CITY OF WOODLAND
GENERAL PLAN

FINAL ENVIRONMENTAL IMPACT REPORT

VOLUME I

SCH #95053061

February 1996

WOODLAND CITY COUNCIL

Mayor Gary Sandy
Vice-Mayor Elaine Rominger
David M. Flory
Jack Slaven
Steve E. Borchard

Kris B. Kristensen, City Manager

WOODLAND PLANNING COMMISSION

Jan Hicks*
Paula Agostini
Antonio Fernandez
Daniel Friedlander
Thomas Schwartz*
John H. Moore
Alexander M. Seiberth
Dennis O'Bryant
John Eaton

Janet M. Ruggiero,
Community Development Director

*Term expired December 31, 1995

COMMISSIONS AND BOARD

Parks and Recreation Commission
Historical Preservation Commission
Traffic Safety Commission
Child Care Commission
Commission on Aging
Library Board
Tree Commission

CITY DEPARTMENTS

Community Development
Public Works
Police
Fire
Finance
Library
Parks, Recreation, and Community Services

CONSULTANTS

J. Laurence Mintier & Associates,
General Plan and EIR Consultants
Fehr & Peers Associates,
Traffic Consultants
Montgomery Watson, Water Consultants
CH_2M Hill, Wastewater Consultants
Borcalli & Associates,
Storm Drainage Consultants
Donald Ballanti,
Certified Consulting Meteorologist
Brown-Buntin Associates,
Noise Consultants
David Taussig & Associates,
Economic Consultants

EIP Associates also provided assistance relative to plant and wildlife habitat issues

TABLE OF CONTENTS

TABLE OF CONTENTS i

LIST OF FIGURES viii

INTRODUCTION
The Purpose of this EIR 1
Relationship of the Draft General Plan and Draft EIR 2
Use of this EIR as a Program EIR/Master Environmental Assessment 3
Forecasting, Degree of Specificity, and Speculation 4
Organization of this Document 4

CHAPTER 1: PROJECT DESCRIPTION AND IMPACT SUMMARY 1-1
1.1 Introduction 1-1
1.2 Project Setting 1-1
1.3 Planning Areas 1-1
General Plan Area 1-1
Planning Area 1-2
Urban Limit Line 1-2
Urban Reserve Area 1-3
1.4 The General Plan Preparation Process 1-3
1.5 Woodland General Plan Context 1-4
Regional Growth Pressures 1-4
Physical Constraints 1-4
Community Form and Character 1-5
1.6 Summary of Changes to 1988 General Plan 1-6
1.7 Summary of General Plan 1-7
Guiding Principles 1-7
Summary of Major General Plan Proposals 1-8
1.8 Uses of this Environmental Impact Report 1-15
1.9 Organization of this Environmental Impact Report 1-17
1.10 Project Alternatives 1-17
1.11 Impact Summary 1-17
1.12 Issues of Controversy and Issues to be Resolved 1-20

CHAPTER 2: ASSUMPTIONS AND DEVELOPMENT ESTIMATES
2.1 Geographic Basis for Analysis 2-1
2.2 Methodology Used to Calculate New Development Potential 2-1
Residential Uses 2-3
Non-residential Uses 2-3
2.3 Estimates of 2020 Development Potential 2-6
2.4 Residential Development Estimates 2-6
Dwelling Units 2-7
Population 2-8
2.5 Nonresidential Development Estimates 2-9
Employment 2-11

CHAPTER 3: LAND USE, HOUSING, AND POPULATION

3.1 Urban Land Use and Land Use Plans 3-1
Environmental Setting 3-1
Methodology 3-2
Implications of the Land Use Diagram 3-2
General Plan Policy Response 3-5
Impacts 3-6
Mitigation Measures 3-8
3.2 Agricultural Resources 3-8
Environmental Setting 3-8
Methodology 3-10
Implications of the Land Use Diagram 3-11
General Plan Policy Response 3-13
Impacts 3-14
Mitigation Measures 3-15
3.3 Housing and Population 3-16
Environmental Setting 3-16
Methodology 3-17
Implications of the Land Use Diagram 3-17
General Plan Policy Response 3-18
Impacts 3-20
Mitigation Measures 3-21

CHAPTER 4: TRANSPORTATION AND CIRCULATION

4.1 Streets and Roadways 4-1
Environmental Setting 4-1
Methodology 4-1
Implications of the Land Use Diagram 4-3
General Plan Policy Response 4-7
Impacts 4-8
Mitigation Measures 4-9
4.2 Public Transportation 4-10
Environmental Setting 4-10
Methodology 4-11
Implications of the Land Use Diagram 4-12
General Plan Policy Response 4-12
Impacts 4-13
Mitigation Measures 4-14
4.3 Non-motorized Transportation 4-14
Environmental Setting 4-14
Methodology 4-14
Implications of the Land Use Diagram 4-15
General Plan Policy Response 4-16
Impacts 4-17
Mitigation Measures 4-17

4.4 Air Transportation 4-17
Environmental Setting 4-18
Methodology 4-19
Implications of the Land Use Diagram 4-19
General Plan Policy Response 4-19
Impacts 4-20
Mitigation Measures 4-20

CHAPTER 5: PUBLIC FACILITIES AND SERVICES

5.1 Water 5-1
Environmental Setting 5-1
Methodology 5-1
Implications of the Land Use Diagram 5-3
General Plan Policy Response 5-6
Impacts 5-9
Mitigation Measures 5-10
5.2 Wastewater Collection, Treatment, and Disposal 5-10
Environmental Setting 5-10
Methodology 5-11
Implications of the Land Use Diagram 5-13
General Plan Policy Response 5-15
Impacts 5-17
Mitigation Measures 5-17
5.3 Storm Drainage 5-18
Environmental Setting 5-18
Methodology 5-19
Implications of the Land Use Diagram 5-26
General Plan Policy Response 5-27
Impacts 5-29
Mitigation Measures 5-30
5.4 Law Enforcement 5-30
Environmental Setting 5-30
Methodology 5-31
Implications of the Land Use Diagram 5-31
General Plan Policy Response 5-32
Impacts 5-33
Mitigation Measures 5-33
5.5 Fire Protection 5-33
Environmental Setting 5-33
Methodology 5-34
Implications of the Land Use Diagram 5-34
General Plan Policy Response 5-34
Impacts 5-35
Mitigation Measures 5-36

5.6 Solid Waste Collection and Disposal 5-36
Environmental Setting 5-36
Methodology 5-37
Implications of the Land Use Diagram 5-38
General Plan Policy Response 5-38
Impacts 5-39
Mitigation Measures 5-39
5.7 Utilities 5-39
Environmental Setting 5-39
Methodology 5-40
Implications of the Land Use Diagram 5-41
General Plan Policy Response 5-41
Impacts 5-41
Mitigation Measures 5-41

CHAPTER 6: RECREATIONAL, EDUCATIONAL, AND COMMUNITY SERVICES
6.1 Parks and Recreation 6-1
Environmental Setting 6-1
Methodology 6-1
Implications of the Land Use Diagram 6-2
General Plan Policy Response 6-4
Impacts 6-7
Mitigation Measures 6-8
6. 2 Educational Resources 6-8
Environmental Setting 6-8
Methodology 6-10
Implications of the Land Use Diagram 6-10
General Plan Policy Response 6-12
Impacts 6-14
Mitigation Measures 6-15
6.3 Child Care 6-15
Environmental Setting 6-15
Methodology 6-16
Implications of the Land Use Diagram 6-17
General Plan Policy Response 6-17
Impacts 6-19
Mitigation Measures 6-19
6.4 Library 6-19
Environmental Setting 6-19
Methodology 6-20
Implications of the Land Use Diagram 6-20
General Plan Policy Response 6-20
Impacts 6-21
Mitigation Measures 6-21

CHAPTER 7: HISTORIC AND ARCHAEOLOGICAL RESOURCES
Environmental Setting 7-1
Methodology 7-2
Implications of the Land Use Diagram 7-2

General Plan Policy Response 7-2
Impacts 7-6
Mitigation Measures 7-7

CHAPTER 8: ENVIRONMENTAL RESOURCES
8.1 Water Resources 8-1
Environmental Setting 8-1
Methodology 8-2
Implications of the Land Use Diagram 8-2
General Plan Policy Response 8-3
Impacts 8-4
Mitigation Measures 8-4
8.2 Mineral Resources 8-4
Environmental Setting 8-4
Methodology 8-4
Implications of the Land Use Diagram 8-4
General Plan Policy Response 8-4
Impacts 8-5
Mitigation Measures 8-5
8.3 Vegetation and Wildlife Resources 8-5
Environmental Setting 8-5
Methodology 8-14
Implications of the Land Use Diagram 8-15
General Plan Policy Response 8-16
Impacts 8-19
Mitigation Measures 8-19
8.4 Air Quality 8-20
Environmental Setting 8-20
Methodology 8-21
Implications of the Land Use Diagram 8-22
General Plan Policy Response 8-24
Impacts 8-30
Mitigation Measures 8-31

CHAPTER 9: HEALTH AND SAFETY
9.1 Seismic and Geologic Hazards 9-1
Environmental Setting 9-1
Methodology 9-2
Implications of the Land Use Diagram 9-3
General Plan Policy Response 9-3
Impacts 9-4
Mitigation Measures 9-4
9.2 Flood Hazard 9-4
Environmental Setting 9-4
Methodology 9-6
Implications of the Land Use Diagram 9-6
General Plan Policy Response 9-7
Impacts 9-8
Mitigation Measures 9-9

9.3 Fire Hazards 9-9
Environmental Setting 9-9
Methodology 9-9
Implications of the Land Use Diagram 9-9
General Plan Policy Response 9-10
Impacts 9-10
Mitigation Measures 9-10
9.4 Hazardous Materials 9-11
Environmental Setting 9-11
Methodology 9-11
Implications of the Land Use Diagram 9-11
General Plan Policy Response 9-11
Impacts 9-13
Mitigation Measures 9-13
9.5 Emergency Response 9-13
Environmental Setting 9-13
Methodology 9-13
Implications of the Land Use Diagram 9-13
General Plan Policy Response 9-14
Impacts 9-14
Mitigation Measures 9-14
9.6 Aircraft Hazard 9-15
Environmental Setting 9-15
Methodology 9-15
Implications of the Land Use Diagram 9-15
General Plan Policy Response 9-15
Impact 9-16
Mitigation Measures 9-16
9.7 Noise 9-16
Environmental Setting 9-16
Methodology 9-16
Implications of the Land Use Diagram 9-18
General Plan Policy Response 9-21
Impacts 9-25
Mitigation Measures 9-25

CHAPTER 10: ALTERNATIVES AND OTHER MANDATORY CEQA SECTIONS
10.1 Introduction 10-1
10.2 Requirements for Alternatives 10-1
CEQA Guidelines 10-1
General Plan Guidelines 10-2
10.3 Selection of General Plan Alternatives 10-2
Population Growth Alternatives 10-3
Land Use Alternatives 10-3

10.4 Evaluation of Alternatives 10-5
No Project - No Development Alternative 10-5
No Project - 1988 General Plan Alternative 10-6
Draft General Plan - Alternatives 1 and 2 10-6
Eastern Growth Alternative 10-6
Significant Impacts of Alternatives 10-21
Conclusion 10-25
10.5 Significant Irreversible Effects 10-29
10.6 Growth-Inducing Impacts 10-29
10.7 Cumulative Impacts 10-30
Land Use and Agricultural Resources 10-30
Traffic 10-31
Water Supply 10-31
Vegetation and Wildlife Resources 10-31
Air Quality 10-31
Geologic Hazards 10-31
Noise 10-31
10.8 Mitigation Monitoring 10-31

APPENDIX A: RESIDENTIAL ABSORPTION ANALYSIS A-1

APPENDIX B: NON-RESIDENTIAL ABSORPTION ANALYSIS B-1

APPENDIX C: NEW DEVELOPMENT CALCULATIONS C-1

APPENDIX D: AIR QUALITY METHODOLOGY AND ASSUMPTIONS D-1

APPENDIX E: REFERENCES E-1

APPENDIX F: REPORT PREPARATION F-1

APPENDIX G: RESPONSES TO NOTICE OF PREPARATION G-1

LIST OF FIGURES

Figure 1-1 Woodland General Plan Area, Planning Area, and 1995 City Limits 1-2
Figure 1-2 Planning Area and Urban Limit Line 1-4
Figure 1-3 Planning Area, Urban Reserve Area, Wastewater Treatment Facilities, and Other Facilities 1-4
Figure 1-4 1988 General Plan Planning Areas 1-8
Figure 1-5 Woodland General Plan Area Land Use Diagram 1-10
Figure 1-6 Willow Oak and Monument Hills Land Use Diagram 1-10
Figure 1-7 Planning Area Land Use Diagram 1-10

Figure 3-1 Generalized Locations of Existing Land Use 3-2
Figure 3-2 Agricultural Land Capability 3-10
Figure 3-3 Status of Williamson Act Property 3-10
Figure 3-4 Potential Agricultural Conflict 3-14

Figure 4-1 Circulation Diagram 4-6

Figure 5-1 Proposed Water System Layout 5-6
Figure 5-2 Proposed Sewer System Layout 5-14
Figure 5-3 Conceptual Drainage Facilities Layout 5-26

Figure 8-1 Habitat Types within the Planning Area 8-14

Figure 9-1 FEMA Flood Insurance Rate Map 9-4

Figure 10-1 No Project/Existing General Plan Alternative 10-6
Figure 10-2 Draft General Plan Alternatives 1 and 2 10-6
Figure 10-3 Eastern Growth Alternative 10-6