil during construction activities
- Asbestos-containing materials (ACM)
- Existing contaminated groundwater during dewatering activities
- Increased exposure to aircraft or wildfire hazards

ANSWERS TO CHECKLIST QUESTIONS

Questions A and C

Hazardous materials regulations, which are codified in CCR Titles 8, 22, and 26, and their enabling legislation set forth in Chapter 6.95 of the California Health and Safety Code, were established at the state level to ensure compliance with federal regulations to reduce the risk to human health and the environment from the routine use of hazardous substances. These regulations must be implemented by employers/businesses, as appropriate, and are monitored by the state (e.g., Cal/OSHA in the workplace or Department of Toxic Substances Control (DTSC) for hazardous waste) and/or local jurisdictions. The proposed project involves the construction of multi-family housing with a community center, and does not involve any routine use of hazardous materials beyond those used during construction or normal maintenance. It would not result in any activities that might emit hazardous emissions or result in the handling of hazardous or acutely hazardous materials,

substances, or waste within one-quarter mile of an existing or proposed school. Exposure of schools and people to health hazards is controlled by state law and construction safety practices, and would therefore be *less than significant*.

Question B

Demolition could expose workers and nearby sensitive receptors, as well as future site users to health hazards if proper precautions are not taken. Based on the age of the existing hospital structure, asbestos and lead based paint are likely to be part of the building materials and coatings.

Asbestos, a naturally-occurring fibrous material, was used as a fireproofing and insulating agent in building construction, before such uses were terminated due to liability concerns in the late 1970s. Because it was widely used prior to the discovery of its health effects, asbestos may be found in a variety of building materials and components such as insulation, walls and ceilings, floor tiles, and pipe insulation. Friable (easily crumbled) materials are particularly hazardous because inhalation of airborne fibers is the primary mode of asbestos entry into the body. Non-friable asbestos is generally bound to other materials such that it does not become airborne under normal conditions. Non-friable asbestos and encapsulated friable asbestos do not pose substantial health risks.

Asbestos exposure is a human respiratory hazard. Asbestos-related health problems include lung cancer and asbestosis. California Occupational Safety and Health Administration (Cal/OSHA) considers ACM a hazardous substance when a bulk sample contains more than 0.1% asbestos by weight. Cal/OSHA requires that a qualified contractor licensed to handle asbestos materials be hired to handle any material containing more than 0.1% asbestos by weight. Any activity that involves cutting, grinding, or drilling during building demolition could release friable asbestos fibers unless proper precautions are taken. Inhalation of airborne fibers is the primary mode of asbestos entry into the body, making friable materials the greatest potential health risk.

There are currently federal laws and regulations in place that regulate the use, removal, and disposal of ACM. Such laws and regulations include:

- Toxic Substances Control Act of 1976 (TSCA; 15 USC. § 2601 et seq.)
- Clean Air Act (CAA; 42 USC. § 7401 et seq.)
- Title 40 CFR Parts 763 and 61

Lead was also determined be present on the project site. Lead paint sampling services were performed for the Old County Hospital in 2011. The study indicated that certain building components were at or above the Environmental Protection Agency (EPA) level of 1.0 mg/cm² or 5,000 parts per million (PPM). Among its numerous uses and sources, lead can be found in paint, water pipes, solder in plumbing systems, and in soils around buildings and structures painted with lead based paint. Excessive exposure to lead (even low levels of lead) can result in the accumulation of lead in the blood, soft tissues, and bones. Children are particularly susceptible to potential lead-related health problems because it is easily absorbed into developing systems and organs.

There is a regulatory framework in place that governs the removal and disposal of hazardous substances once identified. Any demolition activities would be subject to all applicable federal, state, and local regulations to minimize potential risks to human health and the environment, and worker and public safeguards would be included in the demolition

contract. The Yolo County Environmental Health Department regulates the disposal of hazardous substances in the County by issuing permits, monitoring regulatory compliance, investigating complaints, and other enforcement activities. Compliance with adopted regulations governing demolition and the transportation of hazardous materials would ensure the potential for accidental release of hazardous materials or exposure of people to health hazards during demolition would be *less than significant*.

The focus of the Phase II field investigation was to check for the presence of photo processing chemicals along the sewer lines and to check for hydraulic fluid leakage at the single hydraulic elevator. Morgues historically have used formaldehyde as an embalming fluid. Formaldehyde also has been used as a stabilizer in the development of photographic film. Silver is well known as waste product from the development of photographic film. There are other metals in photographic waste but only silver was selected as an indicator of a release. When silver is detected, recommendations may be made for additional analyses for other metals. Photographic labs also have historically used a variety of solvents, some of which were chlorinated. Hydraulically actuated elevators use hydraulic fluid or oil. It is common for hydraulically actuated mechanisms to leak, contaminating adjacent soils and sometimes groundwater. Hydraulic oil sometimes contains Polychlorinated Biphenyl compounds as a contaminant.

Testing revealed there was some indication of a release of hydraulic oil at the elevator, although the evidence indicated that such a release is not likely to be extensive. None of the Phase II samples collected detected formaldehyde; additionally, formaldehyde is a naturally occurring substance that breaks down readily over time. The soil samples collected at the elevator were predominately fine-grained materials with low permeability; no soils with high hydraulic conductivity were observed. Groundwater was not encountered in the borings at the elevator shaft. It was determined that the likelihood for groundwater contamination is very low.

When the hospital is demolished and the hydraulically actuated elevator is removed, the Phase II suggested that further investigation could be performed to confirm that no significant contamination from hydraulic oil is present. Therefore, demolition disturbance of contaminated soils would be a ***potentially significant impact***.

Mitigation Measure 8-1 – Demolition Hazardous Materials Measures

8-1 *During demolition, the elevator shall be pulled from the shaft and further investigation performed to confirm that no significant contamination from hydraulic oil is present. In the event that a condition or suspected condition of soil contamination are discovered during demolition, work shall cease or be restricted to an unaffected area of the site as the situation warrants and the City shall be immediately notified. Upon notification, the City shall notify the Yolo County Environmental Health Department of the contamination condition, and the hazardous material removal contractor shall prepare a site remediation plan and a site safety plan, the latter of which is required by OSHA for the protection of construction workers. Similarly, the hazardous material removal contractor shall follow and implement all directives of the Yolo County Environmental Health Department and any other jurisdictional authorities that might become involved in the remediation process.*

- (1) *Preparation of any remediation plan shall include in its focus measures to be taken to protect the public from exposure to potential site hazards and shall include a certification that the remediation measures would clean up the contaminants, dispose of the wastes properly, and protect public health in accordance with federal, state, and local requirements.*
- (2) *Obtain closure and/or No Further Action letters from the appropriate agency(ies).*
- (3) *Construction contract documents shall include provisions for the proper handling and disposal of contaminated soil and/or dewatering water (including groundwater and contaminated rainwater) in accordance with federal, state, and local requirements.*

Significance after Mitigation

Compliance with Mitigation Measure 8-1 would ensure the potential for accidental release of hazardous substances or exposure of construction workers and passerby pedestrians to health hazards would be ***less than significant***.

Question D

The project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As a result, the proposed project would not create a significant hazard to the public or the environment. Therefore, *no impact* would occur.

Questions E and F

There are no public or public use airstrips located within the vicinity of the project area. Therefore, the proposed project would not increase the exposure of people or structures to airport safety hazards and would therefore have *no impact* related to airport hazards.

Questions G and H

The proposed project would not affect an emergency plan and would not impair any known emergency plans or activities. The proposed project is located within an urban area and does not qualify as “wildlands” where wildland fires are a risk to structures. Therefore, the proposed project would have *no impact* on emergency plans or exposure of people or structures to wildland fires.

MITIGATION MEASURES

Mitigation Measure 8-1 – Demolition Hazardous Materials Measures

- 8-1 *During demolition, the elevator shall be pulled from the shaft and further investigation performed to confirm that no significant contamination from hydraulic oil is present. In the event that a condition or suspected condition of soil contamination are discovered during demolition, work shall cease or be restricted to an unaffected area of the site as the situation warrants and the City shall be immediately notified. Upon notification, the City shall notify the Yolo County Environmental Health Department of the contamination condition, and the hazardous material removal contractor shall prepare a site remediation plan and a site safety plan, the latter of which is required by OSHA for the protection of construction workers. Similarly, the hazardous material removal contractor shall follow and implement all directives of the Yolo*

County Environmental Health Department and any other jurisdictional authorities that might become involved in the remediation process.

- (1) Preparation of any remediation plan shall include in its focus measures to be taken to protect the public from exposure to potential site hazards and shall include a certification that the remediation measures would clean up the contaminants, dispose of the wastes properly, and protect public health in accordance with federal, state, and local requirements.*
- (2) Obtain closure and/or No Further Action letters from the appropriate agency(ies).*
- (3) Construction contract documents shall include provisions for the proper handling and disposal of contaminated soil and/or dewatering water (including groundwater and contaminated rainwater) in accordance with federal, state, and local requirements.*

FINDINGS

Compliance with Mitigation Measure 8-1 would ensure the potential for accidental release of hazardous substances or exposure of construction workers and passerby pedestrians to health hazards would be ***less than significant***. Exposure of schools and people to health hazards is controlled by state law and construction safety practices, and would therefore be ***less than significant***. The proposed project would have ***no impact*** on exposure of people or structures to airport hazards or wildland fires.

9. HYDROLOGY AND WATER QUALITY

Would the proposal result in or expose people to potential impacts involving:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| A) Violate any water quality standards or waste discharge requirements? | | | ✗ | |
| B) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | ✗ | |
| C) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | | | ✗ | |
| D) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | | | ✗ | |
| E) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | | | ✗ | |
| F) Otherwise substantially degrade water quality? | | | ✗ | |
| G) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | | ✗ |
| H) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | | ✗ |
| I) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | | ✗ |
| J) Inundation by seiche, tsunami, or mudflow? | | | | ✗ |

ENVIRONMENTAL SETTING

The City of Woodland lies within the Sacramento Valley between the Coast Ranges and Sacramento River. Surface water in Yolo County generally drains from the west to east, eventually flowing to the Yolo Bypass. Four major watersheds and associated drainages are located in Yolo County: the Sacramento River, Cache Creek, Putah Creek, and Willow Slough watersheds. Surface water supplies primarily originate from the Cache Creek and

Putah Creek watersheds and the Sacramento River. In addition, many sloughs and drainage ditches cross the eastern half of the County. The Sacramento River and Yolo Bypass drain Yolo County, which is part of the Sacramento River Flood Control Project.

The Yolo subbasin of the Sacramento Valley groundwater basin underlies the majority of Yolo County. Yolo County is underlain by a substantial amount of groundwater. It is estimated that groundwater storage for all of Yolo County, between 20 and 420 feet below the surface, is 14,038,000 acre-feet. The groundwater basin in Yolo County is divided into six subbasins: Capay Valley, Buckeye Creek, Dunnigan Hills, West Yolo, East Yolo, and Sacramento River. The groundwater quality is generally good for agricultural and municipal uses, though it is "hard" to "very hard" overall due to elevated concentrations of selenium, nitrate, boron, and arsenic. The South Canal is a major drainage way for the City, conveying storm drainage runoff from the Gibson Road Trunk and Parkway Drive Trunk systems. Storm water from the City flows generally in a northerly direction to an existing pump station north of I-5.

There are 24-inch or larger storm drain mains in N. Cottonwood Street adjacent to the project site, and immediately east of the project site on W. Beamer Street.

STANDARDS OF SIGNIFICANCE

Water Quality

For purposes of this Initial Study, an impact would be significant if the proposed project would result in activities that substantially degraded water quality and result in a violation of any water quality objectives set by the State Water Resources Control Board (SWRCB), due to increased sediments and other contaminants generated by consumption and/or operation activities.

Flooding

For purposes of this Initial Study, an impact would be significant if the proposed project would result in activities that substantially increase exposure of people and/or property to the risk of injury and damage in the event of a 100-year flood.

ANSWERS TO CHECKLIST QUESTIONS

Questions A through F

The proposed project site is generally flat and currently developed with buildings and asphalt, and approximately 30,000 square feet of pervious landscaping. The proposed project will demolish those structures and replace them with new residential construction and landscaping. The proposed project will provide approximately 73,000 square feet of landscaped area; currently the site has less than half this amount of pervious surfaces between building, parking and service access. Therefore, the proposed project will more than double groundwater recharge potential over existing conditions. In addition, the landscape will be gently contoured to trap and filter stormwater on site. Stormwater planters or bio-swales will be used to manage the stormwater runoff. The planting materials will meet new, low water standards, and grey water irrigation is being explored as an option. Therefore, the project would result in a decrease in stormwater runoff after development, and an increase in groundwater recharge potential from the site. Minor alterations in the onsite drainage would occur with site grading and landscaping, resulting in an anticipated net decrease in off-site drainage flows.

Construction runoff can contain contaminants, such as sediments, oil or solvents that the proposed bioswales will not yet be in place to capture. These sediments and contaminants can be transported into the City's drainage system and potentially groundwater. Soil erosion at construction sites could result in the degradation of surface waters.

The City of Woodland's Stormwater Management Program (August 2004) outlines the objectives of the Construction Site Runoff Control Program. The City's existing Grading Ordinance pertains to compliance with the Uniform Building Code and ensuring that compliance with CEQA has been achieved prior to commencing grading activities. Similar to the existing State regulations governing construction site runoff, the City's Standard Specifications require certain best management practices (BMPs) to protect storm water during construction.

Water quality degradation from erosion will be project phase-specific, and depend largely on the areas affected and the length of time soils are subject to erosion. In 2003, the City of Woodland received a Phase 2 municipal NPDES permit for stormwater discharges issued by the SWRCB under the statewide general permit program for Small MS4s. Under this permit, the City is required to develop, administer, implement, and enforce a Comprehensive Stormwater Management Program (CSWMP) to reduce pollutants in urban runoff to the maximum extent practicable (MEP).

The City has adopted a Urban Stormwater Quality Management and Discharge Control ordinance in the Municipal Code (Chapter 23D). All projects must comply with laws, ordinances, and regulations regarding pollution and sediment controls, including SWRCB permitting requirements and standards, NPDES Phase 2 regulations, Woodland General Plan policies, grading regulations of the City's Municipal Code, and required BMPs. Therefore, the proposed project would control discharges into existing drainage facilities during construction, and would have a *less-than-significant* impact on water quality, absorption rates, drainage patterns, water movement, or the rate and amount of surface/stormwater runoff or erosion.

Questions G through J

The proposed project would not construct habitable structures or public gathering spaces within a floodplain. The City is not adjacent to the Pacific Ocean and therefore not subject to tsunami. A seiche is an earthquake-generated wave within enclosed or restricted bodies of water, such as lakes, channels, and reservoirs. The project area topography is flat and not near any surface water bodies, thus there is no risk from a seiche or mudflows. Therefore, the project would have *no impact* related to flood exposure or inundation by seiche, tsunami, or mudflow.

MITIGATION MEASURES

None required.

FINDINGS

The proposed project would control discharges into existing drainage facilities during construction as provided by state and city regulations, and would result in a net increase in pervious surface area and groundwater recharge. Thus the proposed project would result in a *less-than-significant* impact on hydrology and water quality. The project would have *no impact* related to flood exposure or inundation by seiche, tsunami, or mudflow.

10. LAND USE AND PLANNING

Would the proposal:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| A) Physically divide an established community? | | | | X |
| B) 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? | | | X | |
| C) Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | X |

ENVIRONMENTAL SETTING

The City of Woodland General Plan governs land uses in the project area. The proposed project is located within the City's Urban Limit Line that encompasses all land to be considered for urban development within the time frame of the General Plan (by 2020). The existing uses in the project vicinity consist of government offices and services and low- and medium-density residential land uses. Residences are located to the north, east, and south of the subject property, while Yolo County offices, including Yolo County Communications and Welfare Offices, a full time Federal Qualified Health Center community clinic, and County Public Health services are located across the street. The project site is in close proximity to public transportation, a variety of health services, shopping, and schools.

The Woodland General Plan contains goals and policies that address affordable housing and infill development, as outlined below.

Land Use and Community Design

GOAL 1.B

To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Woodland.

- 1.B.5. The City shall require new and infill development to reflect existing neighborhood scale and character.
- 1.B.6. The City shall continue to look for infill opportunities, including increased densities, if it will assist in appropriate reuse of properties.
- 1.B.7. The City shall encourage multi-family housing to be located throughout the community, but especially near transportation corridors, Downtown, major commercial areas and neighborhood commercial centers.
- 1.B.8. The City shall encourage multi-family developments that include the following features:

- a. Sufficient outdoor privacy for each unit (i.e., patios and decks)
- b. Covered off-street parking
- c. Parking sited off the primary access street and screened with landscaping
- d. Good site and building management and maintenance
- e. Building mass broken into smaller units, possibly including some one-story elements
- f. Pitched and varied rooflines
- g. Functional and accessible interior site open space
- h. Recreational areas for children
- i. Attractive landscaping, including larger trees
- j. Easily identified and sheltered entrances to units
- k. Manageable number of units
- l. Energy efficient design, including landscaping

Multi-family development with the following features shall be discouraged:

- m. Flat roofs and/or small roof overhangs
- n. Large blank walls
- o. Long blocks of undifferentiated and identical units
- p. Large, single buildings
- q. Poorly-maintained sites and/or buildings
- r. Little or poor open space
- s. Monotonous color schemes or large developments without variation in building color
- t. Absence of architectural distinctiveness
- u. Highly visible, uncovered off-street parking or inadequate off-street parking.

2013-2021 Housing Element

State law requires cities and counties to address the needs of all income groups in their housing elements. The Sacramento Area Council of Governments (SACOG) provides the official definition of these needs for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities, farmworkers, and homeless persons.

The City has set a goal of constructing 75 extremely low, 80 very low, and 90 low-income new housing units in the City by 2021. The City currently has a deficit of appropriately zoned land for construction of 173 very low-income units and 57 lower-income units (Housing Element, page 57).

GOAL 2.A

To promote the provision of adequate housing for all persons in the City, including those with special housing needs and to emphasize the basic human need for housing as shelter.

- Policy 2.A.3. The City shall ensure that there is sufficient land zoned for a variety of housing types, residential densities, and housing prices with convenient access by various travel modes to services, schools, parks, and other community amenities.
- Policy 2.A.5 The City shall encourage private and nonprofit housing builders and developers to participate in federal, state or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups consistent with the General Plan and development regulations.
- Policy 2.A.6 The City shall participate, whenever eligible, in federal, state or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups.
- Policy 2.A.9 The City shall continue to promote infill housing development in appropriate locations.
- Program 2.A.13 The City shall pursue grant and loan funding opportunities from federal, state, and other agencies and coordinate with other agencies and nonprofit organizations for the provisions of different sizes, scales, and types of housing, including transitional housing, efficiency units, housing with supportive services, and other special-needs housing consistent with policies in the Land Use and Community Design Element.

GOAL 2.D

To establish development and construction standards which encourage energy conservation and sustainable development practices in residential development.

- Policy 2.D.1 The City shall encourage innovative site designs and orientation techniques, which incorporate passive and active solar designs and natural cooling techniques, low impact development practices, and water conserving features.
- Policy 2.D.2 The City shall promote infill development, adaptive reuse, mixed-uses in new development, and densification where possible.

STANDARDS OF SIGNIFICANCE

The City treats the discussion of land use and planning effects differently from technical environmental issues. Any physical impacts associated with the proposed project are addressed in the appropriate environmental sections of this Initial Study.

ANSWERS TO CHECKLIST QUESTIONS

Question A

The proposed project would redevelop a vacant infill site from former medical uses to multi-family housing. There are no new roadways that would divide an established community, and housing is consistent with adjacent housing to the north, east and south. The project would have *no impact* regarding the physical division of an established community.

Question B

The Woodland General Plan currently designates the project site as Public Service (PS). The Public Service designation provides for public facilities such as colleges, schools, hospitals, sanitariums, penal institutions, libraries, museums, government offices and courts, churches, meeting halls, cemeteries and mausoleums, and similar and compatible uses. The site has been used for hospital, medical and government services in the now-vacant building on the site since 1945. The site is currently zoned for Low Density Residential (R-1); public services are an allowable use in the R-1 zone.

The proposed project requests a General Plan Amendment to change the designation from PS to High Density Residential (HDR). The HDR designation provides for triplexes, fourplexes, multi-family residential units, group quarters, medical and professional offices, public and quasi-public uses, and similar and compatible uses. Medical and professional offices may be allowed with discretionary approval when found to be compatible with the surrounding neighborhood. Residential densities shall be in the range of 16.0 to 25.0 units per gross acre. The floor area ratio (FAR) for non-residential uses shall not exceed 0.50, which applies to the proposed 3,300 square foot community center. The HDR designation corresponds with the proposed zoning amendment to a designation of R-M (Multiple Family Residential). The proposed project would include an average density of 17.8 units per acre, which is consistent with the HDR designation.

The project would change a non-residential designation to a residential use. The change in General Plan designation would not create conflicts with the existing residential uses to the north, east and south, and would potentially reduce visual, traffic, and noise impacts to those uses as compared to redevelopment of the site under the current PS General Plan designation.

The current zoning designation for the site is Low Density Residential (R-1). Because the proposed project would be inconsistent with the R-1 designation and the proposed General Plan designation of HDR, the applicant is requesting a rezone of the project site to Multiple Family Residential (R-M). The zoning amendment would ensure the project is consistent with the City's land use plans and policies.

The General Plan Land Use and Community Design Element promotes multi-family infill development near transit corridors, including increased densities that reflect the neighborhood scale and character (Policies 1.B.5 through 1.B.8). The proposed project meets Policy 1.B.8 by providing covered and screened off street parking, architectural details including both one and two story elements and varied rooflines, a play area and lawn for children, and extensive landscaping and tree coverage. Energy efficiency will exceed Title 24 requirements. The proposed project is therefore in furtherance of General Plan land use goals and policies, and does not conflict with any policies.

According to the US Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development, a household is considered to be overpaying when 30% or more of its gross income is spent on rental or mortgage costs. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. According to Woodland's Housing Element, 22.8 percent of total occupied units with owners/renters are paying 30-50 percent of their income for housing, and 58.5 percent of the households were in the Extremely Low, Very Low and Low-income categories. Of the 17.0 percent of the total occupied units with owners/renters paying 50 percent or greater of their income for housing, 89.3 percent of the households were in the Extremely Low, Very Low and Low income categories.

The City has determined that parcels zoned HDR, R-M, R-20, and R-25 can accommodate housing affordable to lower income households (based on the allowable densities). The City has demonstrated the capacity to accommodate a total of 3,066 dwelling units within the existing City limits during the planning period. However, the City has a shortfall of appropriately zoned land for 173 very low-income units and 57 lower-income units (Housing Element, page 57). The proposed project would meet Housing Element goals to provide additional infill land zoned appropriately for lower income housing (Goal 2A, Policies 2.A.3, 2.A.9, and 2.D.2) and support a lower income housing developer in meeting City housing targets and housing for people with special needs (Policies 2.A.5, 2.A.6, and Program 2.A.13)

Approval of the proposed Site Plan would require approval of a General Plan Amendment and rezone, which would ensure consistency with applicable land use plans. In particular, the proposed General Plan Amendment and rezone would help address the City's shortfall of available land for low income housing. The project would construct 35 units of the 75 needed in the City for extremely low-income residents, and 45 units of the 80 needed for very low-income residents. Approval of the requested plan and zoning amendments by the City Council would therefore further the City's housing goals, and ensure the proposed project would have a *less-than-significant impact* on land use and planning.

Question C

The City of Woodland is not in an area with an adopted habitat conservation plan, natural community conservation plan, or local, regional, or state habitat conservation plan. The Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) for Yolo County, which would include the City of Woodland, has not yet been adopted. The proposed project is in an urban environment and therefore, would have *no impact* regarding conflict with any adopted conservation plans.

MITIGATION MEASURES

None required.

FINDINGS

The proposed project is consistent with and in fulfillment of adopted City plans and policies for affordable housing and infill development, and approval of the requested plan and zoning amendments would ensure the project will have a *less-than-significant impact* on land use or adopted plans and policies.

11. MINERAL RESOURCES

Would the proposal result in or expose people to potential impacts involving:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| A) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | X |
| B) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | X |

ENVIRONMENTAL SETTING

Current mineral extraction operation in the vicinity of Woodland involves aggregate (sand and gravel) mining in Cache Creek to the northwest of the city. The General Plan Background Report describes the location and extent of known and potential mineral extraction sites in area.

STANDARDS OF SIGNIFICANCE

For purposes of this Initial Study, an impact would be significant if implementation of the project would result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state, or a locally important mineral resource recovery site delineated in the City's and/or County's General Plan.

Question A and Question B

The project site is an urban infill parcel in the City of Woodland. Mineral extraction is not a specifically stated use in any of the Woodland General Plan land use designations, and the Yolo County General Plan does not identify mineral resources within or adjacent to the City of Woodland. The proposed project involves redevelopment of an urban infill site and thus would have *no impact* on a known mineral resource that is of value to the region and the residents of the state, and a locally important mineral resource recovery site.

MITIGATION MEASURES

None required.

FINDINGS

Whereas there are no known mineral resources within the project area, the proposed project would have *no impact* on mineral resources.

12. NOISE

Would the proposal result in:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| A) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | ✘ | |
| B) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | | | ✘ | |
| C) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | ✘ | |
| D) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | ✘ | |
| E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | ✘ |
| F) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | | ✘ |

ENVIRONMENTAL SETTING

The project area is located in a Woodland mixed-use public use / residential area with an acoustical environment reflecting low-volume traffic noise. Noise-sensitive land uses located adjacent to the proposed project include existing single-family residential uses to the east. The existing ambient noise environment in the project vicinity is characterized by traffic and neighborhood activities.

Ambient Noise

A community noise survey was conducted at several locations for the Woodland General Plan Background Report (1996). The community noise survey results indicate that typical noise levels in noise sensitive areas of the City of Woodland General Plan study area are in the range of 53 dB to 56 dB L_{dn}. Traffic on local roadways and I-5, distant industrial activities and neighborhood activities are the controlling factors for background noise levels in the majority of the General Plan study area.

The Background Report developed future L_{dn} contours for all highways and major roadways in the General Plan study area at General Plan 2020 buildout. The Background Report indicated that ambient noise levels along W. Beamer Street, a minor arterial, were estimated to be 65 L_{dn} up to 39 feet, and 60 L_{dn} up to 84 feet from the roadway centerline. Ambient

noise levels along N. Cottonwood Street, a collector, were estimated to be 65 L_{dn} up to 31 feet, and 60 L_{dn} up to 66 feet from the roadway centerline.

STANDARDS OF SIGNIFICANCE

Thresholds of significance are those established by the CCR Title 24 standards, the General Plan Noise Element, and the City Noise Ordinance. For purposes of this Initial Study, an impact would be significant if implementation of the proposed project would do any of the following:

- Expose people to exterior noise levels that are above the upper value of the normally acceptable category for various land uses caused by noise level increases due to the project
- Result in residential interior noise levels of L_{dn} 45 dB or greater caused by noise level increases due to the project
- Result in construction noise levels not in compliance with the City's Noise Ordinance

ANSWERS TO CHECKLIST QUESTIONS

Questions A and C

Traffic on local roadways is the controlling factor for background noise levels at this project site. The General Plan buildout noise contours assumed future traffic volumes of 6,700 ADT on W. Beamer Street, and 6,400 ADT on N. Cottonwood Street. The most current available traffic counts indicate the ADT on both roadways is currently lower (see Section 16, Transportation), so ambient noise levels remain within the General Plan roadway noise contours. The project design indicates residential exterior walls will be set back approximately 55 feet from the center of the roadway. This will place the residential units outside the 65 L_{dn} noise contour for both N. Cottonwood Street and W. Beamer Street.

Residential uses are acceptable uses within the 60 L_{dn} noise contours per the Woodland General Plan and HUD noise standards. Under Title 24 energy efficiency requirements, standard residential construction provides interior noise attenuation to below L_{dn} 45 dB for exterior noise environments of up to 65 L_{dn} . As residential infill, the proposed project is not a significant noise generating land use anticipated to generate excessive noise levels. This use replaces a medical clinic, which previously contributed to the ambient noise levels in the area. Therefore, the proposed project would have a *less-than-significant impact* regarding exposing people to significant increases in ambient noise or to noise levels in excess of standards.

Questions B through D

Construction-related noise is considered a short-term noise impact associated with demolition, site preparation, grading, and other construction-related activities. Sources of short-term noise during construction-related activities include the transport of workers and the movement of materials to and from the construction site and the physical activities associated with any construction-related activities. Noise would also be generated during the construction phase by increased truck traffic on area roadways. This noise increase would be of short duration, and would occur between the hours of 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 as governed by the City's Noise Ordinance (Sec. 15-26). Most project construction will occur at distances of 50 feet, or greater, from the nearest residences

Demolition and construction activities can also be a source of temporary ground-borne vibrations. The proposed two-story apartment buildings would be constructed on foundations with no basements, and using wood construction with no pile driving. The site is flat, thus grading will be minimal for building foundations and trenching for utilities. The proposed project would not introduce new permanent sources of ground-borne vibration. Perceptible ground-borne vibration may result on an infrequent basis during construction activities in the immediate vicinity of any jack hammering. Ground-borne vibration generated during construction may be perceptible near construction sites, but the expected levels would be well below thresholds for potential cosmetic or structural damage to buildings, and infrequent and of short duration. All construction would comply with the City noise ordinance standards, therefore, the exposure of persons to excessive noise, or generation of excessive noise, ground-borne vibration or ground-borne noise levels is considered *less than significant*.

Questions E and F

The nearest airport to the City of Woodland is Watts-Woodland Airport, a small private use airport located approximately 4 miles west of the project site. There is no adopted airport land use plan for Watts-Woodland Airport. The project area is located outside of the Comprehensive Land Use Plan boundary for the closest public airport, Sacramento International Airport located 10 miles to the east. The project area is not within an airport land use plan area and the proposed improvements would not expose people to excessive aircraft noise levels. Therefore, the proposed project would have *no impact* related to noise generated by an airport.

MITIGATION MEASURES

None required.

FINDINGS

The proposed project would not expose people to excessive permanent or temporary noise or vibrations, thus the proposed project would result in a ***less-than-significant*** impact related to noise generation or exposure. There are no airports near the project area, thus there are ***no impacts*** related to air traffic.

13. POPULATION AND HOUSING

Would the proposal:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| A) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | x | |
| B) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | x |
| C) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | x |

ENVIRONMENTAL SETTING

The project site contains a vacant hospital building that is identified as surplus county property, and the Yolo Adult Day Health Center on the north end of the property, with residential beyond that. Roads line the property to the west and south, and existing residential development to the east. There is no housing on the project site.

STANDARDS OF SIGNIFICANCE

The City treats the discussion of population and housing effects differently from technical environmental issues. Any physical impacts associated with increases in population or housing would be addressed in the appropriate environmental sections of this Initial Study.

ANSWERS TO CHECKLIST QUESTIONS

Questions A through C

The proposed project would demolish vacant medical services buildings and construct 80 garden style apartment units and a community center to serve those uses. A General Plan Amendment is proposed to allow a change in use from Public Service to High Density Residential. In addition, the project requests a zoning code amendment from R-1, Single Family Zone to RM, multi-family. This change in land use designation would allow an increase in population on a site previously used for public services. The project site is surrounded on all sides by existing development and is considered infill development.

The proposed project includes the construction of 80 new multi-family residential units, which would increase the population in the area by approximately 200 residents. The population calculation is based on a population factor of 2.5 persons per household for each multi-family unit (2008 Major Projects Financing Plan Fee Nexus Study Update). The existing single-family zoning would allow construction of up to 37 units, with an increase in population of 112 based on a population factor of 3.0 persons per household for each single-family unit. The proposed project could result in a net population increase of approximately 88 persons on an urban infill site.

Although the proposed project would result in population growth, the physical environmental impacts of the project and population growth are addressed in this Initial Study, and are either less-than-significant or reduced to a less-than-significant level with the implementation of mitigation measures. Because the project's potentially significant environmental impacts related to population growth would be reduced to a less-than-significant level with the implementation of mitigation measures found in this Initial Study, and because the project would not indirectly induce additional population growth via expansion of existing infrastructure, the impacts of the proposed project would be *less than significant*.

Questions B and C

The proposed project site currently contains a vacant hospital building and an operating adult day health center. The adult day health center will remain on a separate parcel. There are no existing residential units on the site to be removed, thus the proposed project would not displace existing housing or people. Therefore, approval and implementation of the proposed project would neither displace substantial existing housing nor necessitate the construction of replacement housing, and the project would result in *no impact*.

MITIGATION MEASURES

None required.

FINDINGS

The proposed project may result in a minor increase in net population on the project site over existing uses and zoning densities, which would result in a ***less-than-significant impact*** on population. The proposed project will have ***no impact*** on displacement or replacement housing.

14. PUBLIC SERVICES

Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| A) Fire protection? | | | X | |
| B) Police protection? | | | X | |
| C) Schools? | | | X | |
| D) Parks? | | | X | |
| E) Other public facilities? | | | X | |

ENVIRONMENTAL SETTING

The urban infill project site is located in an urban area in close proximity to existing public services and facilities. The site is currently served by police and fire services, schools, parks and other public facilities.

STANDARDS OF SIGNIFICANCE

For the purposes of this Initial Study, an impact would be considered significant if the project resulted in the need for new or altered facilities related to fire protection, police protection, school facilities, parks, libraries or other governmental services.

ANSWERS TO CHECKLIST QUESTIONS

Questions A through E

Police and Fire Protection. The project site is within the jurisdiction of the Woodland Fire Department (WFD), which provides fire protection services and emergency medical services within the City. The WFD currently has three fire stations, and the site is served by Station #1, located three minutes from the project site on Court Street. The Woodland Police Department (WPD) provides law enforcement services to the project site. Because the proposed project would replace previous site urban uses and redevelops an existing urban infill site, the project would result in a *less-than-significant* demand for additional fire and police protection services and facilities to support such services.

Schools. The proposed project includes the development of 80 multi-family residential units. The Woodland Joint Unified School District (WJUSD) provides open enrollment in the District, providing 10 elementary schools: Beamer Park, Dringle, Freeman, Gibson, Rhoda Maxwell, Plainfield, Ramon S. Tafoya, Whitehead, Woodland Prairie, and Zamora Elementary School; two middle schools: Douglass and Lee Middle School; and three high schools: Cache Creek, Pioneer, and Woodland High School. According to the District's Master Plan, multi-family units will generate 0.219 K-12 students per unit. Thus the proposed project would generate an estimated 27 new K-12 students: 15 elementary, 5 middle, and 7 high school students. The District projects an ongoing decline of 0.5 percent in student enrollment in the near term, based on projections made in January 2013. All of Woodland's public schools are underutilized based on State and District loading factors, meaning that there is capacity in existing schools to serve new population growth in Woodland.

Parks and Other Public Services. Woodland's current General Plan defines an overall parkland standard of 6 acres per 1,000 residents. At an estimated population of 55,694 in January 2013, Woodland's ratio of developed parkland per 1,000 residents is 3.1, well below the General Plan parkland standard of 6.0. The anticipated growth in the City population resulting from the development of the proposed project would determine the amount of park space proportional to the number of new residents. The standard requirement in the Woodland General Plan is six (6) acres of parkland per 1,000 residents. The Quimby Ordinance (Section 21-12-1) requires the dedication of five (5) acres per 1,000 residents. The 80 proposed residential units would add approximately 200 residents to the City, based on a population factor of 2.5 persons per multi-family household. As a result, approximately 1.0 acres of parkland would be required. An offset fee for this parkland dedication may be collected by the Community Development Department as a part of the entitlement process. The Yolo County Public Library is located 500 feet south, and other public services such as adult day health center are located adjacent to and within walking distance of the site. In addition, services directed to the residents will be provided in the proposed community center on the site.

This infill project is designed to meet a need for affordable housing for existing city residents, thus the net population increase for the City is anticipated to be negligible. The City's General Fund and other special collections such as state school funds and developer fees provide the financial support to achieve basic safety, school, library, and park services. While the project would increase enrollment at schools, the applicant is required to pay school impact fees per Senate Bill 50 (SB 50). Therefore, the proposed project would have a *less-than-significant effect* on fire, public safety, schools and other public facilities and services.

MITIGATION MEASURES

None required.

FINDINGS

The proposed project would facilitate infill residential development and would result a *less-than-significant impact* on fire, public safety, schools and other public facilities and services.

15. RECREATION

Would the proposal:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| A) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | x | |
| B) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | x | |

ENVIRONMENTAL SETTING

The project site is located within the City of Woodland, and there are eight parks and numerous school and other recreational facilities within a two-mile radius.

STANDARDS OF SIGNIFICANCE

For purposes of this Initial Study, an impact would be significant if the proposed project would do either of the following:

- Cause or accelerate substantial physical deterioration of existing area parks or recreational facilities
- Create a need for construction or expansion of recreational facilities beyond what was anticipated in the General or Community Plan

ANSWERS TO CHECKLIST QUESTIONS

Parks provide a wide range of services that are affected by population increases. The proposed project could slightly increase demand for local recreation resources by the new residents on the site. The Quimby Act (California Government Code 66477) allows local governments to acquire land sufficient to accommodate three acres of park improvements per 1,000 residents. The City imposes Quimby Act fees on new residential development to meet cumulative demand for services. Therefore, the impact on recreational facilities would *be less than significant*.

MITIGATION MEASURES

None required.

FINDINGS

The project would construct housing and would result in a small increased demand for parks and recreational services and facilities, which the City funds through development fees. The infill project is designed to meet a need for affordable housing for existing city residents,

thus the net population increase for the City is anticipated to be negligible. Therefore, the project will have a ***less-than-significant impact*** on recreational facilities.

16. TRANSPORTATION AND TRAFFIC

Would the proposal result in:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| A) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | | | x | |
| B) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | | | x | |
| C) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | | x |
| D) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | x |
| E) Result in inadequate emergency access? | | | | x |
| F) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | | | x | |

ENVIRONMENTAL SETTING

The proposed project area is within the Woodland city limits. W. Beamer Street, a minor two-lane arterial in moderate condition, and N. Cottonwood Street, a two-lane collector street in good condition, borders the site. There are Class II bikeways on both streets. Interstate-5 and SR-113 provide primary regional access to the project area from the east. Two transit lines stop on W. Beamer and N. Cottonwood Streets near the site,

The average daily traffic (ADT) on W. Beamer east of the project site was identified as 6,700 in 1995, and 6,400 on N. Cottonwood, after the hospital had closed but while the Peterson Clinic was in operation. The most current traffic counts conducted by the City of Woodland in 2007 identify a traffic volume of 6,000 ADT on W. Beamer just east of N. Cottonwood, and 5,475 on N. Cottonwood just north of W. Beamer Street. A two-lane collector street maintains a level of service (LOS) of A up to 7,500 ADT, and a two-lane minor arterial maintains LOS A up to 9,000 ADT. The traffic counts indicate that both streets are currently operating at LOS A.

It is the policy of the City of Woodland to manage its roadway system to maintain LOS “C” or better on all roadways, except within one-half mile of state or federal highways and freeways and within the Downtown core. A collector street will exceed LOS C at 12,500 ADT, and a minor arterial will exceed LOS C at 15,000 ADT.

STANDARDS OF SIGNIFICANCE

- Impacts to the roadway system are considered significant if the project would result in development that would be anticipated to cause a significant increase in projected average daily traffic (ADT) volumes over current conditions or beyond those anticipated in the City General Plan and recent traffic studies.

ANSWERS TO CHECKLIST QUESTIONS

Questions A, B and F

The project site is currently vacant, but had active uses on the site up until 2014 when the Peterson Clinic closed. At its peak, the Yolo General Hospital maintained 222 beds, with 205 staff members. After the hospital closed in 1991, other County administrative offices moved into other parts of the building, and by the end of the 1990s it was fully occupied again. The site was fully occupied at the time the current General Plan was adopted, which may be reflected in the higher traffic counts in 1996 versus 2007.

The Peterson Clinic closed in 2014, leaving the Yolo General Hospital building completely vacant. It is difficult to establish a baseline for environmental review because the site has ranged from intense medical operations to medical and social services, to just medical clinic uses on a portion of the site. Without a General Plan amendment, the building could be renovated and the site could accommodate a broad range of public uses under the category of Public Service. Thus this analysis considers and compares the estimated PM peak hour trips (based on the 9th Edition ITE Manual) generated by the original hospital use, the last clinic use that recently closed, the uses allowed under the current zoning, and the proposed project.

Medical facilities typically have a much higher traffic generation rate than residential. Average ITE PM peak hour rates for hospital uses are 0.93 per 1,000 square feet; at 70,000 s.f., the site likely generated approximately 51 PM peak hour trips during full operations. Average PM peak hour rates for clinic uses are 5.18 per 1,000 s.f.; at approximately 15,000 square feet, the clinic alone generated approximately 78 PM peak hour trips.

The current zoning for the site is single family residential. A single-family home generates approximately 1.0 PM peak hour trips per unit. Assuming the site could accommodate about 31 SF homes, that would be roughly 31 PM peak hour trips.

Low-rise apartments have an ITE average rate of 0.58 for the PM peak hour, and townhomes have a rate of 0.52. The proposed 80 units would generate 46 PM peak hour trips at the apartment rate. Studies indicate these rates are greatly overestimated for infill development, and especially for low-income residents who generally have fewer vehicles.

The proposed project would result in more peak hour trips than the existing zoning; however, it will generate roughly half the trips that the clinic use generated under the existing General Plan designation. The site has historically been generating vehicle trips for 70 years, and the General Plan was adopted to accommodate the uses on the site in 1996 that generated more than the vehicle trips estimated for the proposed project. In addition,

the current roadways have sufficient capacity to accommodate more ADT and not exceed LOS A. Therefore, the proposed project would result in no reduction in the current LOS for area roadways.

The proposed project redevelops a recently vacant infill site that is served by two transit lines and Class II bikeways on both adjacent streets, and is in walking distance of parks, libraries, schools, and other public services and shopping. Yolobus serves the project site on hourly headways via Route 210 (weekday only) and Route 211. The General Plan Amendment and rezone to multi-family housing is consistent with and in furtherance of regional goals to reduce vehicle trips and increase access to transit. Therefore, the proposed project would have a *less-than-significant* impact on traffic, circulation and alternative transportation modes.

Question C

There are no airports near the proposed project area, and no tall buildings or structures proposed in the project that could interfere with air traffic. Therefore, the proposed project would have *no impact* on air traffic patterns.

Question D and Question E

All City departments, including the fire and police departments, review site design to ensure safe and adequate access, including emergency access. All proposed project features must be in accordance with the Public Works Standards and Specifications, the General Plan, and City and state codes. Minor construction diversions, if any, can be accommodated on the street system in the area. The proposed project would therefore have a *less-than-significant* effect on hazards and emergency access.

MITIGATION MEASURES

None required.

FINDINGS

The proposed project would result in no reduction in the current LOS for area roadways, is in furtherance of regional goals to reduce vehicle trips and increase access to alternative transportation modes, and would not create hazards or interfere with emergency access, thus will have a ***less-than-significant impact*** on traffic and circulation. The proposed project would have ***no impact*** on air traffic.

17. UTILITIES AND SERVICE SYSTEMS

Would the proposal result in the need for new systems or supplies, or substantial alterations to the following utilities:

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| A) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | ✗ | |
| B) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | ✗ | |
| C) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | ✗ | |
| D) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | ✗ | |
| E) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | ✗ | |
| F) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | ✗ | |
| G) Comply with federal, state, and local statutes and regulations related to solid waste? | | | ✗ | |

ENVIRONMENTAL SETTING

Wastewater

The City of Woodland maintains facilities to convey, treat, and dispose of municipal wastewater generated within the city limits. The City's sewer collection system is a gravity system with three trunk mains that run along Gibson Road, Beamer Street, and Kentucky Avenue. One pump station, operational since 1995, is located in the northeast corner of Gibson Road and County Road 102. Wastewater is treated and disposed of at the Water Pollution Control Facility (WPCF), located south of Interstate 5 and east of County Road 102 on County Road 24. The WPCF was expanded in 1997, again in 1999, and upgraded to the present configuration after major expansion in 2007. The facility includes an influent pump station, mechanical screens, grit removal, oxidation ditch, secondary clarifiers, tertiary filters, and ultraviolet light (UV) disinfection. The WPCF also includes several ponds that are used for raw sewage equalization, effluent percolation and evaporation, and waste sludge stabilization. The WPCF has a rated capacity to treat 10.4 million gallons of wastewater per day (MGD). Current flows are around 6.5 MGD. With minor changes, the WPCF has an

available capacity to treat another roughly 12,000 single-family residences. The City's current wastewater flows are approximately six MGD on average. Peak flows are estimated based on historical flows into the WPCF, which averages approximately 15 MGD.

Water Supply

Groundwater under Yolo County is the single most important supply source of water and provides 45 percent of the water demands under average supply conditions. In severe droughts, groundwater can be expected to supply more than 75 percent of the County's demand (Woodland General Plan Background Report, p. 7-2). The groundwater basin in Yolo County is recharged from rainfall, excess applied irrigation water, seepage from canals, and recharge from Cache Creek, the Sacramento River, and Putah Creek. Groundwater is pumped from the City's groundwater wells and delivered throughout the City by its distribution system.

The City expands their water supply and distribution system by building groundwater supply wells within developing residential, commercial, and industrial areas, and then integrating these wells into the existing distribution system. Additionally, the City is evaluating surface water supplies to meet long-term water supply needs. In September 2009, the cities of Woodland and Davis established the Woodland-Davis Clean Water Agency (WDCWA), a joint powers authority, to implement and oversee a regional surface water supply project. The regional project will replace deteriorating groundwater supplies with safe, more reliable surface water supplies from the Sacramento River. Once complete, the project will serve more than two-thirds of the urban population of Yolo County. Construction on the Regional Water Treatment Facility began April 2014 and was 90 percent completed as of November 2015.²

According to the 2010 Urban Water Management Plan, based on the anticipated reliability of the City's water supplies and conservation measures during normal, single dry, and multiple dry years, the City anticipates that it has adequate water supplies to meet projected water demands during all hydrologic conditions through 2035.

Solid Waste

The City contracts for refuse collection services with Waste Management of Woodland for municipal, residential, and commercial waste removal and recycling services. The solid waste collected by Waste Management within the Woodland city limits is hauled to the Yolo County Central Landfill, located between the cities of Woodland and Davis. In addition, Waste Management includes curbside collection of recyclable materials as part of their weekly collections to single-family and several multi-family units in Woodland. According to the Woodland General Plan EIR (p. 5-37), the Yolo County Central Landfill is expected to reach capacity in the year 2025 at current waste-stream, and is allowed to receive up to 1,800 tons per day for 360 days a year. However, waste-stream reduction, such as recycling, is expected to lengthen the projected life of the facility.

STANDARDS OF SIGNIFICANCE

For purposes of this environmental document, an impact is considered significant if the proposed project would:

² Woodland-Davis Clean Water Agency. The Project . Available at: http://www.wdcwa.com/the_project. Accessed December 20, 2015.

- Exceed wastewater treatment requirements of the applicable 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
- Have insufficient water supplies available to serve the project from existing entitlements and resources, or need new or expanded entitlements
- Have inadequate wastewater treatment capacity to serve the project's projected demand in addition to the wastewater treatment provider's existing commitments
- Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs
- Fail to comply with federal, state, and local statutes and regulations related to solid waste

ANSWERS TO CHECKLIST QUESTIONS

Questions A, B and E

The southern parcel on the project site is currently vacant, but had active uses on the site up until 2014 when the Peterson Clinic closed. At its peak, the Yolo General Hospital maintained 222 beds, with 205 staff members; the water and sewer trunk lines and treatment facilities currently serving the site were designed to accommodate this intensive use. After the hospital closed in 1991, other County administrative offices moved into other parts of the building, and by the end of the 1990s it was fully occupied again. The site was fully occupied at the time the current General Plan was adopted in 1996. The Peterson Clinic closed in 2014, leaving Yolo General Hospital building vacant.

Wastewater from the site flows to the Beamer Trunk Line. Redeveloping the project site from public service to residential uses would result in a change in wastewater discharge from the site, and change in water demand. While it is unknown what the historic usage was on the site, due to the improvements in water conservation and toilet design it is anticipated that there would be a negligible increase, or possible net decrease, in water demand and wastewater flows from the proposed new development over historic uses.

As noted in Section 10, Land Use and Planning, the proposed project would support Woodland in meeting its shortfall in available land for very low and extremely low-income housing development. Per Chapter 727, Statutes of 2004 (SB 1087) approved on October 7, 2005, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers. Local public and/or private water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water and sewer providers from denying, conditioning the approval, or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.

Whereas the proposed project redevelops an infill site with historically intensive land uses that are served by adequate water and wastewater infrastructure, and state law requires the provision of water and sewer service to lower-income housing, therefore the proposed project would have a *less-than-significant impact* on water and wastewater treatment and facilities.

Question D

Rezoning of the project site from single-family residential use to multi-family use would increase the demand on the city water system over redevelopment of the site at the current zoning, although not at the current General Plan designation. Sufficient supplies exist to serve the previous uses, which generated a higher demand than the proposed multi-family uses. The project site has historically generated a high demand for water to serve the previous hospital, clinic, and social service uses in a building constructed long before water conservation measures were required.

The proposed new construction would meet Green Building Code requirements for water conservation. In addition, excluding the lawn area, the project contains low and medium water use planting areas as defined by W.U.C.O.L.S. guidelines. For these areas, the irrigation system will utilize in-line subsurface drip and deep watering tree bubblers. The lawn area will be irrigated with rotors. The irrigation design will meet current Model Water Efficient Landscape Ordinance (MWELO) guidelines and standards.

Furthermore, the proposed project would meet part of Woodland's 'fair share' requirement for construction of low-income housing. SB 1087 added certain provisions to the Government Code and amended a portion of the UWMP Act. As it relates to the UWMP Act, SB 1087 requires the water use projections of an UWMP to include the projected demands for single-family and multi-family residential housing needed for lower income households as identified in the housing element of any city or county in the service area of the supplier (Water Code § 10631(a).) Therefore, since the proposed project is meeting part of the identified demand for lower-income housing in the City, the water demands have been planned for in Woodland's UWMP.

The proposed project would have a *less-than-significant* impact on water treatment capacity and water supplies.

Question C

See discussion under Section 9, Hydrology and Water Quality. There are 24-inch or larger storm drain mains in N. Cottonwood Street adjacent to the project site, and immediately east of the project site on W. Beamer Street. The proposed project will provide approximately 73,000 square feet of landscaped area gently contoured to trap and filter stormwater on site. Currently the site has less than half this amount of pervious surfaces between building, parking and service access. Therefore, the proposed project will more than double groundwater recharge over existing conditions.

The proposed project will result in a net decrease in stormwater runoff into the existing drainage system. All applicable policies, standards, and regulations would be adhered to during design and construction of each project phase. Therefore, the proposed project would have a *less-than-significant impact* on stormwater infrastructure demand.

Questions F and G

The proposed project would demolish the former Yolo General Hospital building and site improvements, and construct 80 multi-family apartment units and a 3,300 square foot community center. The site previously generated a diverse waste stream, including biohazardous or infectious waste from the clinic and the hospital, and the current solid waste management plan assumes continuation of such uses on the site. This waste stream will be changed to consist of residential waste and some office waste.

Construction and demolition (C&D) activities can generate significant amounts of solid waste associated with demolition of existing structures and construction of new buildings. The City's Construction and Demolition (C&D) Ordinance became effective September 18, 2006. This ordinance was established in order to help the City comply with AB939 (signed into California state law in 1989), which requires local governments to divert 50% of materials sent to the landfill by the year 2000, and each successive year thereafter. Required recycling programs, including the Waste Reduction and Recycling Plan for how C&D waste would be disposed of which is required before a building permit is issued, would ensure that a large amount of the C&D waste would be recycled to minimize the amount of waste to be disposed of at the landfill.

The proposed project would implement all required waste reduction and recycling requirements, and would replace a previous waste stream that was present when the General Plan EIR analysis of landfill capacity was conducted. C&D waste would be recycled to the extent feasible. The project's solid waste would go to Yolo County Central Landfill, which has adequate capacity through the year 2025. The proposed project would thus result in a *less-than-significant impact* on landfill capacity.

MITIGATION MEASURES

None required.

FINDINGS

The proposed project would not generate a new demand for wastewater, stormwater or solid waste capacity. Therefore, the proposed project would result in a *less-than-significant impact* on public utilities.

18. MANDATORY FINDINGS OF SIGNIFICANCE

| Issues | Potentially Significant Impact | Potentially Significant Impact Unless Mitigated | Less-than-Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | x | | |
| B. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | | | x | |
| C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | x | | |

ANSWERS TO CHECKLIST QUESTIONS

Question A

The proposed project would not result in any new impacts that could 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, or reduce the number or restrict the range of a rare or endangered plant or animal. As discussed under Section 5 (Cultural Resources), there are no historic resources on the site, but construction could disturb unanticipated archaeological deposits or human remains. Mitigation Measure 5-1 would reduce this impact to less than significant. **As mitigated**, adoption of the proposed project would result in a **less-than-significant impact**.

Question B

The proposed project would be in furtherance of goals to provide housing for very low- and extremely low-income households, and promote infill development on transit lines in the City of Woodland. This would be in the interest of long-term environmental goals regarding air quality, traffic, and climate change. The proposed project would not result in any new cumulatively considerable impacts. Per CEQA Guidelines Section 15152(f)(1), adoption of the proposed project would result in **less-than-significant** cumulative effects.

Question C

The proposed project would not result in any new impacts that could cause substantial adverse effects on human beings. Although demolition could reveal contaminated soils, Mitigation Measure 8-1 would reduce this impact to less than significant. **As mitigated**, adoption of the proposed project would result in a **less-than-significant effect** on human beings, either directly or indirectly.

SECTION V - ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would potentially be affected by this project.

- | | |
|---|--|
| <input type="checkbox"/> Aesthetics <i>(page 19)</i> | <input type="checkbox"/> Land Use <i>(page 56)</i> |
| <input type="checkbox"/> Agriculture and Forestry Resources <i>(page 21)</i> | <input type="checkbox"/> Mineral Resources <i>(page 61)</i> |
| <input type="checkbox"/> Air Quality <i>(page 23)</i> | <input type="checkbox"/> Noise <i>(page 62)</i> |
| <input type="checkbox"/> Biological Resources <i>(page 28)</i> | <input type="checkbox"/> Population and Housing <i>(page 65)</i> |
| <input checked="" type="checkbox"/> Cultural Resources <i>(page 32)</i> | <input type="checkbox"/> Public Services <i>(page 67)</i> |
| <input type="checkbox"/> Geology and Soils <i>(page 40)</i> | <input type="checkbox"/> Recreation <i>(page 69)</i> |
| <input type="checkbox"/> Greenhouse Gas Emissions <i>(page 43)</i> | <input type="checkbox"/> Transportation and Traffic <i>(page 71)</i> |
| <input checked="" type="checkbox"/> Hazards and Hazardous Materials <i>(page 47)</i> | <input type="checkbox"/> Utilities and Service Systems <i>(page 74)</i> |
| <input type="checkbox"/> Hydrology and Water Quality <i>(page 53)</i> | <input checked="" type="checkbox"/> Mandatory Findings of Significance <i>(page 79)</i> |

SECTION VI - DETERMINATION

On the basis of the initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Name and Title

SECTION VII - REFERENCES

This analysis incorporates by reference and relies on the following documents (CEQA Guidelines Section 15150(a):

- Woodland, City of. (2013). 2013-2021 Housing Element Update. Adopted October 15, 2013. Available from http://www.cityofwoodland.org/gov/depts/communityserv/redev/housing_element.asp
- Woodland, City of. (2002). City of Woodland General Plan Policy Document. Adopted by the City Council on December 17, 2002. Available from http://www.cityofwoodland.org/gov/depts/cd/divisions/planning/online/general_plan.asp
- Woodland, City of. (1996). City of Woodland General Plan Final Environmental Impact Report. Volume 1. Available from http://www.cityofwoodland.org/gov/depts/cd/divisions/planning/online/general_plan.asp
- Woodland, City of. (2015). Municipal Code. Codified through Ordinance No. 1587, adopted July 21, 2015. (Supp. No. 24, 7-14). Accessible from https://www.municode.com/library/ca/woodland/codes/code_of_ordinances
- Woodland, City of. (1996). City of Woodland General Plan Background Report, adopted by the City Council on February 27, 1996. Available from http://www.cityofwoodland.org/gov/depts/cd/divisions/planning/online/general_plan.asp

In addition, the document preparers used information from the references outlined below. Documents are available for public review online as noted or at the City of Woodland Community Development Department, 300 First Street, Woodland, CA 95695.

Brunzell Historical. (2015). Historical Architectural Resources Survey. 170 West Beamer Street Apartments Project. City of Woodland, Yolo County, California.

California Air Resources Board. (2015). Area Designations for State Ambient Air Quality Standards. Retrieved December 27, 2015, from www.arb.ca.gov/regact/area06/fro.pdf.

Michael Brandman Associates. (2012). Phase I Environmental Site Assessment. Old Yolo County General Hospital, dated 19 November May 2012

SACOG. (2012). Metropolitan Transportation Plan/Sustainable Communities Strategy 2035. Available from <http://sacog.org/mtpscs/mtpscs/>

Sierra Nevada Arborists. (2015). Arborist Report and Tree Inventory Summary. Old Peterson Hospital Project Site.

Wallace Kuhl and Associates, Inc. (2012). Report of Findings of Subsurface Soil Sampling and Analysis, 170 West Beamer Street, dated 31 October 2012.

Woodland Joint Unified School District. (2011). Woodland Joint Unified School District Master Plan

Woodland, City of.

- (2013). 2013 Traffic Counts. Public Works Department – Engineering Division. Available from <http://www.cityofwoodland.org/civicax/filebank/blobdload.aspx?blobid=10016>
- (2004). Community Design Standards. Adopted February 1998; Updated April 6, 2004. Available from http://www.cityofwoodland.org/gov/depts/cd/divisions/planning/online/community_design_standards.asp
- (2011). Final 2010 Urban Water Management Plan. Available from <http://www.water.ca.gov/urbanwatermanagement/2010uwmps/Woodland,%20City%20of/Woodland%20Final%202010.pdf>
- (2004). Storm Water Management Program.

Yolo-Solano Air Quality Management District.

- (2015). Attainment Status. Retrieved from http://ysaqmd.org/planning/Attainment_Detailed.jpg
- (2007). Handbook for Assessing and Mitigating Air Quality Impacts. Retrieved from http://www.ysaqmd.org/CEQA_10.php

180 WEST BEAMER STREET APARTMENTS PROJECT MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan (MMP) has been required by and prepared for the City of Woodland, 300 First Street, Woodland, CA 95695, pursuant to Public Resources Code of California, Statute, 21081.6.

SECTION I – PROJECT IDENTIFICATION

Project Name: 180 West Beamer Street Apartments Project

Owner/Developer/Applicant: Rich Ciraulo, Senior Project Developer
Mercy Housing California
2512 River Plaza Drive, Ste. 200
Sacramento, CA 95833
Phone: (916) 414-4441

City Project Manager: Jeff Ballantine, Assistant Planner
Woodland Community Development Department
300 First Street
Woodland, CA 95695
Phone: (530) 661-5820

Environmental Consultant: The Ervin Consulting Group
4310 Langner Avenue B
Santa Rosa, CA 95407
Phone (916) 989-0269
info@ervincg.com

Project Location: The +5.04 acre project area is located at the northeast corner of W. Beamer and N. Cottonwood streets in Woodland, California (APNs 064-010-021-000 and 064-051-037-000).

Proposed Project: The proposed project includes actions to adjust a lot line and demolish existing structures and improvements on the proposed southern lot to allow development of a multi-family residential community. The project site currently consists of two parcels, APNs 064-010-021-000 and 064-051-037-000. A lot line adjustment is proposed to provide separate lots for the Adult Day Health Center at 20 N. Cottonwood Street, which will remain on the northern approximately one half-acre of the property, and a proposed 4.4863 acre parcel for new development of a residential community on the southern lot. The County would demolish the vacant, former Yolo General Hospital buildings and site improvements. The proposed new construction consists of 80 garden style apartment units and a 3,300 square foot community center to serve extremely low and very low-income households. Project approvals require a General Plan Amendment from Public Service (PS) to High Density Residential (HDR), a Zoning Code Amendment from Single Family (R-1) to Multiple-Family (R-M) Residential, a lot line adjustment, design review, site plan approval, and a demolition permit.

SECTION II – GENERAL INFORMATION

The Mitigation Monitoring Plan (MMP) includes mitigation for Cultural Resources and Hazardous Materials. The intent of the MMP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study/Mitigated Negative Declaration for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMP shall be funded by the developer; in this case, Mercy Housing California. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Woodland in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Mitigated Negative Declaration/Initial Study and are assigned the same number they have in the document. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The City of Woodland will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. The City, along with other applicable local, state, or federal agencies, including the Yolo-Solano Air Quality Management District and Yolo County Housing as Responsible Agencies, will be responsible for ensuring compliance during construction.

180 WEST BEAMER STREET APARTMENTS PROJECT
MITIGATION MONITORING PLAN

| Impact | Mitigation Measure | Action | Implementing Party | Timing | Monitoring Party |
|--|--|--|---|------------------------------------|---|
| 5. Cultural Resources | | | | | |
| Loss of subsurface cultural resources during demolition and/or construction before they are evaluated could result in a potentially significant impact. | 5-1a Prior to Improvement Plan approval, the plans shall indicate (via notation on the improvement plans) that: | Note requirements on the improvement plans | Woodland Community Development Department | Prior to Improvement Plan approval | Woodland Community Development Department (CDD) |
| | (1) If historic and/or cultural resources, or human remains, are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the Applicant/Developer shall immediately notify the Community Development Department of the discovery. | If discoveries made, halt work and notify the City CDD | Mercy Housing California Yolo County | During demolition and construction | CDD |
| | (2) In such case, the Applicant/ Developer shall be required, at their expense, to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. | Retain qualified archaeologist to record, protect and/or curate the resource | Mercy Housing California Yolo County | During demolition and construction | CDD |
| | (3) The archaeologist shall be required to consult with the Native American Heritage Commission and listed tribes if Native American resources are unearthed, and submit to the Community Development Department for review and approval a report of the findings and method of curation or protection of the resources. | Consultations as appropriate; report to CDD | Archaeologist | During demolition and construction | CDD |
| (4) Further grading or site work within the area of discovery shall not be allowed until the proceeding steps have been taken, per the approval by the Community Development Department. | Halt site work within the area of discovery until CDD approves proceeding. | Mercy Housing California Yolo County | During demolition and construction | CDD Building Division | |

180 WEST BEAMER STREET APARTMENTS PROJECT
MITIGATION MONITORING PLAN

| Impact | Mitigation Measure | Action | Implementing Party | Timing | Monitoring Party |
|--|---|--|---|------------------------------------|------------------------------|
| | 5-1b Pursuant to State Health and Safety Code §7050.5 (c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the Yolo County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. Additional work is not to take place within the immediate vicinity of the find until the identified appropriate actions have been implemented. | Comply with state law if human remains are uncovered | Mercy Housing California Yolo County | During demolition and construction | CDD |
| 8. Hazards and Hazardous Resources | | | | | |
| The Phase II determined that significant contamination from hydraulic oil could be present under the elevator shaft. Demolition disturbance of contaminated soils would be a <i>potentially significant</i> impact. | 8-1 During demolition, the elevator shall be pulled from the shaft and further investigation performed to confirm that no significant contamination from hydraulic oil is present. In the event that a condition or suspected condition of soil contamination are discovered during demolition, work shall cease or be restricted to an unaffected area of the site as the situation warrants and the City shall be immediately notified. Upon notification, the City shall notify the Yolo County Environmental Health Department of the contamination condition, and the hazardous material | Test soils beneath elevator shaft for the presence of hydraulic oils, remediate as needed as determined by the Yolo County Environmental Health Department (YCEHD) | Yolo County | During demolition | CDD Building Division, YCEHD |

180 WEST BEAMER STREET APARTMENTS PROJECT
MITIGATION MONITORING PLAN

| Impact | Mitigation Measure | Action | Implementing Party | Timing | Monitoring Party |
|--------|---|--|--|--|---|
| | <p>removal contractor shall prepare a site remediation plan and a site safety plan, the latter of which is required by OSHA for the protection of construction workers. Similarly, the hazardous material removal contractor shall follow and implement all directives of the Yolo County Environmental Health Department and any other jurisdictional authorities that might become involved in the remediation process.</p> <ol style="list-style-type: none"> 1) Preparation of any remediation plan shall include in its focus measures to be taken to protect the public from exposure to potential site hazards and shall include a certification that the remediation measures would clean up the contaminants, dispose of the wastes properly, and protect public health in accordance with federal, state, and local requirements. 2) Obtain closure and/or No Further Action letters from the appropriate agency(ies). 3) Construction contract documents shall include provisions for the proper handling and disposal of contaminated soil and/or dewatering water (including groundwater and contaminated rainwater) in accordance with federal, state, and local requirements. | <p>Prepare remediation plan to the satisfaction of the YCEHD, if required</p> <p>Obtain closure approvals as needed</p> <p>Add provisions to construction contract documents</p> | <p>Yolo County</p> <p>Yolo County</p> <p>Yolo County</p> | <p>During demolition</p> <p>After remediation</p> <p>Prior to demolition</p> | <p>CDD Building Division, YCEHD</p> <p>CDD Building Division</p> <p>CDD Building Division</p> |