

**SECTION 7.0**  
**ENVIRONMENTAL RESOURCES**

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## ENVIRONMENTAL RESOURCES CONCEPT

Historically, the Plan area and surrounding lands were a mixture of tule marsh and alkaline sink prior to the reclamation activities of the early 1900s and construction of the Sacramento River levee. Currently the area consists primarily of agricultural habitat with annual grassland occurring between the agricultural fields. The type of habitat and land use practices within the project site support primarily common wildlife species that are tolerant of the current agricultural activities.

There are 13 special status species that could occur on the site and have been identified in the EIR:

- Plants -- Heckard's Peppergrass, Brittscale, San Joaquin Saltbush, Alkali Milkvetch, Palmate Bird's-Beak
- Invertebrates -- Valley Elderberry Longhorn Beetle
- Birds -- Cooper's Hawk, Swainson's Hawk, Northern Harrier, Short-Eared Owl, Western Burrowing Owl, Loggerhead Shrike, Tricolored Blackbird

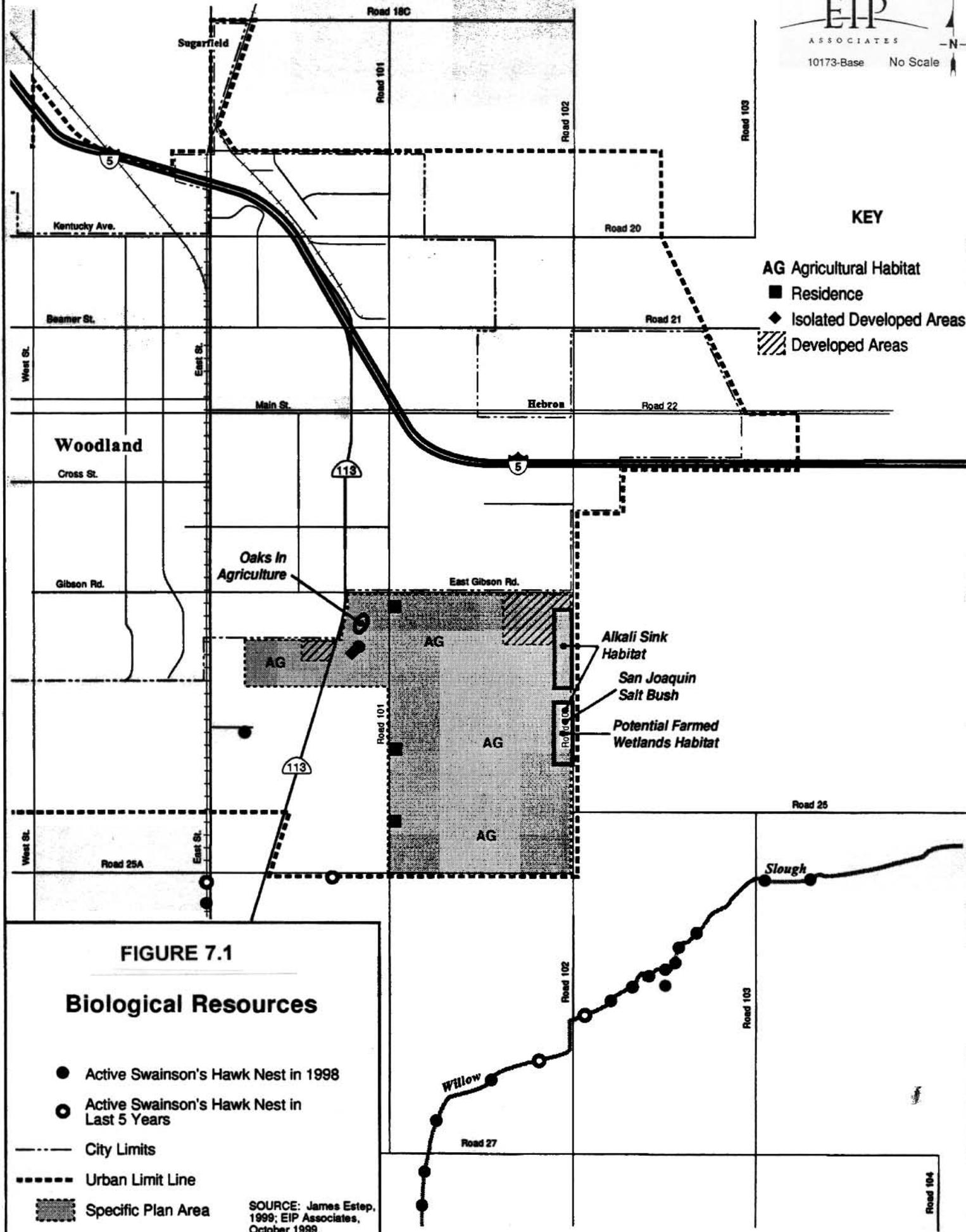
The Plan area has been identified since 1996 for conversion to urban uses, to accommodate City growth through 2015. This direction of growth was chosen after heated debate and voter ratification at the polls. One of the reasons growth in this area was chosen over other areas was that the relative quality and value of the agricultural soils in portions of the Plan area were lower than in other areas the City has positioned itself to protect. Additionally, there were relatively few environmental constraints (see Figure 7.1, Biological Resources). As such, the Plan proposes full development of the area with off-site land set-asides in order to mitigate for loss of agricultural land and habitat for special species.

## ENVIRONMENTAL RESOURCES GOALS AND POLICIES

The Environmental Resources Element of the General Plan identifies relevant goals and provides a policy framework for managing and protecting environmental resources. Key environmental objectives of the Specific Plan that implement the General Plan are as follows:

**Objective ER-1:** Require compact urban form.

**Objective ER-2:** Require permanent protection of off-site mitigation lands.



**KEY**

- AG Agricultural Habitat
- Residence
- ◆ Isolated Developed Areas
- ▨ Developed Areas

**FIGURE 7.1**

**Biological Resources**

- Active Swainson's Hawk Nest in 1998
- Active Swainson's Hawk Nest in Last 5 Years
- City Limits
- ..... Urban Limit Line
- ▨ Specific Plan Area

SOURCE: James Estep, 1999; EIP Associates, October 1999.

**Objective ER-3:** Use pedestrian-oriented and transit-friendly design to minimize congestion and improve air quality.

**Objective ER-4:** Use and require drought-tolerant landscaping to help conserve water.

**Objective ER-5:** Detain run-off with open, naturalized drainage systems that improve storm water quality.

**Objective ER-6:** Require energy-saving site design and construction techniques.

**Objective ER-7:** Create ecological value with use of open space and greenbelts in drought-tolerant plantings.

**Objective ER-8:** Protect cultural resources.

## **REGULATORY REQUIREMENTS OF THE PLAN**

Many environmental resources issues are regulated and/or monitored at various or multiple levels of government. Biological resources, including vegetation and wildlife, are the focus and responsibility of the California Department of Fish and Game. Special species are also regulated by that agency, the U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers. Air quality is monitored and controlled by the California Air Resources Board, which delegates permitting authority to the Yolo-Solano Air Quality Management District. Water conservation and recycling are encouraged at both the State and local level through various policies, regulations and review processes. Energy conservation is mandated in construction through the Uniform Building Codes which have been adopted and are implemented by the City Building Department. Cultural resources are protected by both State and federal law, including the requirements for "special examination" during the environmental review (CEQA) process.

In coordination with these pre-existing controls, the Specific Plan contains the regulations identified below.

## **VEGETATION AND WILDLIFE**

7.1 Applications for development within the Specific Plan area and prior to construction of off-site infrastructure, site-specific biological surveys (for rare plants, valley elderberry longhorn beetles, raptors, and wetlands) are required (as applicable) to demonstrate CEQA clearance. Mitigation action shall be implemented as appropriate pursuant to the Mitigation Monitoring Plan, and State and federal regulations.

- 7.2 Pursuant to the Mitigation Monitoring Plan, mitigate at a 1:1 ratio for each acre of Swainson's hawk foraging land and/or agricultural land converted to development. *(TOC EIR MM 4.2-1 and 4.5-4)* Each acre can mitigate for both impacts given appropriate land management commitments, and with approval of responsible state and federal agencies.
- 7.2.1 All reasonable attempts shall be made to preserve and protect existing trees within the Plan area as build-out occurs.<sup>1</sup> To the greatest feasible extent, the construction of roadways and infrastructure shall protect and integrate existing trees. Tree driplines and a reasonable buffer around the dripline shall be protected during site preparation, grading, and construction. Post-development land uses and activities (including landscaping and irrigation) shall be controlled within proximity of existing trees to avoid harm to the tree. Professional arborist's shall be utilized when appropriate to implement this regulation.
- 7.2.2 The Specific Plan Design Guidelines shall include requirements for tree mitigation in the form of an appropriate replacement ratio, and other mechanisms.

## **AIR QUALITY**

- 7.3 All grading and construction shall comply with Air Quality Management District directives for both off-road and on-road low-emissions heavy duty vehicles and construction equipment.
- 7.4 The following measures shall be contractually required of all construction contractors in the Plan area: *(TOC EIR MM 4.7-1)*
- a. Water or other dust suppressants shall be applied to exposed earth surfaces during clearing, grading, earth moving, and other site preparation work.
  - b. Trucks hauling dirt and debris shall be adequately covered to prevent visible dust emissions.
  - c. On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce dust caused by vehicle movement.
  - d. Approach routes to construction sites shall be cleaned daily of construction-

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<sup>1</sup> Detailed studies ("plan line" analyses) of existing trees along East Street and CR 101 were performed in order to analyze the best location for future right-of-way. The cross-sections for these streets reflect careful attention to avoid most, if not all, existing street trees.

related dirt in dry weather.

- e. Exposed soils and on-site stockpiles of excavated materials shall be covered, stabilized, or watered to prevent dust emission from creating a nuisance in the vicinity or to surrounding properties.
- f. Vehicles shall be operated on unpaved surfaces at speeds that will not create nuisance dust emissions for surrounding properties or in the vicinity.
- g. Soils shall not be exposed nor shall grading occur during periods when wind speeds cause nuisance dust emissions for surrounding properties or in the vicinity.

7.5 Fireplaces and furnaces shall be low emission units.

7.6 Air conditioning systems shall:

- have ozone destruction catalysts; or
- be 10 percent more efficient than Title 24 requirements; or
- have a minimum SEER rating of 12.

7.7 The most feasible available communications wiring shall be required in all residential units to allow residents to connect to available state-of-the-art communications systems and services. This may require fiber optic connectivity, hard-wiring, for faster line service, and/or multiple phone lines pre-wired at every unit. A determination of satisfactory implementation of this requirements shall be made by the Community Development Director.

7.8 Deleted.

7.9 Deleted.

7.10 All developments of 50 units or more shall participate in the PG&E Energy Star Showcase Home Program or equivalent energy efficiency program.

## **WATER CONSERVATION**

7.11 The 35-foot landscaping transition buffer required along the north side of CR 25A is required to be in primarily drought-tolerant species. This not only emphasizes the transition from urban to rural, but makes sense in terms of lower water requirements and better acclimation to the surroundings.

7.12 On-site detention/retention facilities will be utilized to manage stormwater run-off,

either on an interim or permanent basis. Where needed these facilities will be designed to be naturalized, aesthetically pleasing, landscaped open space areas, accessible for passive recreational uses (e.g. trails, picnicking, etc.), and/or habitat. Primarily drought-tolerant plantings will be used.

- 7.13 Public landscaping within the Specific Plan area is intended to replicate neo-traditional residential plantings found in the older parts of Woodland, with heavy use of large canopy trees, flowering shrubs, and grass areas.

Primarily drought-tolerant plantings shall be used in all landscaping (including residential front yards), open space areas, and to the greatest extent feasible, parks. Xeriscape principles shall be encouraged to ensure conservation of water and overall compatibility of the plant palette with the climate of the area.

Residential front-yard landscaping shall be designed to be less dependent on regular watering and the effects of periodic drought that occur with the local climate. Grass shall be treated as an accent in the landscaping plans and not as the main ground covering for residential front yards. Irrigation systems and controllers shall apply water as infrequently as possible, yet thoroughly, and minimize runoff of water and solubilized fertilizer. Irrigation control systems shall use best available technology to reduce the likelihood of irrigation occurring during rains or when soil is at moisture capacity.

## **RECYCLING**

- 7.14 Prior to the commencement of construction on any project, the construction contractor shall establish construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan. (4.13-18)
- 7.15 Trash collection areas for multi-family attached rental units are required to provide an organized system for sorting and collecting of recyclable materials, satisfactory to the local garbage collection agency and the City Recycling Coordinator.

## **ENERGY CONSERVATION**

In addition to State required (Title 24) energy efficiency, the following regulations address energy efficiency:

- 7.16 Dark roof materials shall not be used. Energy Star labeled and/or light colored or reflective roofing materials are encouraged.

- 7.17 All developments of 50 units or more shall participate in the PG&E Energy Star Showcase Home Program or equivalent energy efficiency program.
- 7.18 All builders are strongly encouraged to participate in the PG&E "Comfort Home" program or equivalent energy efficiency program.
- 7.19 Orient the maximum number of homes and/or buildings to face either north or south (within 30 degrees).
- 7.20 Five (5) percent of all units shall have roof photovoltaic energy systems or other alternate energy system.
- 7.21 Fifty (50) percent parking lot shading is required to be achieved within 15 years. Replacement trees are required if tree injury or death occurs.
- 7.21.1 Energy Star labeled appliances (e.g. water heaters) shall be installed to the greatest feasible extent. Solar, electric (efficiency rating of at least 0.92), or lower-NOx (as defined by the AQMD) gas-fired water heaters are strongly encouraged in a least 50 percent of the units.
- 7.21.2 New home buyers shall be provided with a packet of information from the YSAQMD, including information about the mower exchange program, encouraging them to take advantage of opportunities for lowering air emissions through their own actions and choices.

## **CULTURAL RESOURCES**

- 7.22 Where site work results in the discovery of cultural resources, work shall halt immediately for a distance of 100 feet from the discovery site, and the County Coroner and Native American Heritage Commission shall be contacted. The mitigation protocol identified in the Mitigation Monitoring Plan shall be implemented.  
*(TOC EIR MM 4.10-1)*