

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: December 1, 2009

SUBJECT: Farm Credit West General Plan Amendment and Rezone

Report in Brief

The Planning Commission has forwarded a recommendation to the City Council for a General Plan Amendment and Rezone to change the General Plan Land Use Designation for two commercially zoned parcels (2.36 ac.) (APN 066-040-29 & 050-10), surrounded on three sides by the Pioneer Self Storage (480 Pioneer Avenue). The General Plan Land Use Designation would be changed from Highway Commercial (HC) to General Commercial (GC), and the zoning would be changed from Highway Commercial (C-H) to General Commercial (C-2) (**See Attachment A - Proposed General Plan Amendment & Rezone Exhibit**).

The Planning Commission's recommendations included:

A Resolution adopting the Negative Declaration (**See Attachment B - Resolution Adopting a Negative Declaration for the Rezoning of the Farm Credit West Property**);

A Resolution amending the City General Plan Land Use Exhibit (**See Attachment C - Resolution Amending the General Plan Land Use Diagram for the Farm Credit West Property**);

An Ordinance to rezone the Farm Credit West Property (**See Attachment D - Ordinance Approving the Rezoning of the Farm Credit West Property**).

Staff recommends that the City Council Consider the Planning Commission's recommendation and adopt the Negative Declaration, adopt the General Plan Amendment and approve the rezone of the Farm Credit West property.

Background

Pursuant to City Resolution No. 4516-B, a petition was submitted to file a General Plan Amendment, which was heard by the Planning Commission on February 7, 2008 for a similar project on the same site. At that time the Planning Commission voted in support of the petition request to amend the land use from Commercial Highway to General Commercial. Farm Credit West submitted their application

on August 3, 2009. The determination from the prior petition review was applied to this project to expedite the process for the applicant.

Discussion

Staff considers the proposed change in land use from Highway Commercial (C-H) to General Commercial (C-2) be a minor change to the existing land use designation because the site, which is a relatively small area of land involving 2.06 acres, will likely have similar land uses with comparable or less traffic impacts than the existing land use designation. Staff also considers the viability of this site developing with highway commercial uses very unlikely given the site's inferior access, visibility, configuration and compatibility with adjoining uses.

The property is an infill site and one of the last to develop in this area. The site has long been planned for urban development and would likely remain vacant or underutilized given the land use designations and the site constraints. The proposed land use change expands the commercial opportunities for the site.

A draft Negative Declaration was circulated on September 21, 2009, for a 30-day comment period extending from September 22, 2009 to October 20, 2009. The City of Woodland has determined that the subject project, further defined and discussed in the attached Environmental Checklist / Initial Study will not have any significant effects on the environment. As a result, the preparation of an environmental impact report pursuant to the California Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required. Prior to taking an action on the project as recommended, the City Council must adopt the Negative Declaration as a final document and make specified findings required under CEQA and direct that a Notice of Determination be filed. Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code requires the applicant to pay a State of California Fish and Games fee of \$1,876.75 plus a \$50.00 Yolo County recording fee.

Fiscal Impact

There is no direct impact on City funds in association with the recommended action.

Public Contact

Posting of the City Council agenda.

Alternative Courses of Action

1. Consider the Planning Commission's recommendation and adopt the Negative Declaration, adopt the General Plan Amendment and approve the rezone of the Farm Credit West property.
2. Provide alternative direction to staff.
3. Cease further consideration of the Negative Declaration, General Plan Amendment and rezone of the Farm Credit West property.

Recommendation for Action

Staff recommends that the City Council approve Alternative No. 1.

Prepared by: Paul L. Hanson, AICP
Senior Planner

Reviewed by: Cindy Norris
Principal Planner

Reviewed by: Paul Siegel
Deputy Director CDD

Mark G. Deven
City Manager

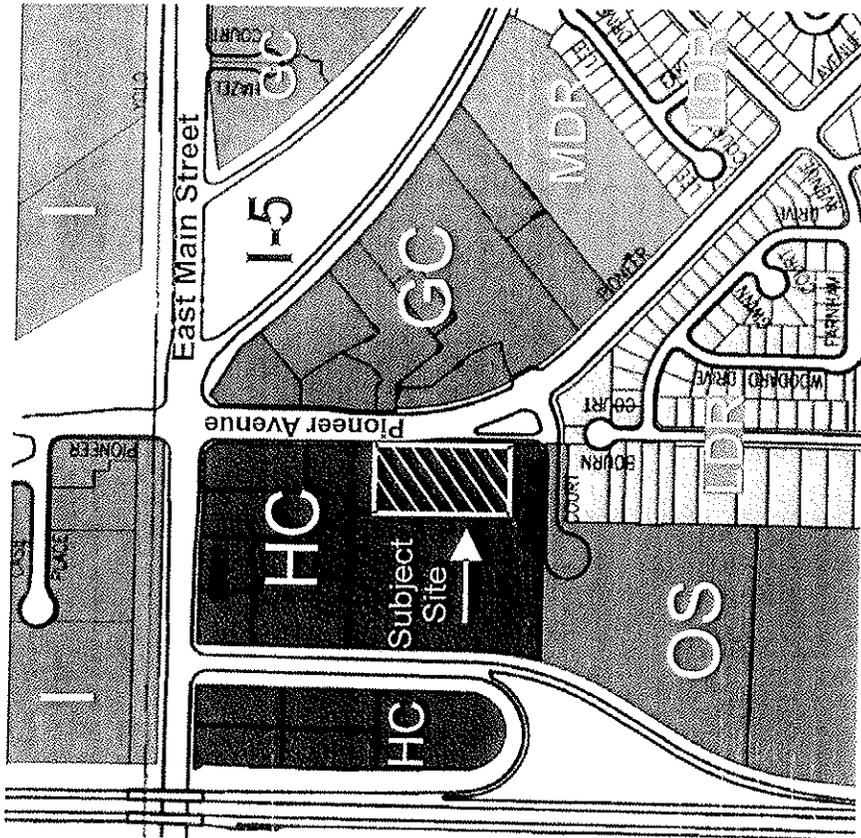
Attachments:

- A. Proposed General Plan Amendment & Rezone Exhibit
- B. Resolution of the City Council of the City Of Woodland Adopting a Negative Declaration for the Rezoning of the Farm Credit West Property
- C. Resolution of the City Council of the City of Woodland Amending the General Plan Land Use Diagram for the Farm Credit West Property
- D. An Ordinance of the City Council of the City Of Woodland Approving the Rezoning of the Farm Credit West Property

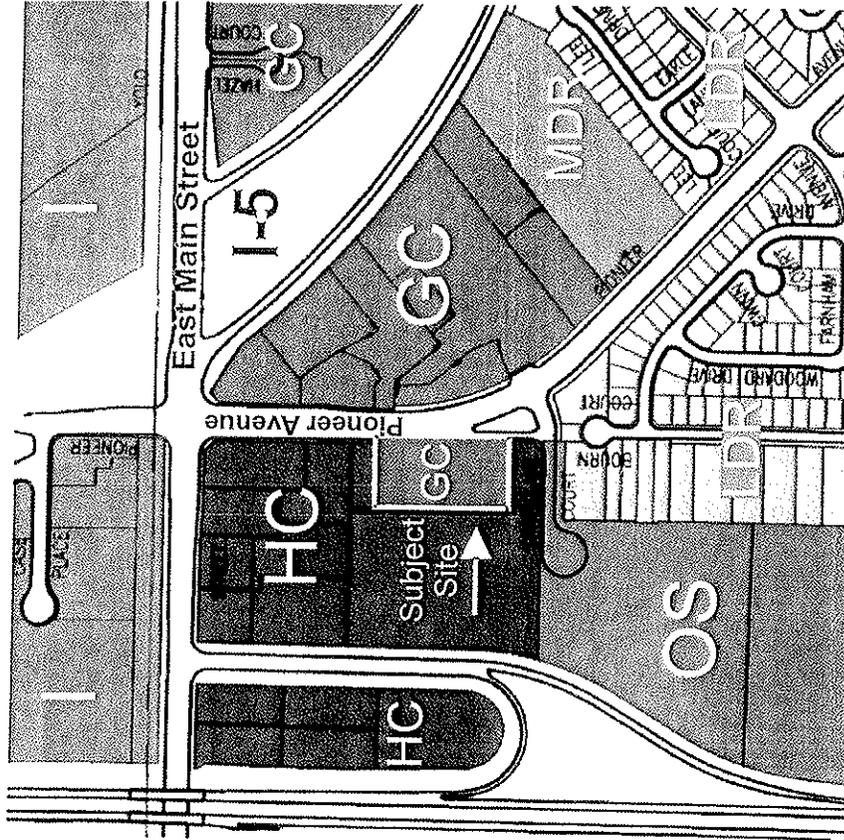
ATTACHMENT A

General Plan Amendment Exhibit

Exhibit "A"



Current General Plan

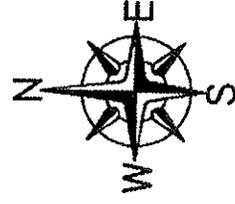


Proposed General Plan Amendment

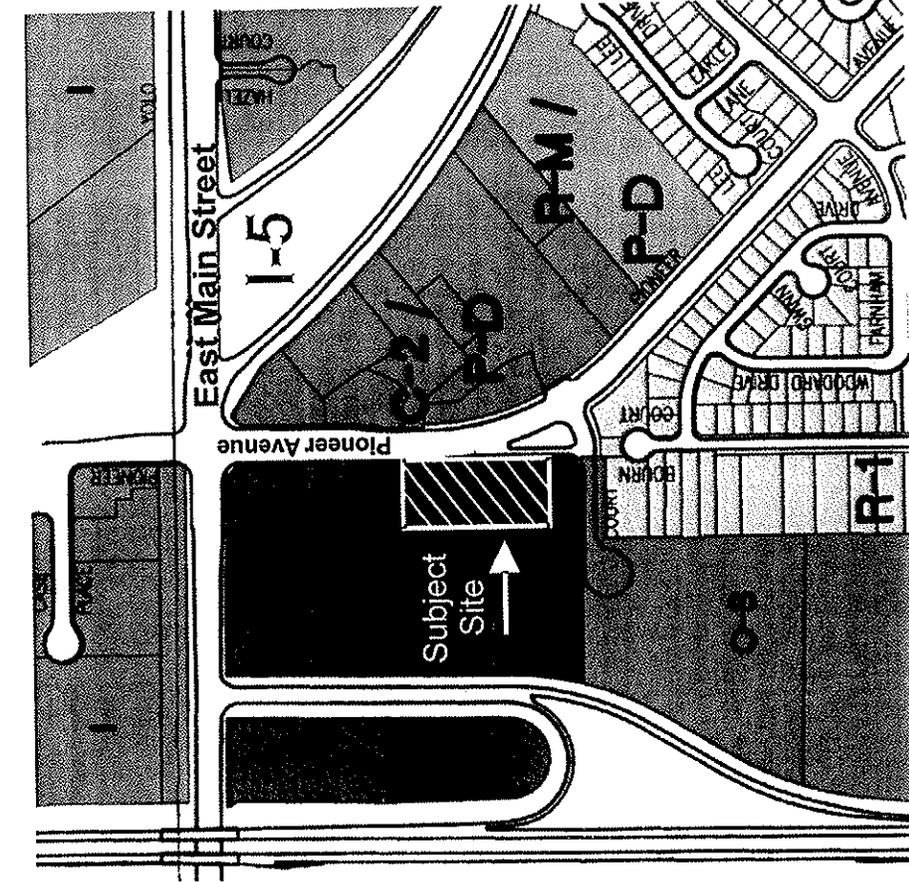
Parcels:
 APN 066-040-29
 APN 066-050-10

HC	Highway Commercial
I	Industrial
OS	Open Space

LDR	Low Density Residential
MDR	Medium Density Residential
GC	General Commercial



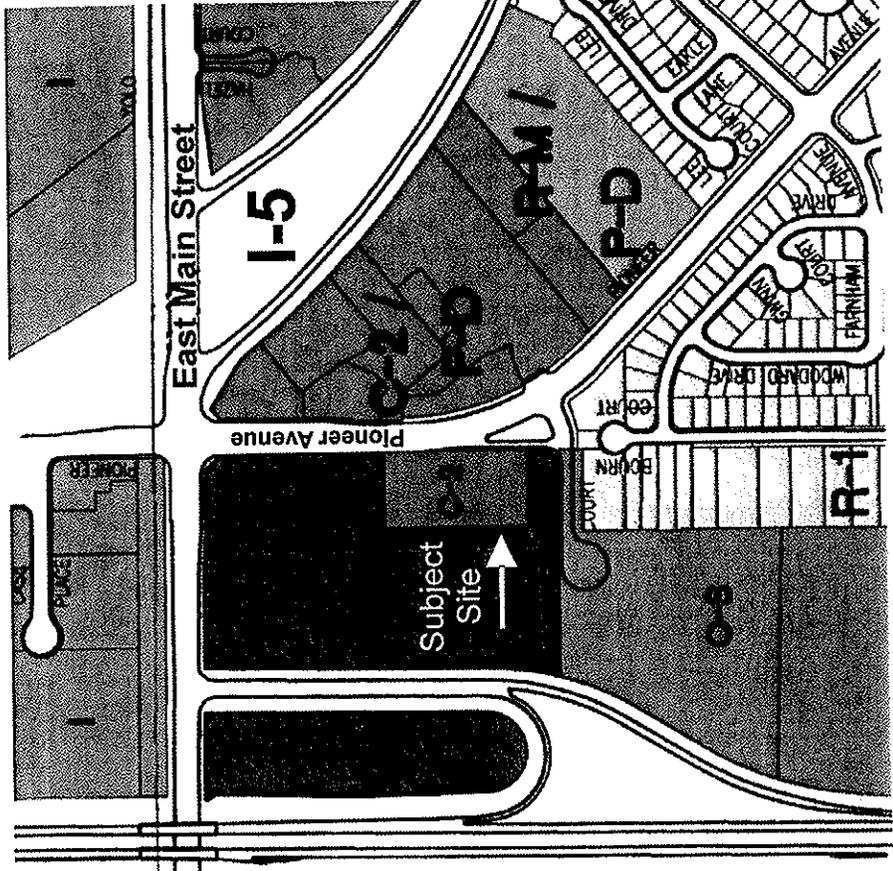
Rezone Exhibit



Current Zoning

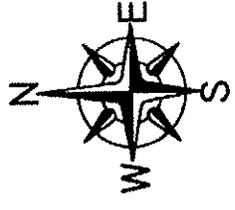
-  INDUSTRIAL ZONE
-  GENERAL COMMERCIAL ZONE
-  OPEN SPACE ZONE
-  HIGHWAY COMMERCIAL ZONE

Parcels:
 APN 066-040-29
 APN 066-050-10



Proposed Zoning

-  SINGLE FAMILY ZONE
-  MULTIPLE FAMILY ZONE
-  PLANNED DEVELOPMENT OVERLAY ZONE



ATTACHMENT B

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
ADOPTING A NEGATIVE DECLARATION FOR THE REZONING OF THE
FARM CREDIT WEST PROPERTY**

WHEREAS, the City of Woodland (“City”) prepared an Environmental Checklist/Initial Study (“Initial Study”) pursuant to the California Environmental Quality Act (“CEQA”) (codified as California Public Resources Code §§ 21000 *et seq.*) to analyze all potential environmental impacts regarding a proposed change of zone from Highway Commercial (C-H) to General Commercial (C-2) (“Project”) for that certain real property consisting of two parcels located in the City of Woodland, California, which collectively consist of 2.36 acres and are more commonly known as Assessor’s Parcel Numbers 066-040-29 and 066-050-10 (“Farm Credit West Property”); and

WHEREAS, the Initial Study concluded that the Project will not have a significant effect on the environment because all environmental impacts of the Project will have ‘no impact’ or will be ‘less than significant;’ and

WHEREAS, based on the Initial Study, on September 21, 2009, a draft Negative Declaration was released for public review for a 30-day period during which time no comments were received regarding the Project; and

WHEREAS, on November 5, 2009, the Planning Commission of the City of Woodland (“Planning Commission”) held a duly noticed public hearing at which all persons wishing to testify in connection with the Project and the Negative Declaration were heard and the Project, the Negative Declaration and all other relevant information contained in the record were comprehensively reviewed by the Planning Commission; and

WHEREAS, on December 1, 2009, the City Council of the City of Woodland (“City Council”) held a duly noticed public hearing at which all persons wishing to testify in connection with the Project and the Negative Declaration were heard and the Project, the Negative Declaration and all other relevant information contained in the record were comprehensively reviewed by the City; and

WHEREAS, at the conclusion of the public hearing before the City Council, the City Council determined that, based on the Initial Study, the Project will not have a significant effect on the environment; and

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

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

1. The City Council has reviewed and considered the proposed Negative Declaration, as well as the administrative record and all other relevant information, before making a decision on the Project.

2. The City Council has considered all comments received on the Negative Declaration during the public review process.

3. The City Council finds that the Negative Declaration and the Initial Study contain a complete and accurate report of the environmental impacts associated with the Project and, based on the foregoing, finds that all environmental impacts of the Project will have 'no impact' or will be 'less than significant.'

4. The City Council finds that there is no substantial evidence in light of the whole record supporting a fair argument that the Project may result in significant environmental impacts.

5. The Negative Declaration reflects the independent judgment and analysis of the City.

6. The Negative Declaration has been prepared in compliance with CEQA and the State CEQA Guidelines, and is determined to contain a complete, objective and accurate reporting of the environmental impacts associated with the Project.

7. The custodian of the documents and other materials which constitute the record of proceedings upon which the City Council based its decision to adopt the Negative Declaration is the City of Woodland Community Development Director. The location of these items is the office of the Community Development Department at City Hall Annex, 520 Court Street, Woodland, California 95695.

8. The City Council hereby adopts the Negative Declaration, which is attached to this Resolution as Exhibit A and incorporated herein by this reference.

9. A Notice of Determination (NOD) shall be filed with the County Clerk immediately following approval of the Project.

10. This Resolution shall be effective immediately.

I HEREBY CERTIFY THAT the foregoing resolution was duly and regularly adopted by the City Council of the City of Woodland, County of Yolo, State of California, on the 1st day of December 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Marlin H. "Skip" Davies, Mayor

ATTEST:

APPROVED AS TO FORM:

Sue Vannucci, City Clerk

Andrew Morris, City Attorney

Dated: _____

Exhibit:
A - Negative Declaration

Exhibit "A"

**NEGATIVE DECLARATION FOR THE REZONING OF THE
FARM CREDIT WEST PROPERTY**

(Attached behind this page)

CITY OF WOODLAND
NEGATIVE DECLARATION

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

PROJECT TITLE: Farm Credit West General Plan and Zoning Ordinance Amendments

PROJECT DESCRIPTION: The project proposes is to amend the City's General Plan and Zoning Ordinance, changing the land use designation from Highway Commercial to General Commercial land use designation. In order to proceed with the project the following City approvals are needed:

- Adoption of a Negative Declaration of Environmental Impacts;
- General Plan Amendment to change the land use designation for 2.36 acres (APNs 066 040-29 & 066 -050-10) from Highway Commercial (HC) to General Commercial (GC);
- Rezoning to change the zoning designation for 2.36 acres (APNs 066 040-29 & 066 -050-10) from Highway Commercial (C-H) to General Commercial (C-2);

PROJECT LOCATION: The project is located on the west side of Pioneer Avenue between East main Street and Spring Lake Court, Woodland, Yolo County, California, 95776. It is comprised of two parcels, APN 066-040-29 & 066 -050-10 totaling 2.36 acres

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Woodland, City Council

CONTACT PERSON: Paul L. Hanson, AICP, Senior Planner (530) 661-5814

NAME OF ENTITY OR AGENCY CARRYING OUT PROJECT: Farm Credit West, FLCA, 1478 Stonepoint Drive, Suite 450, Roseville, CA 95661

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

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

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


Paul L. Hanson, AICP, Senior Planner
City of Woodland

September 21, 2009

ENVIRONMENTAL CHECKLIST AND INITIAL STUDY

Project Title: Farm Credit West General Plan Amendment and Rezone

Lead Agency Name and Address:

City of Woodland
Community Development Department
520 Court Street
Woodland, CA 95695

Contact Person and Phone Number: Paul L. Hanson, AICP, Senior Planner, (530) 661-5814

Project Location: The project is located on the west side of Pioneer Avenue between East main Street and Spring Lake Court, Woodland, Yolo County, California, 95776. It is comprised of two parcels, APN 066-040-29 & 066 -050-10 totaling 2.36 acres. A portion of project site is designated by the General Plan as an Entryway to the City of Woodland

Project Sponsor's Name and Address:

Farm Credit West, FLCA
1478 Stonepoint Drive, Suite 450
Roseville, CA 95661
(916)780-1166

Bill McCandless & Associates, Architects, Inc.
666 Dead Cat Alley
Woodland, CA 95695
(530) 662-9146

Policy, Plan, and Zoning Consistency:

The General Plan land use designation for the site is Highway Commercial (HC) which provides for restaurants, service stations, truck stops, hotels and motels, and retail and amusement uses that are oriented principally to highway and through traffic, regional retail uses, regional offices, public and quasi-public uses, and similar and compatible uses.

The applicant proposes amendment of the General Plan to designate the site as General Commercial (GC) which provides for retail, services, restaurants, professional and administrative offices, hotels and motels, public and quasi-public uses, and similar and compatible uses.

There are no specific General Plan goals or policies that would preclude the applicant's requested land use changes. The project is consistent with the policy framework of the General Plan with the following goals and polices relevant to the discussion:

GOAL 1.A

To grow in an orderly pattern consistent with economic, social and environmental needs, providing for continued small-town character and preservation of surrounding agricultural lands.

Policies

1.A.3. The City shall designate land for development consistent with the needs of the community and consistent with its efforts to maintain a positive fiscal balance for the City.

1.A.6. The City shall promote infill development and reuse of underutilized parcels in a manner compatible with the character of the surrounding neighborhood.

GOAL 1.E

To designate adequate commercial land for and promote development of commercial uses compatible with surrounding land uses to meet the present and future needs of Woodland residents and visitors and to maintain Woodland's economic vitality.

Policies

1.E.1. The City shall designate commercial land in appropriate locations to provide for various kinds of commercial development to meet the needs of Woodland residents and visitors. The City shall strive to avoid creating an oversupply of commercially-designated land to prevent the dilution or deterioration of currently viable commercial areas.

1.E.7. The City shall encourage significant new office developments to locate near major transportation corridors, Downtown, and/or concentrations of higher density residential uses.

In order to approve the proposal, the City must approve the requested redesignation and make a finding of General Plan consistency.

The proposed project does occur on a site that has been designated by the General Plan and Community Design Standards as a "major corridor and entryway" into the City of Woodland. As described in the General Plan and Community Design Standards, this designation establishes aesthetic protections with streetscape and landscape design requirements to enhance this area as an entryway in to the City.

In summary, with the requested land use redesignation, and appropriate findings of policy consistency, the proposal would be consistent with the City General Plan, Zoning Ordinance, and the Community Design Standards

Background and Existing Conditions:

Background:

Pursuant to City Resolution No. 4516-B, a petition to file a General Plan Amendment was heard by the Planning Commission on February 7, 2008. The Planning Commission voted to support the petition clearing the way for the applicant's submittal of the subject application.

The application was received for filing on August 3, 2009. A letter requesting more information to complete the application was sent to the applicant by the City on August 7, 2009. The last of the requested information was received August 14, 2009 and the application was found complete on August 14, 2009.

Existing Conditions:

The property is approximately 2.36 acres (APNs 066 040-29 & 066 -050-10), and vacant, graded, rectangular shaped site located on the west side of Pioneer Avenue between East Main Street and Spring Lake Court in the City of Woodland.

The plant community covering the site is annual grasses, which is characterized primarily by an assemblage of non-native grasses and herbaceous species common to the area. The site also contains a small group of oleander shrubs.

Under the currently applicable Flood Insurance Rate Map (FIRM) (City of Woodland, California, Yolo County, Map Number 0604260410 C Map Revised July 9, 2003) the property is shown in Flood Zone AE which is identified as "Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood Event". The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

The Natural Resources Conservation Service (NRCS) has mapped the site as Sycamore Silty Clay Loam, drain. The site is located within Seismic Zone 3 and is not located within 15 kilometers of an active or potentially active fault.

Project Description: The property is designated for highway commercial use. The project proposes is to amend the City's General Plan and Zoning Ordinance, changing the land use designation from Highway Commercial to a General Commercial land use designation.

Access to the site is from Pioneer Avenue and Spring Lake Court. The access from Pioneer Avenue is a "right turn" in and "right turn" only. The Spring Lake Court access is through the existing development, Pioneer Self Storage, by means of a cross access agreement recorded on the properties.

Entitlements

The project requires the following approvals from the City:

General Plan Amendment to change the land use designation for 2.36 acres (APNs 066 040-29 & 066 -050-10) from Highway Commercial (HC) to General Commercial (GC).

Rezoning to change the zoning designation for 2.36 acres (APNs 066 040-29 & 066 -050-10) from Highway Commercial (C-H) to General Commercial (C-2).

Previous Relevant Environmental Analysis: The subject area has been identified for Highway uses since the adoption of the 1988 General Plan Land Use Element on December 20, 1988. The 1996 General Plan was the subject of a certified Environmental Impact Report (February 1996, SCH #95053061) that addressed the environmental impacts associated with the adoption of the General Plan, including the approved Highway Commercial land uses on the subject site. An Initial Study and Negative Declaration of Environment Impacts was prepared and certified by the City for the 2003 General Plan.

Surrounding Land Uses and Setting:

- North:** To the north of the property is a 6.34 acre self-storage facility (APN 066-040-31) in the City, zoned Highway Commercial (C-H).
- East:** To the east of the property is a 10.6 acre Sycamore Pointe shopping center at the south east corner of Main Street and Pioneer Avenue in the City, zoned General Commercial / Planned Development (C-H/P-D).
- South:** To the south of the property is a 6.34 acre self-storage facility (APN 066-050-09) in the City, zoned Highway Commercial (C- H).
- West:** To the west of the property is a 6.34 acre self-storage facility (APN 066-040-9 & 31) in the City, zoned Highway Commercial (C- H).

Other agencies whose approval is required: None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below potentially would be significantly affected by this project, as indicated by the checklist on the following pages.

- | | |
|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> None Identified |

DETERMINATION

On the basis of this initial evaluation:

- I find that the Proposed Project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the Proposed Project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis described in the 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 the earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project. Nothing further is required.

Signature

Paul Hanson AICP, Senior Planner

Printed Name

Date

Community Development Department

Lead Agency

ENVIRONMENTAL CHECKLIST AND INITIAL STUDY

Introduction

Following is the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the Proposed Project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the Proposed Project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Potentially Significant Unless Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

Instructions

1. A brief evaluation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, potentially significant unless mitigation is incorporated, or less than significant. "Potentially significant impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Potentially Significant Unless Mitigation Incorporated" means "Less Than Significant With Mitigation Incorporated". It applies where incorporation of mitigation measures has reduced as effect from "Potentially Significant Impact" too a "Less Than Significant Impact". The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
5. Earlier analyses may be used where, pursuant to tiering, a program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c) (3) (D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used – Identify and state where available for review.
 - b. Impacts Adequately Addressed – Identify which effects from the above checklist were within the scope of and adequately addressed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures – For effects that are "Potentially Significant Unless Mitigation Incorporated" describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources in the form of a source list should be attached and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format in selected.
9. The explanation of each issue area should identify: a) the significance criteria or threshold, if any, used to evaluate each question; and b) the mitigation measures identified, if any, to reduce the impact to less than significant.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
1. AESTHETICS.				
<i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- (a) The proposal to change the land use designation will not affect aesthetics. The subject site is a vacant infill site with limited highway commercial uses. It is neither designated nor utilized as a scenic vista. There will be no impact in this area.
- (b) The site has been historically used for agricultural uses and the ground surface is featureless from prior uses. There are no identified or protected scenic resources on the subject site. The site has no trees, rock outcroppings, or historic buildings. There will be no impact in this area.
- (c) The site is a vacant infill site with limited highway commercial uses. It is surrounded by primarily developed urban uses including self storage facility, carwash, gas station, a commercial center and Pioneer Avenue. The site is the last remaining undeveloped sites within a contiguous commercial area. Therefore, development of the site would be consistent with the plan for the area and with surrounding land uses in all directions. The site is subject to the applicable development regulations and design standards of the City. The site is considered one of the entryways into the community and completion of the project will improve the visual quality of the site. There will be no impact in this area.
- (d) The proposal to change the land use designation will not create any new sources of light. There will be street lighting and building lighting associated with development of the site. This will be similar to existing lighting surrounding the site associated with existing commercial development. Completion of any future project is not expected to create significant new lighting sources, or create glare. There will be no impact in this area.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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2. AGRICULTURE RESOURCES:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Involve other changes in the existing environment which, due to their location or nature, could result in loss of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- (a) The proposal to change the land use designation will not affect agriculture resources. The subject site is within the City limits and is zoned and designated for urban uses. The property has been vacant since the late 1990's and is entirely surrounded by existing urban uses. The Yolo County Important Farmland 2006 Map prepared by the California Department of Conservation Division of Land Resource's Protection Farmland Mapping and Monitoring program, categorizes the site as *Urban and built-up land, occupied by structures with a building density of At least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional Facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures.* The EIR prepared for the 1996 General Plan found the conversion of

agricultural land for planned development within the City and within the City's expansion area to be a significant and unavoidable impact for which findings of overriding consideration were adopted (Resolution No. 3944). The proposed project would not result in impacts beyond those identified in the 1996 General Plan EIR. There will be no impact in this area.

- (b) The subject site is not under Williamson Act contract, nor zoned for agricultural use. There will be no impact in this area.
- (c) The proposal to change the land use designation involves no other changes in the existing environment which, due to their location or nature, could result in loss of farmland to non-agricultural use. There will be no impact in this area.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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3. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- (a) The proposal to change the land use designation will not conflict with or obstruct implementation of this plan because build-out of the City's 1996 General Plan is included in the air emissions inventory for the Sacramento region which is included in the State Implementation Plan (SIP). The planned highway commercial emissions from this property were included in SIP. The City's traffic model assumed highway commercial development on this site at build-out of the General Plan in 2020. There will be no impact in this area.
- (b) Air quality within the Yolo-Solano Air Quality Management District (AQMD), of which Woodland is a part, is considered non-attainment for federal standards for ozone and PM10. The proposed project will not conflict or obstruct the implementation of the regional AQMP. The nature of the project does not lend itself to providing significant additional sources of air pollution. There will be no impact in this area.

- (c) The proposed project, a land use designation change will not significantly contribute to the overall state of air quality in the region with regard to the federal and state ambient air quality standards. Future construction-related air quality impacts will likely involve earthmoving activities. The City will require appropriate methods to prevent dust emissions from creating a nuisance to surrounding properties. Therefore, this impact is less than significant.
- (d) The proposed project is not expected to expose sensitive receptors to substantial pollutant concentrations since the project is not expected to create any new substantial sources of pollution. There will be no impact in this area.
- (e) The proposed project will not result in the creation of objectionable odors. There will be no impact in this area.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
4. BIOLOGICAL RESOURCES.				
<i>Would the project:</i>				
a. Have a substantial adversely 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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- (a) (b) (c) and (d) The proposal to change the land use designation will not affect biological resources. The project site is located in an urbanized area and surrounded by other urban uses with limited habitat potential and it is therefore, not expected that there would be habitat conservation or preservation area established at this site. There are no special status plant species, invertebrates, amphibians or reptiles, fish, or mammals on the site or with the potential to occupy it. There are no wetlands or riparian features on the site. There will be no impact in this area.
- (e) The proposal is not in conflict with any local policies or ordinances protecting biological resources, and is consistent with the City's Tree Ordinance. There are no biological resources on-site that would be impacted by this project. There are no trees on the site. There will be no impact in this area.
- (f) There is no approved local, regional, or state habitat conservation plan that applies to this project. There will be no impact in this area.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
5. CULTURAL RESOURCES.				
<i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

(a) (b) (c) and (d) Construction related activities are not associated with the proposal to change the land use designation. Historical, archaeological or paleontological resources are not expected to be present on site. In the event that any cultural resources or human remains are unearthed during a future construction project, construction, earth moving activities will be temporarily suspended or redirected until an appropriate specialist has evaluated the nature and significance of the find. There will be no impact in this area.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
6. GEOLOGY AND SOILS				
<i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- (a) (c) and (d) There are no known faults within a five-mile radius of downtown Woodland. The Dunnigan Hills Fault is located approximately seven miles northwest of Woodland, according to the California Division of Mines and Geology. In addition, there is evidence of a young fault area west of Woodland and south of Cache Creek. The other faults in the area, located 25 miles west of Woodland in the Capay Hills include the Sweitzer Fault and the Eisner Fault.

The Alquist-Priolo Special Studies Zones Act of 1972 regulates development near active faults to mitigate the hazard of surface fault rupture and prohibits the development of structures for human occupancy across the traces of active faults. The project site is not located within an Alquist-Priolo Special Studies Zone. The City of Woodland is located in an area of relatively low seismic activity. According to the Seismic Risk Map of the United States, Woodland is in Zone 3. Within Zone 3, the potential for earthquakes is low; however, there is the possibility for major damage (VI or VII on the Modified Mercalli Scale) from a nearby earthquake experience. A rating of VI to VII on the Modified Mercalli Scale generally means the Richter scale magnitude would be between 5.0 and 5.9 or higher. Effects associated with this intensity range from small unstable. Objects displaced and plaster cracking to books and pictures being disturbed, dishware breaking, and loose bricks falling.

The City of Woodland is located on alluvium deposits, which can increase the potential for ground shaking damage. As a result, structures located on alluvium can experience more earthquake damage than those located on solid rock. Structural damage can be caused by ground shaking. In addition, liquefaction, settlement and earthquake induced landslides can result. The liquefaction potential exists in low-lying areas, which consist of unconsolidated, saturated, clay-free sand and silt materials. To date, there is no historic evidence suggesting that ground shaking intensities are common in the area; therefore, the risk of liquefaction is considered low.

The City of Woodland has adopted the Uniform Building Code (UBC). All new buildings must be constructed according to current UBC requirements which require seismic safety precautions be taken to minimize any structural damage from earthquakes. As a result of this process, substantial exposure of people or structures to the risk of loss, injury, or death is not anticipated.

There are no significant constraints to development related to ground shaking or secondary seismic hazards such as liquefaction, lurch cracking, or settlement that cannot be mitigated through implementation of applicable regulations, and standard engineering practices. Assuming compliance with applicable regulations, codes, and standards, occupancy of any future development would not expose people or property to any new or substantially different risks associated with seismic hazards compared to locations anywhere else in urbanized Woodland.

The Natural Resources Conservation Service (NRCS) has mapped the site as Sycamore Silty Clay Loam, drain. These soils are usually very deep, well to very poorly drained clays, silty

clays, silt loam, and silty clay loams formed on nearly level to sloping (less than 9 percent) ground in low alluvial terraces, tidal flats, flood plains, and basin rims. These soils exhibit a moderate-to-high potential for shrink-swell behavior.

Due to the topography of the site, it is unlikely any hazards associated with landslides would occur. The site is essentially flat with no significant elevations or changes in topography. This is a less-than-significant impact.

- (b) City standards for grading and erosion control are included in the City of Woodland Standard Specifications. The standards require specific erosion control measures, and preparation of project-specific erosion and sedimentation control plans. The project will be subject to these requirements. This is a less-than-significant impact.
- (e) The project does not propose the use of septic tanks or alternative wastewater disposal systems. The future construction will be connected to existing sewer service in Pioneer Avenue. There is no impact in this area.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
7. HAZARDS AND HAZARDOUS MATERIALS.				
<i>Would the project</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

urbanized areas or where residences are intermixed with wildlands?

Discussion

- (a) and (b) The proposal to change the land use designation will not transport, use, or disposal of hazardous materials. In the event of a spill from future development, the City of Woodland Fire Department is responsible for responding to non-emergency hazardous materials reports. The use, handling, and storage of hazardous materials are highly regulated by both the Federal Occupational Safety and Health Administration (Fed/OSHA) and the California Occupational Safety and Health Administration (Cal/OSHA). Cal/OSHA is responsible for developing and enforcing workplace safety regulations. Both federal and State laws include special provisions/training for safe methods for handling any type of hazardous substance. The City currently complies with the City's Emergency Response Plan, the Woodland Household Hazardous Waste Element, and the Yolo County Hazardous Waste Management Plan.

Because routine transport, use, and disposal of hazardous materials are regulated by federal, State, and local regulations, this is a less-than-significant impact.

- (c) Please see discussion of the existing regulatory environment above. There are no schools within one-quarter mile of the project site. The proposed land use designation change would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste of the type presumed to be the focus of this question. There will be no impact in this area.
- (d) The site is not listed on any hazardous materials sites lists. Large quantities of hazardous wastes are not expected to be generated as a part of this project. It is expected that any anticipated emissions from construction related activities would be managed and regulated in accordance with federal, state, and local regulations. There will be no impact in this area.
- (e) According to the General Plan, the Comprehensive Land Use Plans (CLUPs) for the Watts-Woodland Airport and Sacramento-International Airport show that no safety zones fall within the General Plan planning area. There will be no impact in this area.
- (f) There are no private airstrips in proximity of the project site. There will be no impact in this area.
- (g) and (h) The project would have no effect on any emergency plan. It would not impair any known emergency plans or activities. Nor does the area qualify as "wildlands" where wildland fires are a risk. There would be no impact in these categories.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
8. HYDROLOGY AND WATER QUALITY				
<i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to control?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

- (a) and (f) The proposal to change the land use designation will not affect surface water. During any future construction surface water quality can be adversely affected by erosion during project construction, or after the project is completed, by urban contaminants in stormwater runoff. Construction activities disturbing one or more acres are required by the Central Valley Regional Water Quality Control Board (CVRWOCB) to obtain a General Construction Activity Stormwater Permit and a National Discharge Elimination System (NPDES) permit. These permits are required to control both construction and operation activities that may adversely affect water quality. Permit applicants are required to prepare and retain at the construction site a Stormwater Pollution Prevention Plan (SWPPP) that describes the site, erosion and sediment controls, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-stormwater management controls. Dischargers are also required to inspect construction sites before and after storms to identify stormwater discharge from construction activity, and to identify and implement controls where necessary. The subject site is 2.36 acres and thus would fall subject to these requirements. This is a less-than-significant impact.
- (b) The City is the only purveyor of water in the area, and provides groundwater for residential, commercial, and industrial domestic water usage. Any future project will tie into existing water lines in Pioneer Avenue. The provision of water service to this property for highway commercial development has been assumed based on the land use designated in the General Plan. However, the maximum-day demand plus fire flow requirements is the governing design criteria imposed by the City. The Public Works Department has confirmed the availability of water supply for the use. Any future project will not have any onsite wells or have any interaction with groundwater supplies. It is not expected that any future project will interfere with any groundwater recharge. This is a less-than-significant impact.
- (c) (d) and (e) The site is proposed to be graded and developed such that on-site drainage enters the City's storm drain system via lines in Pioneer Avenue. The City will not allow for off-site drainage. There are no streams or rivers on or adjacent to the site. Any potential for erosion or siltation will be controlled through the City's standard erosion control requirements discussed earlier under Geology. This is a less-than-significant impact.
- (g) (h) and (i) The site is within the 100-year floodplain of Cache Creek based on the applicable Flood Insurance Rates Map. FEMA resurveyed the City of Woodland and has created a Federal Insurance Rate Map that has included the project site in a flood zone designated as AE. Any lands under this classification are required to purchase flood insurance. The City of Woodland allows development within the 100-year floodplain provided that 1) the ground floor elevation of inhabited structures are constructed at or above the base flood elevation

(BFE); 2) outdoor storage areas for hazardous materials and wastes will be elevated above the BFE or otherwise flood-proofed using containment or other acceptable methods; 3) it can be demonstrated that "cumulative plus project" run-off conditions will not to raise the area water surface elevation during a 100-year event by more than one foot; and 4) the development will not occur in areas projected to experience flooding in excess of four feet. This is a less-than-significant impact.

- (j) The area does not experience seiches, tsunamis, or mudflow events. There is no impact in this area.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
9. LAND USE AND PLANNING.				
<i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plans, policies, or regulations 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 on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- (a) The proposal to change the land use designation will not physically divide an established community. The change in land use designation will help serve the needs of the Woodland community by facilitating future development of this site. The site is the last remaining undeveloped sites within a contiguous commercial area. The project proposes a redesignation of land uses from highway commercial to General Commercial; nonetheless, the property has been planned for urban development since at least 1980. There is no impact in this area.
- (b) The proposal requires a General Plan amendment and rezoning from highway commercial to General Commercial. A detailed discussion of consistency with applicable land use plans and policies appears in this Initial Study starting on page 1 under the heading "Policy, Plan, and Zoning Consistency. In summary, with the requested land use redesignations and appropriate findings of policy consistency, the proposed project would be consistent with the City General Plan and Zoning Ordinance requirements. If the requested entitlements are not approved, the project would be denied. Land use authority falls solely under the purview of the local government. There is no impact in this area.
- (c) The proposal to change the land use designation will not interfere or conflict with any habitat conservation or natural community conservation plans. There is no impact in this area.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
10. MINERAL RESOURCES				
<i>Would the project:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

(a) and (b) The proposal to change the land use designation will not affect mineral resources. Any future construction of will not result in the loss of any known mineral resources. The area has not been designated as a mineral resource zone or locally important mineral resource recovery site. There is no impact in these categories.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
11. NOISE.				
<i>Would the project result in:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- (a) and (b) The proposal to change the land use designation is not expected to introduce permanent new sources of noise that would exceed the noise requirements of the General Plan or Zoning Ordinance. There is no impact in this area.
- (c) There are no adverse long-term noise impacts expected from any future project. Noise from future development traffic will be approximately equal to or less than the noise associated with traffic from the highway commercial uses. This impact is less-than significant.
- (d) Future construction activities would temporarily increase noise levels in the vicinity of the project. Earthmoving activities, materials handling, stationary equipment, and construction vehicles would generate noise during site preparation, excavation, grading, and construction.

Construction vehicle traffic would also generate an increase in short-term noise. These temporary noise increases are unavoidable during construction and were anticipated in the 1996 General Plan EIR. This is considered a less-than-significant impact.

- (e) The project site does not fall within an airport land use plan, or within two miles of a public airport. Sacramento International Airport is located 11 miles east of Woodland, and the Watts-Woodland General Aviation airport is located approximately 5 miles west of Woodland. There would be no impact in this area.
- (f) There are no private airstrips in the vicinity. There would be no impact in this area.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
12. POPULATION AND HOUSING.				
<i>Would the project:</i>				
a. Induce substantial 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- (a) The proposal to change the land use designation will not generate any significant effects, either directly or indirectly, on the city's population or population distribution. There would be no impact in this area.
- (b) and (c) The project involves no displacement of housing or people. There would be no impact in these categories.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
13. PUBLIC SERVICES				
<i>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:</i>				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

(a) through (e) The proposal to change the land use designation would not impose a new site for public services. It is not anticipated that any future construction project will hinder or have any impact with regard to the manner in which public services would be provided. The proposed project would not result in the need for new or physically altered government facilities in order to maintain acceptable service rations, response times, or other performance objectives. There will be no increase in population as a result of this project and, therefore, no need for physically altered government facilities. This is a less-than-significant impact

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
14. RECREATION				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

(a) and (b) The proposal to change the land use designation will not result in changes to the existing population or population density. No provisions of this project would require an increase in the use or neighborhood/regional parks or recreational facilities, thereby causing an accelerated deterioration. Further, the project will not involve the use of recreational facilities or require the construction of new, or expansion of existing, recreational facilities to the detriment of the environment. There is in impact in these categories.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
15. TRANSPORTATION / CIRCULATION.				
<i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- (a) and (b) The proposal to change the land use designation will not affect transportation or circulation. Already included in the General Plan EIR as Highway Commercial. It is not anticipated that the General Commercial Uses will result in traffic above that is already anticipated.
- (c) This proposed project will not have any effect on traffic in the air, air patterns, or safety risks to air traffic. There is no impact in this area.

- (d) (e) and (f) Future construction activities for the proposed project occurs on a small piece of land, and the site, once completed will have adequate emergency access and parking capacity. It is not anticipated that the project will produce any sharp or dangerous curves, or any dangerous intersections. The project would result in no increase in hazards or incompatible uses. There would be no impact in these categories.
- (g) The proposal to change the land use designation will have no affect on adopted policies, plans or programs supporting alternative transportation. There is no impact in this area.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
16. UTILITIES AND SERVICE SYSTEMS.				
<i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

(e) (b) and (c) The proposal to change the land use designation will not affect utilities and service systems. The project site is an infill property within the City. City sanitary sewer service is available to the site along Pioneer Avenue. The Wastewater Treatment Plant (WWTP) has been sized to serve this property assuming highway commercial land uses. Any future general commercial use is anticipated to generate equal to or less than sewer waste from the

highway commercial uses. The proposal to change the land use designation is not anticipated to exceed any wastewater treatment requirements of the Central Valley Regional Water Quality Control Board (CVRWQCB). As discussed earlier, the proposed project will not require the addition to wastewater service facilities, the construction of wastewater service facilities, or water/storm water drainage facilities. There would be no impact in these categories.

- (d) Any future project will tie into the current City's facilities, which would provide water, sewer services, and water/storm water runoff. It is expected that these utility services will be adequate to encompass the scope of services necessary to operate the proposed project. There is no impact in this area.
- (e) (f) and (g) The proposal to change the land use designation is not expected to generate substantial sources of effluent, garbage, or any other waste products. It is expected that all services and utility requirements of the proposed project will not exceed the capacity of the current wastewater treatment facilities, water facilities, solid waste facilities or electrical facilities. There is no impact in this area.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
17. MANDATORY FINDINGS OF SIGNIFICANCE.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- (a) The proposal to change the land use designation will not have a significant adverse effect on the quality of the environment, habitat or wildlife, or important examples of California history or prehistory, as described herein. This is a less-than-significant impact.
- (b) The proposal to change the land use designation will have less effect on cumulative conditions than the land uses planned for the site since 1990. This is a less-than-significant impact.
- (c) There would be no adverse effects on human beings from this project. The project would provide needed affordable housing. This is a less-than-significant impact.

GENERAL REFERENCES

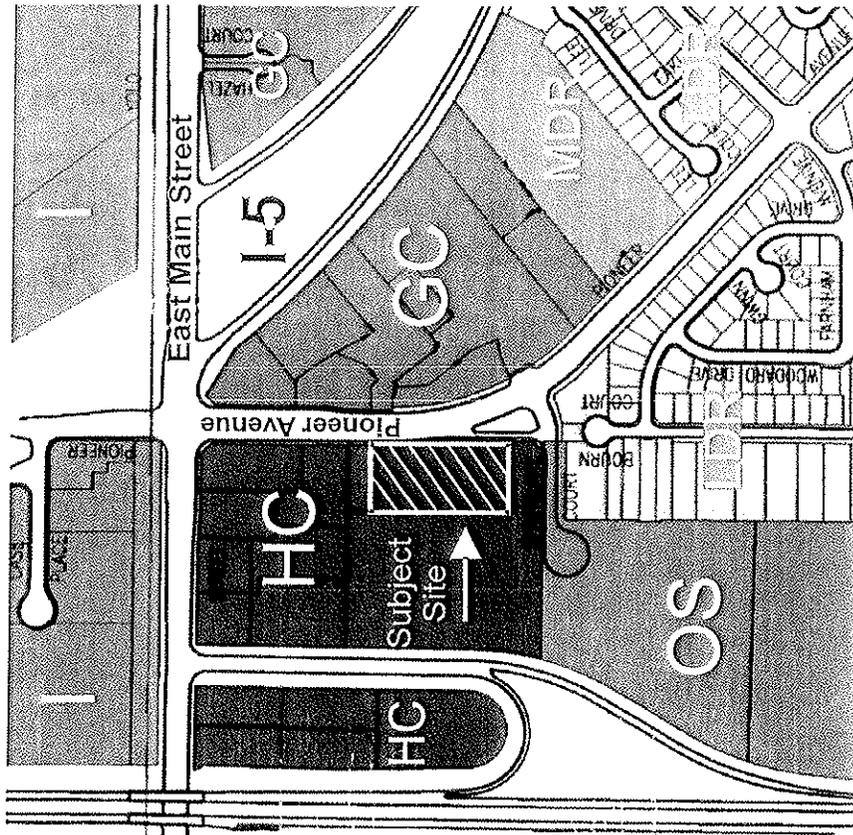
General Plan Policy Document, December 17, 2002, as amended.
General Plan EIR, certified February 1996
Zoning Ordinance, October 10, 2003, as amended
Yolo County Important Farmland 2006 Map

ATTACHMENTS

- Project Location Map
- Proposed General Plan Exhibit
- Proposed Rezone Exhibit
- Applicant's Initial Study Questionnaire

General Plan Amendment Exhibit

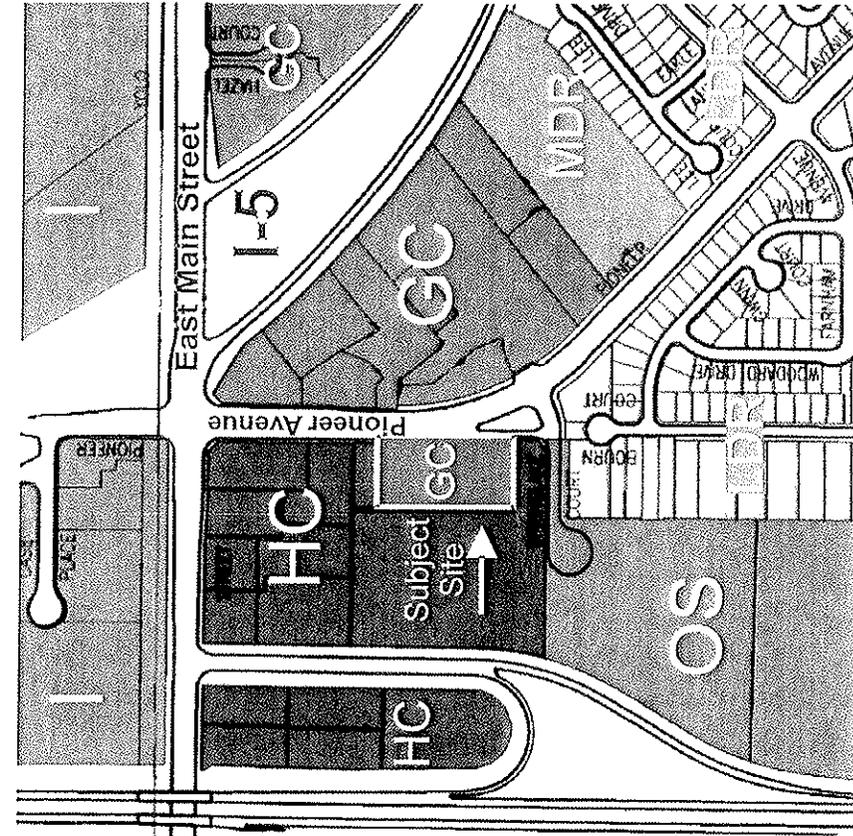
Exhibit "A"



Current General Plan

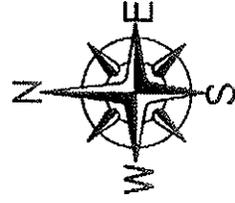
Parcels:
 APN 066-040-29
 APN 066-050-10

HC	Highway Commercial
I	Industrial
OS	Open Space

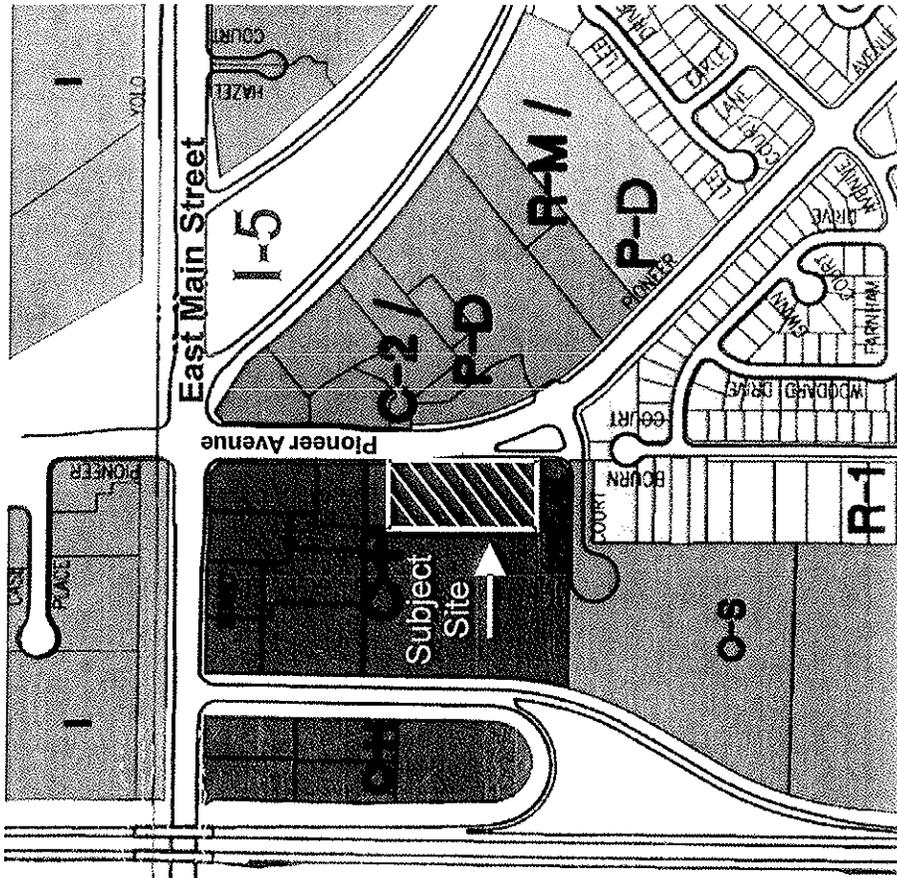


Proposed General Plan Amendment

LDR	Low Density Residential
MDR	Medium Density Residential
GC	General Commercial



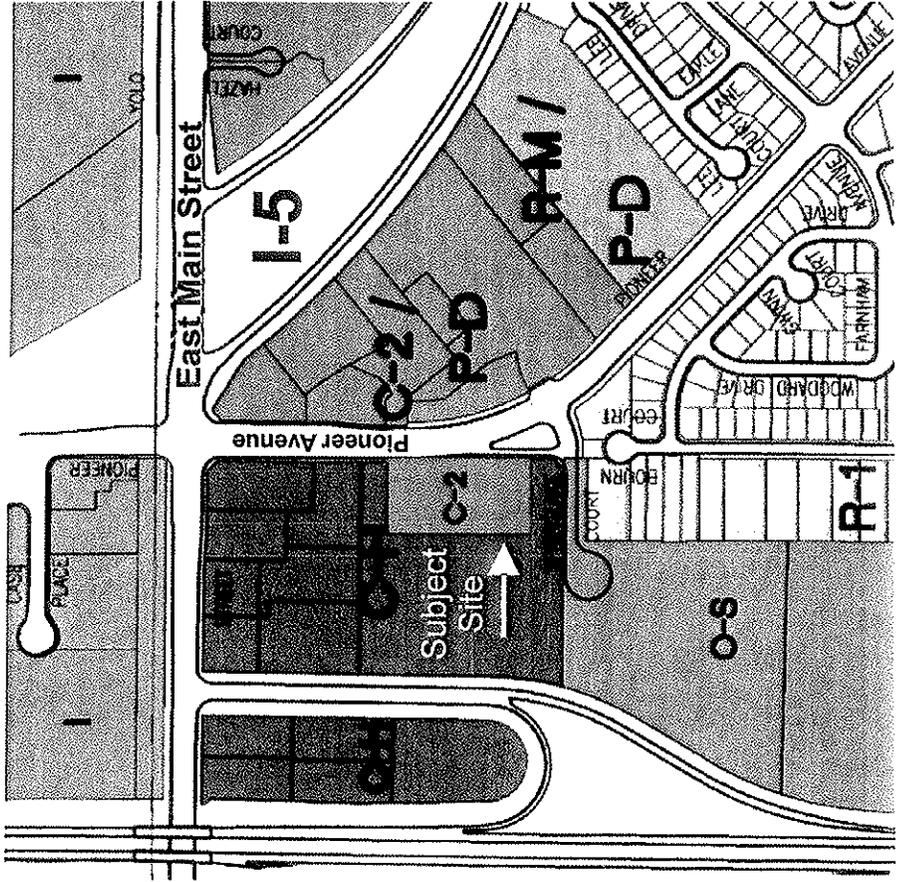
Rezone Exhibit



Current Zoning

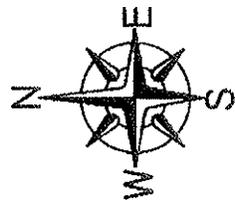
-  INDUSTRIAL ZONE
-  C-2 GENERAL COMMERCIAL ZONE
-  C-S OPEN SPACE ZONE
-  C-H HIGHWAY COMMERCIAL ZONE

Parcels:
 APN 066-040-29
 APN 066-050-10

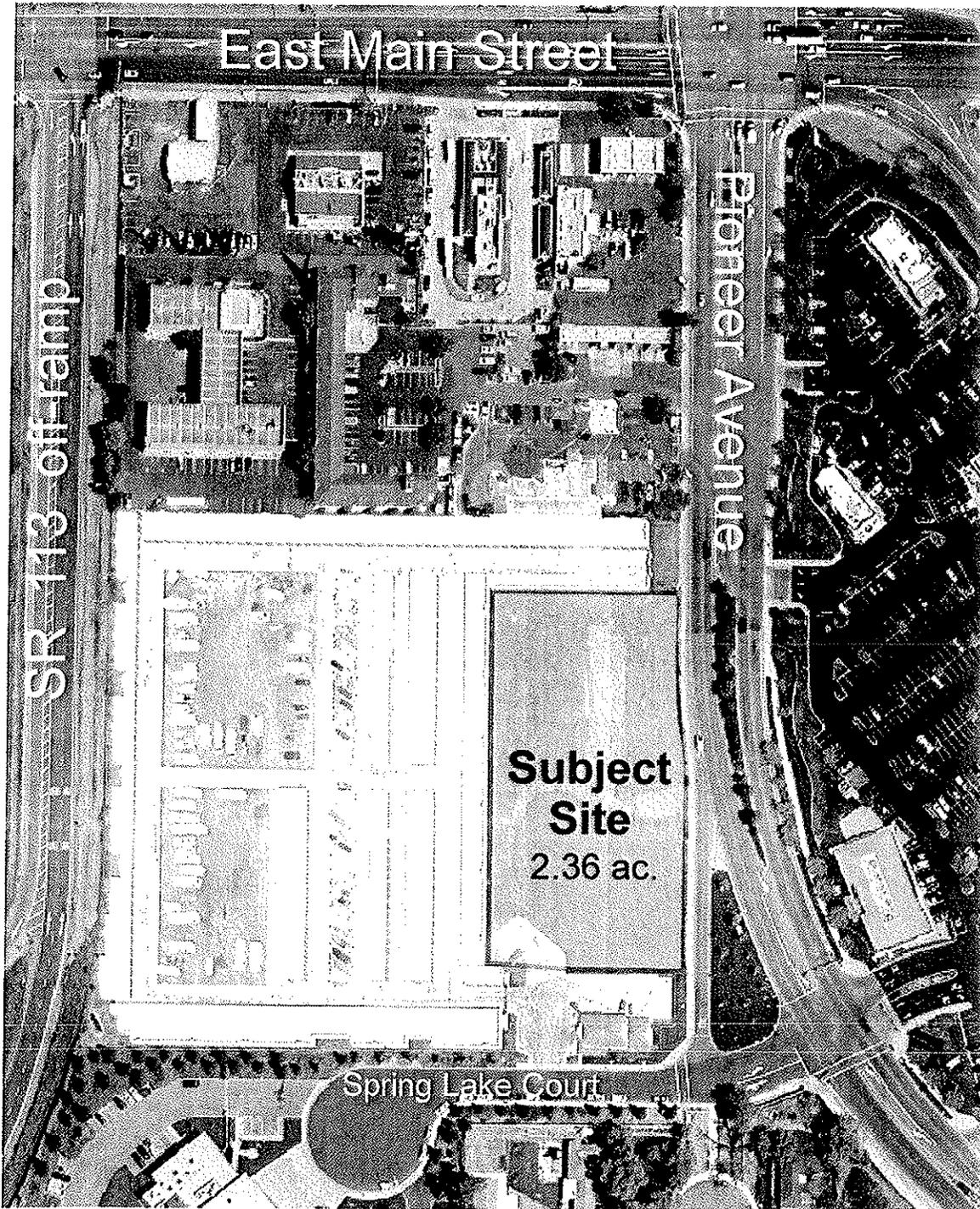


Proposed Zoning

-  R-1 SINGLE FAMILY ZONE
-  R-M MULTIPLE FAMILY ZONE
-  P-D PLANNED DEVELOPMENT OVERLAY ZONE



Project Location Map



The project is located on the west side of Pioneer Avenue between East Main Street and Spring Lake Court, Woodland, Yolo County, California, 95776. It is comprised of two parcels, APN 066-040-29 & 066-050-10 totaling 2.36 acres. A portion of project site is designated by the General Plan as an Entryway to the City of Woodland

**CITY OF WOOLDAND
INITIAL STUDY
ENVIRONMENTAL INFORMATION FORM**

Information Required as Part 1 of Initial Study of Environmental Impacts.

-----For Office use-----

Application Number and Title: Farm Credit West
General Plan Amend. & Rezone

Date Submitted: Aug 3, '09

The following information is required for all projects, which are subject to review pursuant to the California Environmental Quality Act (CEQA). Complete disclosure of environmental data is required. NOTE: THIS INFORMATION MUST RELATE TO THE DEVELOPMENT AS DESCRIBED IN SECTIONS 11 & 12. Reference materials needed to complete this application are available at the Community Development Department as City Hall, 300 First Street, Woodland. Answers may be continued on additional sheets. Please print or type.

I. General Information

1. Name, address, and telephone number of person to be contacted concerning this project:

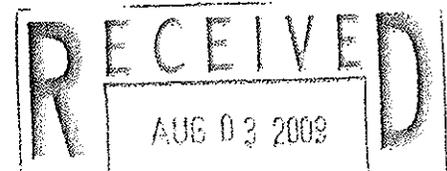
*Bill McCandless
McCandless & Associates Architect, Inc.
666 Dead Cat Alley
Woodland, CA 95695*

2. Name, address of legal property owner as shown on tax statement:

*Farm Credit West, FLCA
1478 Stonepoint Dr.
Roseville, CA 95661*

3. Address of project and/or description of location:

*Pioneer Avenue close to the intersection of Pioneer and Springlake Court
APN 066-040-029 and 066-050-010*



4. **Assessor's Parcel Number(s) of project site:**

APN: 066-040-029 and APN: 066-050-010

5. **Indicate the project application which accompanies this form:**

General Plan Amendment & Rezone

6. **Have any preliminary documents been prepared for this projects (i.e. level 1, or 2 or 3 soil assessment, soil study or traffic impact analysis)? If yes, please identify name and date prepared:**

Phase I Environmental Site Assessment

7. **List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state or federal agencies (i.e., Corps of Engineers, Caltrans, Air Pollution Control District or Yolo County):**

Site Plan Review

Design Review

8. **Existing zoning district(s) of project site:**

C - H

9. **Existing General Plan Designation(s)**

HC - Highway Commercial

10. **Existing Specific Plan Designation(s)**

N/A

11. **Fully describe the nature and purpose of the proposed project including the ultimate use of the property:**

Farm Credit Association building on approximately 1 acre / remainder of site to be undeveloped at this time.

12. **Community benefits to be derived from the project:**

Farm Credit West serves people involved in the business of agriculture, including: farmers, ranchers, dairymen, and agricultural related businesses from all irrigated field crops to permanent crops such as trees and vine, for milk, cheese and beef production to flower growers, nursery and greenhouse operators, wineries and

part-time growers. In addition, Farm Credit West serves agricultural processing and marketing operations.

Farm Credit West provides more than 8,000 loans and leases to customers from the Sierra Nevadas to the Pacific Coast, including customers in El Dorado, Kern, Kings, Inyo, Mono, Nevada, Placer, Sacramento, San Luis Obispo, Santa Barbara, Solano, Sutter, Tulare, Ventura, Yolo and Yuba counties, part of Butte County, and portions of several adjoining counties in California and Nevada. So Farm Credit clients are traveling constantly all over the area and looking along the freeway to make quick and easy stops to visit their Farm Credit service providers.

This location on Pioneer is highly accessible and easy to find, and sits right between the on and off ramps for I-5 and Highway 113 and couldn't be more conveniently located for our clients. Additionally, in relation to the agricultural services industry in Woodland and the surrounding area, it couldn't be more conveniently located, with the fertilizer companies to the east, the truck/distribution/grain storage companies located nearby as well.

II. Project Description

1. Project Description

a. **Site size in acres or square footage:**

2.36 acres gross, 2.06 acres net

b. **Highest and lowest elevations on site:**

To be determined at a later date by survey

c. **Number of floors of proposed construction:**

One

d. **Number of proposed off-street parking spaces provided:**

36

e. **Anticipated project schedule (timeline):**

Planning Approval within 6 months; 4 months for Construction Documentation and Permitting; 8 months for construction

f. **Is this project dependent on an existing or future project? If yes, please explain:**

No

g. Anticipated future phases:

None

Associated Project (if any):

None; the unused portion of the site will likely be parceled off and sold for future commercial development by a separate owner

h. If RESIDENTIAL, include the number of units, unit sizes, bedrooms, range of sale prices or rents, recreation, facilities and gross density (units)acre:

N/A

i. If COMMERCIAL and/or OFFICE, indicate the types, square footage of each type (i.e., office, sales area, restaurant), whether neighborhood, city or regionally oriented, and total square footage of building area.

Approximately 7,000 S.F. of office

j. If INDUSTRIAL, indicate type, estimated employment per shift, loading facilities, square footage of office area and total square footage of building area:

N/A

k. If INSTITUTIONAL, indicate the major function, estimated employment per shift, estimated occupancy, and total square footage of building:

N/A

l. If the project involves a variance, conditional use permit or rezoning application, state this and explain clearly why it is required:

Site is currently C-H which is not appropriate for office use; it needs to be C-2

- m. Describe any power lines, water, sewer or storm drain mains, pipelines or other transmission lines which are located on or adjacent to the property:

One existing power pole on-site which served a prior structure which has been demolished at some point

- n. Name of creeks and natural or man-made drainage channels through or adjacent to the property:

None

- o. Is there evidence of water travelling over or standing on the site?

No

- p. Primary vehicle access to property comes from which street(s):

Pioneer Avenue

- q. Are any easements known to traverse the site? If yes, explain the type and purpose:

Not on this site, but there is an access easement to this site across the adjacent parcel to the south

2. Site Grading

- a. Approximate number of cubic yards of earth to be moved for the completion of the project.

N/A

- b. State the location from which fill will be obtained if needed.

N/A

- c. State the location to which excess earth will be moved if necessary.

N/A

- d. What percent of the area of the lot will be modified by grading?

Approximately 50%

- e. **State the range and depth of cuts and fills.**

Minimal; the site is flat

- f. **Explain the means that are being taken to control erosion.**

N/A; the site is flat and storm water will drain into existing storm drains

3. Water, Air, Noise

- a. **Is copy portion of the site within the 100-year floodplan?**

Yes

Is any portion of the site within the 500-year floodplan?

Yes

- b. **What percent of the property will be covered by impervious surfaces?**

20% of total site; 70% of anticipated 1 acre development

- c. **Describe means to dispose of storm drainage.**

Storm drains in street

- d. **Is the project in the vicinity of or will it affect a water shed or water supply such as an open reservoir, artesian well or spring? If so, describe.**

No

- e. **Could the project have a detrimental affect on water quality? If yes, explain.**

No

- f. **Will there be the possibility of the discharge of any metal or chemical, including oil or grease, into a sanitary sewer, storm drain, parking lot, street or waterway?**

No

- g. State the length of time noisy machinery will be in use during the construction phase.

Typical construction noise for 8 months

- h. What measures are proposed to decrease the impact of construction noise on the surrounding area?

Limited hours of construction

- i. Estimate exterior noise levels in decibels that would be experienced after completion of the project. Describe noise sources.

- j. Estimate interior noise levels in decibels generated by exterior sources (e.g. traffic) that would be experienced after completion of the project.

No significant change to surrounding area

- k. Could the project have an affect on air quality? If yes, explain.

No

4. Transportation (a detailed traffic study may be required.)

- a. State the projected number of vehicle trips per day and peak hour generated by the project according to vehicle type (car, truck, bus); (a vehicle moving to and from the site is defined as two trips.)

	CAR	TRUCK/BUS
Per Day	30	Pick-up trucks included
Peak Hour	20	Pick-up trucks included

- b. What are the morning and afternoon peak hours of traffic generation?
8am to 5pm
10 employees now / 12 future

5. Plants and Animals

- a. Describe the existing vegetation.

Vacant land with volunteer vegetation

- 1) State the number and species of trees more than 6 inches in diameter that are planned to be removed to complete the project. Please show these trees on the site plan.

No existing trees to be removed

- b. Are there any heritage trees on the site?

No

- c. Are there any trees over 12 inches in diameter on the site? What species?

No

- d. Explain the manner in which the project is integrated with existing trees, vegetation, creeks, terrain, and other natural features of the property.

Trees were planted at north and west property lines when adjacent self-storage facility was built. These trees will remain.

- e. Explain the manner in which such features will/could be damaged.

N/A

- f. Describe any wildlife on the site.

None known

- g. Describe how wildlife could be affected by the project.

Unknown

6. Facilities

- a. Sewer use: List the number of plumbing fixtures by type.

Toilets	Sinks	Shower/Tubs	Other (Specify)
4	2	0	1 urinal

- b. Could the projected sewage effluent overload sewer capacity? Is project within water and sewer service areas?

No effluent overload; project is within water and sewer service areas.

- c. Could the completion of this project require additional social service facilities, such as schools, childcare centers, parks, or senior citizens homes?

No

- d. What is the distance and response time from the servicing fire station to the site?

1 minute

7. Aesthetics

- a. What design characteristics have been incorporated into the project to help it harmonize with the existing neighborhood?

Similar materials / colors

- b. Would the completion of the project impair any existing views both from the site and off the site?

No

- c. Would the project have signs, outdoor storage areas, or similar features visible from within 600 feet of a freeway, arterial street, or right of way? Describe. How will features other than signs be screened?

Yes; the project will feature corporate signage.

8. Other

- a. Describe means being used to avoid inefficient and unnecessary consumption of energy.

Energy efficient design principals and products will be used.

- b. Are there any existing structures on the property, which were constructed before 1940? If yes, describe.

No

- c. Does the site contain anything of known historical or archaeological significance?

No

- d. Would the proposed project necessitate the displacement of any residents? If yes, how many?

No

- e. What specific measures are proposed to safeguard against vandalism and other criminal activity?

Temporary fencing during construction.

- f. Is site within existing city limits?

Yes

- g. Are there 25% or greater slopes on the property?

No

- h. Is the site susceptible to landslides? (refer to Chapter 8 in the General Plan Background Report)

No

- i. Is the site within an Airport Land Use plan? If yes, what airport plan(s) is it within and do restrictions affect the proposal?

No

- j. Is this site listed on California EPA's Hazardous site list?

No

- k. What is the farmland designation of the proposed site? (refer to Figure I-5 in the General Plan Background Report)

N/A

1. Is the site under agricultural contract? If yes, what is contract # and expiration date?

No

III. Non-Residential Projects Only

1. Human Health

- a. Could the project expose people to health hazards?

No

- b. Will any dust, gases or noxious materials be developed on the site? If so, describe.

No

- c. Will the project involve the application, use, or disposal of hazardous materials? If yes, explain.

No

2. Noise

- a. Estimate peak noise level in DBA from the completed project and give time of day expected.

There will be insignificant additional noise generated as compared to already existing ambient noise.

- b. List significant on-site noise sources.

None

- c. Is any equipment to be operated during evening hours? If so, what kind?

No except HVAC

- d. List measures to be incorporated into the project to mitigate noise from the completed project.

HVAC units to be screened

3. Waste Materials

- a. Will the project generate significant solid or liquid wastes? If so, state type and quantity.

No

- b. Will any attempt be made to recycle waste materials?

Yes - Paper

IV. Environmental Analysis

1. Are the following items applicable to the project or its effects? Discuss at end of all items checked yes or maybe (attach additional sheets as necessary).

Yes	Maybe	No		
		X	A.	Change in existing features of any lakes, reservoirs or hills, or substantial alteration of ground contours.
		X	B.	Change in scenic views or vistas from existing residential areas or public lands or roads.
		X	C.	Change in character of general area of project.
		X	D.	Produce or involve large amounts of solid waste or litter.
		X	E.	Disrupt or adversely affect a historic or archaeological site.
		X	F.	Change in dust, ash, smoke, fumes or odors in vicinity.
		X	G.	Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
		X	H.	Substantial change in existing noise or vibration levels in the vicinity.
		X	I.	Site on filled land or on slope of 10 percent or more.
		X	J.	Use or disposal of potentially hazardous material such as toxic substances, flammable or explosives.
		X	K.	Substantial change in demand for public services (police, fire, water, sewage, schools, etc).
		X	L.	Substantially increase fuel or energy consumption (electricity, oil, natural gas, etc).
		X	M.	Relationship to a larger project or series of projects.
		X	N.	Substantially diminish habitat for fish, wildlife or

- d. List measures to be incorporated into the project to mitigate noise from the completed project.

HVAC units to be screened

3. Waste Materials

- a. Will the project generate significant solid or liquid wastes? If so, state type and quantity.

No

- b. Will any attempt be made to recycle waste materials?

Yes - Paper

IV. Environmental Analysis

1. Are the following items applicable to the project or its effects? Discuss at end of all items checked yes or maybe (attach additional sheets as necessary).

Yes	Maybe	No		
		X	A.	Change in existing features of any lakes, reservoirs or hills, or substantial alteration of ground contours.
		X	B.	Change in scenic views or vistas from existing residential areas or public lands or roads.
		X	C.	Change in character of general area of project.
		X	D.	Produce or involve large amounts of solid waste or litter.
		X	E.	Disrupt or adversely affect a historic or archaeological site.
		X	F.	Change in dust, ash, smoke, fumes or odors in vicinity.
		X	G.	Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
		X	H.	Substantial change in existing noise or vibration levels in the vicinity.
		X	I.	Site on filled land or on slope of 10 percent or more.
		X	J.	Use or disposal of potentially hazardous material such as toxic substances, flammable or explosives.
		X	K.	Substantial change in demand for public services (police, fire, water, sewage, schools, etc).
		X	L.	Substantially increase fuel or energy consumption (electricity, oil, natural gas, etc).
		X	M.	Relationship to a larger project or series of projects.
		X	N.	Substantially diminish habitat for fish, wildlife or plants.

2. Attach photographs that provide thorough coverage of the site. Include photographs of the surrounding properties to illustrate type(s) of land use and intensity of development. Snapshots or Polaroid photos will be accepted.

3. Provide site plan showing buildings, parking, landscaped areas, easements, adjacent streets, driveways, paved areas, public and private utilities and other distinguishing characteristics of the site. The site plan must be accurately drawn to an appropriate scale to adequately depict the required information. All features or structures shown should be accurately labeled. Failure to properly reflect existing and proposed conditions may result in rejection of the initial statement and delay in the processing of the application.

4. Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

7/31/09
Date

B. J. McEwen
Signature

For

Revised by Community Development Staff

DATE: _____

(Name - Print)

(Signature)

Materials that will assist you answer questions include: The City General Plan, Flood Zone Maps, Assessor Parcel Books, and Zoning Map.

ATTACHMENT C

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AMENDING THE GENERAL PLAN LAND USE DIAGRAM
FOR THE FARM CREDIT WEST PROPERTY**

WHEREAS, Article 5 of Chapter 3 of Division 1 of Title 7 (commencing with section 65300) of the Government Code requires the City to prepare and adopt a comprehensive, long-term General Plan for the physical development of the City; and

WHEREAS, in February of 1996, the City of Woodland (“City”) adopted its General Plan, which was updated on December 17, 2002, and has since been amended from time to time; and

WHEREAS, the General Plan contains the General Plan Land Use Diagram (Figure 1-4), which designates that certain real property consisting of two parcels located in the City of Woodland, California, which collectively consist of 2.36 acres and are more commonly known as Assessor’s Parcel Numbers 066-040-29 and 066-050-10 (“Farm Credit West Property”), as Highway Commercial (C-H); and

WHEREAS, the Farm Credit West, FLCA [owner of] the Farm Credit West Property has submitted an application to the City requesting that the General Plan Land Use Diagram be amended to rezone the Farm Credit West Property as General Commercial (C-2) (“General Plan Amendment”); and

WHEREAS, on November 5, 2009, the Planning Commission of the City of Woodland (“Planning Commission”) held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard and the General Plan Amendment and all other relevant information contained in the record were comprehensively reviewed by the Planning Commission; and

WHEREAS, at the conclusion of the public hearing before the Planning Commission, the Planning Commission voted 6:0 to recommend to the City Council that the General Plan Amendment be approved; and

WHEREAS, on December 1, 2009, the City Council of the City of Woodland (“City Council”) held a duly noticed public hearing at which all persons wishing to testify in connection with the General Plan Amendment were heard and the General Plan Amendment and all other relevant information contained in the record were comprehensively reviewed by the City Council; and

WHEREAS, this will be the first amendment of the General Plan in the calendar year 2009; and

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

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

1. Based on the entire record before the City Council, all written and oral evidence presented to the City Council, and the findings made in this Resolution, the City Council hereby approves the General Plan Amendment, thereby amending the General Plan Land Use Designation of the Farm Credit West Property from Highway Commercial (C-H) to General Commercial (C-2), as depicted in Exhibit A attached hereto and incorporated herein by this reference.

2. Based on the entire record before the City Council and all written and oral evidence presented, the City Council hereby makes the following findings:

A. The General Plan Amendment is integrated and compatible with the Land Use and Community Design Element of the General Plan in that it supports infill development and reuse of underutilized parcels in a manner compatible with the surrounding character.

B. The General Plan Amendment is integrated and compatible with the Economic Development Element of the General Plan in that it allows for economic development within the City while maintaining orderly and well-planned steady growth to prevent urban sprawl;

C. The General Plan Amendment promotes the goals and objectives of the General Plan and each element thereof, and leaves the General Plan a compatible, integrated, and internally consistent statement of policies.

3. The City Council has determined that the General Plan Amendment is in the public interest because: (i) the Farm Credit West Property is an infill site that is one of the last to develop in its area and has long been planned for urban development and would likely remain vacant or underutilized given the land use designations and the site constraints; (ii) the commercial land uses authorized in a Highway Commercial zone are not feasible for the Farm Credit West Property due to inferior access, visibility, configuration, compatibility with adjoining uses; (iii) the General Plan Amendment results in similar or less traffic impacts than the present land use and the type of traffic is more compatible with existing developed land uses; and (iv) all services and utilities are stubbed to the site and have available capacity.

4. Based on the entire record before the City Council, and all written and oral evidence presented, the City Council finds that the General Plan Amendment is in the public's interest and results in substantial community benefits because it meets and facilitates the fulfillment of many of the City's adopted General Plan 'Issues, Goals and Policies,' as described in Section 2 herein, and encourages a comprehensive range of retail, service and other commercial uses in the City that provide goods and services to meet the diverse needs of the City's residents and businesses while preserving areas already designated as open space.

5. The General Plan Amendment was reviewed, studied and found to comply with the California Environmental Quality Act and, based on the foregoing, the City has determined that the environmental impacts of the General Plan Amendment are insignificant and has adopted a Negative Declaration.

I HEREBY CERTIFY THAT the foregoing resolution was duly and regularly adopted by the City Council of the City of Woodland, County of Yolo, State of California, on the 1st day of December 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Marlin H. "Skip" Davies, Mayor

ATTEST:

APPROVED AS TO FORM:

Sue Vannucci, City Clerk

Andrew Morris, City Attorney

Dated: _____

Exhibit:

A - General Plan Land Use Diagram Amendment

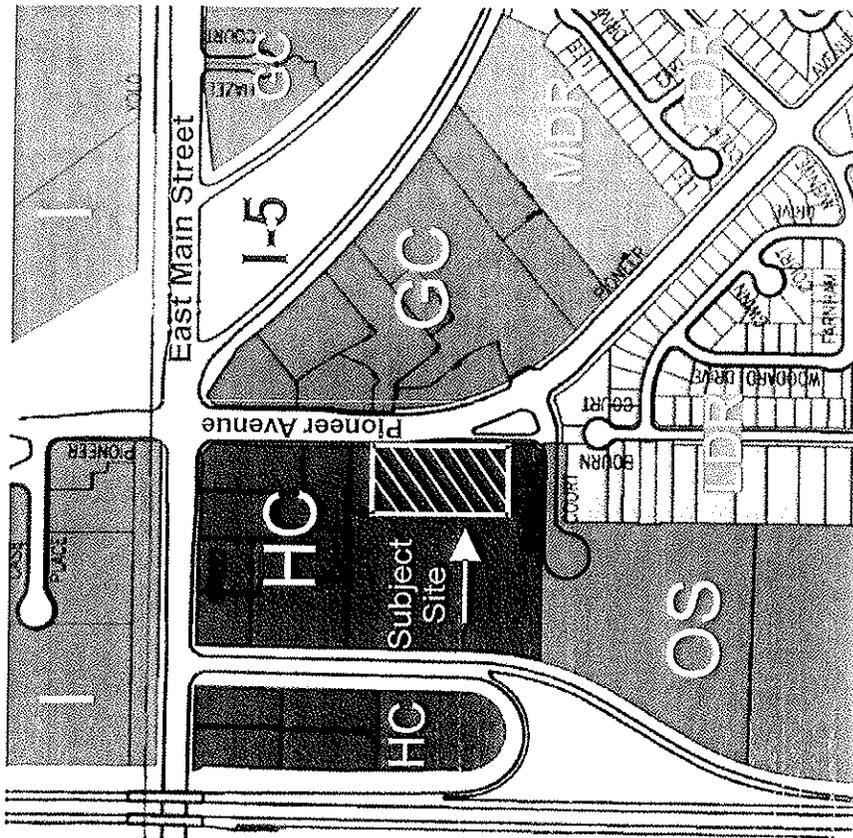
Exhibit "A"

**GENERAL PLAN LAND USE DIAGRAM AMENDMENT FOR
FARM CREDIT WEST PROPERTY**

(Attached behind this page)

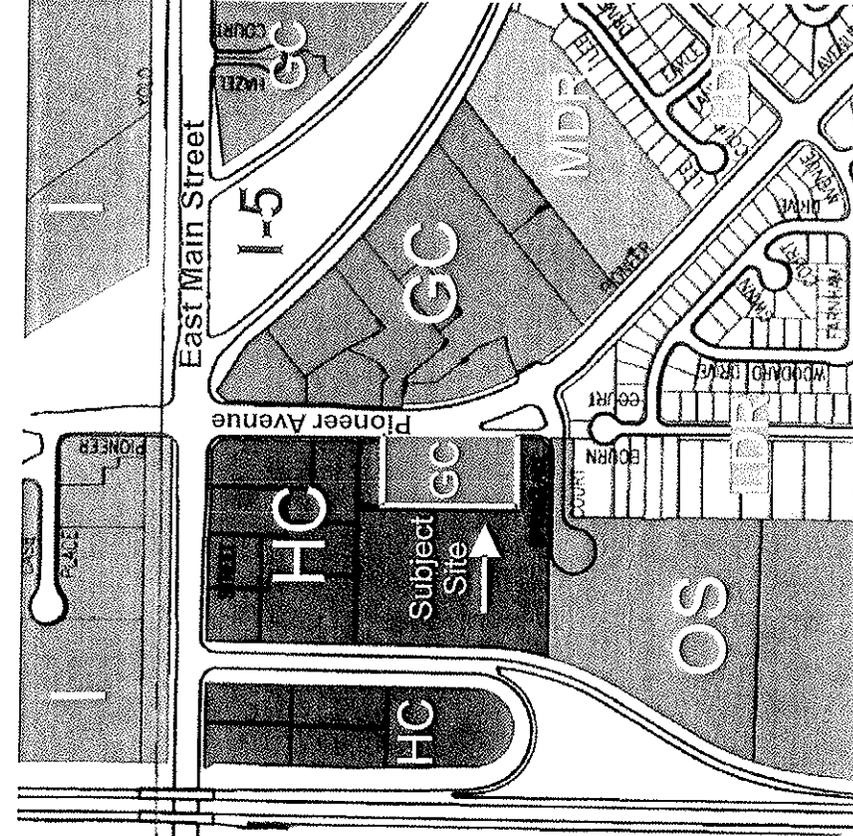
General Plan Amendment Exhibit

Exhibit "A"



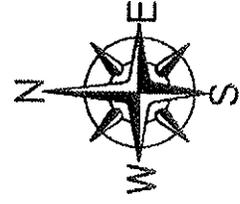
Current General Plan

HC	Highway Commercial
I	Industrial
OS	Open Space



Proposed General Plan Amendment

LDR	Low Density Residential
MDR	Medium Density Residential
GC	General Commercial



Parcels:
 APN 066-040-29
 APN 066-050-10

ATTACHMENT D

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel One:

Parcel "B" of Lot Line Adjustment, recorded September 5, 2003, Instrument No. 2003-0054955-00, Yolo County Records, and described as follows:

Being a portion of the Northeast one-quarter of Section 33, T. 10N., R. 2E., M.D.M., more particularly described as follows:

Commencing at the East one-quarter of said Section 33, thence Northerly along the East line of Section 33, North 00° 20' 50" East, 1,621.19 feet to the true point of beginning of herein described parcel of land; thence from said true point of beginning, leaving said East line of Section 33, North 89° 34' 10" West, 248.62 feet; thence North 00° 25' 50" East, 413.79 feet; thence South 89° 33' 54" East, 247.90 feet to a point on the East line of said Section 33; thence Southerly along said East line, South 00° 20' 50" West, 413.77 feet to the true point of beginning.

Excepting therefrom unto Forrest Emil Storz and Emil Kurt Storz, as their separate property, their successors and assigns, all oil, gas, minerals and other hydrocarbon substances lying in, on or under the property as reserved in Deed recorded September 20, 1984 in Book 1666 of Official Records, Page 751, Yolo County Records, without the right of surface entry.

Note: As an appurtenance to the land herein described, the following should be included on the Deed or Deed of Trust to be recorded. This appurtenance is shown for information purposes only and is not to be construed as a part of this report.

Parcel Two:

An access easement and sign easement, appurtenant to Parcel One described above, as granted by, and more particularly described in, that certain "Easement Grant Deed", recorded September 5, 2003, Instrument No. 2003-0054957-00, Yolo County Records.

APN: 066-040-029-000, 066-050-010-000

Exhibit "A"

**LEGAL DESCRIPTION FOR
FARM CREDIT WEST PROPERTY**

(Attached behind this page)

3. **Findings.** Pursuant to Woodland Municipal Code section 25-29-10 and based on the entire record before the City Council, including all written and oral evidence presented, the City Council hereby finds that the Ordinance is in conformance with the Woodland General Plan because: (i) the Change of Zone promotes General Plan Policy 1.A.6 by promoting infill development and reuse of underutilized parcels in a manner compatible with the character of the surrounding neighborhood; and (ii) the Change of Zone is in compliance with General Plan Policy 1.E.2 because it allows for commercial development near highway entrances to Woodland in a manner that does not detract from the Central Commercial core of Woodland.

4. **Rezoning.** The Planning Director shall modify the Official Zoning Map of the City of Woodland in accordance with this Ordinance to indicate thereon the zoning applicable to the Farm Credit West Property.

5. **Effective Date and Notice.** This Ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Woodland.

PASSED AND ADOPTED this _____ day of _____, 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Marlin H. "Skip" Davies, Mayor

ATTEST:

APPROVED AS TO FORM:

Sue Vannucci, City Clerk

Andrew Morris, City Attorney

Dated: _____

Exhibit:

A - Legal Description of the Farm Credit West Property

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE REZONING OF THE FARM CREDIT WEST PROPERTY**

WHEREAS, on November 5, 2009, the Planning Commission of the City of Woodland (“Planning Commission”) held a duly noticed public hearing and recommended that the City Council of the City of Woodland (“City Council”) approve a change of zone from Highway Commercial (C-H) to General Commercial (C-2) (“Change of Zone”) for two parcels of real property located in the City of Woodland, California, which collectively consist of 2.36 acres and are more commonly known as Assessor’s Parcel Numbers 066-040-29 and 066-050-10, as shown on Exhibit A attached hereto and incorporated herein by this reference (collectively, the “Farm Credit West Property”); and

WHEREAS, the Planning Commission based its recommendation to approve the Change of Zone on the findings set forth below and the proposed adoption of a Negative Declaration in compliance with the California Environmental Quality Act; and

WHEREAS, on December 1, 2009, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with the Change of Zone were heard and the Change of Zone was comprehensively reviewed; and

WHEREAS, at the conclusion of the public hearing before the City Council, the City Council adopted the Negative Declaration and the General Plan Amendment prepared for the Change of Zone.

NOW, THEREFORE, the City Council of the City of Woodland, State of California, does hereby ordain as follows:

1. **Designation of Farm Credit West Property.** The City Council hereby approves the Planning Commission’s recommendation and designates the Farm Credit West Property to be within the C-2 Zone, as that zone is described in Article 15 of Chapter 25 of the Woodland Municipal Code.

2. **Purpose.** Based on the entire record before the City Council and all written and oral evidence presented, the City Council finds that this Ordinance promotes the public health, safety and welfare of the community because: (i) the Change of Zone assists with the facilitation of the infill development of the Farm Credit West Property, which encourages a comprehensive range of retail, service and other commercial uses in the City that provide goods and services to meet the diverse needs of Woodland’s residents and businesses while preserving areas already designated as open space; (ii) the Farm Credit West Property is an infill site located adjacent to land that has already been developed in a manner that is complementary to the Change of Zone; and (iii) the Farm Credit West Property would otherwise remain vacant or underutilized given its current land use designations and site constraints if the Change of Zone is not implemented, and such use would not be in the best interest of the public health, safety and general welfare of the community.