+U.S. Department of Housing and Urban Development
San Francisco Regional Office
1 Sansome Street, Suite 1200
San Francisco, California 94104

Environmental Assessment

for HUD-Funded Proposals

Recommended format per 24 CFR 58.36, revised March 2005
[Previously recommended EA formats are obsolete].

Project Identification: East Beamer Way Neighborhood Campus Project

Preparer: Raney Planning & Management, Inc.
Rod Stinson, Division Manager/Air Quality Specialist

Responsible Entity: City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695

Month/Year: September 2020

Project Information

Project Name:	East Beamer Way Neighborhood Campus Project
Responsible Entity:	City of Woodland Community Development Department 300 First Street Woodland, CA 95695
Grant Recipient (if different than Responsible Entity):	N/A
State/Local Identifier:	[_____]
Preparer:	Raney Planning & Management, Inc. Cindy Gnos, AICP, Vice President Rod Stinson, Division Manager/Air Quality Specialist
Certifying Officer Name and Title:	Stephen Coyle, Deputy Director of Community Development
Consultant (if applicable)**:**	Raney Planning & Management, Inc.
Project Location:	Northwest of the East Beamer/County Road 102 Intersection Woodland, CA 95695 Assessor's Parcel Number (APN): 027-360-010

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]**:**

Project Site Location

The East Beamer Way Neighborhood Campus Project (proposed project) site is located at 1901 E. Beamer St. on a 128-acre parcel (Assessor's Parcel Number 027-360-010), directly northwest of the intersection of East Beamer Street and County Road (CR) 102 (see Figure 1). The project site is directly east of and adjacent to City of Woodland limits, in an unincorporated portion of Yolo County. The parcel, previously used as a wastewater treatment facility, was decommissioned in the 1980s. Since decommissioning, the parcel has remained vacant, and four of the water treatment ponds still exist. Currently, the parcel is undeveloped, and the remaining ponds function as stormwater retention basins. Surrounding land uses include vacant agricultural and industrial land to the north, south, and east. The Woodland Biomass Power Plant is on the western border of the parcel, and a Target distribution center is located southeast of the site (see Figure 2). According to the County of Yolo General Plan, the parcel is designated PQ and zoned PQP. The City of Woodland 2035 General Plan designates the site IN, but because the parcel is outside of City limits, the parcel currently does not have a City zoning designation.

Proposed Project

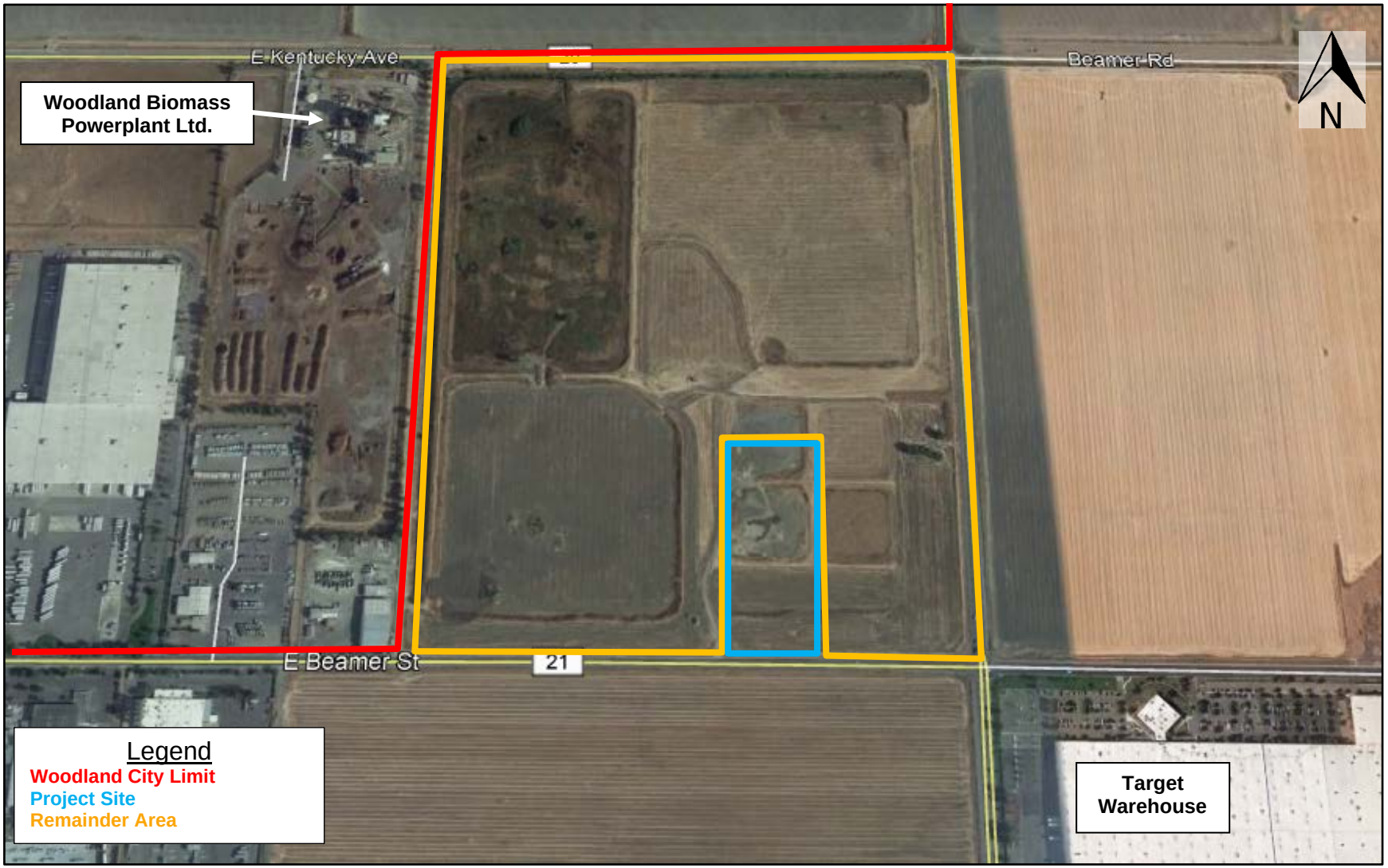
The proposed project would parcelize the existing 128-acre parcel to create four separate parcels. Three parcels would encompass the proposed project development while the remaining parcel (approximately 119.5 acres) would remain undeveloped, under City ownership. The portion of the subdivided parcel subject to the proposed development discussed below is hereinafter referred to as the project site, while the remaining area of the parcel is referred to as the remainder area.

Because the parcel is located outside of City limits, the County of Yolo would need to approve the proposed Parcel Split. Yolo County would also be responsible for approving both a General Plan Amendment and Zoning Text Amendment to allow the proposed land uses of a homeless shelter, a substance abuse treatment center, 61 permanent supportive housing units, and a small community/health center. The project site is currently zoned Public/Quasi-Public (PQP) and designated Public and Quasi-Public (PQ). The PQP and PQ zoning and land use designations allow public offices, civic uses, schools, museums, fraternal organizations, and other uses. As such, the proposed homeless shelter, treatment center, and community/health center, would comply with the current zoning designation. However, a Zoning Text Amendment and General Plan Amendment would be required to allow the 61 permanent supportive houses within areas zoned PQP and designated PQ.

The City of Woodland, as the lead agency, would be required to approve the Sale of Property as well as an Out of Agency Services Agreement to provide municipal services to the site.

Figure 1
Regional Project Location

Figure 2
Project Vicinity Map



The State of California, the County of Yolo, and the City of Woodland have adopted the Housing First model as the best practice for providing housing, achieving safety and stability, and improving health outcomes for the unhoused. In accordance with the Housing First model, the proposed project would include Rapid Re-Housing for those who have employment skills and Permanent Supportive Housing (PSH) for those who are chronically homeless with mental illness and substance abuse disorders.

In accordance with the Housing First model, the project would include construction of a neighborhood of 51 one-bedroom units and 10 two-bedroom units, for a total of 71 beds intended for use by homeless persons in Woodland. The one-bedroom units would be 320 square feet (sf), and the two-bedrooms units would be 480 sf. All units would include a living room, bathroom, and kitchen with a dual stovetop and double sinks. Some of the one-bedroom units would be wheelchair accessible. Given the flexibility regarding the neighborhood design, for the purpose of this environmental analysis, the City has conservatively assumed 100 units would be operated on the site.

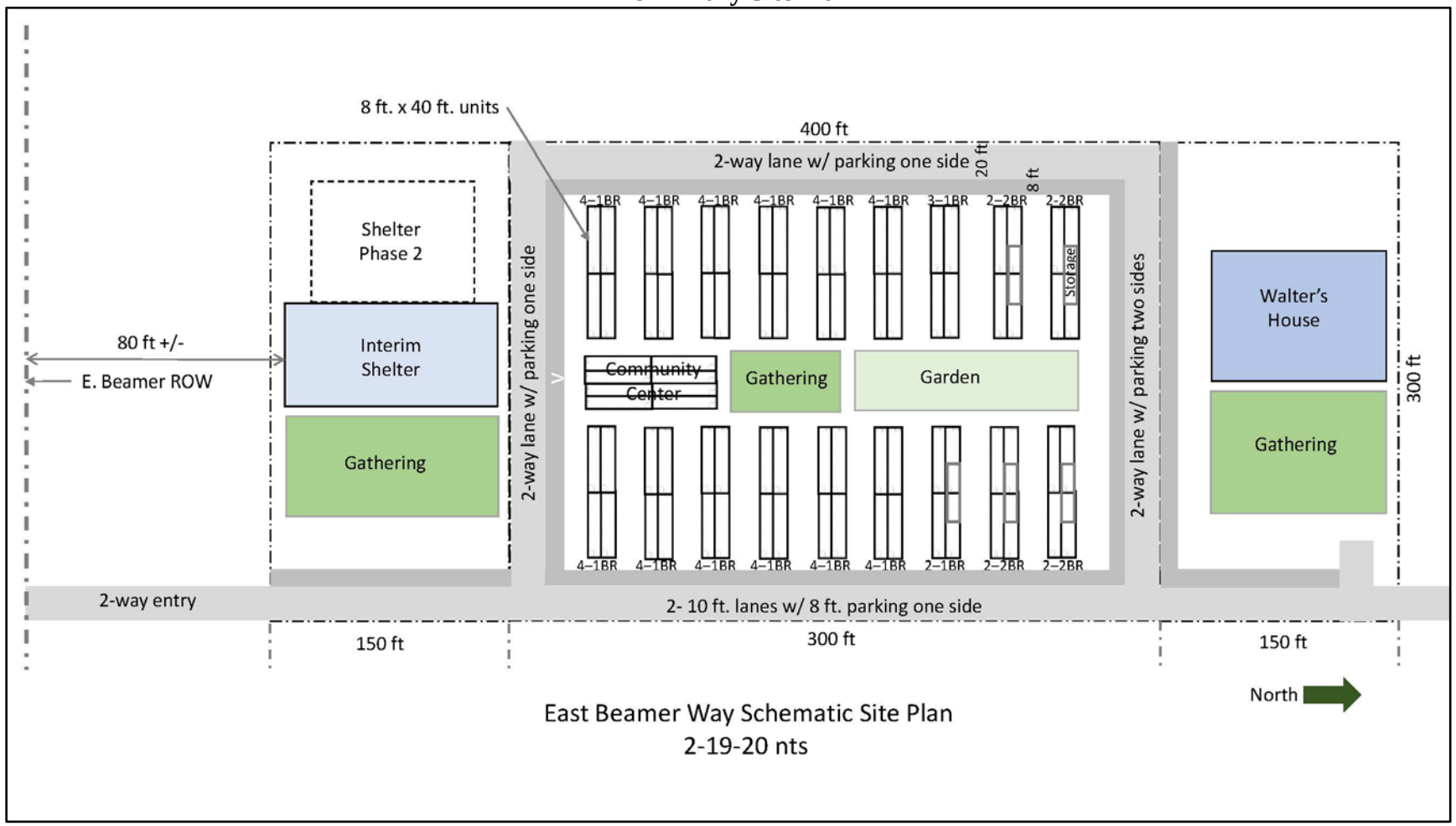
An on-site community center, possibly including a health clinic and community garden would be built as part of the neighborhood. In addition, the proposed project would include construction and operation of a 100-bed shelter for homeless adult men and women, and a 54-bed residential substance abuse treatment facility. Friends of the Mission, a local 501c3 non-profit that focuses on providing housing to individuals in need, would own, develop and manage the three parcels.

Within the north-south axis of the rectangular site plan for the proposed project, the substance abuse treatment facility would occupy the northernmost portion of the site, the residential units and community center the middle portion, and the shelter would occupy the southernmost portion of the site (see Figure 3). The housing units would be clustered around a central common area that would include the community/health center, and a community garden and outdoor gathering area.

To the immediate east of the proposed project, within the remainder area, the existing grades would be excavated to an average of 39 feet elevation. The excavated soil would be placed on the project site area to raise its elevation to a minimum of 43 feet. Most of the fill would be added to the northern portion of the project site where the natural elevation is lowest. All housing structures and the community center would be built upon 12-inch concrete piers to reach a consistent ground floor elevation of 45 feet. The cut and fill activities would not result in a substantial change to water surface elevation in the project vicinity.

Beyond the earthwork described above, the proposed project would include site improvements and infrastructure consisting of finish graded building pads, walkway and streets, lighting and landscaping, potable and fire sprinkler water supplies, sanitary sewer, and storm drainage utilities, and underground electrical power to pad-mounted transformers. Additionally, the City proposes to develop a new sidewalk and bus turnout on East Beamer Street, and the installation of four streetlights and ten street trees.

Figure 3
Preliminary Site Plan



Infrastructure
The following section provides a discussion of water supply, sewer service, stormwater drainage, and energy service to the project site.

Water
Because the project site is outside of City limits, the City of Woodland and Yolo County would be required to enter an Out of Agency Services Agreement to allow the City to provide water services to the project. Water supply would be provided by the City of Woodland Utilities Division through connections to an existing water main within East Beamer Street. Each unit would be provided water access through connections to proposed four-inch water lines within the site. Water for fire safety would be available through an eight-inch water line that would encircle the perimeter of the project site. The proposed project would involve construction of five fire hydrants distributed throughout the property. Both the in-home water and fire water lines would connect to existing 12-inch water main within East Beamer Street.

Sewer
Following an Out of Agency Services Agreement between the City of Woodland and Yolo County, sewer treatment service for the neighborhood would be provided by the City of Woodland Utilities Division. Each unit would be connected to six-inch sewer lines, which would direct flows to a proposed eight-inch line at the southwest corner of the site. The proposed eight-inch line would connect to the existing 30-inch sewer main that runs parallel to East Beamer Street, along the southern border of the project site. The proposed project would also include construction of ten new manholes distributed throughout the site.

Stormwater Drainage
Stormwater runoff from the developed portions of the site would be diverted to a grassy drainage swale that would run eastward along the southern border of the project site. The swale would continue northward along the eastern border of the site, and direct runoff through a trash removal structure that would entrain any debris. After stormwater passes through the trash removal structure, the flow would be directed to the existing stormwater basin, located north of the project site, within the remainder area. Drainage inlets and a 48-inch storm drain exists along East Beamer Street, and would not be altered by the proposed project.

Energy
Valley Clean Energy (VCE) would provide electricity to the project site. VCE electricity is transmitted through PG&E owned and operated distribution and power lines; thus, the project would connect to existing PG&E infrastructure in the project vicinity. Units would receive all-electric service, and would not receive gas service. A new PG&E utility pole would be constructed at the southwest corner of the project site, and overhead service would be established across East Beamer Street to connect to the existing utility poles. Each unit would have a service panel and underground service to the transformer. A new pad-mounted transformer (240 or 208/120 vac) would be built, with new primary underground service connecting to the new utility pole.

Access & Parking
The neighborhood would be accessible from East Beamer Street, with 20-foot residential lanes encircling the neighborhood. An automatic sliding gate would be built at the neighborhood

entrance to control site access. Street parking would be available in front of each unit, and a covered parking lot would be available for visitors to the shelter and treatment facility. The neighborhood would be accessible on foot by way of a proposed sidewalk, or with the use of YoloBus, Via, or similar ride-share programs. The proposed five-foot-wide sidewalk would be constructed from the bus-turnout on East Beamer Street into the neighborhood. Additionally, the proposed project would be accessible by bicycle lanes from the project site to downtown Woodland.

Discretionary Actions

Implementation of the proposed project would require the following discretionary actions by the County of Yolo:

- Parcel Split;
- Zoning Text Amendment; and
- General Plan Amendment.

Implementation of the proposed project would require the following discretionary actions by the City of Woodland:

- Approval of an Out of Agency Services Agreement;
- Approval of Sale of Property; and
- General Plan Amendment.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The proposed project would include development of approximately 8.5 acres of land for uses focused on providing services to homeless persons in the area. The project would include development of a neighborhood of permanent supportive residences, a shelter, a substance abuse treatment facility, and a community center, possibly including a health clinic. As noted above, a total of 71 beds would be provided as permanent units, along with a shelter for the homeless (100 beds) and a residential substance abuse treatment facility (54 beds). The proposed project would help provide housing and support services to meet the needs of the homeless community in Woodland. The project location was selected because the site was an available City-owned parcel large enough to accommodate the project.

The applicant is seeking funding assistance from the California Department of Housing and Community Development (HCD) under the Housing for Health California Housing Trust Fund, a federally-funded program of the Department of Housing and Urban Development (HUD). The National Environmental Policy Act (NEPA) mandates that the federal agencies consider the environmental ramifications of a wide variety of proposed actions. Due to funding from federal sources, NEPA applies to the proposed project. Because the potential for environmental impacts exists on the proposed project site, the preparation of an Environmental Assessment is required.

Existing Conditions and Trends [24 CFR 58.40(a)]:

Existing Conditions and Surrounding Land Uses

As stated previously, the 128-acre project site is located northwest of the intersection of East Beamer Street and CR 102, just outside of the City of Woodland limits, in an unincorporated portion of Yolo County. The parcel is primarily undeveloped, and has been previously disturbed from its use as water treatment ponds. Surrounding land uses include vacant agricultural and industrial land to the north, south, and east. The Woodland Biomass Power Plant is on the western border of the site, and a Target distribution center is to the southeast.

Water, sewer, gas, electricity, cable, telephone, and other utilities are accessible adjacent to the site. Wetlands, streams, rivers, or any type of riparian habitat does not exist on-site.

Flood Hazard, Surface Water, and Groundwater Conditions

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06113C0465H dated May 16, 2012, the majority of the project site is within a flood plain Zone AE, identified as a Special Flood Hazard Area (SFHA) (See Figure 4).

The nearest surface water source to the project site is a flooded basin, located approximately 600 feet northwest of the project site. Per the Biological Resources Assessment prepared for the proposed project, the basin is likely dry during warm months and periodically flooded during the rainy season. In addition to the basin, two water conveyance channels exist to the north and west of the project site. Structures would not be built nor any other form of disturbance near the aforementioned aquatic features.

The project site is located outside of the Coastal Zone Boundary (see Figure 5). Furthermore, the proposed project site is located approximately 105 miles northeast of the nearest sole source aquifer (Santa Margarita) (see Figure 6).

Figure 4
FEMA Flood Map

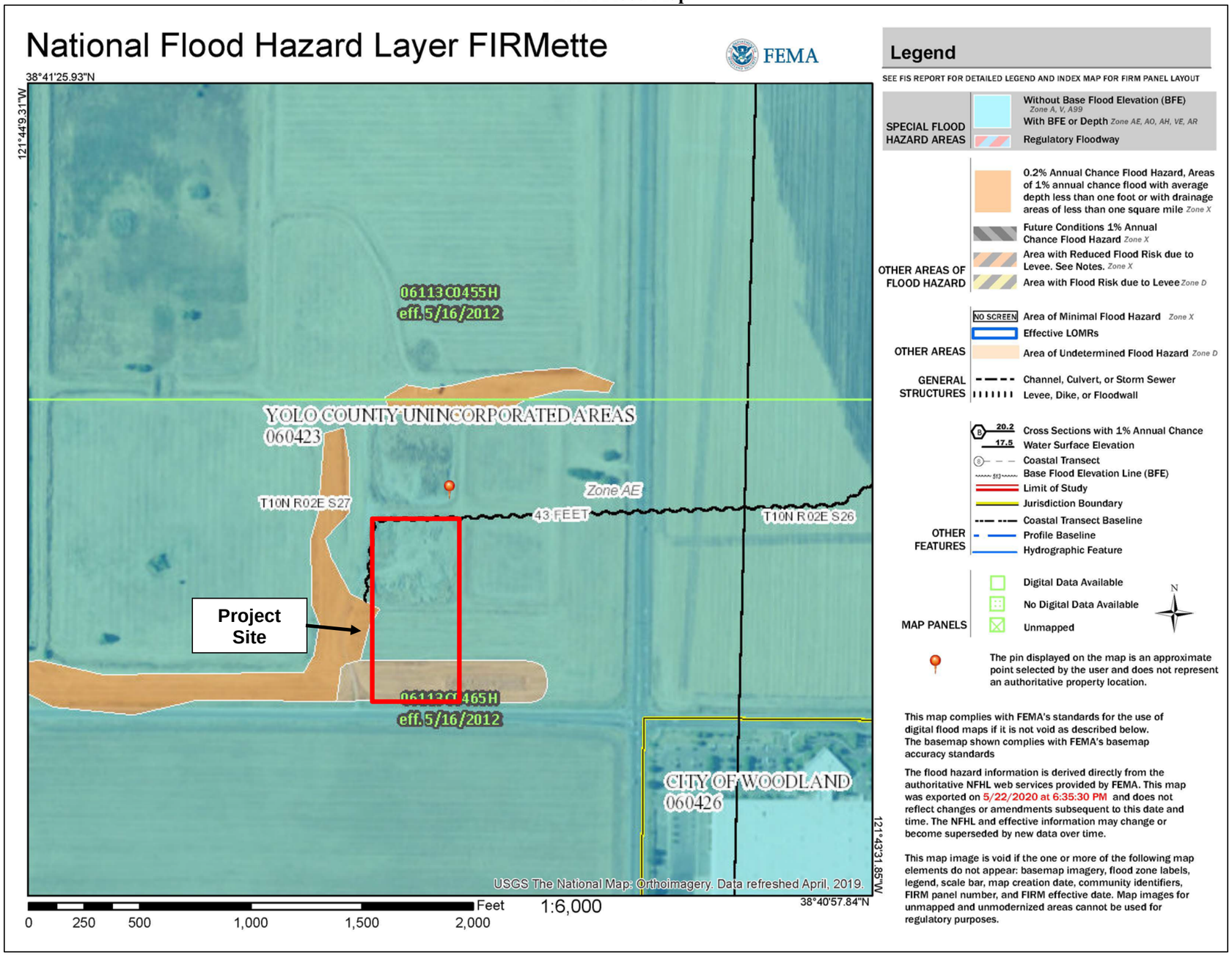
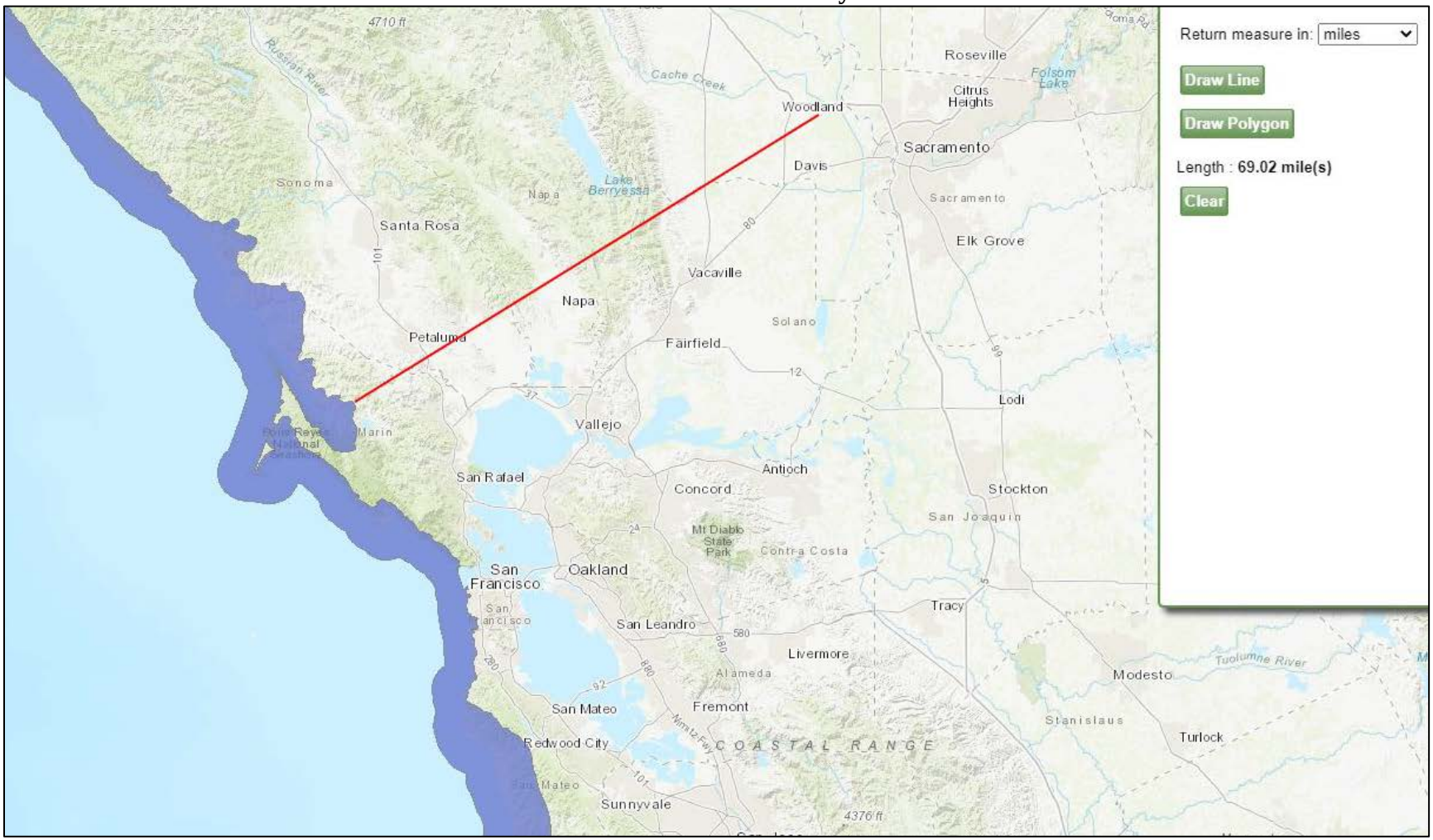
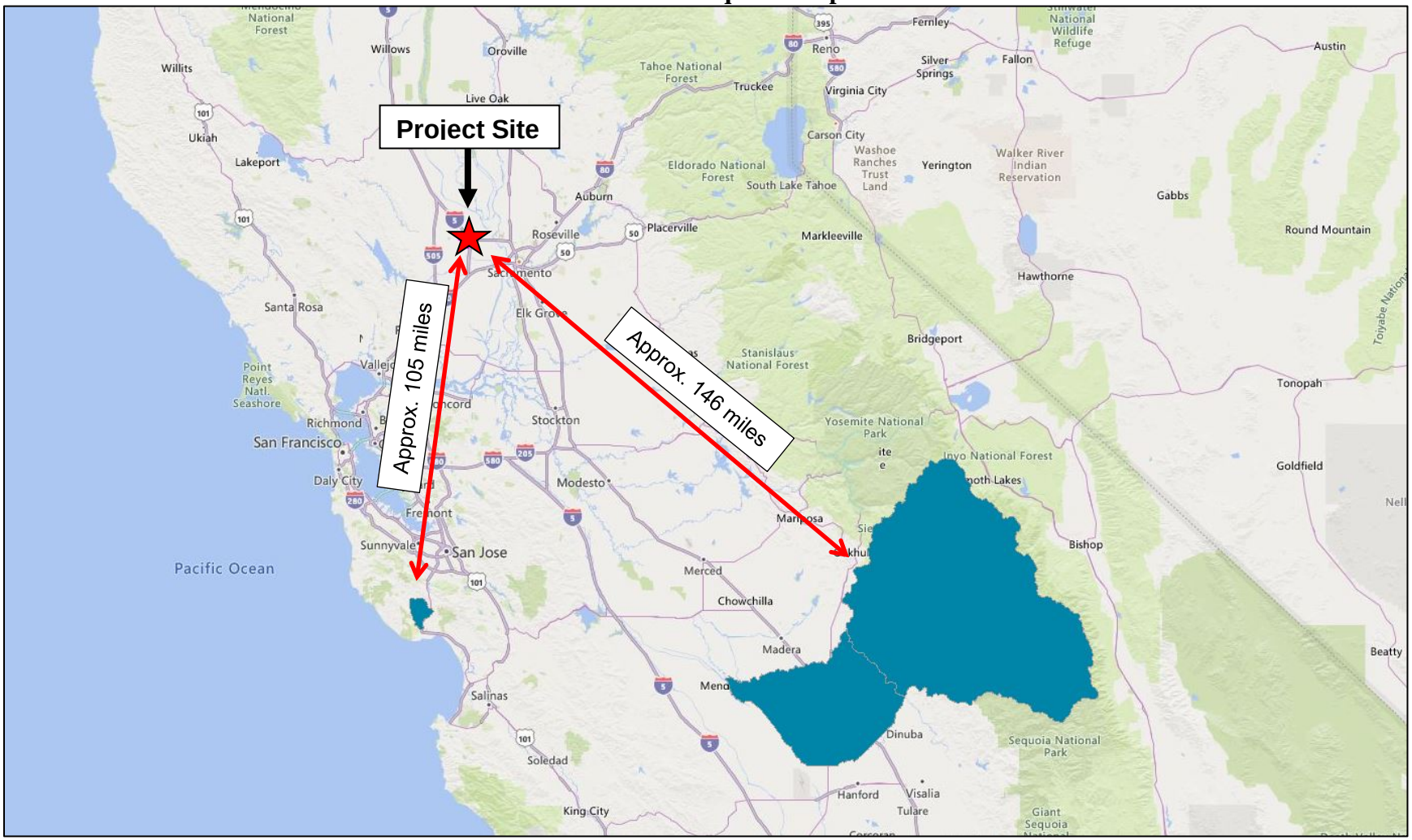


Figure 5
Coastal Zone Boundary



Source: California Department of Fish and Wildlife, BIOS, 2020.

Figure 6
Sole Source Aquifer Map



Source: U.S. Environmental Protection Agency, NEPAssist, 2020.

Funding Information

Estimated Total HUD Funded Amount:

$4,588,296

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]**:**

The total development cost is projected to be $11,930,414, $4,588,296 of which would be funded by HCD under the federal Housing for Health California Housing Trust Fund administered by HUD.

Project Development Funding

Housing for Healthy California Housing Trust Fund HUD:	$4,588,296
Non-HUD funding:	$7,342,118
Total Project Cost:	$11,930,414

Funding for the East Beamer Way Neighborhood Campus Project includes construction period funding of $500,000 in Partnership Health Plan Foundation funding, $900,000 in City of Woodland funding, $1,095,636 in Dignity Health Foundation funding, for a total of $2,495,636 in private and local funding, and a construction loan of $9,434,778 from Community Vision CDFI.

The construction loan will be taken out with permeant financing from that include:

- $4,584,763 No Place Like Home Competitive California Department of Housing and Community Development;
- $261,719 No Place Like Home Non-Competitive No Place Like Home Competitive California Department of Housing and Community Development; and
- $4,588,296 Housing for Healthy California Housing Trust Fund HUD funding passed through to the California Department of Housing and Community Development.

Operations Funding

Once operational, the project will utilize 15 HUD Housing vouchers for operations costs. The value of these vouchers over the 15-year project period is $443,754.

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	The proposed project is not located in the vicinity of any public or private airports. Medlock Field is the closest private airport, located 4.7 miles from the project site, and the Yolo County Airport is the closest public airport, located approximately 9.7 miles southwest of the project site. Thus, the project site is not located within 2,500 feet of the end of a civil airport runway or within 8,000 feet of the end of a military airfield runway and is, therefore, not within an Airport Runway Clear Zone or an Accident Potential Zone, as defined in 24 CFR 51 D. Based on the above, impacts regarding Airport Clear Zones and/or Accidental Potential Zones would not occur. Documentation Citation Airport-data.com. *Medlock Field Airport (69CL) Information.* Available at: https://www.airport-data.com/airport/69CL/. Accessed May 26, 2020. (Appendix J) Airport-data.com. *Yolo County Airport (DWA) Information.* Available at: https://www.airport-data.com/airport/DWA/. Accessed May 26, 2020. (Appendix J)
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier	Yes ☐ No ☒	The Coastal Barrier Resources Act (CBRA) of 1982 designated relatively undeveloped coastal barriers along the Atlantic and Gulf coasts as part of the John H. Chafee Coastal Barrier Resources System (CBRS), and made these

Improvement Act of 1990 [16 USC 3501]		areas ineligible for most new federal expenditures and financial assistance. The Coastal Barrier Improvement Act (CBIA) of 1990 reauthorized the CBRA; expanded the CBRS to include undeveloped coastal barriers along the Florida Keys, Great Lakes, Puerto Rico, and U.S. Virgin Islands; and added a new category of coastal barriers to the CBRS called "otherwise protected areas" (OPAs). OPAs are undeveloped coastal barriers that are within the boundaries of an area established under federal, state, or local law, or held by a qualified organization, primarily for wildlife refuge, sanctuary, recreational, or natural resource conservation purposes. The project site is located approximately 70 miles east of the Pacific Ocean (San Francisco Bay), and is not located in the vicinity of the Atlantic, Gulf, or Great Lakes coasts or within the areas expanded by the Coastal Barrier Improvement Act in 1990 (see Figure 4). Therefore, the proposed project would not be subject to either the Coastal Resources Barrier Act or the Coastal Barrier Improvement Act. <u>Documentation Citation</u> USFWS. *Coastal Barrier Resources Act.* Available at: http://www.fws.gov/cbra/Act/index.html#CBRS. Accessed May 2020. (Appendix J)
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	According to the FEMA Flood Insurance Rate Map, dated March 21, 2007, the project site is located within a 100-year flood plain (See Figure 3). However, the project has been designed to minimize potential effects related to flooding. For example, all residential structures would be built upon 12-inch concrete piers on compacted fill to reach an elevation of 45 feet, and the other structures would be placed on compacted fill to reach an elevation of 43 feet. The corresponding CEQA document includes a mitigation measure, reproduced at the end of this discussion, that would ensure that all structures are placed above the floodplain. FEMA regulation 44 CFR 60.3-c-10 states: "[…] no new construction, substantial improvement, or other development (including fill) shall be permitted within Zones A1-30 and

		AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community." Based on the Technical Memorandum prepared for the project, the proposed development would not increase the base flood elevation by more than one foot at any point within the community, and the proposed project would comply with the aforementioned FEMA regulation. Because the project would not affect the local base flood elevation, a FEMA Map Revision is not required. The project would comply with all FEMA regulations, and the project design would lift the project site out of the floodplain. The following mitigation measure would ensure that the project design remains consistent with the standards listed above, and that impacts related to the Flood Disaster Protection Act of 1973 or the National Flood Insurance Reform Act of 1994 would not occur. *Mitigation Measure 1 Prior to the submittal of improvement plans, the applicant shall include on the plans that the ground floor elevation of all structures shall be constructed one foot above the base flood elevation (BFE). Such plans shall be submitted to the City Engineer for review and approval.* Documentation Citation Federal Emergency Management Agency. *Flood Insurance Rate Map 06013C0355G.* Effective March 21, 2007. (Figure 3) Wood Rogers. *Technical Memorandum: 200-year Change in Water Surface Elevation (Housing Project + Skyline Expansion).* February 13, 2020. (Appendix H)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air	Yes ☐ No ☒	The project site is located within the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Yolo-Solano Air Quality

Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93		Management District (YSAQMD). Pollutants for which air quality standards have been established are called "criteria" air pollutants. Major criteria air pollutants include ozone precursors – reactive organic gases (ROG) and nitrogen oxides (NO_X) - carbon monoxide (CO), respirable or suspended particulate matter less than 10 microns in diameter (PM_{10}), and fine particulate matter less than 2.5 microns in diameter ($PM_{2.5}$). The SVAB is designated nonattainment for the federal particulate matter 2.5 microns in diameter ($PM_{2.5}$) and the State particulate matter 10 microns in diameter (PM_{10}) standards, as well as for both the federal and State ozone standards. The Clean Air Act requires each state to prepare an air quality control plan referred to as a State Implementation Plan (SIP). The SIPs are modified periodically to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins, as reported by their jurisdictional agencies. Due to the nonattainment designations, YSAQMD, along with the other air districts in the SVAB region, periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the federal ambient air quality standards (AAQS), including control strategies to reduce air pollutant emissions via regulations, incentive programs, public education, and partnerships with other agencies. General conformity requirements of the SIP include whether a project would cause or contribute to new violations of any federal AAQS, increase the frequency or severity of an existing violation of any federal AAQS, or delay timely attainment of any federal AAQS. In addition, a project would be considered to conflict with, or obstruct implementation of, an applicable air quality plan if the project would be inconsistent with the emissions inventories contained in the air quality plan. Emission inventories are developed based on projected increases in population, employment, regional vehicle miles traveled (VMT), and associated area sources within the region, which are based on regional projections that are, in turn, based on

		General Plans and zoning designations for the region. Due to the nonattainment designations of the area, YSAQMD has developed plans to attain the State and federal standards for ozone and particulate matter. The plans include the 2013 Ozone Attainment Plan, the $PM_{2.5}$ Implementation/Maintenance Plan, and the 2012 Triennial Assessment and Plan Update. Adopted YSAQMD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment, consistent with applicable air quality plans. Thus, by exceeding the YSAQMD's mass emission thresholds for operational or construction emissions of ROG, NO_X, or PM_{10}, a project would be considered to conflict with or obstruct implementation of the YSAQMD's air quality planning efforts. For ROG and NO_X, the threshold of significance is 10 tons per year (tons/yr), and for PM_{10}, the threshold of significance is 80 pounds per day (lbs/day). Thus, if construction or operations of the proposed project generate emissions in excess of the aforementioned thresholds of significance, mitigation measures would be required to ensure significant impacts would not occur. The proposed project's construction and operational emissions were quantified using the California Emissions Estimator Model (CalEEMod) software version 2016.3.2 – a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, vehicle mix, trip length, average speed, compliance with the CBSC, etc. Where project-specific information is available, such information should be applied in the model. Based on the modeling prepared for the proposed project, both construction and

operational emissions are anticipated to be below the applicable thresholds of significance (see Table 1 and Table 2 below). Therefore, the proposed project would result in a less-than-significant impact associated with criteria air pollutant emissions.

Table 1
Maximum Unmitigated Construction Emissions

Pollutant	Project Emissions	Threshold of Significance
ROG	0.51 tons/yr	10 tons/yr
NO_X	1.74 tons/yr	10 tons/yr
PM_{10}	20.46 lbs/day	80 lbs/day

Source: CalEEMod, March 2020 (see appendix).

Table 2
Maximum Unmitigated Operational Emissions

Pollutant	Project Emissions	Threshold of Significance
ROG	0.71 tons/yr	10 tons/yr
NO_X	2.94 tons/yr	10 tons/yr
PM_{10}	8.87 lbs/day	80 lbs/day

Source: CalEEMod, March 2020 (see appendix).

Toxic Air Contaminants (TACs) are a category of environmental concern as well. The California Air Resources Board's (CARB's) *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommendations for siting new sensitive land uses near sources typically associated with significant levels of TAC emissions, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks from TACs are a function of both the concentration of emissions and the duration of exposure. Health-related risks associated with DPM in particular are primarily associated with long-term exposure and associated risk of contracting cancer.

The project does not involve long-term operation of any stationary diesel engine or other major on-site stationary source of TACs. Emissions of DPM resulting from construction-

		related equipment and vehicles are minimal and temporary, and would be regulated by CARB's In-Use Off-Road Diesel Vehicle Regulation. In addition, the residential nature of the proposed project would not be expected to generate a substantial number of diesel-fueled vehicles. The YSAQMD recommends the use of screening thresholds to assess a project's potential to create an impact through the creation of CO hotspots. A violation of the CO standard could occur if either of the following criteria is true of any street or intersection affected by the mitigated project: • The project would reduce peak-hour level of service (LOS) on one or more streets or at one or more intersections to an unacceptable LOS (typically LOS E or F); or • The project would increase a traffic delay by 10 or more seconds on one or more streets or at one or more intersections in the project vicinity where a peak hour LOS of F currently exists. The proposed project is not expected to generate a significant increase in peak hour trips that would exceed the screening criteria presented above. Thus, a full CO Protocol Analysis is not required. In addition, intersections where air mixing is inhibited do not exist in proximity to the project site. As such, the proposed project would result in a less-than-significant impact related to localized CO emissions concentrations and would not expose sensitive receptors to substantial concentrations of localized CO. To allow for dispersal of pollutants and minimization of risk to sensitive receptors, the CARB recommends that projects avoid siting sensitive land uses, such as residences, within 1,000 feet of a distribution center. The Target Distribution Center is located approximately 1,100 feet southeast of the site, which is outside of the CARB's recommended separation distance; thus, the Target Distribution Center would not be anticipated to expose future on-site receptors to substantial pollutant concentrations. Furthermore, the Woodland Biomass Power Plant is located over 2,000 feet northwest of the site. The 2,000-foot separation is considered

		sufficient to allow for dispersal of pollutants from the Woodland Biomass Power Plant sufficient to ensure that on-site receptors are not exposed to excess pollutant concentrations. As such, the nearby industrial developments would not result in a substantial impact related to air quality on the residents of the proposed project, and impacts related to the Clean Air Act would not occur. Documentation Citation CalEEMod Air Quality Modeling Results. March 9, 2020. (Appendix A) California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005. (Appendix J) Yolo-Solano Air Quality Management District. *Handbook for Assessing and Mitigating Air Quality Impacts*. July 11, 2007. (Appendix J)
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	The Coastal Zone Management Act §1453 Definitions Section 304(1) defines the term "coastal zone" as: "…The zone extends inland from the shorelines only to the extent necessary to control shorelands, the uses of which have a direct and significant impact on the coastal waters, and to control those geographical areas which are likely to be affected by or vulnerable to sea level rise […]" As shown in Figure 4, the proposed project site is located outside of the Coastal Zone Boundary. The proposed uses on the site would not involve any operations that would increase the potential to degrade water quality downstream and have a negative effect on the Coastal Zone. Therefore, implementation of the proposed project would not affect a Coastal Zone, and impacts related to the Coastal Zone Management Act would not occur. Documentation Citation California Department of Fish and Wildlife. *Coastal Zone Boundary*. Available at: https://map.dfg.ca.gov/bios/?al=ds990. Accessed May 22, 2020. (Figure 5)

Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☒ No ☐	HUD policy, as described in §50.3(i), states that "(1)... all property proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gasses, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property. (2) HUD environmental review of multifamily and non-residential properties shall include evaluation of previous uses of the site and other evidence of contamination on or near the site, to assure that occupants of proposed sites are not adversely affected by the hazards..." Sites known or suspected to be contaminated by toxic chemicals or radioactive materials include but are not limited to sites: (i) listed on an EPA Superfund National Priorities or CERCLA List, or equivalent State list; (ii) located within 3,000 feet of a toxic or solid waste landfill site; or (iii) with an underground storage tank (which is not a residential fuel tank). According to the Phase I Environmental Site Assessment (ESA) prepared for the proposed project by Wallace Kuhl & Associates, the project site is not listed on an EPA Superfund National Priorities or CERCLA List, or equivalent state list, is not located within 3,000 feet of a toxic or solid waste landfill site, and does not contain underground storage tanks (USTs) nor above-ground storage tanks. Results of a Vapor Encroachment Screening conducted as part of the Phase I ESA indicate that vapor intrusion or vapor encroachment is unlikely at the project site. The Phase I ESA found that the southwestern portion of the site was previously developed with several treatment ponds associated with the City of Woodland wastewater treatment facility. The ponds were backfilled with soils of unknown origin, and soils are stockpiled on the south-central portion of the parcel. As such, the potential exists for onsite soils to contain previously unknown hazardous materials. Therefore, construction of the proposed project could create a hazard related to exposure of potential contaminants in the soil of unknown origin.

		WKA prepared a Stockpile Soil and Sampling Analysis Report regarding soil samples collected from the south-central stockpile. Five soil samples were collected for analysis of petroleum hydrocarbons, volatile organic compounds, organochloride pesticides, polychlorinated biphenyls, and the California Assessment Manual 17 listed metals. The only pollutant of concern that was identified is arsenic, concentrations of which fell within expected background levels for soils in the area. Petroleum hydrocarbons were also detected, but the concentration was below the USEPA screening level. As a result of the soil analysis, WKA concluded that hazardous compounds were not identified in the soils, but the potential for hazardous compounds to be present still exists. Without testing and appropriate handling of the unknown soils used to backfill the ponds, the proposed project could potentially cause an adverse effect related to toxic, hazardous, or radioactive materials, contamination, chemicals, or gasses. In order to avoid such impacts, Mitigation Measure 2 shall be implemented. Implementation of the measure would ensure that the soils of unknown origin are properly sampled, tested, and handled in a manner that prevents exposure to hazardous materials. Implementation of the proposed project would not result in toxic or hazardous site contamination, as described in 24 CFR Part 50.3(i) and 58.5(i)(2). <u>Mitigation Measure 2</u> *Prior to initiation of construction activities associated with permanent structures on the project site, the project applicant shall complete an analysis of the soils used to backfill on-site ponds to determine whether substantial concentrations of organochloride pesticides or other soil contaminants are present above the applicable direct exposure Environmental Screening Levels (ESLs) set by the Regional Water Quality Control Board, the residential screening levels set by the Department of Toxic Substances Control's Human Health Risk Assessment Note 3, and/or the U.S. Environmental Protection Agency's Regional Screening Levels for Region 9. If contaminants are not detected above*

		applicable ESLs/RSLs, then further mitigation is not required. If contaminants are detected above the applicable ESLs/RSLs, then the soils shall be remediated by off-hauling to a licensed landfill facility. Such remediation activities shall be performed by a licensed hazardous waste contractor (Class A) and contractor personnel that have completed 40-hour OSHA hazardous training. The results of soil sampling and analysis, as well as verification of proper remediation and disposal, shall be submitted to the City's Community Development Department for review and approval. Documentation Citation Wallace Kuhl & Associates. *Phase I Environmental Site Assessment – East Beamer Housing Project Property Woodland, California WKA No. 12185.04P*. May 29, 2020. (Appendix F) Wallace Kuhl & Associates. *Stockpile Soil Sampling and Analysis Report – East Beamer Housing Project Woodland, CA WKA No. 12185.03P*. May 29, 2020. (Appendix G)
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☒ No ☐	A Biological Resources Assessment was prepared for the proposed project by Estep Environmental Consulting. The Biological Resources Assessment identified special-status species that have the potential to be impacted by implementation of the proposed project, and provided mitigation measures to reduce such impacts to a less than significant level. In order to determine the potential for special status plant or wildlife species to occur within the project vicinity, the Biological Resources Assessment included a database search of several sources, including the California Natural Diversity Database (CNDDB), eBird, Tricolored Blackbird Portal, and more. In addition, a field survey was conducted on December 20, 2018. Based on the results of the database search and field survey, a total of one special-status plant species and six special-status wildlife species have the potential to occur within the project region. It should be noted that the project site falls within the Yolo Habitat Conservation

		Plan/Natural Community Conservation Plan (HCP/NCCP). Implementation of the proposed project could potentially affect the following special-status plants and wildlife species: Palmate-bracted bird's beak, Swainson's hawk, white-tailed kite, western burrowing owl, tricolored blackbird, and MBTA protected species. Thus, the proposed project could have a substantial adverse effect on protected species. In order to avoid impacts to such species, Mitigation Measure 3 through Mitigation Measure 8 shall be implemented. Implementation of such measures would ensure that special-status wildlife species and birds protected by the MBTA would not be impacted by the proposed project, and no impact would occur related to the Endangered Species Act of 1973. *<u>Mitigation Measure 3</u> Prior to the issuance of building permits, the developer shall pay the applicable Yolo HCP/NCCP mitigation fee to Yolo County in compliance with County Code Section 10-13.5.* *<u>Mitigation Measure 4</u> Implement Yolo HCP/NCCP Measure AMM1: Minimize Take and Adverse Effects on Palmate-Bracted Bird's Beak.* *<u>Mitigation Measure 5</u> Implement Yolo HCP/NCCP Measure AMM16: Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite.* *<u>Mitigation Measure 6</u> Implement Yolo HCP/NCCP Measure AMM18: Minimize Take and Adverse Effects on Western Burrowing Owl.* *<u>Mitigation Measure 7</u> Implement Yolo HCP/NCCP Measure AMM21: Minimize Take and Adverse Effects on Habitat of Tricolored Blackbird.* *<u>Mitigation Measure 8</u> The project proponent shall implement the following measures to avoid or minimize impacts to raptors and federally-protected nesting migratory birds:* • *If any site disturbance or construction activity for any phase of development*

		begins outside the February 1 to August 31 breeding season, a preconstruction survey for active nests shall not be required. • *If any site disturbance or construction activity for any phase of development is scheduled to begin between February 1 and August 31, a qualified biologist shall conduct a preconstruction survey for active nests from publicly accessible areas within 14 days prior to site disturbance or construction activity for any phase of development. The survey area shall cover the construction site and the area surrounding the construction site, including a 100-foot radius for MBTA birds, and a 500-foot radius for birds of prey. If an active nest of a bird of prey, MBTA bird, or other protected bird is not found, then further mitigation measures are not necessary. The preconstruction survey shall be submitted to the City of Woodland Community Development Department for review.* • *If an active nest of a bird of prey, MBTA bird, or other protected bird is discovered that may be adversely affected by any site disturbance or construction or an injured or killed bird is found, the project applicant shall immediately:* o *Stop all work within a 100-foot radius of the discovery.* o *Notify the City of Woodland Community Development Department.* o *Do not resume work within the 100-foot radius until authorized by the biologist.* o *The biologist shall establish a minimum 500-foot Environmentally Sensitive Area (ESA) around the nest if the nest is of a bird of prey, and a minimum 100-foot ESA around the nest if the nest is of an MBTA bird other than a bird of prey. The ESA may be reduced if the biologist determines that a smaller ESA would still adequately protect the active nest.*

		Further work may not occur within the ESA until the biologist determines that the nest is no longer active. Documentation Citation Estep Environmental Consulting. *Biological Resources Assessment of the City of Woodland's East Beamer Street at County 102 Parcel.* December 26, 2018. (Appendix B)
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	Existing uses in the project vicinity consists of vacant agricultural land and some industrial development. The nearest buildings are a Target Distribution Center, and the Woodland Biomass Power Plant. As such, the site is not located near any land uses that store, handle, or process hazardous substances. While the Woodland Biomass Power Plant does include the use of fire, safety systems exist to ensure that operations don't result in explosive or fire-related disaster. In addition, the Woodland Biomass Power Plant is located over 2,000 feet northwest of the propose neighborhood. Thus, the proposed project would not be subject to risks due to nearby hazardous operations. Furthermore, the proposed residential development would not involve the handling, transport, use, or storage of hazardous materials. Therefore, the proposed project would not result in impacts associated with siting of HUD-assisted projects near explosive and flammable hazards, as regulated by 24 CFR Part 51 Subpart C. Documentation Citation Wallace Kuhl & Associates. *Phase I Environmental Site Assessment – East Beamer Housing Project Property Woodland, California WKA No. 12185.04P.* May 29, 2020. (Appendix F)
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	The project site is designated 100 percent Urban and Built Up Land, and does not contain land designated as Prime Farmland by the Natural Resources Conservation Service, Prime Farmlands as designated by the California Department of Conservation, land zoned for

		agricultural use, or land subject to a Williamson Act Contract pursuant to Section 512101 of the California Government Code and Farmland Protection Policy Act 7 CFR 658. The project site is considered disturbed due to its previous use associated with water treatment facility. Therefore, the project does not include any activities that could potentially convert agriculture land to a different land use including farmlands, and impacts associated with the Farmland Protection Policy Act would not occur. Documentation Citation California Department of Conservation. *California Important Farmland Finder*. Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed May 2020. (Appendix J)
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	As noted previously, according to the FEMA Flood Insurance Rate Map included as Figure 4, the project site is located within a SFHA that would be inundated by a 100-year flood. However, the project design places all structures on compacted fill such that the ground floor be set above the base flood elevation, therefore substantively removed from the FEMA SFHA. Because the project site has been removed from the FEMA SFHA, impacts related to Executive Order 11988, Floodplain Management, would not occur. Documentation Citation Federal Emergency Management Agency. *Flood Insurance Rate Map 06013C0355G.* Effective March 21, 2007. (Figure 3) Wood Rogers. *Technical Memorandum: 200-year Change in Water Surface Elevation (Housing Project + Skyline Expansion).* February 13, 2020. (Appendix H)
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☒ No ☐	A Cultural Resources Study was prepared for the proposed project by Tom Origer & Associates. As part of the Cultural Resources Study, a Sacred Lands File search performed by the Native American Heritage Commission (NAHC). The NAHC search did not indicate the presence of Native American traditional cultural places or resources within the project site. In

		addition, a records search of the California Historical Resources Information System (CHRIS) was conducted for the project site. The CHRIS records search included review of the archaeological base maps, site records, and survey reports on file at the Northwest Information Center at Sonoma State University. According to the records search, historic resources were not identified for the project site. A letter requesting review of the findings for historic records search was submitted to the State Historic Preservation Officer (SHPO) for the proposed project, submitted on May 13, 2020. A response was received from the SHPO on May 19, 2020, which states that historic properties do not exist within the project site (see Appendix D). Based on the above, historic resources, including Tribal Cultural Resources, are not anticipated to occur on-site. Furthermore, Mitigation Measure 9 and Mitigation Measure 10, discussed below, would ensure that such resources would be handled in accordance with appropriate protocols if historic resources, including Tribal Cultural Resources, are uncovered during project construction activities. Therefore, the following mitigation measures shall be implemented to ensure that the potential impacts to currently unidentified historic resources and Tribal Cultural Resources would remain less than significant. With implementation of mitigation, impacts to the National Historic Preservation Act of 1966 would not occur. *<u>Mitigation Measure 9</u> Prior to the approval of the improvement plans, the project's improvement plans shall include notes indicating that a Native American tribal resources monitor shall be present on behalf of the Yocha Dehe Wintun Nation during initial ground disturbing activities. If buried materials are encountered, all soil disturbing work shall be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s) pursuant to Section 106 of the National Historic Preservation Act (36CFR60.4). If the resource is also a tribal cultural resource the Native American tribal resources monitor shall evaluate the*

		significance of the find and determine an appropriate course of action, subject to approval by the City. The consultation tribe(s) will also require notification and opportunity to consult on the findings. This shall be conducted in accordance with the City and land owner. Ground disturbing work in the vicinity of the find shall not occur until the resource has been evaluated, if the resource is found eligible for CRHR and avoidance is not feasible then an evaluation and/or data recovery mitigation program shall be drafted and implemented. The archaeologist shall be required to submit a report of findings to the City's Community Development Department for review. *Prehistoric archaeological site indicators expected within the general area include: chipped chert and obsidian tools and tool manufacture waste flakes; grinding and hammering implements that look like fist-size, river-tumbled stones; and for some rare sites, locally darkened soil that generally contains abundant archaeological specimens. Historical remains expected in the general area commonly include items of ceramic, glass, and metal. Features that might be present include structure remains (e.g., cabins or their foundations) and pits containing historical artifacts.* *<u>Mitigation Measure 10</u> Prior to the approval of the improvement plans, the project's improvement plans shall include notes (per Public Resources Code 5097.97, Health and Human Safety Section 7050.5(b) of the California Health and Safety Code, and pursuant to CEQA Guidelines Section 15064.5(d)) indicating that if human remains are encountered, excavation or disturbance of the location shall be halted in the vicinity of the find, and the Yolo County Coroner contacted. If the Coroner determines the remains are Native American, the Coroner shall contact the NAHC. The NAHC shall identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent (MLD) shall provide recommendations regarding the treatment of the remains with appropriate dignity (refer to PRC 5097.94 for complete guidelines).*

		Documentation Citation Tom Origer & Associates. *Cultural Resources Study for the East Beamer Way Project, Woodland, Yolo County, California*. October 22, 2019. (Appendix D) Office of Historic Preservation. *Easter Beamer Neighborhood Campus Homeless Services Development Project on Beamer Street at County Road 103, Woodland, CA.* May 19, 2020. (Appendix C)
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	Currently, the noise environment in the project area is defined primarily by traffic noise from CR 102 to the east of the project site and East Beamer Street to the south of the site. The project site is otherwise bound by vacant, agricultural, or industrial land uses and is not adjacent to any land uses associated with the generation of substantial noise. The nearest existing noise-sensitive receptors are the residences located over two miles from the project site. The proposed uses, including residences and treatment facilities, do not typically generate substantial noise. Increased vehicle trips from implementation of the project would contribute to traffic noise in the vicinity, but to a minimal extent as residents are not anticipated to own vehicles. As such, the proposed project is not expected to generate substantial noise during operations. Due to the project layout, future residents would be most susceptible to traffic noise along East Beamer Street. The proposed development could also experience traffic noise from CR 102; however, the proposed buildings would be located approximately 600 feet from the roadway. Due to the substantial distance between the proposed buildings and CR 102, traffic noise levels from CR 102 would be less than significant. According to the HUD's Day/Night Noise Level Calculator, the predicted traffic noise level from East Beamer Street at the permanent housing units would be 64 decibels (dB), which falls below the HUD acceptable noise level threshold of 65 dB.

		Based on the above, traffic noise levels at the nearest permanent sensitive noise receptors would be below the recommended noise level thresholds, and the proposed project would not result in impacts related to the Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978. Documentation Citation HUD Exchange. *DNL Calculator*. Available at: https://www.hudexchange.info/programs/environmental-review/dnl-calculator/. Accessed June 12, 2020. (Appendix J)
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	As shown in Figure 5, the project site is not located within an area designated by the U.S. Environmental Protection Agency (EPA) as being supported by a sole source aquifer. The project site is located approximately 105 miles from the nearest boundary of a designated sole source aquifer region (Santa Margarita Aquifer). Because the project site is not within the vicinity of a region that depends solely on an aquifer for access to water, or located within a sole source aquifer recharge area, the proposed project would not have the potential to impact a sole source aquifer. Therefore, impacts to the Safe Drinking Water Act of 1974, as amended, would not occur. Documentation Citation U.S. Environmental Protection Agency. *Sole Source Aquifers.* Available at: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b. Accessed May 22, 2020. (Figure 6)
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	According to the U.S. EPA, wetlands are characterized by hydrology, soils, and vegetation. The project site contains a managed seasonal wetland that provides dense cover habitat for birds, mammals, and reptiles. However, the managed seasonal wetland is located within the remainder parcel, and would not be disturbed during development of the proposed project. In addition, the project site includes two channels that support patches of wetland vegetation and provide habitat for wetland-associated wildlife species. The aforementioned

		channels are highly disturbed because the channels are periodically cleared of vegetation, and the channels would not be disturbed during project development. Thus, the riparian habitat and associated wetland species would not be affected by the proposed project. Based on the above, the project would not have an impact on wetlands, and impacts related to Executive Order 11990, Protection of Wetlands, would not occur. <u>Documentation Citation</u> Estep Environmental Consulting. *Biological Resources Assessment of the City of Woodland's East Beamer Street at County 102 Parcel.* December 26, 2018. (Appendix B) United States Environmental Protection Agency. *What is a Wetland.* Available at: https://www.epa.gov/wetlands/what-wetland. Accessed May 2020. (Appendix J)
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	Designated Wild and Scenic Rivers do not occur on the project site. The Wild and Scenic River nearest the project site is the Lower American River, located approximately 13 miles southeast of the project site. Because the project site is not within the vicinity of a designated Wild and Scenic River, implementation of the proposed project would not result in impacts related to the Wild and Scenic Rivers Act of 1968. <u>Documentation Citation</u> US Forest Service, National Park Service, Bureau of Land Management and the Fish and Wildlife Service. *National Wild and Scenic Rivers Segments.* Available at: http://www.rivers.gov/mapping-gis.php. Accessed May 22, 2020. (Appendix J)
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No ☒	The proposed project would help fulfill the need for additional housing and support services for the chronically homeless population in Woodland by providing permanent supportive houses, a shelter, and a residential substance abuse treatment facility.

		Identified hazardous conditions do not exist within the project vicinity. In addition, the project site is located over 1,000 feet from the Target Distribution Center. The CARB recommends that projects avoid siting sensitive land uses, such as residences, within 1,000 feet of a distribution center. As such, the project would place sensitive receptors outside of the buffer distance identified by the CARB, and the future residents would not be exposed to substantial pollutant concentrations related to the nearby Target Distribution Center. As such, the project site and surrounding neighborhood does not suffer from an adverse environmental condition, and the proposed project would not create an adverse and disproportionate environmental impact or aggravate an existing impact. In addition, the project would include the provision of pedestrian, bicycle, and transit infrastructure to provide access to the remainder of the City. Therefore, the proposed project would include infrastructure and services to benefit the future residents, and would not result in a disproportionate adverse impact on minority or low-income populations. Based on the above, the proposed project would not result in any significant environmental justice issues. <u>Documentation Citation</u> California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective.* April 2005. (Appendix J)

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project site is located in an unincorporated portion of Yolo County, just outside Woodland City limits. As such, the site is designated Industrial (IN) per the City of Woodland's General Plan and is designated Public and Quasi-Public (PQ) per the Yolo County General Plan. The County of Yolo has zoned the project site Public/Quasi Public (PQP). As part of the proposed project, the City of Woodland would be required to approve a General Plan Amendment to allow homeless shelters within land designated IN. In addition, Yolo County would be responsible for the approval of a General Plan Amendment to redesignate the site from PQ to Commercial General (CG) and a Rezone from PQP to General Commercial (C-G). The PQ and PQP zones currently allow land uses including public offices, civic uses, schools, museums, fraternal organizations, and others. As such, portions of the proposed project, such as the proposed community center, would generally comply with the current designation. However, the CG and C-G designation is intended to include personal services, professional offices, restaurants, gas and service stations, hotels and motels, and other similar uses. As such, the CG land use designation and C-G zoning would be better suited to accommodate the proposed land uses, including the proposed treatment facility and neighborhood. Upon approval of the aforementioned entitlements, the project would comply with all zoning and land use regulations, and the project would conform with all applicable land use plans and development requirements. <u>Documentation Citation</u> County of Yolo. *Yolo County Community Services Department Zoning Code (Title 8 of the Yolo County Code)*. July 2014. (Appendix J)
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	A Geotechnical Engineering Report was prepared for the proposed project by Wallace Kuhl & Associates. As noted previously, the project site consists of vacant, undeveloped land covered in grasses, with a pond located near the center of the site.

		The report includes results from six separate boring tests of up to 21.5 feet deep. The soils encountered within the upper 20 feet generally consist of medium stiff to very stiff lean clay and sandy clay, with the depth to groundwater at approximately 17 feet. Per the Geotechnical Engineering Report, based on the soils on-site, the potential for liquefaction is low. Because development of the project would disturb more than one acre of land, coverage under the National Pollutant Discharge Elimination System (NPDES) is required, which includes filing a Notice of Intent (NOI) and preparing a Stormwater Pollution Prevention Plan (SWPPP). Construction activities must comply with the conditions of this permit, including the implementation of multiple erosion and sediment control Best Management Practices (BMPs) identified in the SWPPP. BMPs include, but are not limited to, practices such as hydroseeding, drain inlet protection devices, vehicle fueling and wash-out locations, siltation fences, stabilized construction access locations, sediment basins, dust control measures, erosion and sediment control blanket, vegetated swales, earthen berms, and energy dissipaters. The BMPs would be selected to achieve maximum soil stabilization and sediment removal, and would be subject to review and approval by the City Engineer. During operations, the majority of the site would consist of impervious surfaces. The hydrology of the proposed site would not be substantially altered by implementation of the proposed project. The site would be graded and maintained such that surface drainage is directed away from structures in accordance with the 2019 CBSC or other applicable standards. Therefore, the proposed project would not substantially increase the long-term potential for erosion and sedimentation. Laboratory testing of two representative near-surface clay samples revealed the soils to possess low plasticity and Expansion Index values of 43 and 47, which is the high end of "low expansion potential." As such, the on-site soils have the potential to be expansive. If not mitigated, the soils could cause differential movement and significant damage to overlying structures and improvements. Specific recommendations for site grading, including moisture conditioning and compaction control, and designing foundations to resist differential movement, are provided in the Geotechnical Engineering Report. As part of the proposed project, all structures would be designed in accordance with the seismic requirements contained in the CBSC, utilizing foundation design alternatives, and following proper procedures for grading/excavation during the seasonal wet period. In order to ensure soil suitability impacts be less-than-significant, implementation of the recommendations included in the

		Geotechnical Engineering Report would be required by Mitigation Measure 11. *<u>Mitigation Measure 11</u> The project design shall comply with all recommendations included in the Geotechnical Report prepared for the proposed project by Wallace & Kuhl Associates. Compliance with such recommendations shall be demonstrated on all applicable improvement plans submitted for the project site. Improvement plans shall be submitted to the County Engineer for review and approval.* <u>Documentation Citation</u> California Building Standards Commission. *2019 California Building Code, Chapter 18, Section 1804.4*. Available at: https://up.codes/viewer/california/ibc-2018/chapter/18/soils-and-foundations#18. Accessed May 28, 2020. (Appendix J) Wallace Kuhl & Associates. *Geotechnical Engineering Report: East Beamer Street Housing Project*. January 29, 2020. (Appendix E) USEPA. *National Pollutant Discharge Elimination System (NPDES) Stormwater Discharges from Construction Activities*. Available at: https://www.epa.gov/npdes/stormwater- discharges-construction-activities. Accessed May 28, 2020. (Appendix J)
Hazards and Nuisances including Site Safety and Noise	3	Hazards and nuisances associated with site safety and noise are discussed in the sections below. <u>Site Safety</u> Construction activities associated with the proposed project could involve the use of potentially toxic substances. However, the project contractor would be required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Due to the residential nature of the proposed project, the project would not involve the use or storage of any toxic, hazardous, or radioactive materials, chemicals, or gases. Future residents of the facility may use common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Thus, residents would not be exposed to hazardous materials associated with the proposed project during operations. As noted above, a Phase I ESA was prepared for the proposed project. As noted therein, recognized environmental conditions (RECs) was not observed in connection with the project site. In addition, the subject parcel is not located on a site that is included on a list of hazardous materials sites. However, the Phase I ESA noted that soils of unknown origin were used to backfill former

		water treatment ponds, and the soils could potentially include hazardous materials. Implementation of Mitigation Measure 1, as presented previously, would ensure that such soils are tested and appropriately handled. With implementation of Mitigation Measure 2, the proposed project would not result in any significant impacts regarding on-site hazards or nuisances. <u>Noise</u> Section 10-4.421 of the Yolo County Code provides noise standards for residential developments, stating that noise levels between 6:00AM and 6:00PM shall not exceed 80 dBA at property boundaries and 60 dBA for any nearby noise-sensitive receptors. As noted previously, noise levels at the proposed residences are anticipated to be approximately 64 dB, which would comply with the standard set forth in the Yolo County Code. In addition, the nearest existing sensitive receptors are located over two miles from the project site. As such, any potential increase in ambient noise levels resulting from implementation of the proposed project would not impact the nearest existing noise-sensitive receptors. Construction of the proposed project would result in temporarily increased noise levels. However, considering the nearest sensitive receptors are over two miles away and noise levels attenuate with distance, noise from project construction would not have a significant impact on the nearest sensitive receptors. Furthermore, construction activities would occur over a relatively short period of time, and is anticipated to occur during normal daytime hours. <u>Conclusion</u> Compliance with state and County regulations and product label instructions, and implementation of Mitigation Measure 1, would ensure that the proposed project would not subject future residents or nearby receptors to on-site hazards. Because of the substantial distance from the nearest sensitive noise receptors, noise generated from construction and operations of the proposed project would not cause a significant contribution to community noise levels. Overall, the proposed project would not result in a significant impact related to hazards and nuisances, including site safety and noise. <u>Documentation Citation</u> California Department of Toxic Substances Control. *EnviroStor*. Available at: http://www.envirostor.dtsc.ca.gov. Accessed August 2019. (Appendix J) Yolo County. *Yolo County Code of Ordinances*. [Section 10-4.421]. Available at: https://codelibrary.amlegal.com/codes/yolocounty/latest/yolo/0-0-0-17605. Accessed June 12, 2020. (Appendix J)

		Wallace Kuhl & Associates. *Phase I Environmental Site Assessment – East Beamer Housing Project Property Woodland, California WKA No. 12185.04P*. May 29, 2020. (Appendix F)
Energy Consumption	2	The project site has already been planned for development, and would be required to comply with the energy efficiency requirements within the 2019 CALGreen Code and the 2019 Building Energy Efficiency Standards. Adherence to the aforementioned standards would ensure that the proposed structures would consume energy efficiently through the incorporation of features such as efficient water heating systems, high performance attics and walls, and high efficacy lighting. Required compliance with the CBSC would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary. In addition, electricity supplied to the project through VCE would be 75 percent carbon free and 42 percent renewable. Thus, a portion of the energy consumed during project operations would originate from renewable sources. Based on the above, construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, significant impacts associated with energy consumption would not occur.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The proposed project is intended to provide housing and supportive services for use by chronically homeless persons in Woodland. The project would include a neighborhood of 51 one-bedroom units and 10 two-bedroom units. In addition, the proposed project would include a shelter for the homeless (100 beds) and a residential substance abuse treatment facility (54 beds). By providing a total of 71 permanent bedrooms, 100 beds at the shelter, and 54 beds at the substance abuse treatment facility, the project would help fulfill the need for safe housing and support services for homeless persons in the City of Woodland. The proposed project would include hiring on-site personnel, landscapers and other maintenance workers, and temporary construction workers would contribute to an increase in employment in the area. Because the proposed project would provide employment opportunities and supportive housing options for formerly homeless City residents, the project would have a potentially beneficial impact to employment and income patterns.

Demographic Character Changes, Displacement	2	The proposed project would provide housing and services to chronically homeless persons. Considering the project site is currently vacant, development of the proposed project would not displace any current residents. In addition, because the site is currently designated IN and PQ, the project vicinity does not have a set demographic. As such, construction of the proposed neighborhood would not disrupt any existing demographic character.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The proposed project would include the development of a neighborhood of 51 one-bedroom units and 10 two-bedroom units, as well as a shelter and a residential substance abuse treatment facility intended for use by homeless adults in Woodland. As such, the project would not be anticipated to house a substantial number of school-age residents. Thus, the proposed project would not result in a demand for education facilities. With regard to cultural facilities, residents of the proposed project would have access to the Woodland Public Library, located 250 1st Street, and other public cultural facilities. Considering the residents of the proposed project would be formerly homeless individuals already residing in Woodland, the residents would have already had access to such facilities and the project would not increase the demand nor necessitate the expression of existing facilities or construction of new facilities. Based on the above, no impact would occur in regard to educational and cultural facilities.
Commercial Facilities	2	Future residents of the East Beamer Way Neighborhood Campus would also have access to several existing commercial facilities along the proposed YoloBus route, including a Grocery Outlet, Walmart, Gateway Shopping Center, service stations, a food bank, and more. In addition, residents would receive food products and other staples through the community organizations (Friends of the Mission, Fourth and Hope, and Woodland Opportunity Village) involved with the proposed project. Thus, the proposed project would not cause a significant increase in City-wide demand for commercial facilities that could not be met by existing and proposed facilities. Therefore, the proposed project would not cause impacts related to commercial facilities.
Health Care and Social Services	1	Health care facilities and social services are included as part of the proposed project, including substance abuse treatment facility, individual and group counseling, and employment support programs. In addition, an on-site health clinic may be implemented as part of the project. Furthermore, the project site would be served by health care services located within the City

		of Woodland as well as hospital facilities in surrounding areas, including the Dignity Health Medical Foundation and the Sutter Medical Plaza. Project staff would include an on-site property manager who would provide services coordination and case management, for all residents living in the permanent supportive housing units. The property manager and support staff would work with tenants to develop skills related to daily living, such as budgeting and grocery shopping, and gain access to medical treatment, vocational rehabilitation, employment counseling, and state benefits. Therefore, the proposed project would not create adverse impacts, and may in fact be beneficial, to social services and would not cause a significant increase in the demand for health care and social services.
Solid Waste Disposal / Recycling	2	Solid waste, recyclable materials, and compostable material collection within Yolo County are directed to the Yolo County Central Landfill. The Yolo County Central Landfill is a Class III solid waste landfill with an estimated closure date of January 1, 2081. Policy PF-9.2 of the Yolo County General Plan requires that new developments ensure adequate landfill space for existing and planned uses. According to the California Department of Resources Recycling and Recovery (CalRecycle), the Yolo County Central Landfill has a remaining capacity of 35,171,142 cubic yards out of a total permitted capacity of 49,035,200, or 71 percent remaining capacity. Due to the substantial amount of available capacity remaining at the Yolo County Central Landfill, sufficient capacity would be available to accommodate the proposed project's solid waste disposal needs, the proposed project would not have a significant impact in regards to solid waste disposal and recycling. <u>Document Citation</u> California Department of Resources Recycling and Recovery (CalRecycle). *SWIS Facility Detail, Yolo County Central Landfill (57-AA-0001).* Available at: https://www2.calrecycle.ca.gov/SWFacilities/Directory/57-AA-0001/Detail/. Accessed November 20, 2019. (Appendix J) Yolo County. *County of Yolo 2030 Countywide General Plan* [pg PF-34]. November 10, 2009. (Appendix J)
Waste Water / Sanitary Sewers	2	Following an Out of Agency Services Agreement, the City of Woodland Utilities Division would provide wastewater treatment service to the project site. Each unit would be connected to new six-inch sewer lines, which would direct flows to a proposed eight-inch line at the southwest corner of the site. The proposed eight-inch line would connect to the existing 30-

		inch sewer main that runs parallel to East Beamer Street, along the southern border of the project site The City's Water Pollution Control Facility (WPCF), located east of CR 102 and Gibson Road, is responsible for the treatment and disposal of the City's municipal wastewater. Under the facility's existing National Pollutant Discharge Elimination System permit, the plant is authorized to discharge up to 10.4 million gallons per day (MGD). Current flows, as of June 2016, are approximately 5 MGD. As a general rule of thumb, 90 percent of potable water becomes wastewater. As such, the proposed project would increase wastewater treatment demand by approximately 0.0129 MGD (0.014375 MGD x 0.9 water-to-wastewater ratio = 0.012938 MGD), which is a negligible increase compared to the permitted capacity. Therefore, addition of wastewater from the proposed project would not overwhelm the wastewater treatment facility or require expansion or construction of new waste water or sanitary sewer facilities. <u>Document Citation</u> City of Woodland. *2015 Urban Water Management Plan* [pg 6-8]. June 2016. (Appendix J)
Water Supply	2	Water service to the project site would be provided by the City of Woodland Utilities Division through connections to an existing water main within East Beamer Street. Based on the California Water Board's statewide average water use, approximately 14,375 gallons of water per capita per day would be required to accommodate the proposed 250 residents at the East Beamer Way Neighborhood Campus. Compared to the 13 million gallons diverted to Woodland per day, the additional demand from the proposed project would make up less than one percent of the City's total water demand. Furthermore, the City plans to develop several Aquifer Storage and Recovery wells to balance winter water supply with summer demand, and store treated surface water in preparation of future droughts. Thus, water supplies would be available to serve the proposed project in the foreseeable future. Additionally, the Woodland General Plan anticipated development of the project site. Therefore, the increase in water demand at the project site has been previously anticipated and analyzed in the General Plan EIR. The project would connect to existing water conveyance lines, and there would not be a need for major expansion of facilities or water utility infrastructure. Given the planned expansion of water conveyance infrastructure and the increase in development anticipated in the General Plan, it is assumed that the City will meet future water supply

		demands, and the proposed project would not result in a significant impact to water supply. <u>Document Citation</u> Woodland-Davis Clean Water Agency. *Our Water: Water for Woodland, Davis and UC Davis*. Available at: https://www.wdcwa.com/our-water-1. Accessed November 22, 2019. (Appendix J) City of Woodland. *General Plan 2035 Update* [pg 5-37]. May 16, 2017. (Appendix J) City of Woodland. *2015 Urban Water Management Plan* [pg 6-8]. June 2016. (Appendix J)
Public Safety - Police, Fire and Emergency Medical	2	The proposed project would be provided law enforcement services by the Yolo County Sheriff-Coroner Department. Development of the proposed project would increase the demand for police service. The department has a staff of 276 full time employees, 95 of which are full-time sworn officers, and is located at 140 Tony Diaz Drive in Woodland. Policy PF-4.3 of the Yolo County General Plan requires that the Sheriff's Department maintain a minimum ratio of 1.75 officers per 1,000 service population. According to 2016 demographic data, approximately 28,500 residents lived in Unincorporated Yolo County. Assuming the 95 full-time sworn officers were serving the 28,500 residents, a ratio of 3.33 officers per 1,000 residents is well above the mandated requirement. As such, the minor increase in demand for law enforcement as a result of the proposed project would not require additional staff members. Further, the residences would be located within a gated community, which would reduce some potential for criminal activity and associated Sheriff presence. It should be noted that the Woodland Police Department could also respond to an emergency if needed. Therefore, new police facilities would not be required as a result of the proposed project. Fire protection would be provided to the project from the Springlake Fire Protection District. Station #3, at 1550 Springlake Court, is the closest to the project site at 1.2 mile away. The project applicant would provide the required will-serve letter from the Springlake Fire Protection District and pay any associated service fees to reduce the impacts associated with the increase in fire service demand resulting from the proposed project. To facilitate on-site fire protection, five fire hydrants and several fire sprinklers would be included throughout the site as part of the proposed project. In addition, according to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is not located within a Very High Fire Hazard Severity Zone. As

		such, new fire protection facilities would not be required as a result of the proposed project. Emergency medical facilities are not located on the project site; however, adequate emergency medical services exist in the community to serve the site. Emergency medical hospitals in the surrounding area include the Dignity Health Medical Foundation and the Sutter Medical Plaza. The Dignity Health Medical Foundation is located approximately one mile south of the project site, and the Sutter Medical Plaza is located approximately 1.1 mile southwest of the project site. In addition, the project does include support services for those with mental illness and substance abuse disorders. As such, demand for emergency medical facilities related to mental health crises or substance use may be reduced following implementation of the proposed project. Based on the above, sufficient public safety (i.e., police, fire, and emergency medical) facilities exist to serve the proposed project. <u>Document Citation</u> California Department of Forestry and Fire Protection. *Yolo County, Draft Fire Hazard Severity Zones in LRA*. October 5, 2017. (Appendix J)
Parks, Open Space and Recreation	2	Development of the proposed project would introduce a maximum of 250 residents to the site, which would generate an increase in demand for park usage/recreational facilities in the surrounding area. Recreational facilities, such as a community center, public garden, and two gathering spaces, are included in the design plan. As such, the proposed project includes recreational facilities. In addition, future residents would have access to other parks and public facilities throughout the City and County. Furthermore, the project may be subject to Yolo County parkland impact fees under Action Item PF-A21. Therefore, due to the proposed incorporation of recreational facilities and given that the projects shall submit payment for appropriate parkland impact fees, the proposed project would result in a less than significant impact to parks, open space, and recreation. <u>Document Citation</u> County of Yolo. *County of Yolo 2030 Countywide General Plan* [pg PF-16]. November 10, 2009. (Appendix J)
Transportation and Accessibility	2	The proposed project includes the construction of an access road and YoloBus turnout off East Beamer Street, paved sidewalks, and internal roads connecting the proposed structures. The internal roads would not impact the surrounding traffic

		infrastructure, and the bus turnout would encourage the use of public transit. Additionally, Yolo County Medi-Cal would provide transportation for medical appointments. The availability of public transit, ridesharing options, bicycle lanes, and sidewalks would ensure that impacts related to transportation and accessibility would not occur.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The proposed project site is located within an urbanized area and is surrounded by development. In addition, California Department of Conservation designates the proposed project area as located within an urban and built-up area rather than farmland of importance. The proposed project site has a City zoning of Industrial, and a County zoning and land use designation of Public and Quasi Public. The project site does not contain any natural features such as wetlands or designated agricultural land that would be affected by the proposed project. The project site is not located near any rivers, streams, or lakes that would contain surface water. During the early stages of construction activities, topsoil would be exposed due to grading and hauling fill to raise the elevation of the site. After grading and prior to overlaying the ground surface with impervious surfaces and structures, the potential exists for wind and water erosion to discharge sediment and/or urban pollutants into stormwater runoff, which could adversely affect water quality. However, the proposed construction activities would be subject to all applicable State Water Resources Control Board (SWRCB) regulations. Per the SWRCB Construction General Permit, the proposed project would be required to submit a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would require the use of soil erosion control techniques consistent with Yolo County's Storm Water Management Plan, which in turn would reduce the possibility of any significant soil erosion from occurring. Implementation of the SWPPP would ensure that erosion from construction activities would not result in the degradation of water quality in the project area. In addition, the proposed project would be required to comply with post-construction Best Management Practices (BMPs) per Section 10-9.303 of the Yolo County Code. Such BMPs intend to control the volume, rate, and potential pollutant load of stormwater runoff. With implementation of the SWPPP and the aforementioned BMPs, impacts related to unique natural features and water resources would not occur.

		Document Citation California Department of Conservation. *California Important Farmland Finder.* Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed May 2020. (Appendix J) USEPA. *National Pollutant Discharge Elimination System (NPDES), Stormwater Discharges from Construction Activities*. Available at: https://www.epa.gov/npdes/stormwater-discharges-construction-activities. Accessed May 28, 2020. (Appendix J) Yolo County. *Storm Water Management*. Available at http://www.yolocounty.org/community-services/planning-public-works/public-works-division/storm-water-management. Accessed May 2020. (Appendix J)
Vegetation, Wildlife	3	A project-specific Biological Resources Assessment was prepared for the proposed project by Estep Environmental Consulting. The Biological Resources Assessment concluded that impacts to biological resources would be less-than-significant with implementation of appropriate mitigation measures. Currently, on-site vegetation consists primarily of nonnative annual grasses and agricultural weeds. Willow and cottonwood trees are located in the northwest portion of the project area, and several olive trees exist along CR 102. The trees are all within the remainder parcel, and would not be removed or impacted by the proposed project. A seasonal wetland and two channels exist within the remainder parcel. Structures would not be built nor any other form of disturbance near the aforementioned aquatic features, and thus, the associated habitat would not be influenced. The project site is unlikely to act as a movement corridor because industrial developments exist directly to the west and southeast of the site. As noted previously, in order to determine the potential for special status plant or wildlife species to occur within the project vicinity, the Biological Resources Assessment included a database search of several sources and a pedestrian field survey, conducted December 20, 2018. Based on the results of the database search and field survey, a total of one special-status plant species and six special-status wildlife species have the potential to occur within the project region. Implementation of the proposed project could potentially affect the following special-status plants and wildlife species: Palmate-bracted bird's beak, Swainson's hawk, white-tailed kite, western

		burrowing owl, tricolored blackbird, and MBTA protected species. Thus, the proposed project could have a substantial adverse effect on the aforementioned protected species. In order to reduce impacts to such species, refer to Mitigation Measure 3 through Mitigation Measure 8 above in the 'Endangered Species' section. Implementation of the mitigation measures would ensure that special-status wildlife species and birds protected by the MBTA would not be adversely affected by the proposed project, and impacts related to vegetation and wildlife would not occur. Documentation Citation Estep Environmental Consulting. *Biological Resources Assessment of the City of Woodland's East Beamer Street at County 102 Parcel*. December 26, 2018. (Appendix B)
Other Factors	2	None

Additional Studies Performed:

- CalEEMod Air Quality Modeling Results. March 9, 2020. (Appendix A)
- Estep Environmental Consulting. *Biological Resources Assessment of the City of Woodland's East Beamer Street at County 102 Parce*l. December 26, 2018. (Appendix B)
- Office of Historic Preservation. *Easter Beamer Neighborhood Campus Homeless Services Development Project on Beamer Street at County Road 103, Woodland, CA.* May 19, 2020. (Appendix C)
- Tom Origer & Associates. *Cultural Resources Study for the East Beamer Way Project, Woodland, Yolo County, California*. October 22, 2019. (Appendix D)
- Wallace Kuhl & Associates. *Geotechnical Engineering Report: East Beamer Street Housing Project*. January 29, 2020. (Appendix E)
- Wallace Kuhl & Associates. *Phase I Environmental Site Assessment – East Beamer Housing Project Property Woodland, California WKA No. 12185.04P*. May 29, 2020. (Appendix F)
- Wallace Kuhl & Associates. *Stockpile Soil Sampling and Analysis Report – East Beamer Housing Project Woodland, CA WKA No. 12185.03P*. May 29, 2020. (Appendix G)
- Wood Rogers. *Technical Memorandum: 200-year Change in Water Surface Elevation (Housing Project + Skyline Expansion).* February 13, 2020. (Appendix H)

Field Inspection (Date and completed by)

- December 20, 2018: Field survey by Estep Environmental Consulting for Biological Resources Assessment;
- October 14, 2019: Field survey by Tom Origer & Associates for Cultural Resources Study;
- October 15, 2019: Site visit by Raney Planning and Management;
- December 30, 2019: Field survey by Wallace Kuhl & Associates for Geotechnical Engineering Report;
- April 24, 2020 and May 12, 2020: Field survey and soil sampling, respectively, by Wallace Kuhl & Associates for Stockpile Soil Sampling and Analysis Report; and

- May 19, 2020: Field survey by Wallace Kuhl & Associates for Phase I Environmental Site Assessment.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]**:**

- Airport-data.com. *Medlock Field Airport (69CL) Information.* Available at: https://www.airport-data.com/airport/69CL/. Accessed May 26, 2020. (Appendix J)
- Airport-data.com. *Yolo County Airport (DWA) Information.* Available at: https://www.airport-data.com/airport/DWA/. Accessed May 26, 2020. (Appendix J)
- California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005. (Appendix J)
- California Building Standards Commission. *2019 California Building Code, Chapter 18, Section 1804.4*. Available at: https://up.codes/viewer/california/ibc-2018/chapter/18/soils-and-foundations#18. Accessed May 28, 2020. (Appendix J)
- California Department of Conservation. *California Important Farmland Finder*. Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed May 2020. (Appendix J)
- California Department of Fish and Wildlife. *Coastal Zone Boundary*. Available at: https://map.dfg.ca.gov/bios/?al=ds990. Accessed May 22, 2020. (Figure 5)
- California Department of Forestry and Fire Protection. *Yolo County, Draft Fire Hazard Severity Zones in LRA*. October 5, 2017. (Appendix J)
- California Department of Resources Recycling and Recovery (CalRecycle). *SWIS Facility Detail, Yolo County Central Landfill (57-AA-0001).* Available at: https://www2.calrecycle.ca.gov/SWFacilities/Directory/57-AA-0001/Detail/. Accessed November 20, 2019. (Appendix J)
- California Department of Toxic Substances Control. *EnviroStor*. Available at: http://www.envirostor.dtsc.ca.gov. Accessed August 2019. (Appendix J)
- City of Woodland. *2015 Urban Water Management Plan* [pg 6-8]. June 2016. (Appendix J)
- City of Woodland. *General Plan 2035 Update* [pg 5-37]. May 16, 2017. (Appendix J)
- County of Yolo. *County of Yolo 2030 Countywide General Plan* [pg PF-16]. November 10, 2009.
- County of Yolo. *Yolo County Community Services Department Zoning Code (Title 8 of the Yolo County Code)*. July 2014. (Appendix J)
- Federal Emergency Management Agency. *Flood Insurance Rate Map 06013C0355G*. Effective March 21, 2007. (Figure 3)
- HUD Exchange. *DNL Calculator.* Available at: https://www.hudexchange.info/programs/environmental-review/dnl-calculator/. Accessed June 12, 2020. (Appendix J)
- U.S. Environmental Protection Agency. *Sole Source Aquifers.* Available at: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b. Accessed May 22, 2020. (Figure 5)
- United States Environmental Protection Agency. *What is a Wetland.* Available at: https://www.epa.gov/wetlands/what-wetland. Accessed May 2020. (Appendix J)
- US Forest Service, National Park Service, Bureau of Land Management and the Fish and Wildlife Service. *National Wild and Scenic Rivers Segments.* Available at: http://www.rivers.gov/mapping-gis.php. Accessed May 22, 2020. (see Appendix J)
- USEPA. *National Pollutant Discharge Elimination System (NPDES), Stormwater Discharges from Construction Activities*. Available at: https://www.epa.gov/npdes/stormwater-discharges-construction-activities. Accessed May 28, 2020. (Appendix J)
- USFWS. *Coastal Barrier Resources Act.* Available at: http://www.fws.gov/cbra/Act/index.html#CBRS. Accessed May 2020. (Appendix J)

- Woodland-Davis Clean Water Agency. *Our Water: Water for Woodland, Davis and UC Davis*. Available at: https://www.wdcwa.com/our-water-1. Accessed November 22, 2019. (Appendix J)
- Yolo County. *County of Yolo 2030 Countywide General Plan* [pg PF-34]. November 10, 2009. (Appendix J)
- Yolo County. *Storm Water Management*. Available at http://www.yolocounty.org/community-services/planning-public-works/public-works-division/storm-water-management. Accessed May 2020. (Appendix J)
- Yolo County. *Yolo County Code of Ordinances*. [Section 10-4.421]. Available at: https://codelibrary.amlegal.com/codes/yolocounty/latest/yolo/0-0-0-17605. Accessed June 12, 2020. (Appendix J)
- Yolo-Solano Air Quality Management District. *Handbook for Assessing and Mitigating Air Quality Impacts*. July 11, 2007. (Appendix J)

List of Permits Obtained:

None.

Public Outreach [24 CFR 50.23 & 58.43]**:**

Public outreach requirements conducted as required by the Department of Housing and Urban Development.

Cumulative Impact Analysis [24 CFR 58.32]**:**

Cumulative impacts can result from incremental minor impacts that can be seen as collectively significant over time. Air Quality and Traffic are often the issues which present cumulative impacts. Cumulative impacts associated with air quality would be a result of construction of the proposed development. However, construction-related equipment would be regulated by CARB, and construction would occur over a relatively short duration compared to the operational lifetime of the proposed project. In addition, because the proposed project would result in emissions below the applicable thresholds of significance, the project would not result in a cumulatively considerable contribution to the region's existing air quality conditions. The target population for the proposed project are expected to have a relatively low single-occupant motor vehicle use ratio, and a substantial increase in vehicular traffic is not anticipated during operations of the proposed project. The proposed project, in conjunction with other developments throughout the City of Woodland and Yolo County, could incrementally contribute to cumulative impacts in the area. However, as demonstrated in this Environmental Assessment, all potential environmental impacts that could occur as a result of project implementation would be reduced to a less-than-significant level through compliance with the mitigation measures included herein, as well as applicable General Plan policies, Municipal Code standards, and other applicable local and State regulations.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]**:**

Off-Site Alternative

The Off-Site Alternative would include development of the proposed project at a different location. The Woodland City Council and City staff explored possible options to relocate and expand the capacity of the existing emergency homeless shelter and substance abuse center from the present location in downtown Woodland. City staff also considered including the construction of 61 permanent supportive housing units combined into a campus setting with the permanent relocation of existing emergency shelter and Friends

of the Mission's Walter's House, all on the same site. City staff identified and analyzed the following four options:

1. A potential site within an existing structure, located within the City's industrial area, was analyzed for project suitability. However, the site would not accommodate the building program, and would reduce valuable manufacturing space. Therefore, this alternative location was not feasible.
2. A new temporary shelter facility, located at the five-acre Caltrans parcel at 6 Dr. Classan Way, was analyzed for project suitability. Acquiring possession of the Caltrans parcel would require a lease that could take a year to execute, and the adverse effects of vehicle pollution and traffic safety were not acceptable. Therefore, this alternative location was not feasible.
3. A new temporary shelter facility, located at a south-central area of the City-owned property at County Road 102 and East Beamer Street, was analyzed for project suitability. However, the area was determined to be too narrow to accommodate the building program. Therefore, this alternative location was not feasible.
4. A comprehensive permanent facility on the same parcel, at the northwest corner of County Road 102 and East Beamer Street, was analyzed for project suitability. The southeast corner of 1901 E. Beamer, located near at northwest corner County Road 102 and East Beamer Street was the only acceptable site for the proposed project.

Other criteria for comparing the costs and benefits of each site included: the time required between project approval to shelter occupancy; the development costs, including non-recoverable funds; environmental safety; and whether a site would be consistent with the objectives of the East Beamer Way Neighborhood Campus. Based on a review of the information presented to the City Council, both City and County staff concurred on advancing a recommendation to pursue Option 4, a campus located on the City-owned property located at County Road 102 and East Beamer.

Overall, the City identified other potential sites during the planning process but, for various reasons, the site alternatives were deemed infeasible. Nonetheless, development of the proposed project at an alternative site would likely result in similar impacts as those analyzed under the proposed project. As discussed above, the proposed project would not result in any significant and adverse impacts to the environment.

Implementation of the Off-Site Alternative would not reduce impacts to less than those anticipated for the proposed project. Any alternative location for the proposed project would be unlikely to improve the range and proximity of the amenities available to the future residents of the development beyond what is currently available at the proposed project site.

Reduced Intensity Alternative

Permanent supportive housing units, the homeless shelter, and residential substance abuse treatment facility could be developed on-site at a reduced density under a Reduced Intensity Alternative. A substantial reduction in the number of units would achieve the project objective of providing safe housing for chronically homeless individuals to a lesser extent, as the services would reach fewer people. As such, the Reduced Intensity Alternative would partially meet the need for the proposed project, although at a reduced capacity.

No Action Alternative [24 CFR 58.40(e)]**:**

Under the No Action Alternative, the project would not be implemented and the project site would remain vacant and undeveloped. The City of Woodland has identified a need for housing and services to prevent the flow of individuals and families entering homelessness. The proposed project would help fulfill that

need. However, the No Action Alternative would not contribute towards achieving the goal of establishing permanent supportive housing and services in Woodland.

Summary of Findings and Conclusions:

The following areas of concern were evaluated and assigned an impact code 1, meaning potentially beneficial impacts are anticipated:

- Employment and Income Patterns; and
- Health Care and Social Services.

The following areas of concern were evaluated and assigned an impact code 2, meaning no impact is anticipated:

- Conformance with Plans/Compatible Land Use and Zoning/Scale and Urban Design;
- Energy Consumption;
- Demographic Character Changes, Displacement;
- Educational and Cultural Facilities;
- Commercial Facilities;
- Solid Waste Disposal/Recycling;
- Waste Water/Sanitary Sewers;
- Water Supply;
- Public Safety – Police, Fire, and Emergency Medical;
- Parks, Open Space, and Recreation;
- Transportation and Accessibility; and
- Unique Natural Features, Water Resources.

The following area of concern was evaluated and assigned an impact code 3, meaning the impacts require mitigation to ensure the impact would be less-than-significant:

- Soil Suitability/Slope/Erosion/Drainage/Stormwater Runoff;
- Hazards and Nuisances including Site Safety and Noise; and
- Vegetation, Wildlife.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]**:**

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Mitigation Measure 1 Prior to the submittal of improvement plans, the applicant shall include on the plans that the ground floor elevation of all structures shall be constructed one foot above the base flood elevation (BFE). Such plans shall be submitted to the City Engineer for review and approval.

Mitigation Measure 2 Prior to initiation of construction activities associated with permanent structures on the project site, the project applicant shall complete an analysis of the soils used to backfill on-site ponds to determine whether substantial concentrations of organochloride pesticides or other soil

contaminants are present above the applicable direct exposure Environmental Screening Levels (ESLs) set by the Regional Water Quality Control Board, the residential screening levels set by the Department of Toxic Substances Control's Human Health Risk Assessment Note 3, and/or the U.S. Environmental Protection Agency's Regional Screening Levels for Region 9. If contaminants are not detected above applicable ESLs/RSLs, then further mitigation is not required. If contaminants are detected above the applicable ESLs/RSLs, then the soils shall be remediated by off-hauling to a licensed landfill facility. Such remediation activities shall be performed by a licensed hazardous waste contractor (Class A) and contractor personnel that have completed 40-hour OSHA hazardous training. The results of soil sampling and analysis, as well as verification of proper remediation and disposal, shall be submitted to the City's Community Development Department for review and approval.

Mitigation Measure 3 Prior to the issuance of building permits, the developer shall pay the applicable Yolo HCP/NCCP mitigation fee to Yolo County in compliance with County Code Section 10-13.5.

Mitigation Measure 4 Implement Yolo HCP/NCCP Measure AMM1: Minimize Take and Adverse Effects on Palmate-Bracted Bird's Beak.

Mitigation Measure 5 Implement Yolo HCP/NCCP Measure AMM16: Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite.

Mitigation Measure 6 Implement Yolo HCP/NCCP Measure AMM18: Minimize Take and Adverse Effects on Habitat of Western Burrowing Owl.

Mitigation Measure 7 Implement Yolo HCP/NCCP Measure AMM21: Minimize Take and Adverse Effects on Habitat of Tricolored Blackbird.

Mitigation Measure 8 The project proponent shall implement the following measures to avoid or minimize impacts to raptors and federally-protected nesting migratory birds:

- *If any site disturbance or construction activity for any phase of development begins outside the February 1 to August 31 breeding season, a preconstruction survey for active nests shall not be required.*
- *If any site disturbance or construction activity for any phase of development is scheduled to begin between February 1 and August 31, a qualified biologist shall conduct a preconstruction survey for active nests from publicly accessible areas within 14 days prior to site disturbance or construction activity for any phase of development. The survey area shall cover the construction site and the area surrounding the construction site, including a 100-foot radius for MBTA birds, and a 500-foot radius for birds of prey. If an active nest of a bird of prey, MBTA bird, or other protected bird is not found, then further mitigation measures are not necessary. The preconstruction survey shall be submitted to the City of Woodland Community Development Department for review.*
- *If an active nest of a bird of prey, MBTA bird, or other protected bird is discovered that may be adversely affected by any site disturbance or construction or an injured or killed bird is found, the project applicant shall immediately:*
    - *Stop all work within a 100-foot radius of the discovery.*
    - *Notify the City of Woodland Community Development Department.*
    - *Do not resume work within the 100-foot radius until authorized by the biologist.*
    - *The biologist shall establish a minimum 500-foot Environmentally Sensitive Area (ESA) around the nest if the nest is of a bird of prey, and a minimum 100-foot ESA around the nest if the nest is of an MBTA bird other than a bird of prey. The ESA may be reduced if the biologist determines that a smaller ESA would still adequately protect the active nest. Further work may not occur within the ESA until the biologist determines that the nest is no longer active.*

Mitigation Measure 9 Prior to the approval of the improvement plans, the project's improvement plans shall include notes indicating that a Native American tribal resources monitor shall be present on behalf of the Yocha Dehe Wintun Nation during initial ground disturbing activities. If buried materials are encountered, all soil disturbing work shall be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s) pursuant to Section 106 of the National Historic Preservation Act (36CFR60.4). If the resource is also a tribal cultural resource the Native American tribal resources monitor shall evaluate the significance of the find and determine an appropriate course of action, subject to approval by the City. The consultation tribe(s) will also require notification and opportunity to consult on the findings. This shall be conducted in accordance with the City and land owner. Ground disturbing work in the vicinity of the find shall not occur until the resource has been evaluated, if the resource is found eligible for CRHR and avoidance is not feasible then an evaluation and/or data recovery mitigation program shall be drafted and implemented. The archaeologist shall be required to submit a report of findings to the City's Community Development Department for review.

Prehistoric archaeological site indicators expected within the general area include: chipped chert and obsidian tools and tool manufacture waste flakes; grinding and hammering implements that look like fist-size, river-tumbled stones; and for some rare sites, locally darkened soil that generally contains abundant archaeological specimens. Historical remains expected in the general area commonly include items of ceramic, glass, and metal. Features that might be present include structure remains (e.g., cabins or their foundations) and pits containing historical artifacts.

Mitigation Measure 10 Prior to the approval of the improvement plans, the project's improvement plans shall include notes (per Public Resources Code 5097.97, Health and Human Safety Section 7050.5(b) of the California Health and Safety Code, and pursuant to CEQA Guidelines Section 15064.5(d)) indicating that if human remains are encountered, excavation or disturbance of the location shall be halted in the vicinity of the find, and the Yolo County Coroner contacted. If the Coroner determines the remains are Native American, the Coroner shall contact the NAHC. The NAHC shall identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent (MLD) shall provide recommendations regarding the treatment of the remains with appropriate dignity (refer to PRC 5097.94 for complete guidelines).

Mitigation Measure 11 The project design shall comply with all recommendations included in the Geotechnical Report prepared for the proposed project by Wallace & Kuhl Associates. Compliance with such recommendations shall be demonstrated on all applicable improvement plans submitted for the project site. Improvement plans shall be submitted to the County Engineer for review and approval.

Law, Authority, or Factor	Mitigation Measure
City Engineer	Mitigation Measure 1
Project Applicant/Qualified Analytical Laboratory	Mitigation Measure 2
Project Applicant	Mitigation Measure 3
CDFW Wildlife Biologist	Mitigation Measure 4, Mitigation Measure 5, Mitigation Measure 6, Mitigation Measure 7, and Mitigation Measure 8
Qualified Archaeologist, the County Coroner, and the NAHC	Mitigation Measure 9 and Mitigation Measure 10
Construction Contractor and County Engineer	Mitigation Measure 11

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: _____ Date: 9/18/20

Name/Title/Organization: Rod Stinson, Division Manager/Air Quality Specialist/Raney Planning & Management, Inc.

Certifying Officer Signature: _____ Date: _____

Name/Title: Stephen Coyle, Deputy Director of Community Development

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).