

**Exhibit 1 (Addition to Mitigation Monitoring and Reporting Program) to Attachment A to
Resolution Certifying the Final EIR, Adopting Environmental Findings, Statement of Overriding Considerations, and Errata for the City of Woodland 2035 GP and 2035 CAP**

**Final EIR Table 2-1
Final Summary of Impacts and Mitigation Measures**

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
4.1 Aesthetics and Visual Resources			
IMPACT 4.1-1 Substantial Adverse Effect on a Scenic Vista. Implementation of the Proposed Project would change views of farmland from individual parcels, but it would not have a substantial adverse effect on a scenic vista. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.1-2 Substantially Damage Scenic Resources, Including, but not Limited to, Trees, Rock Outcroppings, and Historic Buildings within a State Scenic Highway. There is no state scenic highway within or in close proximity to the Planning Area. In addition, policies and implementation programs in the Proposed Project require that the city's tree canopy is managed and improved and that historic buildings are preserved. There are no rock outcroppings in the Planning Area. The impact is less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.1-3 Substantially Degrade the Existing Visual Character or Quality of the Site and its Surroundings. The Proposed Project facilitates new development that will change the existing visual character of the Planning Area. However, impacts on visual character and quality of the site are subjective and variable between different individuals. The impact is considered significant.	S	None available.	SU
IMPACT 4.1-4 Create a New Source of Substantial Light or Glare Which Would Adversely Affect Day or Nighttime Views in the Area. Implementation of the Proposed Project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The impact is considered significant.	S	Mitigation Measure 4.1-4 – The 2035 General Plan should be amended to include the following new policies: Policy 2.F.4 Light Pollution. Control artificial lighting to avoid spill-over lighting and preserve the night sky. Policy 2.F.5 Glare. Control artificial lighting to prevent glare.	SU
4.2 Agriculture and Forestry Resources			
IMPACT 4.2-1 Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as Shown on the Maps Prepared Pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to Non-Agricultural Use. Implementation of the Proposed Project would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The impact is considered significant.	S	Mitigation Measure 4.2-1 – The 2035 General Plan should be amended to include the following modified policy: Policy 2.A.3 Agricultural Mitigation. For impacts to agricultural land within the ULL, require one acre to be permanently conserved for every acre converted to urban development (1:1 ratio). The farmland being conserved must be of the same Farmland Mapping and Monitoring Program type (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance) as the farmland that is being converted, or of a type of higher quality, and the conserved farmland should be located outside of, but as close to the Woodland Urban Limit Line as possible. For projects proposing to convert agricultural land to urban use, require soils analysis to determine farmland classification for purposes of determining appropriate mitigation as part of environmental review conducted for the project.	SU
IMPACT 4.2-2 Conflict with Existing Zoning For Agricultural Use, or a Williamson Act Contract. There are parcels currently zoned for agricultural use in the Planning Area; however, the 2002 General Plan specifies that the City may allow development on land zoned Agriculture when it is needed for urban development. There are properties adjacent to new growth areas under Williamson Act contracts, but policies in the 2035 General Plan reduce potential impacts on these properties. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.2-3 Involve Other Changes in the Existing Environment that, Due to Their Location or Nature, Could Result in Conversion of Farmland, to Non-Agricultural Use. Policies in the 2035 General Plan emphasize the importance of agriculture to Woodland and support the viability of farming operations; however, implementation of the Proposed Project would result in the conversion of farmland to non-agricultural use. The impact is considered significant and unavoidable.	S	Mitigation Measure 4.2-3 – The 2035 General Plan should be amended to include the following new policy: Policy 7.C.5 Agricultural Buffer. Require new development that occurs at the edge of the ULL to be set back a minimum of 150 feet from adjacent agricultural land where possible. Equivalent means of providing agricultural buffers may be considered by the Planning Commission on a case by case basis for parcels where development potential would be precluded or severely limited as a result of the required buffer size. The buffer shall be landscaped/vegetated and may include public right of way.	SU

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4.3 Air Quality			
<p>IMPACT 4.3-1 Generation of Short-Term Construction-Related Emissions of Criteria Air Pollutants and Precursors. Emissions of criteria air pollutants and precursors could exceed an ambient air quality standard or contribute substantially to an existing or predicted air quality exceedance. The level of construction emissions could conflict with or obstruct implementation of the applicable air quality plan. YSAQMD recommends that lead agencies incorporate construction mitigation measures, and the Proposed Project has policies that would reduce this impact. However, given the scale of the Proposed Project, the City cannot determine that potential construction impacts would be below relevant significance thresholds throughout the planning horizon. The impact is considered significant.</p>	S	<p>Mitigation Measure 4.3-1a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Air Quality 1)</p> <p>New developments that could generate a potentially significant short-term air quality impact shall incorporate feasible construction mitigation strategies, including those listed below, those included in an updated set of mitigation recommendations prepared by the Yolo-Solano Air Quality Management District, or those determined by the City to be as effective:</p> <ul style="list-style-type: none"> a. Water all active construction areas at least twice daily. b. Haul trucks shall maintain at least two feet of freeboard. c. Cover all trucks hauling soil, sand, and other loose materials. d. Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut-and-fill operations and hydroseed area. e. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). f. Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land. g. Plant vegetative ground cover in disturbed areas as soon as possible. h. Cover inactive storage piles. i. Sweep streets if visible soil material is carried out from the construction site. j. Treat accesses to a distance of 100 feet from the paved road with a 6 to 12 inch layer of wood chips or mulch. k. Treat accesses to a distance of 100 feet from the paved road with a 6-inch layer of gravel. l. Limit all idling of vehicles and equipment that use gasoline or diesel fuel to five minutes maximum. m. Use alternative power source, such as electricity, for construction equipment or use reformulated and emulsified fuels, incorporate catalyst and filtration technologies, and generally modernize the equipment fleet with cleaner and newer engines. <p>Mitigation Measure 4.3-1b – Policy 7.F.2. will be amended as follows:</p> <p>Policy 7.F.2 Best Management Practices. Require all projects to implement Best Management Practices (BMPs) for reducing air pollutant emissions associated with the construction and operation of development projects as a standard City condition of approval.</p>	SU
<p>IMPACT 4.3-2 Generation of Long-Term Operational Emissions of Criteria Air Pollutants and Precursors. Long-term operational emissions would be generated from day-to-day activities associated with residential and non-residential land uses under the Proposed Project. Operational emissions associated with the Proposed Project would exceed applicable YSAQMD thresholds. The level of operational emissions could conflict with or obstruct implementation of the applicable air quality plan. Proposed Project policies would reduce potentially significant impacts, but not to a level that would be below relevant thresholds. The impact is considered significant.</p>	S	<p>Mitigation Measure 4.3-2 – Implement Mitigation Measure 4.3-1b.</p>	SU
<p>IMPACT 4.3-3 Expose Sensitive Receptors to Substantial Pollutant Concentrations. Project-related vehicle trips would contribute vehicles to local intersections that could cause a CO hotspot (i.e., exceedance of the CO ambient air quality standard). However, it is not anticipated that the Proposed Project’s land uses would contribute substantial vehicle volumes to existing or future intersections that could cause a CO hotspot. During construction and operation of the Proposed Project, localized air quality emissions would be generated that could affect existing and proposed sensitive receptors. Construction activities would generate diesel particulate matter (diesel PM) emissions that could affect existing and proposed sensitive receptors. Existing regulations and proposed policies and implementation programs would reduce potential exposure to substantial pollutant concentrations. The impact is considered significant.</p>	S	<p>Mitigation Measure 4.3-3a – Policy 7.F.3 should be amended as follows:</p> <p>Policy 7.F.3 Protect Sensitive Receptors. For the purposes of environmental review of potential toxic air contaminant impacts, consider residentially designated land uses, hospitals and other medical facilities, and residential care facilities, schools, day care centers, and playgrounds to be "sensitive receptors." Discourage the location of new sensitive receptor uses within 500 feet of a limited access state highway (SR 113 and I-5). Implement applicable buffer distances recommended by the California Air Resources Board between sensitive uses and sources of substantial pollutant concentrations.</p> <p>Mitigation Measure 4.3-3b – Implement Mitigation Measure 4.3-1b.</p>	<p>LTS for construction-related</p> <p>SU for stationary source exposure</p>

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		<p>Mitigation Measure 4.3-3c – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Air Quality 2)</p> <p>a. New development shall be required to demonstrate adherence with applicable YSAQMD-recommended health risk thresholds involving sensitive receptors, uses that involve substantial truck trips, and large gas stations, as defined by the applicable regulations. “Substantial truck trips” is defined as more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or TRU unit operations that exceed 300 hours per week. A “large gas station” is one that would be anticipated to accommodate a throughput of 3.6 million gallons per year or greater.</p> <p>b. Proposed uses that include sensitive receptors may demonstrate compliance with this implementation program by providing a minimum 1,000-foot buffer from existing uses that involve substantial truck trips and a minimum 50-foot buffer from existing large gas stations.</p> <p>c. Proposed uses that involve substantial truck trips may demonstrate compliance with this implementation program by providing a minimum 1,000-foot buffer from properties where the City’s land use designation would allow sensitive receptors.</p> <p>d. Proposed large gas stations may demonstrate compliance with this implementation program by providing a minimum 300-foot buffer, while typical gas dispensing facilities would provide a minimum 50-foot buffer from existing sensitive receptors and from properties where the City’s land use designation would allow sensitive receptors.</p> <p>e. Avoid siting new sensitive receptors within 500 feet of the edge of the closest travel lane of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day.</p> <p>f. Avoid siting new sensitive land uses within 300 feet of any existing dry cleaning operation.</p> <p>g. As an alternative to these buffer distances, proposed sensitive receptors, uses that involve substantial truck trips, and large gas stations may provide a site-specific health risk assessment, using methods consistent with applicable guidance from the Office of Environmental Health Hazard Assessment, with mitigation, if necessary, to demonstrate compliance with applicable YSAQMD-recommended health risk thresholds. When health risk impacts exceed YSAQMD-recommended thresholds, feasible on-site mitigation measures to reduce TAC exposure shall be implemented to mitigate health risk impacts below YSAQMD thresholds. On-site measures could include, but are not limited to providing enhanced filtration systems (e.g., MERV 13 or greater) for near-by sensitive receptor buildings, changes to the TAC emission source’s operation, and positioning of exhaust and intake for ventilation systems to minimize exposure among others.</p> <p>Mitigation Measure 4.3-3d – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Air Quality 3)</p> <p>a. New development that would require the use of diesel-fueled construction equipment within 300 feet of an existing sensitive receptor use an equipment mix, incorporate buffering, schedule construction activities, or use other strategies to reduce potential health risk consistent with guidance from the Yolo-Solano Air Quality Management District.</p> <p>b. Alternatively, a project applicant may prepare a site-specific estimate of diesel PM emissions associated with total construction activities and evaluate for health risk impact on existing sensitive receptors in order to demonstrate that applicable YSAQMD-recommended thresholds for toxic air contaminants would not be exceeded or that applicable thresholds would not be exceeded with the application of alternative mitigation techniques approved by the City.</p>	
IMPACT 4.3-4 Objectionable Odors Affecting a Substantial Number of People. The Proposed Project includes policies that would avoid exposure of a substantial number of people to objectionable odors. The impact is less than significant.	LTS	No mitigation is required.	LTS

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4.4 Biological Resources			
<p>IMPACT 4.4-1 Loss of Special-status Plants and Loss of Special-status Plant Habitat. Implementation of the Proposed Project would result in conversion of habitat for special-status plant species, which could result in loss of special-status plants either through direct removal or through habitat degradation. The impact is considered potentially significant.</p>	<p align="center">PS</p>	<p>Mitigation Measure 4.4-1a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Biological Resources 1)</p> <ul style="list-style-type: none"> a. The City will require biological inventory surveys for new developments that could affect special-status species or sensitive habitat in areas designated for development under the General Plan. b. The City will work with project applicants to identify opportunities to preserve special-status species occurrences and sensitive habitats through design and planning. If the HCP/NCCP is adopted and state and federal ITPs have been issued, the City shall implement the applicable requirements of the HCP/NCCP as relevant to any specific land use project. If the HCP/NCCP is not in place and/or ITPs have not been issued, the City shall follow the steps described below. c. If the City determines it is reasonable and feasible to do so, while still achieving the specific project development goals and objectives, the City will require preservation of occupied special-status species habitat and sensitive habitat types as a condition of project approval. If adverse effects cannot be avoided, project proponents shall be required to mitigate all adverse effects in accordance with guidance from the appropriate state or federal agency charged with the protection of the subject species and habitat, including surveys conducted according to applicable standards and protocols, where necessary, implementation of impact minimization measures based on accepted standards and guidelines and best available science, and compensatory mitigation for unavoidable loss of special-status species and sensitive habitats. d. If the project would result in take of state or federally listed species, the City will require project proponent/s to obtain take authorization from the U.S. Fish & Wildlife Service or the California Department of Fish and Wildlife, as appropriate, depending on species status, and comply with all conditions of the take authorization. e. If the Yolo HCP/NCCP is not adopted or the affected species or habitat is not covered under the plan, the City will require project applicants to develop a mitigation and monitoring plan, in coordination with CDFW and/or USFWS, as appropriate depending on species status, to compensate for the loss of special-status species and sensitive habitats. The mitigation and monitoring plan will describe in detail how loss of special-status species or sensitive habitats shall be avoided or offset, including details on restoration and creation of habitat, compensation for the temporal loss of habitat, management and monitoring to avoid indirect habitat degradation (e.g., management of invasive plant species, maintenance of required hydrology), success criteria ensuring that habitat function goals and objectives are met and target special-status species are established, performance standards to ensure success, and remedial actions if performance standards are not met. The plan will include detailed information on the habitats present within the preservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment). f. If available, purchase of mitigation credits at an agency-approved mitigation bank (i.e., approved by the agency with jurisdiction over the affected species or habitat) in Yolo County, will be acceptable for compensatory mitigation for special-status species that are not covered under the Yolo HCP/NCCP. 	<p align="center">LTS</p>

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		<p>Mitigation Measure 4.4-1b – Policy 7.B.5., Policy 7.B.7, and Policy 7.B.11 should be amended as follows: Policy 7.B.5 Open Space for Conservation. Where appropriate, permanently protect as open space areas of natural resource value, including sensitive habitat types (e.g., alkali sink and prairie, freshwater wetlands, freshwater marsh, riparian forest, drainages) special-status plant occurrences, and floodplains. Maintain connectivity between open space areas designated for habitat conservation values within the Planning Area as well as linkages to adjacent habitats outside the Planning Area, such as Willow Slough, Cache Creek, and habitat preserves to the east. Policy 7.B.7 Woodland Regional Park. Protect and maintain Woodland Regional Park as an important wildlife preserve and habitat for special-status plants and allow for public access that is compatible with and promotes public education of the site's habitat value. Policy 7.B.11 Sensitive Site Planning. Site new development to maximize the protection of native tree species and special-status plant and wildlife habitats.</p>	
<p>IMPACT 4.4-2 Loss and Degradation of Habitat for Special-status Wildlife Species and Potential Direct Take of Individuals. Implementation of the Proposed Project would allow conversion of undeveloped land that currently supports known occupied and potential habitat for special-status wildlife species to residential, commercial, and other developed land uses. Buildout of the Proposed Project would result in loss and degradation of suitable habitat for several special-status wildlife species and could result in take of State- and Federally-listed wildlife species and loss or displacement of special-status wildlife populations. However, implementation of the 2035 General Plan policies and implementation program and compliance with state and federal laws, along with the General Plan Land Use Diagram would reduce potential impacts on special-status wildlife species. The impact is considered potentially significant.</p>	PS	<p>Mitigation Measure 4.4-2a – Policy 7.B.6 and 7.B.8 should be amended as follows: Policy 7.B.6 Open Space Buffer. Continue to work with Yolo County and the City of Davis to maintain the permanent open space buffer between County Roads 27 and 29 and its existing wildlife habitat values. Policy 7.B.8 Native and Compatible Non-Native Plant Species. Require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in order to preserve the visual integrity of the landscape, provide benefits for native wildlife, and ensure that a variety of plants suited to the region are maintained. Mitigation Measure 4.4-2b – Implement Mitigation Measure 4.4.1a Mitigation Measure 4.4-2c – Implement Mitigation Measure 4.4.1b</p>	LTS
<p>IMPACT 4.4-3 Loss and Degradation of Riparian Habitat or Other Sensitive Natural Communities. Implementation of the Proposed Project would result in conversion of undeveloped land that currently supports a limited amount of riparian habitat and possibly remnant alkali prairie to residential, commercial, and other developed land uses. (All other sensitive natural communities, including vernal pool habitats and other freshwater wetlands found in the Planning Area are addressed under impacts on federally protected wetlands and are not discussed here.) Therefore, buildout of the Proposed Project could result in loss and degradation of riparian or alkali prairie habitat. However, implementation of the 2035 General Plan policies and implementation programs and compliance with state and federal laws, along with the General Plan Land Use Diagram would reduce potential impacts on riparian habitat and other sensitive natural communities. The impact is considered potentially significant.</p>	PS	<p>Mitigation Measure 4.4-3a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Biological Resources 3): If the project would result in fill or alteration of a waterway or any body of water supporting riparian forest habitat, the City will require project proponent/s to notify the California Department of Fish and Wildlife, obtain a Lake and Streambed Alteration Agreement if determined necessary by the California Department of Fish and Wildlife, and comply with all conditions of the Lake and Streambed Alteration Agreement. Mitigation Measure 4.4-3b – Implement Mitigation Measure 4.4-1a Mitigation Measure 4.4-3c – Implement Mitigation Measure 4.4-1b Mitigation Measure 4.4-3d – Implement Mitigation Measure 4.4-2a</p>	LTS
<p>IMPACT 4.4-4 Loss and Degradation of Federally Protected Wetlands. Implementation of the Proposed Project would result in conversion of land that currently supports waterways and ponds and may support freshwater marsh, vernal pools, and other freshwater wetlands to residential, commercial, and other developed land uses. These wetland habitats and other waters may be protected under Section 404 of the CWA. Therefore, buildout of the Proposed Project could result in loss and degradation of federally protected wetlands. The impact is considered potentially significant.</p>	PS	<p>Mitigation Measure 4.4-4a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Biological Resources 3) If the project would result in ground disturbance on sites containing waterways or other aquatic habitats, the City will require project proponent/s to complete a delineation of waters of the United States according to U.S. Army Corps of Engineers’ methods, and to submit the completed delineation to the U.S. Army Corps of Engineers for jurisdictional determination. If the project would result in fill of wetlands or other waters of the United States, the City will require project proponent/s to obtain a Section 404 Clean Water Act permit from the U.S. Army Corps of Engineers and water quality certification from the Regional Water Quality Control Board pursuant to Section 401 of the Clean Water Act. If the project involves work in areas containing waters disclaimed by the USACE, project applicants shall obtain a Waste Discharge Requirement permit from the Regional Water Quality Control Board pursuant to the Porter Cologne Act. Project applicants shall be required to obtain all needed permits prior to project implementation, to abide by the conditions of the permits, including all mitigation requirements, and to implement all requirements of the permits in the timeframes required therein. Mitigation Measure 4.4-4b – Implement Mitigation Measure 4.4-1a</p>	LTS

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Mitigation Measure 4.4-4b – Implement Mitigation Measure 4.4-1b			
IMPACT 4.4-5 Interference with Wildlife Movement Corridors and Nursery Sites. The Proposed Project plans for development within the Pacific flyway, a major bird migration route. However, buildout of the Proposed Project would not create a barrier to movement of migratory species or alter the character of existing habitat available to migrating birds such that it would no longer function as a migratory corridor. This impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.4-6 Conflict with Local Ordinances Protecting Biological Resources. The 2035 General Plan policies and compliance with City ordinance would reduce potential impacts on protected trees. The impact is considered less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.4-7 Conflict with an Adopted Habitat Conservation Plan Natural Community Conservation Plan. The General Plan Land Use Diagram and 2035 General Plan policies and implementation programs have been designed to provide consistency with the proposed Yolo HCP/NCCP. This impact is considered significant.	S	Mitigation Measure 4.4-7a – Implement Mitigation Measure 4.4-1a Mitigation Measure 4.4-7b – Implement Mitigation Measure 4.4-1b Mitigation Measure 4.4-7c – Implement Mitigation Measure 4.4-2a	LTS
IMPACT 4.4-8 Substantial Reduction in the Habitat of a Fish or Wildlife Species, Cause a Fish or Wildlife Population to Drop Below Self-Sustaining Levels, Eliminate a Plant or Animal Community, or Substantially Reduce the Number or Restrict the Range of an Endangered, Rare, or Threatened Species. Implementing the Proposed Project would not substantially reduce the habitat of a fish or wildlife species, eliminate a plant or animal community, or substantially reduce the number or restrict the range of any endangered, rare, or threatened species because the majority of known occurrences of special-status species and their habitat would be preserved. This impact is less than significant.	LTS	No mitigation is required.	LTS
4.5 Climate Change, Greenhouse Gas Emissions, and Energy			
IMPACT 4.5-1 Generation of Greenhouse Gas Emissions. Implementation of the Proposed Project would implement planned land uses that would involve short-term GHG emissions associated with construction and infrastructure improvements, along with long-term operational emissions. However, policies and reduction strategies within the 2035 General Plan and the 2035 CAP would ensure that the City achieves its share of AB 32, Executive Order B-30-15, and Executive Order S-3-05 emissions reductions. The impact is less than cumulatively considerable.	CC	Mitigation Measure 4.5-1a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Greenhouse Gas Emissions 1) a. The City will maintain a Climate Action Plan designed to achieve the reduction targets for land use-related emissions for the years 2020 and 2035 and put the City on a trajectory toward goals for longer-term years, such as 2050. The City’s reduction targets may be revised over time, but will represent a rate of emissions that is efficient enough to provide for Woodland’s share of AB 32, Executive Order B-30-15, SB 32, and Executive Order S-3-05 emissions reductions. b. The Climate Action Plan will focus on GHG emission sectors over which the City could have influence – either through entitlement authority, public investments, incentives, or other feasible means. When making the comparison between Woodland’s GHG efficiency and that required for the state as a whole, the City can remove from consideration GHG sources that are beyond local control. c. The City will monitor relevant local, regional, State, and federal legislation and regulations related to GHG emissions, land use planning, and environmental review, and will make changes to the Climate Action Plan accordingly. Future regulations may have the effect of reducing GHG emissions associated with implementation of the Proposed Project. The effect of future regulations shall be taken into account in future revisions to the Climate Action Plan. New transportation modeling tools may become available that allow revisions to emissions estimates based on the City’s policies related to land use, urban design, and transportation. d. The City will revise the Climate Action Plan, as necessary, based on updated inventories and assessments of the effectiveness of reduction strategies no less than every 5 years. If, based on the City’s future updated assessments, existing reduction strategies would not achieve the City’s reduction targets, the City will make revisions to strategies or develop new strategies. The City will make revisions to its reduction targets, if necessary, to ensure that the target continues to demonstrate an appropriate share of the State’s emission reduction goals for Woodland. The City anticipates that a Climate Action Plan update will be needed after new statewide measures are adopted to reduce GHG emissions, such as when the State updates the Air Resources Board Scoping Plan. The City will make revisions to the Climate Action Plan, if necessary, as	LTCC

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		<p>new technology becomes available that would affect emissions in the Planning Area or the City’s ability to forecast future emissions.</p> <p>e. In maintaining the Climate Action Plan, during the CAP updates described above, the City will consider new or revised reduction strategies that may be necessary to achieve the City’s reduction targets, while also promoting other goals of the City’s General Plan. The City will identify additional plans, policies, projects, mitigation measures, and regulations that are necessary to reduce GHG emissions and achieve the City’s reduction targets. The City will consider regulatory changes, infrastructure investment strategies, incentives, contributions to (or local use of) carbon offset programs, and other measures, as appropriate. The City shall consider financing programs for installation and use of renewable energy infrastructure in new and/or existing development, building codes to further increase energy efficiency in new buildings, incentive programs to assist existing property owners in making energy efficiency upgrades, travel demand management programs for new nonresidential projects, and other mechanisms that would reduce GHG emissions. The City will prioritize reduction strategies that offer co-benefits, such as reducing household or business transportation costs, reducing household and business utility bills, improving local air quality, reducing energy use, reducing traffic congestion, conserving water and other resources, moderating the heat island effect, preserving natural habitat, creating local jobs, among other benefits.</p> <p>f. The City anticipates that State funding for GHG-efficient transportation systems and other local applications of the State’s GHG reduction mandates will be important in meeting the State’s overall GHG goals. Local governments will rely on state funding to improve existing buildings and provide more energy- and GHG-efficient sources of electricity. The City will monitor grant and other funding programs that could be used to implement different components of the Climate Action Plan.</p> <p>Mitigation Measure 4.5-1b – Implementation of Mitigation Measure 4.3-2a Mitigation Measure 4.5-1c – Implementation of Mitigation Measure 4.3-2b</p>	
<p>IMPACT 4.5-2 Conflict with an Applicable Plan, Policy, or Regulation Adopted for the Purpose of Reducing the Emissions of Greenhouse Gases. 2035 General Plan policies and implementation programs and the 2035 CAP ensure that GHG emissions within the Planning Area occur at a rate that is consistent with goals set for the State government to reduce GHG emissions. Projects that seek to use streamlining identified under SB 375 would need to determine consistency with SACOG’s MTP/SCS. The impact is potentially significant.</p>	PS	<p>Mitigation Measure 4.5-2 – The 2035 General Plan should be amended to include the following new policy: Policy 7.F.12 MTP/SCS Consistency. For projects seeking to utilize available CEQA streamlining, determine project consistency with the MTP/SCS as a component of application review.</p>	LTS
<p>IMPACT 4.5-3 Develop Land Uses or Development Patterns that Cause Wasteful, Inefficient, or Unnecessary Consumption of Energy. During construction and following buildout of the Proposed Project, energy would be consumed in the forms of fossil fuels and electricity. A large body of existing regulations would have the effect of reducing energy demand and would, then, also reduce potential adverse environmental effects associated with energy demand. The Proposed Project also includes many policies that promote additional energy conservation and savings and that would reduce peak demand and associated environmental effects. The impact is considered less than significant.</p>	LTS	No mitigation is required.	LTS
<p>IMPACT 4.5-4 Require or Result in the Construction of New or Expanded Energy Production or Transmission Facilities, the Construction of which Could Cause Significant Environmental Effects Implementation of the Proposed Project would increase energy demand and would result in the need to extend services and infrastructure to new users in the Planning Area. Policies and implementation programs in the Proposed Project, as well as existing regulations would reduce potential impacts. Construction of facilities would occur within the assumed development footprint of the Proposed Project and impacts are considered throughout this EIR. There are no additional significant effects that are not already addressed. The impact is less than significant.</p>	LTS	No mitigation is required	LTS
4.6 Cultural Resources			
<p>IMPACT 4.6-1 Cause a Substantial Adverse Change in the Significance of Archaeological or Historical Resources as defined in CEQA Guidelines Section 15064.5. The Proposed Project plans for the construction of new buildings and structures. Modification of existing buildings and structures could also occur in the Planning Area. Although there are no previously recorded archaeological resources within the Planning Area, future projects involving intensive grading,</p>	S	<p>Mitigation Measure 4.6-1a – The 2035 General Plan should be amended to include the following modified policy: Policy 2.O.3 Relocation of Historic Buildings. Where feasible and appropriate, encourage the relocation of reusable historic buildings within or into historic neighborhoods as a means of historic preservation.</p>	SU

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<p>trenching, excavation, soil stockpiling, and other earthmoving activities could impact previously unrecorded cultural resources. Implementation of the Proposed Project has the potential to damage or destroy archaeological and historic architectural resources that qualify as historical resources or unique archaeological resources under CEQA. The significance of such resources could be materially impaired because their ability to convey significance could be destroyed or diminished. This impact is considered significant.</p>		<p>Relocation is only permitted upon execution of an agreement covering reuse provisions and approval of a replacement project.</p> <p>Policy 2.P.2 Environmental Review. Require that environmental review be conducted for alterations and/or demolition of buildings designated as historic structures as required by Chapter 12A of the Municipal Code and CEQA regulations.</p> <p>Mitigation Measure 4.6-1b – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Cultural 1)</p> <p>Projects that could have significant adverse impacts to potentially significant archaeological resources shall be required to assess impacts and provide feasible mitigation. The following steps, or those deemed equally effective by the City, will be followed:</p> <ol style="list-style-type: none"> a. Request information from the California Native American Heritage Commission to obtain a review of the Sacred Lands File and a list of local Native American groups and individuals that may have specific knowledge of cultural resources in the area that could be affected by project implementation. Each Native American group and individual identified by the Native American Heritage Commission will be contacted to obtain any available information on cultural resources in the project area. Additional consultation with relevant tribal representatives may be appropriate depending on the relatively level of cultural sensitivity. b. Request updated information from the Northwest Information Center of the California Historical Resources Information System to determine whether the project area has been previously surveyed and whether archaeological resources were identified. In the event the records indicate that no previous survey has been conducted or existing survey data is greater than five years old, the applicant will retain the services of a qualified archaeologist to assess the adequacy of the existing data (if any) and assess the archaeological sensitivity of the project area. If the survey did not meet current professional standards or regulatory guidelines, or relies on outdated information, a qualified archaeologist will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for archaeological resources. c. If a survey is warranted, it will include all necessary background research in addition to an archaeological pedestrian survey. Based on findings of the survey, additional technical studies may be required, such as geoarchaeological sensitivity analysis, or other analysis scaled according to the nature of the individual project. A report will document the results of the survey and provide appropriate management recommendations, and include recordation of identified archaeological resources on appropriate California Department of Parks and Recreation site record forms and cultural resources reports. d. Management recommendations may include, but are not limited to additional studies to evaluate identified sites or archaeological monitoring at locations determined by a qualified archaeologist to be sensitive for subsurface cultural resource deposits. e. Once approved by the City, provide the Northwest Information Center with appropriate California Department of Parks and Recreation site record forms and cultural resources reports for any resources identified. Any subsequent reports completed as a result of additional technical work will likewise be submitted to the Northwest Information Center. f. If no archeological resources are identified that may be directly or indirectly impacted by project activities, mitigation is complete as there would be no adverse change to documented archeological resources. The exception would be in the event of the discovery of a previously unknown archaeological site inadvertently exposed during project implementation. In such an event, a qualified archaeologist will be retained to assess the discovery and provide management recommendations as necessary. g. When a project will impact a known archaeological site, and avoidance is not a feasible option, a qualified archaeologist shall evaluate the eligibility of the site for listing in the California Register of Historic Resources. If the archaeological site is found to be a historical resource as per CEQA 	

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		<p>Guidelines Section 15064.5 (a)(3), the qualified archaeologist shall recommend further mitigative treatment which could include preservation in place or data recovery.</p> <p>h. If a site to be tested is prehistoric, local tribal representatives should be afforded the opportunity to monitor the ground-disturbing activities. Appropriate mitigation may include curation of artifacts removed during subsurface testing.</p> <p>i. If significant archaeological resources that meet the definition of historical or unique archaeological resources are identified in the project area, the preferred mitigation of impacts is preservation in place. If impacts cannot be avoided through project design, appropriate and feasible treatment measures are required, which may consist of, but are not limited to actions, such as data recovery excavations. If only part of a site will be impacted by a project, data recovery will only be necessary for that portion of the site. Data recovery will not be required if the implementing agency determines prior testing and studies have adequately recovered the scientifically consequential information from the resources. Studies and reports resulting from the data recovery shall be deposited with the Northwest Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code.</p> <p>Mitigation Measure 4.6-1c – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Cultural 2)</p> <p>For projects that could adversely affect a potential historic resources:</p> <p>a. Consult the City’s Historic Resources Inventory and, as necessary, seek updated information from the North Central Information Center or other applicable data repositories to determine whether the project area has been surveyed, and whether historic built environment resources were identified.</p> <p>b. If a survey of the property or the area in which the property is located has not been conducted , a qualified architectural historian shall conduct a study of the project area for the presence of historic built environment resources.</p> <p>c. If a study is required, it will evaluate the significance of built environment resources greater than 50 years in age that may be directly or indirectly impacted by project activities. The study may include a field survey; background, archival and historic research; and consultation with local historical societies, museums or other interested parties; as necessary.</p> <p>d. If necessary, the qualified architectural historian’s study will recommend appropriate protection or mitigative treatment, if any, and include recordation of identified built environment resources on appropriate California Department of Parks and Recreation (DPR) series 523 forms. Recommended treatment for historical resources identified in the report shall be implemented.</p> <p>e. If no significant historic built environment resources are identified in the study or prior survey of the project area that may be directly or indirectly impacted by project activities, there is no adverse change to documented historical built environment resources and no further action is required.</p> <p>f. If a significant historic built environment resource could be directly or indirectly impacted by project activities, avoidance shall be considered the primary mitigation option. If avoidance is not feasible, then the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of the historical resource, conducted in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties will reduce impacts to an acceptable level. If adherence to the Secretary of the Interior’s Standards cannot avoid materially altering in an adverse manner the physical characteristics or historic character of the surrounding environmental setting that contribute to a resource’s historic significance, additional mitigation may be required.</p> <p>g. If avoidance is not feasible and minimizing impacts through adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties is not feasible, documentation is required using, as appropriate, Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and/or Historic American Landscapes Survey (HALS) guidelines.</p>	

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		<p>Mitigation Measure 4.6-1d – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Cultural 3)</p> <ul style="list-style-type: none"> a. During ground-disturbing activities necessary to implement proposed development and infrastructure projects, if any prehistoric or historic subsurface resources are discovered, all work within 100 feet of the resources shall be halted and a qualified archaeologist¹ shall be consulted within 24 hours to assess the significance of the find, according to CEQA Guidelines Section 15064.5, and implement, as applicable, CEQA Guidelines Sections 15064.5(d), (e), and (f). b. If any find is determined to be a historical resource according to CEQA Guidelines Section 15064.5, representatives from the City and the archaeologist will meet to determine the appropriate avoidance measures or other appropriate mitigation. Cultural resources shall be recorded on appropriate Department of Parks and Recreation forms, and all significant cultural materials recovered shall be, as necessary and at the discretion of the qualified archaeologist and in consultation with the local Native American community if the discovery is prehistoric in age, subject to scientific analysis, professional curation, and documentation according to professional standards. If it is determined that the proposed development or infrastructure project could damage a historical resource or a unique archaeological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with Section 21083.2 of the California Public Resources Code and CEQA Guidelines Section 15126.4, with a preference for preservation in place. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out. Preservation in place may be accomplished by planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. c. If avoidance is not feasible, the qualified archaeologist shall develop and oversee the execution of a treatment plan. The treatment plan shall include, but shall not be limited to, data recovery procedures based on location and type of archaeological resources discovered and a preparation and submittal of report of findings to the Northwest Information Center of the California Historical Resources Information System. Data recovery shall be designed to recover the significant information the archaeological resource is expected to contain, based on the scientific/historical research questions that are applicable to the resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable resource questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by project proponents' actions. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical. 	

¹ The California Office of Historic preservation utilizes the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation as found in Code of Federal Regulations, 36 CFR Part 61. The minimum professional qualifications in archeology are a graduate degree in archeology, anthropology, or closely related field plus: 1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration or management; 2. At least four months of supervised field and analytic experience in general North American archeology; and 3. Demonstrated ability to carry research to completion. In addition to these minimum qualifications, a professional in prehistoric archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the prehistoric period. A professional in historic archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the historic period.

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<p>IMPACT 4.6-2 Disturb Human Remains, including those Interred Outside of Formal Cemeteries. The Proposed Project would result in development and infrastructure improvement projects throughout the Planning Area that would involve earthmoving activities that could impact human remains. There is the potential for discovery of human remains during construction. This impact is considered significant.</p>	S	<p>Mitigation Measure 4.6-2 – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Cultural 4)</p> <p>a. Consistent with Health and Safety Code, Section 7050 through 7052 and Health and Safety Code Section 8010 through 8030, in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery during construction, the City and contractor/s shall take the following steps:</p> <p>(1) No further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent human remains will occur until:</p> <p>(A) the coroner of Yolo County has been contacted to determine that no investigation of the cause of death is required, and</p> <p>(B) if the coroner determines the remains to be Native American:</p> <ol style="list-style-type: none"> 1. the coroner shall contact the Native American Heritage Commission within 24 hours; 2. the Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and 3. the most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, as provided in Section 5097.98 of the Public Resources Code; or <p>(2) Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:</p> <p>(A) the Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant fails to make a recommendation within 24 hours after being notified by the commission;</p> <p>(B) the most likely descendant identified fails to make a recommendation; or</p> <p>(C) the landowner or his or her authorized representative rejects the recommendation of the most likely descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</p>	SU
4.7 Geology, Soils, Minerals Resources, and Paleontological Resources			
<p>IMPACT 4.7-1 Seismic Hazards Related to Surface Fault Rupture, Strong Seismic Ground Shaking, and Liquefaction. Development and land use change consistent with the Proposed Project could subject people and structures to hazards associated with strong seismic ground shaking and liquefaction. Implementation of the policies in the 2035 General Plan, and compliance with relevant laws and ordinances, would reduce the potential for loss or damage from seismic hazards. This impact is less than significant.</p>	LTS	No mitigation is required.	LTS
<p>IMPACT 4.7-2 Impacts Related to Soil Erosion. Land use change under the Proposed Project would result in substantial grading, excavation, and movement of earth associated with site preparation activities. These activities would increase soil erosion, especially from wind and water, and the potential for siltation of local drainages. Implementation of the policies in the Proposed Project, combined with relevant laws and ordinances, would reduce the potential for soil erosion. This impact is less than significant.</p>	LTS	No mitigation is required.	LTS
<p>IMPACT 4.7-3 Geologic Hazards Related to Unstable Soils, Expansive Soils, and Soil Unsuitable for Septic Systems. Land use change under the Proposed Project would result in the placement of buildings and infrastructure in areas of unstable soils, soils with high a shrink-swell potential, and in locations where the soil is not appropriate for use with septic systems. With adoption and implementation of policies and the implementation program in the Proposed Project, combined with current construction regulations, this impact is considered significant.</p>	S	<p>Mitigation Measure 4.7-3a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Soils 1)</p> <p>Where soils are proposed for use as leach fields associated with wastewater treatment, the City shall require a site-specific evaluation by a licensed geotechnical engineer regarding the soil suitability, including a perc test, as appropriate.</p>	LTS

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		All septic systems or other forms of on-site wastewater treatment and disposal facilities shall be designed by a licensed geotechnical or civil engineer. On-site wastewater treatment systems shall be designed to meet the following parameters: <ul style="list-style-type: none"> ○ provide available effective absorptive area in both primary and reserve disposal fields; ○ provide appropriate separation between the disposal field bottom and groundwater or a restrictive soil layer; ○ factor the ground slope in both the primary and reserve disposal field areas; ○ factor the influent wastewater strength and quantity in wastewater system design; ○ accommodate requirements for setbacks from wells, surface waters, and property boundaries; and ○ provide treatment of wastewater such that it does not adversely affect water quality or endanger public health. 	
IMPACT 4.7-4 Loss or Damage to Paleontological Resources During Earth-Moving Activities. Paleontological resources could occur in the Planning Area and construction activities under the Proposed Project could result in damage to, or destruction of unknown subsurface paleontological resources. Paleontological resources could occur in Pleistocene-age sediments that underlie portions of the Planning Area. Construction activities in these areas could result in damage to, or destruction of unknown subsurface paleontological resources. With the policies and implementation program in the Proposed Project, this impact is considered significant.	S	Mitigation Measure 4.7-4 – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Paleontological Resources 1) <ul style="list-style-type: none"> ○ Prior to the start of earthmoving activities that would disturb 1 acre of land or more within the Riverbank or Modesto Formations, the project applicant shall inform all construction personnel involved with earthmoving activities regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. ○ If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City of Woodland Community Development Department. ○ The project applicant shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan. The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum curation for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered. 	LTS
3.8 Hazards and Hazardous Materials			
IMPACT 4.8-1 Create a Significant Hazard to the Public or the Environment through the Routine Transport, Use, or Disposal of Hazardous Materials. Implementation of the Proposed Project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. However, existing regulations and proposed policies in the Proposed Project would address this potential risk and the impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.8-2 Create a Significant Hazard to the Public or the Environment through Reasonably Foreseeable Upset and Accident Conditions Involving the Release of Hazardous Materials into the Environment. Implementation of the Proposed Project plans for a wide variety of uses, including commercial and industrial uses that could result in upset and accident conditions involving the release of hazardous materials into the environment. Individual projects under the Proposed Project for which there are potential significant impacts related to hazards would require a project-level environmental review at the time they are proposed. With existing regulations and Proposed Project goals and policies, the impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.8-3 Emit Hazardous Emissions or Handle Hazardous or Acutely Hazardous Materials, Substances, or Waste within One-Quarter Mile of an Existing or Proposed School. Projects that could potentially occur under the Proposed Project could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. However, existing regulations provide standards for uses involving the handling or emissions of hazardous materials within a quarter mile of schools. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.8-4 Be Located on a Site Which Is Included on a List of Hazardous Materials Sites Compiled Pursuant to Government Code Section 65962.5 and, as a Result, Would Create a Significant Hazard to the Public or the Environment. Implementation of the Proposed Project could involve changes to sites included on a list of hazardous materials sites	LTS	No mitigation is required.	LTS

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compiled pursuant to Government Code 64964.5. However, with existing regulations and Proposed Project goals and policies, the impact is considered less than significant.			
IMPACT 4.8-5 For a Project Located within and Airport Land Use Plan or, where such a Plan has Not Been Adopted, within Two Miles of a Public Airport or Public Use Airport, Would the Project Result in a Safety Hazard For People Residing or Working within an Airport Land Use Plan Area. A portion of the Planning Area is in the SMF Airport Influence Area. The 2035 General Plan includes policies to avoid any adverse impact. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.8-6 Impair Implementation of or Physically Interfere with an Adopted Emergency Response Plan or Emergency Evacuation Plan. Proposed Project policies support the mitigation of and preparation for emergencies. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.8-7 Expose People or Structures to a Significant Risk of Loss, Injury or Death Involving Wildland Fires, Including Where Wildlands are Adjacent to Urbanized Areas or Where Residences are Intermixed with Wildlands. Most of the Planning Area is non-wildland/non-urban area that is not at risk for wildland fires. Implementation of the Proposed Project would result in new development in SP-1A, which is adjacent to a Moderate Fire Hazard Severity Zones. However, existing regulations related to fire flow, access, and clearances around structures would ensure a less than significant impact.	LTS	No mitigation is required.	LTS
4.9 Hydrology, Flooding, and Water Quality			
IMPACT 4.9-1 Violation of Water Quality Standards. Implementation of the Proposed Project would convert large areas of undeveloped land to residential, commercial, industrial, and mix-uses, as well as intensify land uses as infill in existing downtown and major corridor areas, resulting in impacts related to additional discharges of pollutants to receiving water bodies. Such pollutants would result in adverse changes to the water quality of local water bodies. However, with adoption and implementation of the proposed policies in the Proposed Project, combined with current land use, stormwater, grading, and erosion control regulations, this impact is considered significant.	PS	Mitigation Measure 4.9-1 – Policy 5.1.4 should be amended as follows: Policy 5.1.4 Low Impact Development. Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration. Such features may include, but are not limited to: <ul style="list-style-type: none"> o Canopy trees or shrubs to absorb rainwater; o Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate and the number of required drain inlets; o Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas; o Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces; o On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration; and o Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses.; and o Innovative engineering practices that allow for compact, connected, and walkable urban design. 	LTS
IMPACT 4.9-2 Construction-Related Water Quality Impacts. Construction and grading activities during development consistent with the Proposed Project could result in excess runoff, soil erosion, and stormwater discharges of suspended solids and increased turbidity. Such activities could mobilize other pollutants from project construction sites as contaminated runoff to on-site and ultimately off-site drainage channels. Many construction-related wastes have the potential to degrade existing water quality. Construction activities that are implemented without mitigation could violate water quality standards or cause direct harm to aquatic organisms. However, with implementation of existing regulations and water quality policies contained in the 2035 General Plan, this impact is considered significant.	PS	Mitigation Measure 4.9-2 – Implement Mitigation Measure 4.9-1	LTS
IMPACT 4.9-3 On-Site and Downstream Erosion and Sedimentation and Alteration of Drainage Patterns – East and South Alternatives. Development and land use change consistent with the 2035 General Plan would increase the amount of impervious surfaces, thereby increasing surface runoff. This increase in surface runoff would result in an increase in both the total volume and the peak discharge rate of stormwater runoff, and therefore could result in greater potential for erosion, sedimentation, hydromodification, and on- and off-site flooding. However, with adoption and implementation of the	PS	Mitigation Measure 4.9-3 – Implement Mitigation Measure 4.9-1	LTS

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proposed policies and actions in the 2035 General Plan, combined with current grading, erosion, and flood control regulations, this impact is considered significant.			
IMPACT 4.9-4 Interference with Groundwater Recharge or Substantial Depletion of Groundwater Supplies. Land use changes under the Proposed Project would result in additional impervious surfaces, which could reduce the amount of groundwater recharge and in turn, affect the yield of hydrologically connected wells. However, a substantial reduction in groundwater recharge is not anticipated. An increase in water demands and associated depletion of groundwater supplies could also result from the land use changes under the Proposed Project; however, access to new surface water supplies and opportunities for conjunctive use through aquifer storage and recovery would result in a reduced reliance on groundwater supplies. With compliance with existing regulations and implementation of Proposed Project policies, this impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.9-5 Place Housing Within a 100-Year Flood Hazard Area As Mapped on a Federal Flood Hazard Boundary Or Flood Insurance Rate Map or Other Flood Hazard Delineation Map. Implementation of the Proposed Project would place housing in new growth areas within a current 100-year flood hazard area only if a funded, comprehensive flood solution is secured. Additional policies in the Proposed Project limit the flooding risks of infill development. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.9-6 Place Within a 200-year Flood Hazard Areas Structures Which Would Impede or Redirect Flood Flows. Implementation of the Proposed Project would place structures within a 200-year flood hazard area; however, policies in the Proposed Project prohibit diversion of flood flows onto adjacent properties. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.9-7 Expose People or Structures to a Significant Risk of Loss, Injury or Death Involving Flooding, Including Flooding as a Result of the Failure of a Levee or Dam. The Proposed Project plans for infill and new growth development in areas within the levee and dam inundation areas. The impact is considered significant.	S	No feasible mitigation.	SU
4.10 Land Use Planning, Population, and Housing			
IMPACT 4.10-1 Physically Divide an Established Community. Implementation of the Proposed Project would not physically divide an established community. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.10-2 Conflict with Any Applicable Land Use Plan, Policy, or Regulation of an Agency with Jurisdiction over the Project (Including, but not Limited to the General Plan, Specific Plan, Local Coastal Program, or Zoning Ordinance) Implementation of the Proposed Project would differ from the Yolo County 2030 General Plan, which has jurisdiction over unincorporated land in the Proposed Project Planning Area. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.10-3 Impacts Related to Inducing Population Growth. Implementation of Proposed Project would induce population growth substantially higher than that projected in the SACOG regional population projections and introduce Specific Plan Areas that are not anticipated to be fully developed by 2035, the planning horizon for the 2035 General Plan. The impact is considered significant.	S	No feasible mitigation.	SU
IMPACT 4.10-4 Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. The Proposed Project does not propose converting established residential areas to a nonresidential land use or changing the land use or development character of existing developed residential areas. However, if any housing or residences are displaced, it is assumed that construction of 7,000 residential dwelling units on the project site would fully replace any residential units removed and provide housing for any displaced residents. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
4.11 Noise and Vibration			
IMPACT 4.11-1 Exposure of Noise-Sensitive Land Uses to Short-Term (Construction). Future development and implementation of the policies in the Proposed Project would result in exposure of existing and proposed noise sensitive land uses to noticeable increases from construction activities. This impact is considered significant.	S	Mitigation Measure 4.11-1 – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Noise 1) a. Demolition, construction, site preparation, and related activities that would generate noise perceptible at the property line of the subject property are limited to the hours between 7:00 A.M. and 6:00 P.M. on Monday	SU

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		<p>through Saturday and between 9:00 A.M. and 6:00 P.M. on Sunday and federal holidays. The building inspector may issue an exception to this limitation on hours in cases of urgent necessity where the public health and safety will not be substantially impaired.</p> <p>b. Idling times for noise-generating equipment used in demolition, construction, site preparation, and related activities shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes.</p> <p>c. Demolition, construction, site preparation, and related activities that do not involve pile driving proposed within 445 feet from the edge of properties with existing, occupied noise-sensitive uses shall incorporate all feasible strategies to reduce noise exposure for noise-sensitive uses, including:</p> <ul style="list-style-type: none"> ▪ Provide written notice to all known occupied noise-sensitive uses within 400 feet of the edge of the project site boundary at least 2 weeks prior to the start of each construction phase of the construction schedule; ▪ Ensure that construction equipment is properly maintained and equipped with noise control components, such as mufflers, in accordance with manufacturers' specifications; ▪ Re-route construction equipment away from adjacent noise-sensitive uses; ▪ Locate noisy construction equipment away from surrounding noise-sensitive uses; ▪ Use sound aprons or temporary noise enclosures around noise-generating equipment; ▪ Position storage of waste materials, earth, and other supplies in a manner that will function as a noise barrier for surrounding noise-sensitive uses; ▪ Use the quietest practical type of equipment; ▪ Use electric powered equipment instead of diesel or gasoline engine powered equipment; ▪ Use shrouding or shielding and intake and exhaust silencers/mufflers; and ▪ Other effective and feasible strategies to reduce construction noise exposure for surrounding noise-sensitive uses. <p>d. For construction of buildings that require the installation of piles, an alternative to installation of piles by hammering shall be used. This could include the use of augured holes for cast-in-place piles, installation through vibration or hydraulic insertion, or another low-noise technique.</p>	
<p>IMPACT 4.11-2 Exposure to or Generation of Long-Term Noise Levels. Future development of new noise-sensitive land uses would occur under the Proposed Project within areas that either are currently exposed to noise from both transportation and non-transportation noise sources, or will be in the future. Uses allowed under the 2035 General Plan could potentially expose existing or planned noise-sensitive uses to noise levels that exceed local standards. The impact is considered significant.</p>	<p align="center">S</p>	<p>Mitigation Measure 4.11-2a – Policy 8.G.3 should be amended as follows:</p> <p>Policy 8.G.3 Noise Exposure from Transportation Sources. Require noise-reducing mitigation to meet allowable outdoor and indoor noise exposure standards in Table 8-6. Noise mitigation measures that may be approved to achieve these noise level targets include but are not limited to the following:</p> <ul style="list-style-type: none"> • Construct facades with sound insulation to achieve acceptable interior noise; • Use sound-rated windows for primary sleeping and activity areas; • Use sound-rated doors for all exterior entries at primary sleeping and activity areas; • Use setbacks and/or sound barriers where applicable, feasible, and reasonable; • Use acoustic baffling of vents for chimneys, attic and gable ends; • Install a mechanical ventilation system that provides fresh air under closed window conditions; and • Maximize site design so that buildings shelter outdoor areas. <p>Mitigation Measure 4.11-2b – The 2035 General Plan should be amended to include the following new policies:</p> <p>Policy 8.G.13 Noise Attenuation Barriers. Noise attenuation barriers are strongly discouraged, except to attenuate noise for existing developed uses, and may be used in the context of new developments only when no other approach to noise mitigation is feasible.</p>	<p align="center">SU</p>

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Final Summary of Impacts and Mitigation Measures**

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>Policy 8.G.14 Vehicle Traffic. New developments shall disperse vehicular traffic onto a network of fully connected smaller roadways and minimize funneling of local traffic onto large-volume, high speed roadways near existing or planned noise-sensitive land uses to the maximum extent feasible.</p> <p>Policy 8.G.15 Operational Noise. In new development areas, service, utility, loading areas, roof-mounted equipment, and noise-generating equipment shall be screened, designed, and located to reduce visibility and noise for surrounding properties and pedestrian areas.</p>	
<p>IMPACT 4.11-3 Exposure to or Generation of Vibration. Construction of projects under the Proposed Project could cause temporary, short-term disruptive vibration for locations near sensitive receptors. Under the Proposed Project, future development of new vibration-sensitive land uses could occur within vibration-generating areas (e.g., railroads). This impact is considered significant.</p>	S	<p>Mitigation Measure 4.11-3a – The 2035 General Plan should be amended to include the following new implementation program (Implementation Program Vibration 1)</p> <p>a. New development that proposes the use of piles for foundations shall include all feasible measures necessary with the goal to ensure that vibration exposure for adjacent buildings is less than 0.5 PPV and less than 80 VdB for adjacent vibration-sensitive uses and less than 0.2 PPV for adjacent historic buildings. These performance standards shall take into account the reduction in vibration exposure that would occur through coupling loss provided by each affected building structure. If it is determined necessary to avoid damage, the project applicant shall coordinate with the Chief Building Official to implement corrective actions, which may include, but is not limited to building protection or stabilization.</p> <p>b. New developments that would generate substantial long-term vibration shall provide analysis and mitigation, as feasible, to achieve velocity levels, as experienced at habitable structures of vibration-sensitive land uses, of less than 80 vibration decibels.</p> <p>Mitigation Measure 4.11-3b – Implement Mitigation Measure 4.11-1</p>	SU
<p>IMPACT 4.11-4 Expose People to Excessive Airport Noise. The Planning Area is outside of the 60 dB CNEL contours of all nearby airports. The impact is less than significant.</p>	LTS	No mitigation is required.	LTS
4.12 Public Services and Recreation			
<p>IMPACT 4.12-1 Impacts Related to Fire Protection Services. Implementation of the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for fire protection. The impact is considered less than significant.</p>	LTS	No mitigation is required.	LTS
<p>IMPACT 4.12-2 Impacts Related to Police Protection Services. Implementation of the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for police protection. The impact is considered less than significant.</p>	LTS	No mitigation is required.	LTS
<p>IMPACT 4.12-3 Impacts Related to School Services. Implementation of the Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for schools. The impact is considered potentially significant.</p>	PS	Funding for new school construction is provided through State and local revenue sources. Senate Bill (SB) 50 (Chapter 407, Statutes of 1998) governs the amount of fees that can be levied against new development. Payment of fees authorized by the statute is deemed “full and complete mitigation.”	LTS
<p>IMPACT 4.12-4 Impacts Related to Parks and Recreation Services. Implementation of the Proposed Project would require the provision of 5.0 acres of parkland per 1,000. The Proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for parks. The impact is considered less than significant.</p>	LTS	No mitigation is required.	LTS

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**Final EIR Table 2-1
Final Summary of Impacts and Mitigation Measures**

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
IMPACT 4.12-5 Impacts Associated with Other Public Facilities. Implementation of the Proposed Project could result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for other public facilities. The impact is considered potentially significant.	PS	Mitigation Measure 4.12-5a – The 2035 General Plan should be modified to include the following new implementation program (Implementation Program Public Services 1): Adopt a Municipal Facilities Master Plan that studies and identifies future space needs for city government offices, library facilities, and any other municipal service facilities not addressed in the Parks, Recreation, and Community Services Master Plan, and establishes space standards and ratios, as appropriate.	LTS
IMPACT 4.12-6 Impacts Related to Increased Use of Existing Parks and Recreational Facilities. Implementation of the Proposed Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
IMPACT 4.12-7 Impacts Related to Recreational Facilities. Implementation of the Proposed Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The impact is considered less than significant.	LTS	No mitigation is required.	LTS
4.13 Transportation and Circulation			
IMPACT 4.13-1 Conflict with an Applicable Plan, Ordinance or Policy Establishing Measures of Effectiveness for the Performance of the Circulation System by Resulting in Unacceptable Levels of Service on City of Woodland Roadways. Implementation of the Proposed Project could cause unacceptable LOS conditions on some roadway segments. The impact is considered significant.	PS	Mitigation Measure 4.13-1a – The 2035 General Plan should be amended to include the following modification of the Circulation Diagram. Circulation Diagram: Include E. Gum Avenue from Bourn Drive to Pioneer Avenue as a 2-lane minor arterial. This action would result in potential physical changes to the roadway under this classification that may include access control and minor turn-lane widening at intersections. Under this classification, the LOS would be improved to LOS C and the impact would be less than significant with mitigation. OR Mitigation Measure 4.13-1b – The 2035 General Plan should be amended to include the following modified policy: – Policy 3.A.1 Vehicle Level of Service (LOS) Standard. Strive to develop and manage the roadway system to maintain LOS D or better as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board) during weekday AM and PM peak hour conditions with the following exceptions described below and mapped on Figure 3-1. A. LOS C - Kentucky Ave from East Street to County Road 98. This level of service is required to accommodate the mix of commercial/industrial truck traffic with residential driveways. B. LOS E – Freeway ramp terminal intersections and E. Gum Avenue from Bourn Drive to Pioneer Avenue. C. LOS F – LOS F is allowed for the following roadway segments and intersections where the City finds that the improvements or other measures required to achieve the LOS standard are unacceptable because of their impact on other community values. • Main Street from 6th Street to Cleveland St. • Maxwell Ave from Farnham Avenue to County Road 102 This action would recognize that potential physical changes to this section E. Gum Avenue to increase its capacity are not desirable due to access or right-of-way impacts on adjacent properties or the environment. The impact would be less than significant with mitigation. AND	LTS

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Final Summary of Impacts and Mitigation Measures**

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>Mitigation Measure 4.13-1c – The 2035 General Plan should be amended to include the following modified policy and new implementation program:</p> <ul style="list-style-type: none"> – Policy 3.A.4 Reduce Vehicle Miles Traveled (VMT). Require new development projects to achieve a 10 percent reduction in VMT per capita or VMT per service population compared to the General Plan 2035 VMT performance, or a 10 percent reduction compared to baseline conditions for similar land uses when measuring transportation impacts for subsequent projects and making General Plan consistency findings. Reducing peak period VMT in particular is desirable due to the added benefit of minimizing severe congestion and reducing emissions. Use of VMT reduction strategies such as those in the chart below (taken from Quantifying Greenhouse Gas Mitigation Measures, CAPCOA, 2010) or similar professional research documents is encouraged. <p>Implementation Program 3.8 After final adoption of SB 743 CEQA Guidelines changes and any associated technical advisory recommendations by the State of California, the City will assess the VMT reduction goal contained in Policy 3.A.4. The assessment should consider substantial evidence presented by the State in recommending any alternative VMT reduction goals as CEQA thresholds plus the community values expressed by the goals and policies. The City should strive to set thresholds consistent with the City’s envisioned future while striving to achieve reasonable reductions in vehicle travel that produce air pollution and greenhouse gases.</p>	
<p>IMPACT 4.13-2 Conflict with an Applicable Plan, Ordinance or Policy Establishing Measures of Effectiveness for the Performance of the Circulation System by Resulting in Unacceptable Levels of Service on Caltrans Roadways. Implementation of the Proposed Project would exacerbate unacceptable No Project LOS D conditions on the I-5 Mainline east of County Road 102 under 2035 conditions. The impact is considered potentially significant.</p>	PS	<p>Mitigation Measure 4.13-2 – Implement Mitigation Measure 4.13-1c.</p>	LTS
<p>IMPACT 4.13-3 Conflict with an Applicable Congestion Management Program by Resulting in Unacceptable Levels of Service on CMP Network Roadways. Implementation of the Proposed Project would cause unacceptable LOS conditions on one CMP roadway segment. The impact is considered significant.</p>	S	<p>Mitigation Measure 4.13-3a – Implement Mitigation Measure 4.13-1c. Mitigation Measure 4.13-3b – The 2035 General Plan should be amended to include the following modification of the circulation diagram. Circulation Diagram: Include County Road 102 from E. Gibson Road to Farmers Central Road as a 4-lane principal arterial.</p>	LTS
<p>IMPACT 4.13-4 Conflict with an Applicable Plan, Ordinance, or Policy Establishing Measures of Effectiveness for the Performance of the Circulation System, Taking into Account All Modes of Transportation. Implementation of the Proposed Project would not result in conflicts with applicable plans, ordinances or policies that have not already been discussed in Impacts 4.13-1 through 4.13-3. The impact is considered less than significant.</p>	LTS	No mitigation is required	LTS
<p>IMPACT 4.13-5 Result in Changes to Air Traffic Patterns. Implementation of the Proposed Project includes land use changes that would have only a limited influence on air traffic patterns. The impact is considered less than significant.</p>	LTS	No mitigation is required	LTS
<p>IMPACT 4.13-6 Substantially Increase Hazards Due to a Design Feature. Implementation of the Proposed Project will modify the existing transportation network to accommodate existing and future users that could change existing travel patterns or traveler expectations. The impact is considered less than significant.</p>	LTS	No mitigation is required	LTS
<p>IMPACT 4.13-7 Result in Inadequate Emergency Access. Implementation of the Proposed Project will alter land use patterns and increase travel demand on the transportation network that may influence emergency access. The impact is considered less than significant.</p>	LTS	No mitigation is required	LTS
<p>IMPACT 4.13-8 Result in Potential Conflicts with Adopted Policies, Plans, or Programs Regarding Public Transit, Bicycle, or Pedestrian Facilities, or Otherwise Decrease the Performance or Safety of Such Facilities. Implementation of the Proposed</p>	LTS	No mitigation is required	LTS

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Project would not result in conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. The impact is considered less than significant.			
4.14 Utilities			
IMPACT 4.14-1 Exceed Wastewater Treatment Requirements of the Applicable Regional Water Quality Control Board. Implementation of the Proposed Project would not exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board. The impact is considered less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.14-2 Require or Result in the Construction of New Water or Wastewater Treatment Facilities or Expansion of Existing Facilities, the Construction of Which Could Cause Significant Environmental Effects. Implementation of the Proposed Project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. The impact is considered less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.14-3 Impacts Related to Construction or Expansion of Stormwater Facilities. Implementation of the Proposed Project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. The impact is considered less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.14-4 Water Supply Impacts. Implementation of the Proposed Project would not result in having insufficient water supplies available to serve the project from existing entitlements and resources, nor are new or expanded entitlements needed. The impact is considered less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.14-5 Wastewater Treatment Capacity Impacts. Implementation of the Proposed Project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The impact is considered less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.14-6 Solid Waste Disposal Capacity Impacts. Development under the Proposed Project would be served by a landfill with sufficient permitted capacity to serve the project's solid waste disposal needs. The impact is less than significant.	LTS	No mitigation is required	LTS
IMPACT 4.14-7 Compliance with Federal, State, and Local Statutes and Regulations Related to Solid Waste. Implementation of the Proposed Project would be compliant with federal, State, and local statutes and regulations related to solid waste. The impact is considered less than significant.	LTS	No mitigation is required	LTS

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