

YOLO LOCAL AGENCY FORMATION COMMISSION

Regular Meeting AGENDA

October 29, 2020 - 9:00 a.m.

COMMISSIONERS

OLIN WOODS, CHAIR (PUBLIC MEMBER)
DON SAYLOR, VICE CHAIR (COUNTY MEMBER)
TOM STALLARD (CITY MEMBER)
GARY SANDY (COUNTY MEMBER)
BABS SANDEEN (CITY MEMBER)

ALTERNATE COMMISSIONERS

DUANE CHAMBERLAIN (COUNTY MEMBER)
RICHARD DELIBERTY (PUBLIC MEMBER)
WADE COWAN (CITY MEMBER)

This meeting will be conducted utilizing teleconferencing and electronic means to allow the Commission, staff and the public to participate in the meeting pursuant to the provisions of the Governor's Executive Order N-29-20 (March 17, 2020), available at the following [link](#).

Teleconference Options to join Zoom meeting:

By PC: <https://yolocounty.zoom.us/j/99882979256>

or

By Phone: (408) 638-0968

Meeting ID: 998 8297 9256

Further instructions on how to electronically participate and submit your public comment can be found in the PUBLIC PARTICIPATION instructions at the end of this agenda. In the rare event of a widespread internet disruption where Zoom is not available, the meeting will be conducted utilizing the following teleconference call dial in number (605) 475-6006 using Access Code 680-0491.

CHRISTINE CRAWFORD
EXECUTIVE OFFICER

ERIC MAY
COMMISSION COUNSEL

NOTICE:

This agenda has been posted at least five (5) calendar days prior to the meeting in a location freely accessible to members of the public, in accordance with the Brown Act and the Cortese Knox Hertzberg Act. The public may subscribe to receive emailed agendas, notices and other updates by contacting staff at lafco@yolocounty.org.

All persons are invited to testify and submit written comments to the Commission. If you challenge a LAFCo action in court, you may be limited to issues raised at the public hearing or submitted as written comments prior to the close of the public hearing. If you wish to submit written material at the hearing, please supply 8 copies.

FPPC - Notice to All Parties and Participants in LAFCo Proceedings

All parties and participants on a matter to be heard by the Commission that have made campaign contributions totaling \$250 or more to any Commissioner in the past 12 months must disclose this fact, either orally or in writing, for the official record as required by Government Code Section 84308.

Contributions and expenditures for political purposes related to any proposal or proceedings before LAFCo are subject to the reporting requirements of the Political Reform Act and the regulations of the Fair Political Practices Commission, and must be disclosed to the Commission prior to the hearing on the matter.

PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chair or Commission members.

CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Public Comment: This is an opportunity for members of the public to address the LAFCo Commission on subjects relating to LAFCo purview but not relative to items on this Agenda. The Commission reserves the right to impose a reasonable time limit on any topic or on any individual speaker.

CONSENT AGENDA

4. Approve the LAFCo Meeting Minutes of September 24, 2020

PUBLIC HEARINGS

5. Continued Public Hearing to consider **Resolution 2020-05**, adopting the Municipal Service Review (MSR) and approving a Sphere of Influence (SOI) Update for the Dunnigan Water District (LAFCo No. S-055)
6. Continued Public Hearing to consider **Resolution 2020-06** approving the Dunnigan Water District Annexation (LAFCo No. 935) and waiving Conducting Authority Proceedings, subject to findings and conditions contained in the staff report
7. Public Hearing to consider approval of **Resolution 2020-07** adopting the Joint Powers Agency (JPA) Service Review for the Yolo Subbasin Groundwater Agency (YSGA) (LAFCo No. S-057)

REGULAR AGENDA

8. Consider **Resolution 2020-08** authorizing the City of Woodland to provide out of agency water, sewer, police protection, stormwater, and solid waste and recycling services to the East Beamer Neighborhood Campus Project, an 8.5-acre portion of APN 027-360-010, located at 1901 East Beamer Street in Woodland (LAFCo No. 937)

EXECUTIVE OFFICER'S REPORT

9. A report by the Executive Officer on recent events relevant to the Commission and an update of the Yolo LAFCo staff activity for the month. The Commission or any individual Commissioner may request that action be taken on any item listed.
 - a. Long Range Planning Calendar
 - b. EO Activity Report - July 20 through October 23, 2020

COMMISSIONER REPORTS

10. Action items and reports from members of the Commission, including announcements, questions to be referred to staff, future agenda items, and reports on meetings and information which would be of interest to the Commission or the public.

ADJOURNMENT

11. Adjourn to the next Regular LAFCo Meeting.

I declare under penalty of perjury that the foregoing agenda was posted by 5:00 p.m. on Friday, October 23, 2020, at the following places:

- On the bulletin board at the east entrance of the Erwin W. Meier County Administration Building, 625 Court Street, Woodland, CA;
- On the LAFCo website at: www.yololafco.org.

ATTEST:

Terri Tuck, Clerk
Yolo LAFCo

NOTICE

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Commission Clerk for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should contact the Commission Clerk as soon as possible and at least 24 hours prior to the meeting. The Commission Clerk may be reached at 530-666-8048 or at the following address: Yolo LAFCo, 625 Court Street, Suite 107, Woodland, CA 95695.

PUBLIC PARTICIPATION INSTRUCTIONS

Based on guidance from the California Department of Public Health and the California Governor's Office, in order to minimize the spread of COVID-19, please consider the following:

Join the Yolo LAFCo meeting at <https://yolocounty.zoom.us/j/99882979256>, or by phone via 1-408-638-0968, Webinar ID: 998 8297 9256.

1. Submit live comment by joining the meeting and press the "raise a hand" button or if joining by phone only, press *9 to indicate a desire to make a comment. The chair will call you by name or phone number when it is your turn to comment. The Commission reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

* If you are joining by zoom and phone, still use the zoom raise a hand button as *9 will not work.

2. Submit written comment on any matter within the Commission's subject matter jurisdiction, regardless of whether it is on the agenda for Commission consideration or action. Submit your comment, limited to 250 words or less, via email to lafco@yolocounty.org, or by U.S. mail to Yolo LAFCo at 625 Court Street, Suite 107, Woodland, CA, 95695, by 1 p.m. on the Wednesday prior to the Commission meeting. Your comment will be read at the meeting.

3. Submit verbal comment by calling (530) 666-8048; state and spell your name, mention the agenda item number you are calling about and leave your comment. Verbal comments must be received no later than 1 p.m. on the Wednesday prior to the Commission meeting. Your comment will be read at the meeting by the Commission Clerk; limited to 3 minutes per item.

Consent 4.

LAFCO

Meeting Date: 10/29/2020

Information

SUBJECT

Approve the LAFCo Meeting Minutes of September 24, 2020

RECOMMENDED ACTION

Approve the LAFCo Meeting Minutes of September 24, 2020.

Attachments

LAFCo Minutes 09.24.20

Form Review

Form Started By: Terri Tuck

Started On: 10/15/2020 09:42 AM

Final Approval Date: 10/15/2020

YOLO LOCAL AGENCY FORMATION COMMISSION

MEETING MINUTES

September 24, 2020

The Yolo Local Agency Formation Commission met on the 24th day of September 2020, at 9:00 a.m. via teleconference. Voting members present were Chair and Public Member Olin Woods, County Members Don Saylor and Gary Sandy, and City Members Tom Stallard and Babs Sandeen. Others present were Alternate Public Member Richard DeLiberty, Executive Officer Christine Crawford, Clerk Terri Tuck, and Counsel Eric May.

CALL TO ORDER

Chair Woods called the Meeting to order at 9:02 a.m.

Item № 1 Pledge

Don Saylor led the Pledge of Allegiance.

Item № 2 Roll Call

PRESENT: Sandeen, Sandy, Saylor, Stallard, Woods ABSENT: None

Item № 3 Public Comments

None.

CONSENT

Item № 4 Approve the LAFCo Meeting Minutes of July 23, 2020

Item № 4 Review and file Fiscal Year 2019/20 Fourth Quarter Financial Update

Item № 6 Correspondence

Minute Order 2020-23: All recommended actions on Consent were approved.

Approved by the following vote:

MOTION: Sandy SECOND: Sandeen
AYES: Sandeen, Sandy, Saylor, Stallard, Woods
NOES: None
ABSENT: None

PUBLIC HEARINGS

Item № 7 Consider adopting the Municipal Service Review (MSR) and approving a Sphere of Influence Update (SOI) for the Dunnigan Water District (LAFCo No. S-055)

A countywide internet outage occurred at 9:10 a.m. and terminated the Zoom Webinar for all attendees before action was taken on this item.

Minute Order 2020-24: By order of the Chair, the teleconference meeting was adjourned at 9:30 a.m., due to a countywide internet outage. Both Public Hearing items scheduled on the Agenda were continued to the next Regular LAFCo Meeting on October 29, 2020.

Item № 8 **Public Hearing to consider and adopt Resolution 2020-06, approving the Dunnigan Water District Annexation (LAFCo No. 935) and waiving conducting authority proceedings, subject to findings and conditions contained in the staff report**

Item № 9 **Executive Officer’s Report**

Item № 10 **Commissioner Reports**

Item № 11 **Adjournment**

Olin Woods, Chair
Local Agency Formation Commission
County of Yolo, State of California

ATTEST:

Terri Tuck
Clerk to the Commission

Public Hearings 5.

LAFCO

Meeting Date: 10/29/2020

Information

SUBJECT

Continued Public Hearing to consider **Resolution 2020-05**, adopting the Municipal Service Review (MSR) and approving a Sphere of Influence (SOI) Update for the Dunnigan Water District (LAFCo No. S-055)

RECOMMENDED ACTION

1. Receive staff presentation on the MSR and SOI Update.
2. Open the Public Hearing for public comments on this item.
3. Close the Public Hearing and consider the information presented in the staff report and during the Public Hearing. Discuss and direct staff to make any necessary changes.
4. Approve Resolution 2020-05 adopting the Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Dunnigan Water District.

FISCAL IMPACT

No fiscal impact. The MSR and SOI Update were prepared "in-house" and appropriate funds were budgeted.

REASONS FOR RECOMMENDED ACTION

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act), is LAFCo's governing law and outlines the requirements for preparing periodic Municipal Service Reviews (MSRs) and Sphere of Influence (SOI) updates. MSRs and SOIs are tools created to empower LAFCo to satisfy its legislative charge of "discouraging urban sprawl, preserving open space and prime agricultural lands, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances".

An MSR is conducted prior to, or in conjunction with, the update of an SOI. LAFCos are required to review an agency's Sphere of Influence every five years. An MSR evaluates the structure and operations of district services and includes a

discussion of the capability and capacity of the district to ensure the provision of municipal services to the existing service area and any future growth of the district's boundaries. The SOI indicates the probable future physical boundaries and service area of a district and lays the groundwork for potential future annexations.

Yolo LAFCo staff utilizes a checklist format for MSR's that allows staff to streamline the assessment of each district's municipal services. Based on the findings of the MSR checklist staff can recommend whether a SOI update is warranted.

BACKGROUND

Dunnigan Water District (DWD) is an independent special district formed in 1956 by landowners in the Dunnigan area to access Central Valley Project (CVP) water through the Tehama-Colusa Canal. DWD provides irrigation to 91 farm customers, primarily agricultural uses with limited distribution for landscaping and habitat land management. When the Dunnigan Water District's longtime General Manager retired in 2018, after a brief replacement with an Assistant General Manager district employee, it ultimately contracted with Reclamation District (RD) 108 for district management and administrative services (DWD still has one employee that operates and maintains the water system). This is called a "functional consolidation" where the District remains legally separate, but functionally is operated by another agency. In addition, the DWD is well-connected to the surrounding water community. It shares services via its memberships in the Tehama-Colusa Canal Authority JPA, Yolo Subbasin Groundwater Agency JPA, Sites Project Authority JPA and Water Resources Association. RD 108 has the resources and staff capacity to manage DWD very effectively and LAFCo staff have no concerns about the finances and operation of the DWD. The MSR includes minor recommendations, but nothing overly concerning.

DWD is also requesting an increase to its SOI area from approximately 8,000 acres to 18,000 acres in size. SOIs are used as a tool to curb urban sprawl and control growth, but in the case of the DWD, expansion of the SOI actually serves to greater protect agricultural land and protect groundwater resources. Staff also confirmed with the General Manager of the Yolo Subbasin Groundwater Agency JPA the expansion of DWD's SOI will support the overall Yolo Subbasin groundwater protection strategy. Therefore, staff recommends approval of the SOI Update.

MSR Determinations and Recommendations

Minor edits are requested to the Draft MSR/SOI Update released on September 2, 2020 based on DWD staff review. Changes have been formatted in the attached draft report as **additions** and ~~deletions~~ for transparency purposes. Staff recommends these edits are included in the MSR/SOI adoption.

There are seven determinations LAFCo is required to make for an MSR. The DWD's determinations and recommendations for Commission review and consideration are as follows:

Growth and Population MSR Determination

The unincorporated areas of Yolo County are estimated to have a 1.0% increase in growth from January 1, 2018 to January 1, 2019. Dunnigan Water District provides non-potable agricultural irrigation water on rural land surrounding the town of Dunnigan. Therefore, local population growth and any associated development will not have an impact on the subject agency's service needs and demands.

Disadvantaged Unincorporated Communities MSR Determination

The Dunnigan Water District does not provide municipal services related to sewer, potable water, or structural fire protection. Although DWD provides some municipal and industrial water (approximately 75-80 acre feet per year), per the United States Bureau of Reclamation (USBR) contract it only includes water used for purposes such as landscaping or water for animals. It is non-potable water. Therefore, this determination is not applicable to the Dunnigan Water District.

Capacity and Adequacy of Public Facilities and Services MSR Determination

DWD has agency capacity to meet the service needs of existing agricultural lands within the district boundary. DWD pipelines were constructed in 1981-1982 and have a lifespan of approximately 100 years. During drought years of limited allocation, DWD has policies in place on how it fairly allocates scarce water supplies among landowners. DWD is working on increasing the agency's water capacity and is appropriately planning for it. The Sites Reservoir Project recently went through a Value Planning session where they have revised where the water from the reservoir will be discharged into the river, it will now be run down the Tehama-Colusa Canal, into a proposed pipeline at Dunnigan that conveys the water down to the Colusa Basin Drain and into the Sacramento River. In addition to the Sites Project, DWD would like to drill and operate its own well to pump into the system during dry years and to install a small reservoir near the canal or on the eastern portion of the District for supplemental water and groundwater recharge. The DWD is a member of the Yolo Subbasin Groundwater Agency, a joint powers agency formed in order to comply with the Sustainable Groundwater Management Act. DWD is interested in pursuing grant funding for conjunctive use of groundwater from the eastern portion of the District that could be pumped into the Tehama-Colusa Canal for water users. If the District could use wells on the eastern portion of the District which has high water table a pump into the canal during drought years or low allocation, the District could have more reliable water supply for users and better protect the groundwater aquifer.

Financial Ability MSR Determination

Overall Dunnigan Water District (DWD) is in good financial shape. DWD has an available/unencumbered balance of \$1.638M as of December 31, 2019 and manageable debt. Expenditures and revenues have been fairly stable with revenues significantly exceeding expenditures the last three years. To mitigate financial instability attributable to future droughts DWD is in process to secure reliable future water sources. DWD has been participating as an investor in the Sites Reservoir Project to secure additional supply and is working on refinancing its Central Valley Project share of cost liability to prepay the USBR under the Water Infrastructure Improvements for the Nation Act (WIIN Act). As part of the repayment the District will secure water rights that do not have to be renegotiated at specific intervals. As long as DWD is able to adapt to changing weather conditions by securing reliable and consistent water supplies it should remain financially stable.

Recommendations

- The District should discuss with the new auditors whether there is an asset that could be capitalized related to the Central Valley Project liability. If there is, the addition of a capital asset would significantly improve the District's net position.
- The District should continue to review and develop policies related to governance, general administration, payroll processing, finance and accounting to help guide its decision making in a rational and consistent manner. Policies the District should consider are as follows:
 - Governance policies. These would include the Brown Act requirements, director attendance and conduct at meetings.
 - General and administrative policies. These would include design, content and maintenance of websites, whistleblower policy, email and internet policy, conflict of interest policies.
 - Payroll policies. These would include frequency of payroll, method of processing payroll, staff involved and approval of payrolls, use of time sheets or other time keeping system, etc.
 - Accounting policies. These would include a chart of accounts, basis of accounting, recording of all transactions, the use of estimates, segregation of duties, transaction approval, recording and control of inventory and the fiscal year closing process.
 - Financial policies. These would include banking, use of reserves, collection of accounts receivable, rate and fee setting, allowable expenditures, employee and director travel reimbursements, capital assets, budget, debt, use of credit cards and accountability and audit.
- As part of the Strategic Planning process, the District should develop a capital improvement plan (CIP) and a mechanism to set aside funds to finance future system improvements and eventual replacement.
- The District should consider developing a catastrophic reserve to fund unforeseen events. The reserve policy should include a calculated target and

funding strategy.

- The District should consider using the Yolo County Treasury to invest surplus funds to increase investment earnings.

Shared Services MSR Determination

In 2018, the Dunnigan Water District contracted with Reclamation District 108 for staff and management services, which is very capable of providing this service. Therefore, the Dunnigan Water District is already sharing services with a neighboring district. It also shares services via its memberships in the Tehama-Colusa Canal Authority JPA, Yolo Subbasin Groundwater Agency JPA, Sites Project Authority JPA and Water Resources Association.

Accountability, Structure and Efficiencies MSR Determination

The DWD's Board seats are all filled and have some longevity in their positions. The Board meets monthly and members stay current with Form 700s and required ethics/harassment training. The District has contracted with RD 108 for staff and management since 2018, which is a capable organization with expertise and capacity to operate DWD. DWD routinely has audits performed annually and completed within two months after the close of the fiscal year, which is extraordinary. However, a new auditor should be selected as the current one has audited DWD for over 10 years. The DWD had a 90% website transparency score in 2018 but it fell to 36% in 2019 because the previous content needed to be taken down because it was not ADA compliant. This District is currently working with its website provider to resolve. DWD recently completed a records digitizing project to backup hard copy records. The DWD has an employee handbook and purchasing policies. All digital records are also backed up for redundancy.

Recommendation

- The District should develop an audit procurement policy that at a minimum would include the following: establishment of an audit committee, audits are to be performed in accordance with generally accepted government auditing standards (GAGAS), auditing agreements should be multiyear and require a rotation of auditors after a specific number of years, and the audit procurement process should be structured so that the principal factor in the selection of an independent auditor is the auditor's ability to perform a quality audit and that price should not be allowed to serve as the sole criterion.
- Improve the District's website content and keep current per the latest Web Transparency Scorecard posted on the Yolo LAFCo website.

Other Issues MSR Determination

There are no other issues related to effective or efficient service delivery, as required by Commission policy.

SOI Update and Recommendation

LAFCo policies (Criteria for Spheres of Influence Policy 6.3) require consideration

of the following criteria when studying and determining the spheres of influence for the cities and special districts within the County of Yolo:

- 1. Retention and strengthening of community identities, as well as increasing efficiency and conserving resources, by providing essential services within a framework of controlled growth;*
- 2. Identification of the county's prime agricultural land and protection of this land through all available devices, such as including controlling the provision of services, requiring infill development first, and preferring non-prime land for growth. Other open-space resources such as stream banks, flood plains, and present and future recreation areas should also be protected for public benefit;*
- 3. Creation of realistic and controlled, yet flexible, planning areas into which anticipated services can be expanded as growth requires and as the communities' resources provide;*
- 4. Provision of infrastructure systems such as streets, sewers, water, open space for parks and recreation as a product of growth, rather than growth inducing;*
- 5. Encouragement of city annexation or incorporation as a means of supplying the full range of urban services as required; and*
- 6. Evaluation of the availability and need for basic services in each community and forecast these to meet anticipated population growth, and recommend creation, expansion, consolidation and/or reorganization of districts when need for such change is indicated.*

As mentioned previously, these policies are largely not applicable to a district that provides non-potable water supporting continued agricultural use. The proposed SOI Update will serve to retain the rural agricultural farming community. It will provide a flexible planning area where services can be expanded as resources allow. The conveyance systems are either already existing or, if extended, would not be growth inducing because the water supports agricultural uses and is non-potable. District expansion is anticipated for agricultural use, not population growth.

There are five determinations LAFCo is required to make for an SOI Update. The DWD's determinations for Commission review and consideration are as follows:

Present and Planned Land Uses SOI Determination

The Dunnigan Water District provides non-potable irrigation water to agricultural land. The agricultural land already exists and is not a result of new development. Landowners are merely seeking District resources to irrigate with surface water instead of ground water. The proposed SOI includes rural agricultural areas outside of urban areas/communities and would not conflict with any man-made obstructions or other types of boundaries. The SOI is proposed to be expanded by approximately 10,000 acres because the Sites Project is expected to be in service

as soon as 2027 but not later than 2030 and landowners will have the opportunity to sign up as early as September 1st of this year and into the future, pending availability. This additional water source could serve the additional landowners, especially those in the previous Yolo-Zamora Water District territory that never acquired a water allocation.

Need for Public Facilities and Services SOI Determination

This SOI would provide for annexation so additional agricultural lands could be irrigated by District surface water resources. The SOI area would include rural areas, is not growth-inducing, and, therefore, questions regarding controlled growth are not applicable. The services cannot be better provided by another agency. Increased water supply is anticipated due to the Sites Reservoir Project moving forward. An increased SOI would support agricultural lands and provide for more sustainable water resources.

Capacity and Adequacy of Provided Services SOI Determination

The USBR has sufficient water allocation to serve the SOI territory. The USBR and the Dunnigan Water District have agreed to serve these parcels subject to LAFCo annexation. Each parcel will be able to connect to the Dunnigan Water District distribution system diverted from the Sacramento River and delivered via the Tehama-Colusa Canal. In addition, increased water supply is anticipated in year 2027-2030 due to the Sites Reservoir Project moving forward. An increased SOI would support agricultural lands and provide for more sustainable water resources.

Social or Economic Communities of Interest SOI Determination

The Dunnigan Water District provides non-potable agricultural irrigation water only. The existence of any social or economic communities of interest are not relevant to this agency's municipal service.

Disadvantaged Unincorporated Communities SOI Determination

The Dunnigan Water District provides non-potable agricultural irrigation water only. The existence of any disadvantaged unincorporated communities is not applicable to this agency's services.

Public/Agency Involvement

The primary source of information used in this MSR has been information collected from agency staff and adopted plans, budgets, reports, policies, etc. On September 2, 2020 a "Notice of Availability of Draft MSR/SOI and Public Hearing" was released by LAFCo and published in the Woodland Democrat, which requested written comments from the public and stakeholders. In addition, notices were sent to every "affected agency", meaning all other agencies and schools with overlapping service areas. LAFCo has not received any comments so far on the MSR/SOI. Any comments received after publication of this staff report will be provided to the Commission in a supplemental packet.

CEQA

Approval of the SOI Update for the Dunnigan Water District does not have the potential to cause a significant effect on the environment, and is therefore not subject to the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (common sense exemption). The SOI Update could allow for future annexation of additional territory into the Dunnigan Water District and, therefore, may result the USBR permitting usage of the District's existing conveyance facilities and water allocation imported via the Tehama-Colusa Canal. This additional territory would be served by the existing USBR Central Valley Project water allocation of up to 19,000 acre feet per year. It also may allow existing agricultural landowners to be served by a future allocation from the proposed Sites Reservoir project. However, this project is speculative at this time and will be required to undergo its own National Environmental Policy Act (NEPA)/CEQA review process. Regardless, future annexation would potentially allow the permitting of existing agricultural lands to be served by surface water supplies instead of relying on groundwater pumping, however, the key consideration is the fact that the SOI Update involves no expansion of the existing agricultural use and is exempt under CEQA Guidelines Section 15301. The Dunnigan Water District does not supply potable drinking water and, therefore, the SOI Update will not be growth inducing or otherwise result in any expansion of use. Conjunctive surface and groundwater use is an environmental benefit as compared to the current practice of solely pumping groundwater.

Attachments

[ATT A-Dunnigan Water District MSR-SOI Reso 2020-05](#)

[ATT B-Draft Dunnigan Water District MSR-SOI 9-15-2020](#)

Form Review

Inbox

Christine Crawford (Originator)

Form Started By: Christine Crawford

Final Approval Date: 10/15/2020

Reviewed By

Christine Crawford

Date

10/15/2020 12:47 PM

Started On: 10/15/2020 12:19 PM

YOLO LOCAL AGENCY FORMATION COMMISSION

Resolution № 2020-05

Adopting the Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Dunnigan Water District (LAFCo No. S-055)

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs the organization and reorganization of cities and special districts by local agency formation commissions established in each county, as defined and specified in Government Code Sections 56000 et seq. (unless otherwise indicated all statutory references are to the Government Code); and,

WHEREAS, Section 56425 provides that the local agency formation commission (LAFCo) in each county shall develop and determine the sphere of influence (SOI) of each local governmental agency within the county, and enact policies designed to promote the logical and orderly development of areas within the spheres of influence; and,

WHEREAS, Section 56430 requires that LAFCos conduct a municipal service review (MSR) prior to, or in conjunction with, consideration of actions to establish or update a SOI in accordance with Sections 56076 and 56425; and,

WHEREAS, in 2020, the Yolo LAFCo conducted a review of the municipal services and SOI of the Dunnigan Water District (District), and based on the results of the MSR determined that the SOI for the District should be updated; and,

WHEREAS, staff has reviewed the SOI Update and determined that it does not have the potential to cause a significant effect on the environment, and is therefore not subject to the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301, and, based thereon, the Executive Officer will file a Notice of Exemption; and,

WHEREAS, the Executive Officer set a public hearing for September 24, 2020, for consideration of the draft MSR/SOI Update and caused notice thereof to be posted, published, and mailed at the times and in the manner required by law at least twenty-one (21) days in advance of the date; and,

WHEREAS, on September 24, 2020, the draft MSR/SOI Update came on regularly for hearing before Yolo LAFCo, at the time and place specified in the notice, however a regional internet outage occurred at 9:10 a.m. and terminated the virtual meeting for all attendees before action was taken on this item; and,

WHEREAS, by order of the Chair, the Public Hearing item was continued to the next Regular LAFCo Meeting on October 29, 2020, at 9:00 a.m.; and

WHEREAS, at said continued hearing, Yolo LAFCo reviewed the draft MSR/SOI Update, and the Executive Officer's Report and Recommendations; each of the policies, priorities, and factors set forth in Government Code Section 56430 and LAFCo's Guidelines and Methodology for the Preparation and Determination of Municipal Service Reviews and Spheres of Influence; and all other matters presented as prescribed by law; and,

WHEREAS, at that time, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony and other information concerning the proposal and all related matters; and,

WHEREAS, the Commission received, heard, discussed, and considered all oral and written testimony related to the SOI update, including but not limited to protests and objections, the Executive Officer's report and recommendations, the environmental determinations, and the MSR.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Yolo Local Agency Formation Commission hereby adopts Resolution 2020-05 adopting the Municipal Service Review and Sphere of Influence Update for the Dunnigan Water District with the boundaries as shown in Exhibit A, subject to the following findings and recommendations:

FINDINGS

1. Finding: Approval of the Municipal Service Review is consistent with all applicable state laws and local LAFCo policies.

Evidence: The project was prepared consistent with the requirements in the Cortese-Knox-Hertzberg Act for a MSR and all applicable Yolo LAFCo policies and adopted Standards for Evaluation. The MSR includes written determinations as required by Section 56430 of the Cortese-Knox-Hertzberg Local Government Reorganization Act.

2. Finding: Approval of the SOI Update for the Dunnigan Water District does not have the potential to cause a significant effect on the environment, and is therefore not subject to CEQA in accordance with CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (common sense exemption). A Notice of Exemption will be filed with the County Recorder.

Evidence: The SOI Update could allow for future annexation of additional territory into the Dunnigan Water District and, therefore, may result the US Bureau of Reclamation (USBR) permitting usage of the District's existing conveyance facilities and water allocation imported via the Tehama-Colusa Canal. This additional territory would be served by the existing USBR Central Valley Project water allocation of up to 19,000 acre feet per year. It also may allow existing agricultural landowners to be served by a future allocation from the proposed Sites Reservoir project. However, this project is speculative at this time and will be required to undergo its own NEPA/CEQA review process. Regardless, future annexation would potentially allow the permitting of existing agricultural lands to be served by surface water supplies instead of relying on groundwater pumping, however, the key consideration is the fact that the SOI Update involves no expansion of the existing agricultural use and is exempt under CEQA Guidelines Section 15301. The Dunnigan Water District does not supply potable drinking water and, therefore, the SOI Update will not be growth inducing or otherwise result in any expansion of use. Conjunctive surface and groundwater use is an environmental benefit as compared to the current practice of solely pumping groundwater.

3. Finding: Approval of the SOI Update for the Dunnigan Water District is in compliance with the Yolo LAFCo Project Policies Criteria for Spheres of Influence (Policy 6.3) as follows:

- Retention and strengthening of community identities, as well as increasing efficiency and conserving resources, by providing essential services within a framework of controlled growth;
- Identification of the county's prime agricultural land and protection of this land through all available devices, such as including controlling the provision of services, requiring infill development first, and preferring non-prime land for growth. Other open-space resources such as stream banks, flood plains, and present and future recreation areas should also be protected for public benefit;
- Creation of realistic and controlled, yet flexible, planning areas into which anticipated services can be expanded as growth requires and as the communities' resources provide;
- Provision of infrastructure systems such as streets, sewers, water, open space for parks and recreation as a product of growth, rather than growth inducing;
- Encouragement of city annexation or incorporation as a means of supplying the full range of urban services as required; and
- Evaluation of the availability and need for basic services in each community and forecast these to meet anticipated population growth, and recommend creation, expansion, consolidation and/or reorganization of districts when need for such change is indicated.

Evidence: These policies apply to all city and special district SOIs but are largely not applicable to a district that provides non-potable water supporting continued agricultural use. The proposed SOI Update will serve to retain the rural agricultural farming community in a more sustainable manner utilizing conjunctive surface and groundwater use instead of the current practice of solely pumping groundwater. It will provide a flexible planning area where services can be expanded as surface water resources allow. The conveyance systems are either already existing or, if extended, would not be growth inducing because the water supports agricultural uses and is non-potable. District expansion is anticipated to support agricultural use, not population growth or urban expansion.

RECOMMENDATIONS

1. The District should discuss with the new auditors whether there is an asset that could be capitalized related to the Central Valley Project liability. If there is, the addition of a capital asset would significantly improve the District's financial net position.
2. The District should continue to review and develop polices related to governance, general administration, payroll processing, finance, and accounting to help guide its decision making in a rational and consistent manner. Policies the District should consider are as follows:
 - Governance polices. These would include the Brown Act requirements, director attendance, and conduct at meetings.
 - General and administrative polices. These would include content, and maintenance of websites, whistleblower policy, email and internet policy, and conflict of interest policies.
 - Payroll policies. These would include frequency of payroll, method of processing payroll, staff involved and approval of payrolls, use of time sheets or other time keeping system, etc.
 - Accounting policies. These would include a chart of accounts, basis of accounting, recording of all transactions, the use of estimates, segregation of duties, transaction approval, and recording and control of inventory and the fiscal year closing process.

- Financial policies. These would include banking, use of reserves, collection of accounts receivable, rate and fee setting, allowable expenditures, employee and director travel reimbursements, capital assets, budget, debt, use of credit cards and accountability and audit.
3. As part of the Strategic Planning process, the District should develop a capital improvement plan (CIP) and a mechanism to set aside funds to finance future system improvements and eventual replacement.
 4. The District should consider developing a catastrophic reserve to fund unforeseen events. The reserve policy should include a calculated target and funding strategy.
 5. The District should consider using the Yolo County Treasury to invest surplus funds to increase investment earnings.
 6. The District should develop an audit procurement policy that at a minimum would include the following: establishment of an audit committee, audits are to be performed in accordance with generally accepted government auditing standards (GAGAS), auditing agreements should be multiyear and require a rotation of auditors after a specific number of years, and the audit procurement process should be structured so that the principal factor in the selection of an independent auditor is the auditor's ability to perform a quality audit and that price should not be allowed to serve as the sole criterion.
 7. Improve the District's website content and keep current per the latest Web Transparency Scorecard posted on the Yolo LAFCo website.

PASSED AND ADOPTED by the Yolo Local Agency Formation Commission, State of California, this 29th day of October, 2020, by the following vote:

Ayes:
 Noes:
 Abstentions:
 Absent:

 Olin Woods, Chair
 Yolo Local Agency Formation Commission

Attest:



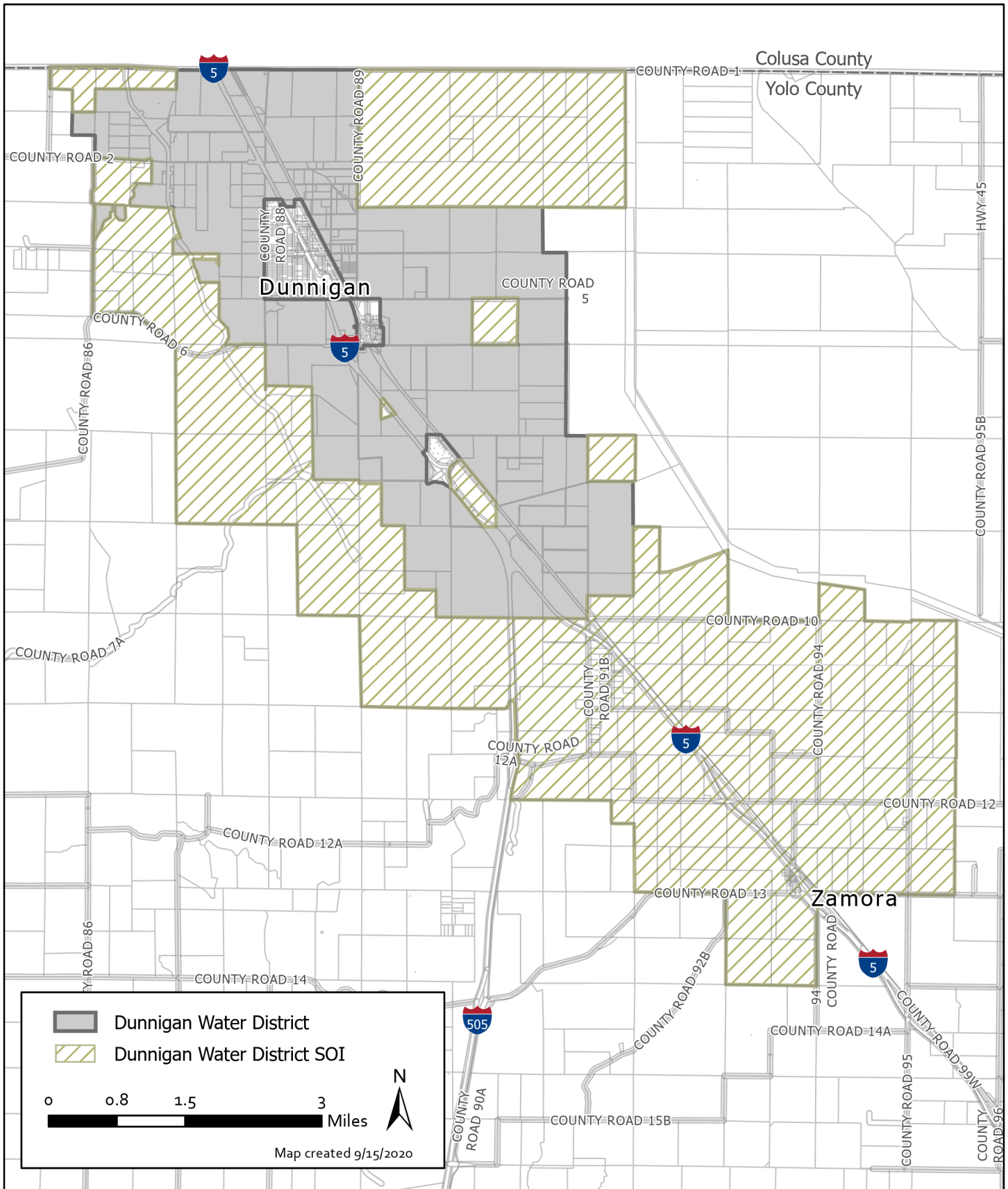
 Christine Crawford, Executive Officer
 Yolo Local Agency Formation Commission

Approved as to form:



 Eric May, Commission Counsel

Dunnigan Water District Boundary and Sphere of Influence



Adopted by Yolo LAFCo on September 24, 2020

Municipal Service Review and Sphere of Influence Update for the

Dunnigan Water District LAFCo No. S-055



Public Hearing Draft September 15, 2020



Municipal Service Review and Sphere of Influence Update for the Dunnigan Water District

LAFCo No. S-055

SUBJECT AGENCY:

Dunnigan Water District
3817 1st Street
PO Box 84
Dunnigan CA 95937
(530) 437-2221

www.rd108.org/dunnigan-water-district/

Date of Last MSR: October 24, 2013

Board Members:

~~David~~ Gary Schaad
Jake Spooner
Cynthia Peterson
Dustin Cain
~~Eli~~ Blair Voelz

Staff Contact(s):

Bill Vanderwaal, General Manager
Anne Zwald, Administrative Officer

CONDUCTED BY:

Yolo Local Agency Formation Commission
625 Court Street, Suite 107
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Babs Sandeen, Vice Chair, City Member
Don Saylor, County Member
Tom Stallard, City Member
Gary Sandy, County Member

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Richard Deliberty, Public Member
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Wade Cowan, City Member

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Christine Crawford, Executive Officer
Terri Tuck, Admin Specialist/Commission Clerk
Mark Krummenacker, Financial Analyst
Eric May, Counsel

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MSR/SOI BACKGROUND

ROLE AND RESPONSIBILITY OF LAFCO

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as amended (“CKH Act”) (California Government Code §§56000 et seq.), is LAFCo’s governing law and outlines the requirements for preparing Municipal Service Reviews (MSRs) for periodic Sphere of Influence (SOI) updates. MSRs and SOIs are tools created to empower LAFCo to satisfy its legislative charge of “discouraging urban sprawl, preserving open-space and prime agricultural lands, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances (§56301). CKH Act Section 56301 further establishes that “one of the objects of the commission is to make studies and to obtain and furnish information which will contribute to the logical and reasonable development of local agencies in each county and to shape the development of local agencies so as to advantageously provide for the present and future needs of each county and its communities.”

Based on that legislative charge, LAFCo serves as an arm of the State; preparing and reviewing studies and analyzing independent data to make informed, quasi-legislative decisions that guide the physical and economic development of the state (including agricultural uses) and the efficient, cost-effective, and reliable delivery of services to residents, landowners, and businesses. While SOIs are required to be updated every five years, they are not time-bound as planning tools by the statute, but are meant to address the “probable physical boundaries and service area of a local agency” (§56076). SOIs therefore guide both the near-term and long-term physical and economic development of local agencies, and MSRs provide the near-term and long-term time-relevant data to inform LAFCo’s SOI determinations.

PURPOSE OF A MUNICIPAL SERVICE REVIEW

As described above, MSRs are designed to equip LAFCo with relevant information and data necessary for the Commission to make informed decisions on SOIs. The CKH Act, however, gives LAFCo broad discretion in deciding how to conduct MSRs, including geographic focus, scope of study, and the identification of alternatives for improving the efficiency, cost-effectiveness, accountability, and reliability of public services. The purpose of a Municipal Services Review (MSR) in general is to provide a comprehensive inventory and analysis of the services provided by local municipalities, service areas, and special districts. A MSR evaluates the structure and operation of the local municipalities, service areas, and special districts and discusses possible areas for improvement and coordination. The MSR is intended to provide information and analysis to support a sphere of influence update. A written statement of the study’s determinations must be made in the following areas:

1. Growth and population projections for the affected area;
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence;
3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence;
4. Financial ability of agencies to provide services;
5. Status of, and opportunities for, shared facilities;

6. Accountability for community service needs, including governmental structure and operational efficiencies; and
7. Any other matter related to effective or efficient service delivery, as required by commission policy.

The MSR is organized according to these determinations listed above. Information regarding each of the above issue areas is provided in this document.

PURPOSE OF A SPHERE OF INFLUENCE

In 1972, LAFCOs were given the power to establish SOIs for all local agencies under their jurisdiction. As defined by the CKH Act, “sphere of influence’ means a plan for the probable physical boundaries and service area of a local agency, as determined by the commission” (§56076). SOIs are designed to both proactively guide and respond to the need for the extension of infrastructure and delivery of municipal services to areas of emerging growth and development. Likewise, they are also designed to discourage urban sprawl and the premature conversion of agricultural and open space resources to urbanized uses.

The role of SOIs in guiding the State’s growth and development was validated and strengthened in 2000 when the Legislature passed Assembly Bill (“AB”) 2838 (Chapter 761, Statutes of 2000), which was the result of two years of labor by the Commission on Local Governance for the 21st Century, which traveled up and down the State taking testimony from a variety of local government stakeholders and assembled an extensive set of recommendations to the Legislature to strengthen the powers and tools of LAFCOs to promote logical and orderly growth and development, and the efficient, cost-effective, and reliable delivery of public services to California’s residents, businesses, landowners, and visitors. The requirement for LAFCOs to conduct MSRs was established by AB 2838 as an acknowledgment of the importance of SOIs and recognition that regular periodic updates of SOIs should be conducted on a five-year basis (§56425(g)) with the benefit of better information and data through MSRs (§56430(a)).

Pursuant to Yolo County LAFCO policy an SOI includes an area adjacent to a jurisdiction where development might be reasonably expected to occur in the next 20 years. A MSR is conducted prior to, or in conjunction with, the update of a SOI and provides the foundation for updating it.

LAFCo is required to make five written determinations when establishing, amending, or updating an SOI for any local agency that address the following (§56425(c)):

1. The present and planned land uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
5. For an update of an SOI of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

DISADVANTAGED UNINCORPORATED COMMUNITIES

SB 244 (Chapter 513, Statutes of 2011) made changes to the CKH Act related to “disadvantaged unincorporated communities,” including the addition of SOI determination #5 listed above. Disadvantaged unincorporated communities, or “DUCs,” are inhabited territories (containing 12 or more registered voters) where the annual median household income is less than 80 percent of the statewide annual median household income.

On March 26, 2012, Yolo LAFCo adopted a “Policy for the Definition of ‘Inhabited Territory’ for the Implementation of SB 244 Regarding Disadvantaged Unincorporated Communities”, which identified 21 inhabited unincorporated communities for purposes of implementing SB 244.

CKH Act Section 56375(a)(8)(A) prohibits LAFCo from approving a city annexation of more than 10 acres if a DUC is contiguous to the annexation territory but not included in the proposal, unless an application to annex the DUC has been filed with LAFCo. The legislative intent is to prohibit “cherry picking” by cities of tax-generating land uses while leaving out under-served, inhabited areas with infrastructure deficiencies and lack of access to reliable potable water and wastewater services. DUCs are recognized as social and economic communities of interest for purposes of recommending SOI determinations pursuant to Section 56425(c).

ORGANIZATION OF MSR/SOI STUDY

This report has been organized in a checklist format to focus the information and discussion on key issues that may be particularly relevant to the subject agency while providing required LAFCo’s MSR and SOI determinations. The checklist questions are based on the Cortese-Knox-Hertzberg Act, the LAFCo MSR Guidelines prepared by the Governor’s Office of Planning and Research and adopted Yolo LAFCo local policies and procedures. This report provides the following:

- Provides a description of the subject agency;
- Provides any new information since the last MSR and a determination regarding the need to update the SOI;
- Provides MSR and SOI draft determinations for public and Commission review; and
- Identifies any other issues that the Commission should consider in the MSR/SOI.

AGENCY PROFILE

Dunnigan Water District (DWD) is an independent special district formed in 1956 by landowners in the Dunnigan area to access Central Valley Project (CVP) water through the proposed Tehama-Colusa Canal. However, 28 more years passed before delivery of water sourced from the Shasta Reservoir began in 1983. DWD’s initial contract with the United States Bureau of Reclamation (USBR) for CVP water was executed in 1963. The last segment of the Tehama-Colusa Canal, Reach 8, was completed in 1980. The DWD distribution system connecting the Tehama-Colusa Canal to DWD lands through an underground pipeline system was completed in 1982¹. The 1963 CVP contract expired in 1995. DWD contract renewals with USBR since then have maintained the original 19,000 acre-feet per year CVP allocation. The DWD as formed was 10,613 acres in size and with annexed acres, the current size of the District is 10,914 acres, with 10,353 acres irrigated. DWD prepares 5-year Water Management Plans for USBR and updates them each year.



Groundwater resources are important in the DWD service area during drought conditions, or when CVP allocations from the Tehama-Colusa Canal drop below 80 percent (15,200 AFY) of the 19,000 AFY contractual allocation. DWD implements a customer allocation system in shortage years that seeks to provide an equitable distribution to landowners while continuing to encourage the prioritization of surface water use over groundwater, and implementation of conservation-oriented irrigation technologies to reduce overall demand.

DWD prepared a Groundwater Management Plan in 2005 through grant funding from DWR’s AB 303 Local Groundwater Management Assistance Program and installed two monitoring wells near the District’s headquarters office and along Buckeye Creek. The groundwater management planning effort was intended to promote a more proactive conjunctive use program through a better understanding of the groundwater aquifer system, better monitoring data, and groundwater sustainability projections based on different urban development scenarios. The planning process included a hydrogeologic characterization analysis that confirmed landowner suspicions of a discontinuous aquifer system, particularly west of the I-5 Freeway, which makes the location of new wells very difficult. Landowners described the system as “hit or miss,” according to the Groundwater Management Plan.¹ The plan indicated that “modest overdraft conditions” would occur in the groundwater system unless appropriate mitigation measures are taken.

General Info	
District Type	California Water District
Principal Act	California Water Code §§34000 et seq.
Formation History	1956 – Formed by landowners to contract with USBR for delivery of CVP water. Executed contract with USBR in 1963.
Services	Irrigation for primarily agricultural uses with limited distribution for landscaping and habitat land management. No domestic water.

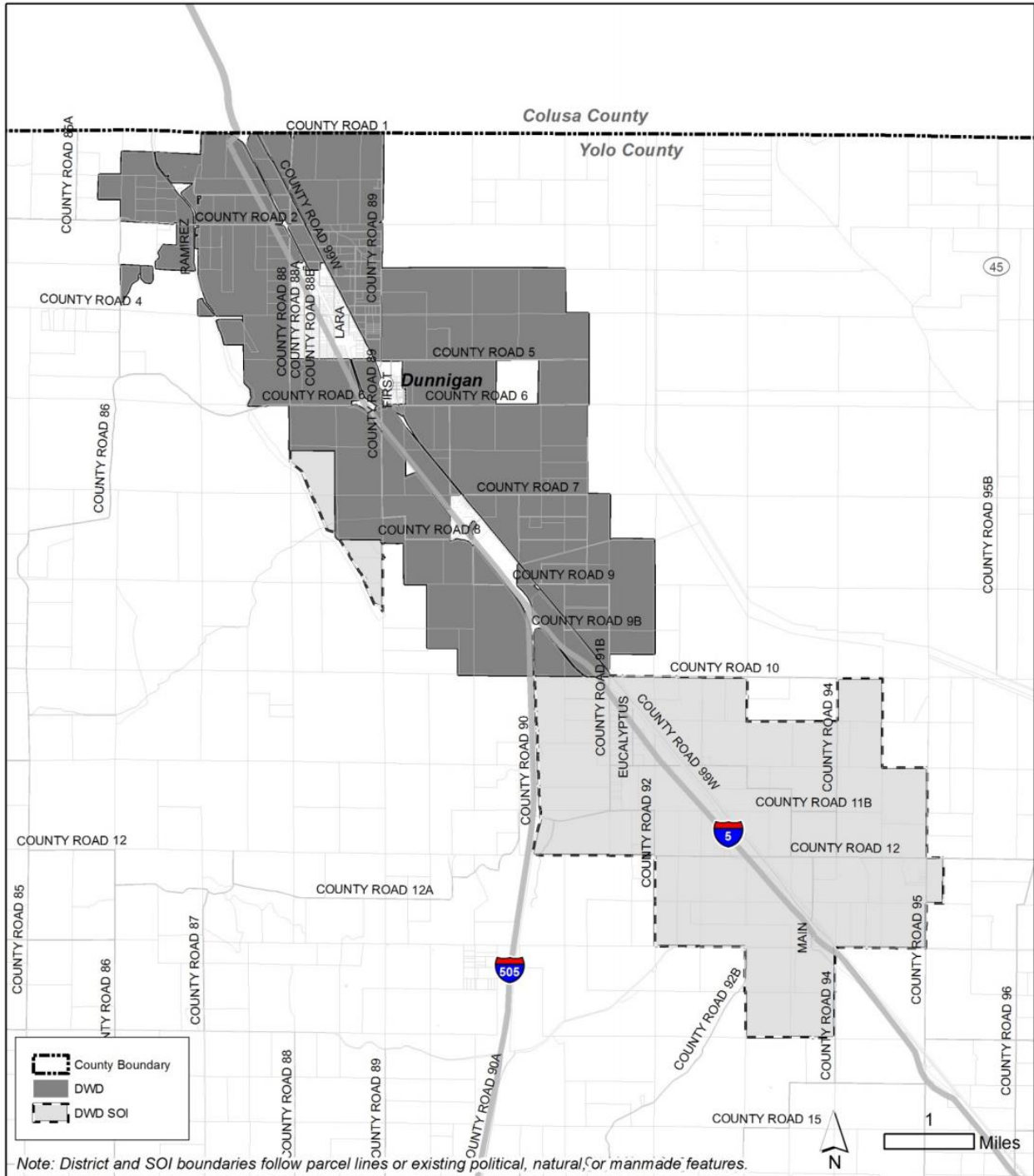
¹ DWD, October 2005. *Groundwater Management Plan. Dunnigan, CA: 2.*

YOLO LAFCO MUNICIPAL SERVICE REVIEW/SPHERE OF INFLUENCE UPDATE

Service Area	
General Location	Located in the northeast section of the county, near the Yolo-Colusa county boundary. Jurisdictional boundaries generally follow the I-5 Freeway, just east of the Tehama-Colusa Canal.
Size	Jurisdictional boundaries contain 15.69 square miles or 10,039 acres of territory. Total service area is 10,613 acres with 7,500 irrigated acres (per 2011 Water Management Plan).
Customers	91 farms
Land Uses	Primarily agricultural; limited residential and commercial.
Water Supplies	
Surface Water	Tehama-Colusa Canal – CVP contractual allocation of 19,000 AFY. CVP water delivery began 1983 upon completion of Tehama-Colusa Canal Reach 8 in 1980 and completion of the DWD distribution system in 1982. USBR contract renewals have maintained 19,000 AFY. Current contract #: 14-06-200-399A-LTR1. USBR announces allocation (“Water Made Available”) by February 20 of each year. DWD provides USBR monthly delivery schedule for the year by March 1. By April 1, landowners submit applications for seasonal estimates based on cropping patterns. If demand exceeds supply, or if CVP allocation is 80% (15,200 AFY) or lower, water allocation system is implemented to provide equitable distribution. Landowners may transfer or decline their allocation for benefit of the District water pool. DWD also accepts limited interagency water transfers to address supply shortages in drought years.
Groundwater Subbasin(s)	<u>Yolo Subbasin (North Yolo Management Area)</u> Buckeye Creek subbasin. DWD does not deliver or sell groundwater.
Facilities	
<i>Distribution</i>	Contract executed between DWD and USBR in 1975 to construct a buried pipeline distribution system for \$6.82 million. DWD makes debt obligation payments to USBR on a portion of the original cost in semi-annual installments of \$85,218. Title to the distribution system remains with USBR, even upon full repayment of the obligation. DWD operates the distribution system conveying CVP water from three four gravity flow turnouts on the Tehama-Colusa Canal to DWD lands covering 80 percent of DWD’s acreage. Pipeline is 26 miles (137,280 linear feet) with diameters ranging from 4 to 60 inches. Water meters measure water deliveries to farms. Down-gradient deliveries made by gravity flow. Up-gradient deliveries made via a canal-side pumping plant. Owns two groundwater monitoring wells installed using a grant through DWR’s AB 303 Local Groundwater Assistance Program. Wells are located at DWD office and along Buckeye Creek.
<i>Storage</i>	No storage facilities. Completely piped distribution system.

Governance & Management													
Governance Structure	<p>Five-member Board of Directors elected at large through landowner voter elections. The Board of Directors' regular board meeting is held the second Wednesday of the month at 3817 1st Street, Dunnigan, CA 95937 at <u>9</u>:30 p.m. Current Board membership and terms:</p> <table border="0"> <thead> <tr> <th style="text-align: left;"><u>Name</u></th> <th style="text-align: left;"><u>Term Expires</u></th> </tr> </thead> <tbody> <tr> <td><u>David</u> Gary Schaad</td> <td>12/03/2021</td> </tr> <tr> <td>Jake Spooner</td> <td>12/06/2023</td> </tr> <tr> <td>Cynthia Peterson</td> <td>12/06/2023</td> </tr> <tr> <td>Dustin Cain</td> <td>12/03/2021</td> </tr> <tr> <td><u>Eli</u> Blair Voelz</td> <td>12/06/2023</td> </tr> </tbody> </table>	<u>Name</u>	<u>Term Expires</u>	<u>David</u> Gary Schaad	12/03/2021	Jake Spooner	12/06/2023	Cynthia Peterson	12/06/2023	Dustin Cain	12/03/2021	<u>Eli</u> Blair Voelz	12/06/2023
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<u>Eli</u> Blair Voelz	12/06/2023												
Staff	Bill Vanderwaal, General Manager, <u>Steve Soares, Waterman</u> , and Anne Zwald, Administrative Officer												
Other	<p>Member agency of the:</p> <ul style="list-style-type: none"> • Tehama-Colusa Canal Authority), a joint powers authority/agency (JPA) of the 17 CVP water contractors. • Water Resources Association, a consortium of public water purveying entities organized in 1993, the ten-member Water Resources Association of Yolo County is a nonprofit, mutual-benefit corporation created to provide a regional forum to coordinate and facilitate solutions to water management issues in Yolo County. • Sites Project Authority, a JPA formed in 2010 to pursue the development and construction of the Sites Reservoir Project for additional off stream storage to improve instream flows, the Delta ecosystem, and water supply. • Yolo Subbasin Groundwater Agency, a JPA formed in 2017 to comply with the Sustainable Groundwater Management Act (SGMA). 												

CURRENT AGENCY BOUNDARIES AND SPHERE OF INFLUENCE



AFFECTED AGENCIES

Per Government Code Section 56427, a public hearing is required to adopt, amend, or revise a sphere of influence. Notice shall be provided at least 21 days in advance and mailed notice shall be provided to each affected local agency or affected County, and to any interested party who has filed a written request for notice with the executive officer. Per Government Code Section 56014, an affected local agency means any local agency that overlaps with any portion of the subject agency boundary or SOI (included proposed changes to the SOI).

The affected local agencies for this MSR/SOI are:

County/Cities:

- City of Davis
- City of West Sacramento
- City of Winters
- City of Woodland
- County of Yolo

K-12 School Districts:

- Davis Joint Unified
- Esparto Unified
- Pierce Joint Unified
- River Delta Unified
- Washington Unified
- Winters Joint Unified
- Woodland Joint Unified

Community College Districts:

- Delta
- Los Rios
- Solano
- Yuba

Special Districts:

- Cemetery District – Capay, Cottonwood, Davis, Knight’s Landing, **Mary’s**, Winters
- Community Service District – Cacheville, Esparto, Knights Landing, Madison
- County Service Area - Dunnigan, El Macero, Garcia Bend, North Davis Meadows, Snowball, Wild Wings, Willowbank
- Fire Protection District – Capay, Clarksburg, **Dunnigan**, East Davis, Elkhorn, Esparto, Knights Landing, Madison, No Man’s Land, Springlake, West Plainfield, Willow Oak, Winters, Yolo, Zamora
- Sacramento-Yolo Port District
- Reclamation District – 150, 307, 537, 730, 765, 785, 787, 827, 900, 999, 1600, 2035
- Yolo County Resource Conservation District
- Water District – Dunnigan, Knight’s Landing Ridge Drainage, Yolo County Flood Control & Water Conservation

Multi-County Districts:

- Reclamation District – 108 (Colusa), 2068 (Solano), 2093 (Solano)
- Water District – Colusa Basin Drainage
- Sacramento-Yolo Mosquito and Vector Control District

MUNICIPAL SERVICE REVIEW

POTENTIALLY SIGNIFICANT MSR DETERMINATIONS

The MSR determinations checked below are potentially significant, as indicated by “yes” or “maybe” answers to the key policy questions in the checklist and corresponding discussion on the following pages. If most or all of the determinations are not significant, as indicated by “no” answers, the Commission may find that a MSR update is not warranted.

- | | |
|--|--|
| <input type="checkbox"/> Growth and Population | <input type="checkbox"/> Shared Services |
| <input type="checkbox"/> Disadvantaged Unincorporated Communities | <input checked="" type="checkbox"/> Accountability |
| <input type="checkbox"/> Capacity, Adequacy & Infrastructure to Provide Services | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Financial Ability | |

LAFCo Municipal Service Review:

- On the basis of this initial evaluation, the required determinations are not significant and staff recommends that an MSR is NOT NECESSARY. The subject agency will be reviewed again in five years per Government Code Section 56425(g).
- The subject agency has potentially significant determinations and staff recommends that a comprehensive MSR IS NECESSARY and has been conducted via this checklist.

1. GROWTH AND POPULATION			
Growth and population projections for the affected area.	YES	MAYBE	NO
a) Will the agency’s territory or surrounding area experience any significant population change or development over the next 5-10 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Will development have an impact on the subject agency’s service needs and demands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Will population changes require a change in the agency’s service and/or sphere of influence boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-c) *Will the agency’s territory or surrounding area experience any significant population change or development over the next 5-10 years? Will development have an impact on the subject agency’s service needs and demands? Will population changes require a change in the agency’s service and/or sphere of influence (SOI) boundary?*

No. The unincorporated areas of Yolo County are estimated to have a 1.0% increase in growth from January 1, 2018 to January 1, 2019². DWD provides agricultural irrigation water on rural land surrounding the town of Dunnigan. Therefore, local population growth and any associated development will not have an impact on the subject agency’s service needs and demands.

Growth and Population MSR Determination

The unincorporated areas of Yolo County are estimated to have a 1.0% increase in growth from January 1, 2018 to January 1, 2019. Dunnigan Water District provides non-potable agricultural irrigation water on rural land surrounding the town of Dunnigan. Therefore, local population growth and any associated development will not have an impact on the subject agency’s service needs and demands.

2. DISADVANTAGED UNINCORPORATED COMMUNITIES

The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

	YES	MAYBE	NO
a) If the subject agency provides public services related to sewers, municipal and industrial water, or structural fire protection, are there any “inhabited unincorporated communities” (per adopted Commission policy) within or adjacent to the subject agency’s sphere of influence that are considered “disadvantaged” (80% or less of the statewide median household income) that do not already have access to public water, sewer and structural fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) If “yes” to a), it is feasible for the agency to be reorganized such that it can extend service to the disadvantaged unincorporated community? If “no” to a), this question is marked “no” because it is either not needed or not applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) *If the subject agency provides public services related to sewers, municipal and industrial water, or structural fire protection, are there any “inhabited unincorporated communities” (per adopted Commission policy) within or adjacent to the subject agency’s sphere of influence that are considered “disadvantaged” (80% or less of the statewide median household income) that do not already have access to public water, sewer and structural fire protection?*

No. The Dunnigan Water District does not provide municipal services related to sewer, municipal and industrial water, or structural fire protection. **Although** DWD provides some municipal and industrial water **(approximately 75-80 acre feet per year), per the USBR contract it only includes water used for purposes such as landscaping or water for animals. It is non-potable water.** for non-potable agricultural irrigation water on rural land surrounding the town of Dunnigan.

b) *If “yes” to a), it is feasible for the agency to be reorganized such that it can extend service to the disadvantaged unincorporated community? If “no” to a), this question is marked “no” because it is either not needed or not applicable.*

No. This determination is not applicable to the Dunnigan Water District.

² Department of Finance City/County Population estimates with Annual Percent Change, January 1, 2018 and 2019

Disadvantaged Unincorporated Communities MSR Determination

The Dunnigan Water District does not provide municipal services related to sewer, potable municipal and industrial water, or structural fire protection. **Although DWD provides some municipal and industrial water (approximately 75-80 acre feet per year), per the USBR contract it only includes water used for purposes such as landscaping or water for animals. It is non-potable water.** Therefore, this determination is not applicable to the Dunnigan Water District.

3. CAPACITY AND ADEQUACY OF PUBLIC FACILITIES AND SERVICES

Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.

	YES	MAYBE	NO
a) Are there any deficiencies in agency capacity to meet service needs of existing development within its existing territory (also note number of staff and/or contracts that provide services)? Are there any concerns regarding services provided by the agency being considered adequate (i.e. is there a plan for additional staff or expertise if necessary)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Are there any issues regarding the agency's capacity to meet the service demand of reasonably foreseeable future growth?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Are there any significant infrastructure needs or deficiencies to be addressed for which the agency has not yet appropriately planned (including deficiencies created by new state regulations)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) If the agency provides water, wastewater, flood protection, or fire protection services, is the agency not yet considering climate adaptation in its assessment of infrastructure/service needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Are there any service needs or deficiencies for disadvantaged unincorporated communities related to sewers, municipal and industrial water, and structural fire protection within or contiguous to the agency's sphere of influence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) *Are there any deficiencies in agency capacity to meet service needs of existing development within its existing territory (also note number of staff and/or contracts that provide services)? Are there any concerns regarding services provided by the agency being considered adequate (i.e. is there a plan for additional staff or expertise if necessary)?*

No. **DWD has one employee who operates and maintains the water conveyance system and contracts with RD 108 for general manager and administrative support.** DWD has a water allocation contract with USBR for 19,000 acre feet per year. In the 2020 reporting period, DWD supplied 12,210 acre-feet of water to its customers³. DWD water users must file applications for water service on or before April 1 of each year. When the water from the USBR is below 60% of the contracted amount or below 11,400 acre-feet and the District is unable to obtain sufficient outside resources, DWD allocates water by dividing it among the assessed acreage and a percentage allocation is determined. This percentage of water is provided to each landowner and they decide whether to use it, transfer

³ Dunnigan Water District 2020 Water Management Plan Update Form, dated March 27, 2020

allocation, or to not use it and return it to the District pool for all landowners to use. Once the DWD determines the total water available and total demand, detailed metering and records are maintained and shared with users on a monthly basis.

The DWD infrastructure includes 26 miles of piped conveyance systems with USBR meters. Outflow points are located at the end of each metered lateral. Due to the implementation of drop tape and strip tape irrigation practices, the agricultural fields do not have any runoff. The lands that use furrow irrigation practices on field crops are limited and therefore, have very little run-off. In addition, DWD has a regulating tank that can store 1.37 acre feet of water with a pumping facility⁴.

DWD has agency capacity to meet the service needs of existing agricultural lands within the district boundary. During drought years of limited allocation, DWD has policies in place on how it fairly allocates scarce water supplies among landowners (as described above).

- b-c) *Are there any issues regarding the agency's capacity to meet the service demand of reasonably foreseeable future growth? Are there any significant infrastructure needs or deficiencies to be addressed for which the agency has not yet appropriately planned (including deficiencies created by new state regulations)?*

No. DWD is working on increasing the agency's water capacity and is appropriately planning for it. The Sites Reservoir Project recently went through a Value Planning session where they have revised where the water from the reservoir will be discharged into the river, it will now be run down the Tehama-Colusa Canal, into a proposed pipeline at Dunnigan that conveys the water down to the Colusa Basin Drain and into the Sacramento River. The Sites Project is expected to be in service as soon as 2027 but not later than 2030 and landowners will have the opportunity to sign up as early as September 1st of this year and into the future, pending availability. This additional water source could serve the additional landowners, especially those in the previous Yolo-Zamora Water District territory that never acquired a water allocation. In addition to the Sites Project, DWD would like to drill and operate its own well to pump into the system during dry years and to install a small reservoir near the canal or on the eastern portion of the District for supplemental water and groundwater recharge.

According to the General Manager, the conveyance pipeline was constructed in 1981-1982 and has a lifespan of approximately 100 years. Segments of the pipelines are replaced as needed and DWD is beginning to develop an infrastructure maintenance plan.

- d) *If the agency provides water, wastewater, flood protection, or fire protection services, is the agency not yet considering climate adaptation in its assessment of infrastructure/service needs?*

No. The DWD is keenly aware of how it is affected by drought and climate adaptation. It is a member of the Yolo Subbasin Groundwater Agency, a joint powers agency formed in order to comply with the Sustainable Groundwater Management Act. DWD does not operate or manage any groundwater wells in the District but it monitors spring and fall groundwater levels in 12 production wells. Five additional wells are monitored by DWR. Based on the soils and underground geologic units, a potential groundwater recharge area along Buckeye Creek was identified by DWR in 1978. DWD is interested in pursuing grant funding for conjunctive use of groundwater from the eastern portion of the District that could be pumped into the Tehama Colusa Canal for water users. If the District could use wells on the eastern portion of the District which has high water table a pump into the canal during drought years or low allocation, the District could have more reliable water supply for users and better protect the groundwater aquifer.

- e) *Are there any service needs or deficiencies for disadvantaged unincorporated communities related to sewers, municipal and industrial water, and structural fire protection within or contiguous to the agency's sphere of influence?*

⁴ Dunnigan Water District Water Management Plan 2017 Criteria

No. Please see the response to 2c.

Capacity and Adequacy of Public Facilities and Services MSR Determination

DWD has agency capacity to meet the service needs of existing agricultural lands within the district boundary. DWD pipelines were constructed in 1981-1982 and have a lifespan of approximately 100 years. During drought years of limited allocation, DWD has policies in place on how it fairly allocates scarce water supplies among landowners. DWD is working on increasing the agency's water capacity and is appropriately planning for it. The Sites Reservoir Project recently went through a Value Planning session where they have revised where the water from the reservoir will be discharged into the river, it will now be run down the Tehama-Colusa Canal, into a proposed pipeline at Dunnigan that conveys the water down to the Colusa Basin Drain and into the Sacramento River. In addition to the Sites Project, DWD would like to drill and operate its own well to pump into the system during dry years and to install a small reservoir near the canal or on the eastern portion of the District for supplemental water and groundwater recharge. The DWD is a member of the Yolo Subbasin Groundwater Agency, a joint powers agency formed in order to comply with the Sustainable Groundwater Management Act. DWD is interested in pursuing grant funding for conjunctive use of groundwater from the eastern portion of the District that could be pumped into the Tehama Colusa Canal for water users. If the District could use wells on the eastern portion of the District which has high water table a pump into the canal during drought years or low allocation, the District could have more reliable water supply for users and better protect the groundwater aquifer.

4. FINANCIAL ABILITY

Financial ability of agencies to provide services.

	YES	MAYBE	NO
a) Is the subject agency in an unstable financial position, i.e. does the 5-year trend analysis indicate any issues?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the subject agency fail to use generally accepted accounting principles, fully disclosing both positive and negative financial information to the public and financial institutions including: summaries of all fund balances and charges, summaries of revenues and expenditures, five-year financial forecast, general status of reserves, and any un-funded obligations (i.e. pension/retiree benefits)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the agency need a reconciliation process in place and followed to compare various sets of data to one another; discrepancies identified, investigated and corrective action is taken. For small agencies, this would include comparing budgets to actuals, comparing expenses from one year to the next, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the agency board fail to receive periodic financial reports (quarterly or mid-year at a minimum); reports provide a clear and complete picture of the agency's assets and liabilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Is there an issue with the organization's revenue sources being reliable? For example, is a large percentage of revenue coming from grants or one-time/short-term sources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Is the organization's rate/fee schedule insufficient to fund an adequate level of service, necessary infrastructure maintenance, replacement and/or any needed expansion and/or is the fee inconsistent with the schedules of similar service organizations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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g) Is the organization needing additional reserve to protect against unexpected events or upcoming significant costs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Does the agency have any debt, and if so, is the organization's debt at an unmanageable level? Does the agency need a clear capital financing and debt management policy, if applicable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Does the agency need documented accounting policies and procedures including investments (If not, LAFCo has a sample)? Does the agency segregate financial duties among staff and/or board to minimize risk of error or misconduct? Is there a system of authorizations, approval and verification for transactions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DUNNIGAN WATER DISTRICT
STATEMENTS OF REVENUES AND EXPENSES - MODIFIED ACCRUAL BASIS**

	2015	2016	2017	2018	2019
Revenue					
Water sales	\$ 1,083,928	\$ 630,544	\$ 790,040	\$ 833,357	\$ 1,101,065
Assessments	318,107	318,130	361,210	361,451	361,790
Interest income	1,882	3,367	3,941	12,399	12,533
Other	48,028	9,223	5,509	41,062	13,166
Total Revenue	1,451,945	961,264	1,160,700	1,248,269	1,488,554
Expenses					
Salary and benefits	117,647	133,941	137,123	120,562	71,591
Office and administrative	19,122	17,771	23,615	22,934	26,365
Legal	42,501	31,650	34,095	21,993	46,248
Engineering	-	-	-	-	11,931
Audit and actuary	5,000	5,250	6,500	5,750	6,000
Contracted management and staffing	-	-	-	40,534	123,290
Insurance	8,584	8,181	8,438	7,878	10,943
Operation and maintenance	16,492	12,643	12,099	10,098	7,171
System repairs	3,674	47,280	17,006	12,541	6,840
Source of supply	1,081,463	548,232	502,759	529,264	553,635
Capital expenditures	-	1,372	8,923	9,859	-
Sites Reservoir and GWSA	48,714	40,558	36,362	28,099	2,938
Debt service	193,385	193,385	170,435	170,436	170,435
Other	16,048	-	2,132	-	8,117
Total Expenses	1,552,630	1,040,263	959,487	979,948	1,045,504
Net Income/Loss	(100,685)	(78,999)	201,213	268,321	443,050
Beginning balance, modified accrual	905,136	804,451	725,452	926,665	1,194,986
Ending balance, modified accrual	\$ 804,451	\$ 725,452	\$ 926,665	\$ 1,194,986	\$ 1,638,036

Discussion:

- a) *Is the subject agency in an unstable financial position, i.e. does the 5-year trend analysis indicate any issues?*

No. The District's revenues and expenditures, in total, have been fairly stable during the past 5 years, except where noted below. Cumulative net income during this time was \$732,900. The District's revenues are primarily from water sales to agricultural customers and property assessments to fund debt service and fixed costs. Total revenue has ranged from \$.961M in 2016 to \$1.488M in 2019. Expenditures during normal rainfall years averaged about \$1M. Over 50% of expenditures are attributable to securing water resources, 16% for debt service, 15% for staffing and the remainder for operations, professional services and administrative expenses.

The District's financial health is dependent on securing an adequate water supply to sell to its customers. During the past drought the District had to rely on more costly water purchases in 2015 costing an additional \$500K and in 2016 water sales decreased from \$1.1M in 2015 to \$630K. During these two years the District lost a combined \$180K.

DWD operating costs are fairly inelastic, except for cost fluctuations in the method by which the U.S. Bureau of Reclamation allocates costs to CVP contractors on the Tehama-Colusa Canal. Water sales and property assessments generate almost all of DWD's operating revenues and are sufficient to provide services at appropriate levels of services. CVP water allocation shortages and cropping patterns impact revenues, but the District has maintained service levels in shortage years based on a water allocation system. The District has been historically successful securing grant funding for studies and capital projects, including preparation of the District's Groundwater Management Plan. While DWD does not have a diverse revenue portfolio, District finances are stable due to its operations as a CVP contractor. As long as the District is able to secure adequate supplies of water and mitigate other unforeseen losses the District should remain stable.

- b) *Does the subject agency fail to use generally accepted accounting principles, fully disclosing both positive and negative financial information to the public and financial institutions including: summaries of all fund balances and charges, summaries of revenues and expenditures, five-year financial forecast, general status of reserves, and any un-funded obligations (i.e. pension/retiree benefits)?*

No. The District maintains its own accounting system and conducts all of its banking external the County Treasury. The District relies on the County to enroll property assessments for debt service and to fund fixed costs. Transactions are accounted for on a full accrual basis. The District has an annual audit that is routinely completed less than two months after the close of the fiscal year, which is extraordinary. A review of the District's trial balances did not disclose any issues that need to be investigated. The District's accounting is not complex and is maintained in a very straight-forward manner.

- c) *Does the agency need a reconciliation process in place and followed to compare various sets of data to one another; discrepancies identified, investigated and corrective action is taken. For small agencies, this would include comparing budgets to actuals, comparing expenses from one year to the next, etc.?*

No. The District's administrative staff and general manager review financial reports monthly. Review of the trial balances and audited financial statements did not find any significant anomalies that required further investigation.

- d) *Does the agency board fail to receive periodic financial reports (quarterly or mid-year at a minimum); reports provide a clear and complete picture of the agency's assets and liabilities?*

No. The District's Board receives monthly financial reports which consist of a balance sheet, profit and loss statement, budget to actual report, check listing and a deposit detail listing.

- e) *Is there an issue with the organization's revenue sources being reliable? For example, is a large percentage of revenue coming from grants or one-time/short-term sources?*

No. The District's primary source of revenue is from water sales and property assessments. Water sales comprises about 70% of the District's revenue. The top three customers account for approximately 27% and the top six account for approximately 45%. According to District management, the likelihood of any of these large customers of going out of business is remote due to the fact that these high volume customers are large successful farms operating for many generations. Also, the enactment of the Sustainable Groundwater Management Act will likely limit their ability to pump groundwater in the future.

- f) *Is the organization's rate/fee schedule insufficient to fund an adequate level of service, necessary infrastructure maintenance, replacement and/or any needed expansion and/or is the fee inconsistent with the schedules of similar service organizations?*

No. Rates are calculated annually based on estimated rates to be charged from water suppliers and the District's anticipated annual expenses, net of other revenue. The District over the past five years has accumulated \$733K of additional funds and has available resources of over \$1.6M as of December 31, 2019.

- g) *Is the organization needing additional reserve to protect against unexpected events or upcoming significant costs?*

Yes. Currently the District does not have a reserve policy nor capital improvement plan that would assess the overall balance required to finance needed system improvement and replacement and unforeseen catastrophic events. The District is currently developing a Strategic Plan that will address financing system improvements and eventual replacement. The District currently has a total balance available of \$1.638M of which \$44,857 has been set aside for "System Emergency". The adequacy of the reserve and other available funds is not known until the Strategic Plan is completed. **The Reserve Account includes LAIF \$565,004.11, Umpqua CD#0583 \$66,546.11, Umpqua CD#0628 \$68,174.12 and Umpqua CD#4062 \$44,856.93; the last CD listed is referred to as "System Emergency" above.**

- h) *Does the agency have any debt, and if so, is the organization's debt at an unmanageable level? Does the agency need a clear capital financing and debt management policy, if applicable?*

No. The District currently has three long-term liabilities and their balances as of December 31, 2019 are as follows: \$158,549 retiree health insurance (OPEB); \$1,533,919 owed for the construction of the water delivery system; and a \$2,282,815 liability for the District's share of Central Valley Project costs.

- OPEB. The District provides lifetime healthcare benefits for eligible retirees and their spouses through CalPERs. Eligible employees receive \$100 month starting at retirement and increase 5% annually. Currently the District finances benefits on a pay-as-you-go basis. Since the District does not have many employees and the plan requires at least 25 years of service to receive benefits it is remote that this liability will increase rapidly.
- Water Delivery System. This obligation is financed with a property assessment collected by the Yolo County Tax Collector repaid in semi-annual installments of \$85,218 (\$170,435 annually), at no interest through December 2028.
- Central Valley Project share of cost. This obligation is repaid from projected deliveries of water at varying rates per acre foot. The District pays this debt through their irrigation water rate to the Bureau of Reclamation (BOR) and through construction relief. The District is planning to refinance

this debt to prepay the BOR in return for continuing water rights that would not require to be renegotiated at specific intervals.

- i) *Does the agency need documented accounting policies and procedures including investments (If not, LAFCo has a sample)? Does the agency segregate financial duties among staff and/or board to minimize risk of error or misconduct? Is there a system of authorizations, approval and verification for transactions?*

Yes. In addition to the District's by-laws the district only has the following policies: Rules and regulations for water customers, annexation policy, investment policy, purchasing policy, personnel policies and record retention policy. Basic policies should address governance, general administration, personnel and payroll, financial and accounting. See below for specific policies that are recommended for the District to develop.

Financial Ability MSR Determination

Overall Dunnigan Water District (DWD) is in good financial shape. DWD has an available/unencumbered balance of \$1.638M as of December 31, 2019 and manageable debt. Expenditures and revenues have been fairly stable with revenues significantly exceeding expenditures the last three years. To mitigate financial instability attributable to future droughts DWD is in process to secure reliable future water sources. DWD has been participating as an investor in the Sites Reservoir Project to secure additional supply and is working on refinancing its Central Valley Project share of cost liability to prepay the Bureau of Reclamation under the WIIN Act. As part of the repayment the District will secure water rights that do not have to be renegotiated at specific intervals. As long as DWD is able to adapt to changing weather conditions by securing reliable and consistent water supplies it should remain financially stable.

Financial Ability MSR Recommendations

- The District should discuss with the new auditors whether there is an asset that could be capitalized related to the Central Valley Project liability. If there is, the addition of a capital asset would significantly improve the District's ***financial*** net position.
- The District should continue to review and develop policies related to governance, general administration, payroll processing, finance and accounting to help guide its decision making in a rational and consistent manner. Policies the District should consider are as follows:
 - Governance policies. These would include the Brown Act requirements, director attendance and conduct at meetings.
 - General and administrative policies. These would include design, content and maintenance of websites, whistleblower policy, email and internet policy, conflict of interest policies.
 - Payroll policies. These would include frequency of payroll, method of processing payroll, staff involved and approval of payrolls, use of time sheets or other time keeping system, etc.
 - Accounting policies. These would include a chart of accounts, basis of accounting, recording of all transactions, the use of estimates, segregation of duties, transaction approval, recording and control of inventory and the fiscal year closing process.
 - Financial policies. These would include banking, use of reserves, collection of accounts receivable, rate and fee setting, allowable expenditures, employee and director travel reimbursements, capital assets, budget, debt, use of credit cards and accountability and audit.
- As part of the Strategic Planning process, the District should develop a capital improvement plan (CIP) and a mechanism to set aside funds to finance future system improvements and eventual replacement.

- The District should consider developing a catastrophic reserve to fund unforeseen events. The reserve policy should include a calculated target and funding strategy.
- DWD should consider using the Yolo County Treasury to invest surplus funds to increase investment earnings.

5. SHARED SERVICES AND FACILITIES

Status of, and opportunities for, shared facilities.

	YES	MAYBE	NO
a) Are there any opportunities for the organization to share services or facilities with neighboring, overlapping or other organizations that are not currently being utilized?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) *Are there any opportunities for the organization to share services or facilities with neighboring, overlapping or other organizations that are not currently being utilized?*

No. When the Dunnigan Water District's longtime General Manager retired in 2018, after a brief replacement with an Assistant General Manager district employee, it decided to contract with Reclamation District 108 for staff and district management services. This is called a "functional consolidation" where the District remains legally separate, but functionally is operated by another agency. Therefore, the Dunnigan Water District is already sharing services with a neighboring district. It also shares services via its memberships in the Tehama-Colusa Canal Authority JPA, Yolo Subbasin Groundwater Agency JPA, Sites Project Authority JPA and Water Resources Association.

Shared Services MSR Determination

In 2018, the Dunnigan Water District contracted with Reclamation District 108 for staff and management services, which is very capable of providing this service. Therefore, the Dunnigan Water District is already sharing services with a neighboring district. It also shares services via its memberships in the Tehama-Colusa Canal Authority JPA, Yolo Subbasin Groundwater Agency JPA, Sites Project Authority JPA and Water Resources Association.

6. ACCOUNTABILITY, STRUCTURE AND EFFICIENCIES

Accountability for community service needs, including governmental structure and operational efficiencies.

	YES	MAYBE	NO
a) Are there any recommended changes to the organization's governmental structure that will increase accountability and efficiency (i.e. overlapping boundaries that confuse the public, service inefficiencies, and/or higher costs/rates)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Are there any issues with filling board vacancies and maintaining board members? Is there a lack of board member training regarding the organization's program requirements and financial management?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

YOLO LAFCo MUNICIPAL SERVICE REVIEW/SPHERE OF INFLUENCE UPDATE

c) Are any agency officials and designated staff <u>not</u> current in making their Statement of Economic Interests (Form 700) disclosures?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Are there any issues with staff turnover or operational efficiencies? Is there a lack of staff member training regarding the organization's program requirements and financial management?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Does the agency need to have a qualified external person review agency finances each year (at a minimum), comparing budgets to actuals, comparing actuals to prior years, analyzing significant differences or changes, and determining if the reports appear reasonable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Does the agency need to secure independent audits of financial reports that meet California State Controller requirements? Are the same auditors used for more than six years? Are audit results not reviewed in an open meeting?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Does the organization need to improve its public transparency via a website (i.e. a website should contain at a minimum: organization mission/description/boundary, board members, staff, meeting schedule/agendas/minutes, budget, revenue sources including fees for services, if applicable, and audit reports)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Does the agency need policies (as applicable) regarding anti-nepotism/non-discrimination, travel and expense reimbursement, personal use of public resources, contract bidding and handling public records act requests?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Does the agency need to improve its system of keeping records safe from damage (i.e. fire or water damage)? Are back up systems needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) *Are there any recommended changes to the organization's governmental structure that will increase accountability and efficiency (i.e. overlapping boundaries that confuse the public, service inefficiencies, and/or higher costs/rates)?*
 No. Please see the responses to 4f and 5a.
- b) *Are there any issues with filling board vacancies and maintaining board members? Is there a lack of board member training regarding the organization's program requirements and financial management?*
 No. The DWD's Board seats are all filled and have some longevity in their positions. Board members currently receive \$50 per meeting and \$100 a day for attending a full day meeting or conference not to exceed 6 days per month. The Board of Directors' regular board meeting is held the second Wednesday of the month at 3817 1st Street, Dunnigan, CA 95937 at 1:30 p.m. Board members are required to stay current with required ethics and harassment training. The District is a member of the Association of California Water Agencies (ACWA).
- c) *Are any agency officials and designated staff not current in making their Statement of Economic Interests (Form 700) disclosures?*
 No. Agency officials are current with Form 700s according to the DWD General Manager.
- d) *Are there any issues with staff turnover or operational efficiencies? Is there a lack of staff member training regarding the organization's program requirements and financial management?*
 No. **DWD has one employee that operates and maintains the water conveyance system.** The District has contracted with RD 108 for staff and management since 2018. RD 108 is a capable

organization with expertise and capacity to operate DWD. Therefore, there are no issues with staff turnover or operational efficiencies.

- e) *Does the agency need to have a qualified external person review agency finances each year (at a minimum), comparing budgets to actuals, comparing actuals to prior years, analyzing significant differences or changes, and determining if the reports appear reasonable?*

No. DWD routinely has audits performed annually and completed within two months after the close of the fiscal year.

- f) *Does the agency need to secure independent audits of financial reports that meet California State Controller requirements? Are the same auditors used for more than six years? Are audit results not reviewed in an open meeting?*

Yes. The District has an annual audit that is routinely completed less than two months after the close of the fiscal year, which is extraordinary. However, the District should consider establishing an audit committee and audit procurement policies that would ensure that the auditors selected can perform a quality audit and that auditors are required to be rotated after a specified number of years. The auditor used through the 2019 fiscal year has audited the district for over 10 years.

- g) *Does the organization need to improve its public transparency via a website (i.e. a website should contain at a minimum: organization mission/description/boundary, board members, staff, meeting schedule/agendas/minutes, budget, revenue sources including fees for services, if applicable, and audit reports)?*

Yes. The DWD had a 90% transparency score in 2018 but it fell to 36% in 2019 because the previous content needed to be taken down because it was not ADA compliant. This District is currently working with its website provider to resolve⁵.

- h) *Does the agency need policies (as applicable) regarding anti-nepotism/non-discrimination, travel and expense reimbursement, personal use of public resources, contract bidding and handling public records act requests?*

No. The DWD has an employee handbook and purchasing policies which address these issues.

- i) *Does the agency need to improve its system of keeping records safe from damage (i.e. fire or water damage)? Are back up systems needed?*

No. According to the General Manager, DWD recently completed a records digitizing project to backup hard copy records. All digital records are also backed up for redundancy.

Accountability, Structure and Efficiencies MSR Determination

The DWD's Board seats are all filled and have some longevity in their positions. The Board meets monthly and members stay current with Form 700s and required ethics/harassment training. The District has contracted with RD 108 for staff and management since 2018, which is a capable organization with expertise and capacity to operate DWD. DWD routinely has audits performed annually and completed within two months after the close of the fiscal year, which is extraordinary. However, a new auditor should be selected as the current one has audited DWD for over 10 years. The DWD had a 90% website transparency score in 2018 but it fell to 36% in 2019 because the previous content needed to be taken down because it was not ADA compliant. This District is currently working with its website provider to resolve. DWD recently

⁵ Zoom meeting with Bill Vanderwaal, General Manager, August 27, 2020.

completed a records digitizing project to backup hard copy records. The DWD has an employee handbook and purchasing policies. All digital records are also backed up for redundancy.

Accountability, Structure and Efficiencies Recommendations

- The District should develop an audit procurement policy that at a minimum would include the following: establishment of an audit committee, audits are to be performed in accordance with generally accepted government auditing standards (GAGAS), auditing agreements should be multiyear and require a rotation of auditors after a specific number of years, and the audit procurement process should be structured so that the principal factor in the selection of an independent auditor is the auditor’s ability to perform a quality audit and that price should not be allowed to serve as the sole criterion.
- Improve the District’s website content and keep current per the latest Web Transparency Scorecard posted on the Yolo LAFCo website.

7. OTHER ISSUES

Any other matter related to effective or efficient service delivery, as required by commission policy.

	YES	MAYBE	NO
a) Is there any other matter related to effective or efficient service delivery, as required by commission policy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) *Is there any other matter related to effective or efficient service delivery, as required by commission policy?*

No. The previous MSR/SOI prepared for the Dunnigan Water District predated the checklist format and specific recommendations for District implementation were not listed.

Other Issues MSR Determination

There are no other issues related to effective or efficient service delivery, as required by Commission policy.

SPHERE OF INFLUENCE UPDATE

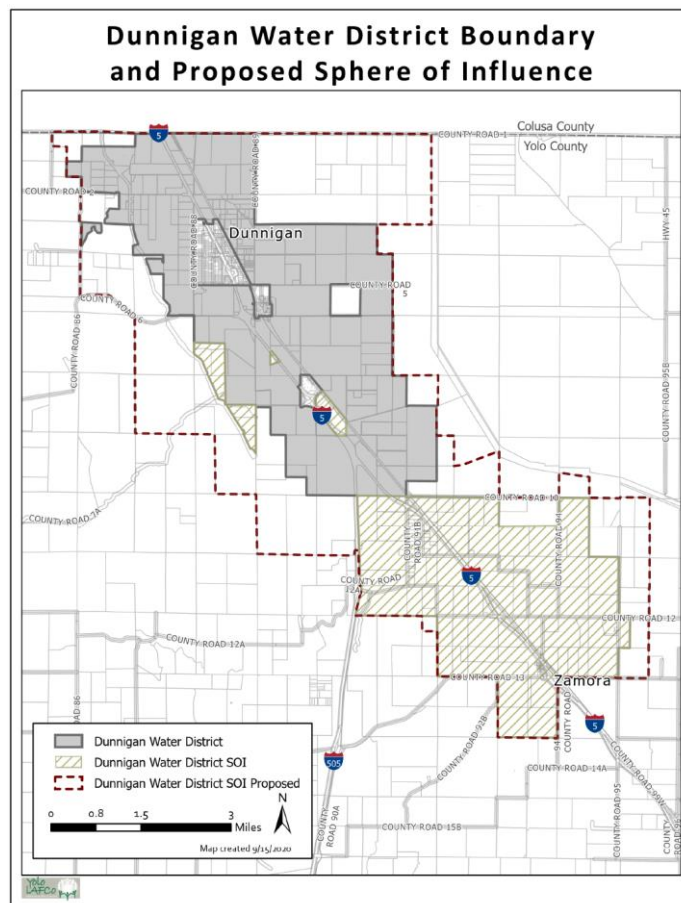
On the basis of the Municipal Service Review:

- Staff has reviewed the agency’s Sphere of Influence and recommends that a SOI Update is NOT NECESSARY in accordance with Government Code Section 56425(g). Therefore, NO CHANGE to the agency’s SOI is recommended and SOI determinations HAVE NOT been made.
- Staff has reviewed the agency’s Sphere of Influence and recommends that a SOI Update IS NECESSARY in accordance with Government Code Section 56425(g). Therefore, A CHANGE to the agency’s SOI is recommended and SOI determinations HAVE been made and are included in this MSR/SOI study.

SPHERE OF INFLUENCE MAP(S)

The current Sphere of Influence (SOI) is approximately 8,000 acres and the proposed SOI would expand to the north, west and southeast along I-5 to Zamora to approximately 18,000 acres in size. The expanded SOI is proposed to include:

- Territory to enable possible future annexation on the northeast and western sides of the District;
- Territory formerly in the Yolo-Zamora Water District (dissolved in 2014) and along the Colusa Basin Drain, which may be interested in investing in Sites Reservoir Project which would require annexation into a district, such as DWD.



POTENTIALLY SIGNIFICANT SOI DETERMINATIONS

The SOI determinations below are potentially significant, as indicated by “yes” or “maybe” answers to the key policy questions in the checklist and corresponding discussion on the following pages.

- Present and Planned Land Uses
- Need for Public Facilities and Services
- Capacity and Adequacy of Provide Services
- Social or Economic Communities of Interest
- Disadvantaged Unincorporated Communities

1. PRESENT AND PLANNED LAND USES

The present and planned land uses in the area, including agricultural and open-space lands.

	YES	MAYBE	NO
a) Are there any present or planned land uses in the area that would create the need for an expanded service area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the SOI conflict with planned, orderly and efficient patterns of urban development?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is there a conflict with the adopted SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Would the SOI result in the loss of prime agricultural land or open space?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Would the SOI impact the identity of any existing communities; e.g. would it conflict with existing postal zones, school, library, sewer, water census, fire, parks and recreation boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Are there any natural or made-made obstructions that would impact where services can reasonably be extended or should otherwise be used as a logical SOI boundary?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Would the proposed SOI conflict with a Census boundary, such that it would compromise the ability to obtain discrete data?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-g) *Are there any present or planned land uses in the area that would create the need for an expanded service area? Would the SOI conflict with planned, orderly and efficient patterns of urban development? Is there a conflict with the adopted SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy? Would the SOI result in the loss of prime agricultural land or open space? Would the SOI impact the identity of any existing communities; e.g. would it conflict with existing postal zones, school, library, sewer, water census, fire, parks and recreation boundaries? Are there any natural or made-*

made obstructions that would impact where services can reasonably be extended or should otherwise be used as a logical SOI boundary? Would the proposed SOI conflict with a Census boundary, such that it would compromise the ability to obtain discrete data?

No. The Dunnigan Water District provides non-potable irrigation water to agricultural land. The agricultural land already exists and is not a result of new development. Landowners are merely seeking District resources to irrigate with surface water instead of ground water. The SOI includes rural agricultural areas outside of urban areas/communities and would not conflict with any man-made obstructions or other types of boundaries.

The Sites Reservoir Project recently went through a Value Planning session where they have revised where the water from the reservoir will be discharged into the river, it will now be run down the Tehama-Colusa Canal, into a proposed pipeline at Dunnigan that conveys the water down to the Colusa Basin Drain and into the Sacramento River⁶. The Sites Project is expected to be in service as soon as 2027 but not later than 2030 and landowners will have the opportunity to sign up as early as September 1st of this year and into the future, pending availability. This additional water source could serve the additional landowners, especially those in the previous Yolo-Zamora Water District territory that never acquired a water allocation.

Present and Planned Land Uses SOI Determination

The Dunnigan Water District provides non-potable irrigation water to agricultural land. The agricultural land already exists and is not a result of new development. Landowners are merely seeking District resources to irrigate with surface water instead of ground water. The proposed SOI includes rural agricultural areas outside of urban areas/communities and would not conflict with any man-made obstructions or other types of boundaries. The SOI is proposed to be expanded by approximately 10,000 acres because the Sites Project is expected to be in service as soon as 2027 but not later than 2030 and landowners will have the opportunity to sign up as early as September 1st of this year and into the future, pending availability. This additional water source could serve the additional landowners, especially those in the previous Yolo-Zamora Water District territory that never acquired a water allocation.

2. NEED FOR PUBLIC FACILITIES AND SERVICES

The present and probable need for public facilities and services in the area.

	YES	MAYBE	NO
a) Would the SOI conflict with the Commission's goal to increase efficiency and conservation of resources by providing essential services within a framework of controlled growth?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the SOI expand services that could be better provided by a city or another agency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the SOI represent premature inducement of growth or facilitate conversion of agriculture or open space lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the SOI conflict with the Regional Housing Needs Analysis (RHNA) or other SACOG growth projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

⁶ Sites Project Value Planning Alternatives Appraisal Report, April 2020

e) Are there any areas that should be removed from the SOI because existing circumstances make development unlikely, there is not sufficient demand to support it or important open space/prime agricultural land should be removed from urbanization?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have any agency commitments been predicated on expanding the agency's SOI such as roadway projects, shopping centers, educational facilities, economic development or acquisition of parks and open space?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-d) *Would the SOI conflict with the Commission's goal to increase efficiency and conservation of resources by providing essential services within a framework of controlled growth? Would the SOI expand services that could be better provided by a city or another agency? Does the SOI represent premature inducement of growth or facilitate conversion of agriculture or open space lands? Does the SOI conflict with the Regional Housing Needs Analysis (RHNA) or other SACOG growth projections?*

No. This SOI would provide for annexation so additional agricultural lands could be irrigated by District surface water resources. The SOI area would include rural areas, is not growth-inducing, and, therefore, questions regarding controlled growth are not applicable. The services cannot be better provided by another agency.

e) *Are there any areas that should be removed from the SOI because existing circumstances make development unlikely, there is not sufficient demand to support it or important open space/prime agricultural land should be removed from urbanization?*

No. Increased water supply is anticipated due to the Sites Reservoir Project moving forward. An increased SOI would support agricultural lands and provide for more sustainable water resources.

f) *Have any agency commitments been predicated on expanding the agency's SOI such as roadway projects, shopping centers, educational facilities, economic development or acquisition of parks and open space?*

No. This question is not applicable to the District services.

Need for Public Facilities and Services SOI Determination

This SOI would provide for annexation so additional agricultural lands could be irrigated by District surface water resources. The SOI area would include rural areas, is not growth-inducing, and, therefore, questions regarding controlled growth are not applicable. The services cannot be better provided by another agency. Increased water supply is anticipated due to the Sites Reservoir Project moving forward. An increased SOI would support agricultural lands and provide for more sustainable water resources.

3. CAPACITY AND ADEQUACY OF PROVIDED SERVICES

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

	YES	MAYBE	NO
a) Are there any issues regarding the agency's capacity to provide services in the proposed SOI territory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Are there any issues regarding the agency's willingness and ability to extend services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) *Are there any issues regarding the agency’s capacity to provide services in the proposed SOI territory?*

No. The average consumption of Central Valley Project (CVP) water, from 1982 to 2018, is 1.09 acre-feet per acre, which is approximately 57% of its US Bureau of Reclamation allocation. Increasing the DWD Sphere of Influence by the proposed 837 acres would increase the acreage by approximately 8.4%, resulting in sufficient supplies for the Project during normal years. Increasing the utilization of CVP water will recharge the basin, reducing the need for groundwater pumping in dry and multiple dry years. In addition, increased water supply is anticipated in year 2027-2030 due to the Sites Reservoir Project moving forward. An increased SOI would support agricultural lands and provide for more sustainable water resources.

b) *Are there any issues regarding the agency’s willingness and ability to extend services?*

No. The US Bureau of Reclamation and the Dunnigan Water District have agreed to serve these parcels subject to LAFCo annexation. Each parcel will be able to connect to the Dunnigan Water District distribution system where it crosses or directly borders the parcel. The US Bureau of Reclamation includes LAFCo approval of the annexation prior to “complete” the project. The parcels will be able to obtain surface water supplied by Dunnigan Water District diverted from the Sacramento River and delivered via the Tehama-Colusa Canal to the Dunnigan Water District distribution system.

Capacity and Adequacy of Provided Services SOI Determination

The US Bureau of Reclamation has sufficient water allocation to serve the SOI territory. The US Bureau of Reclamation and the Dunnigan Water District have agreed to serve these parcels subject to LAFCo annexation. Each parcel will be able to connect to the Dunnigan Water District distribution system diverted from the Sacramento River and delivered via the Tehama-Colusa Canal. In addition, increased water supply is anticipated in year 2027-2030 due to the Sites Reservoir Project moving forward. An increased SOI would support agricultural lands and provide for more sustainable water resources.

4. SOCIAL OR ECONOMIC COMMUNITIES OF INTEREST

The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

	YES	MAYBE	NO
a) Are there any “inhabited unincorporated communities” (per adopted Commission policy) within or adjacent to the subject agency’s sphere of influence that are considered “disadvantaged” (same as MSR checklist question 2b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) *Are there any “inhabited unincorporated communities” (per adopted Commission policy) within or adjacent to the subject agency’s sphere of influence that are considered “disadvantaged” (same as MSR checklist question 2b)?*

Please see response to MSR checklist question 2b.

Social or Economic Communities of Interest SOI Determination

The Dunnigan Water District provides non-potable agricultural irrigation water only. The existence of any social or economic communities of interest are not relevant to this agency’s municipal service.

5. DISADVANTAGED UNINCORPORATED COMMUNITIES

For an update of an SOI of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

	YES	MAYBE	NO
a) Does the subject agency provide public services related to sewers, municipal and industrial water or structural fire protection (same as MSR checklist question 2a)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) If yes, does the proposed SOI exclude any disadvantaged unincorporated community (per MSR checklist question 2b) where it either may be feasible to extend services or it is required under SB 244 to be included?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) *Does the subject agency provide public services related to sewers, municipal and industrial water or structural fire protection (same as MSR checklist question 2a)?*

No. Please see agency description of services provided.

b) *If yes, does the proposed SOI exclude any disadvantaged unincorporated community (per MSR checklist question 2b) where it either may be feasible to extend services or it is required under SB 244 to be included?*

No. Please see the response to MSR Checklist question 2c.

Disadvantaged Unincorporated Communities SOI Determination

The Dunnigan Water District provides non-potable agricultural irrigation water only. The existence of any disadvantaged unincorporated communities is not applicable to this agency's services.

Public Hearings 6.

LAFCO

Meeting Date: 10/29/2020

Information

SUBJECT

Continued Public Hearing to consider **Resolution 2020-06** approving the Dunnigan Water District Annexation (LAFCo No. 935) and waiving Conducting Authority Proceedings, subject to findings and conditions contained in the staff report

RECOMMENDED ACTION

1. Receive staff presentation and open the Public Hearing for public comments on the item.
2. Close the Public Hearing and consider the information presented in the staff report and during the public hearing, including the Negative Declaration prepared by the Dunnigan Water District as the Lead Agency.
3. Adopt Resolution 2020-06 approving the Dunnigan Water District Annexation (LAFCo No. 935) and waiving conducting authority proceedings, subject to findings and conditions contained in the staff report.

FISCAL IMPACT

None. LAFCo will be reimbursed for staff time associated with processing this request in accordance with the adopted fee schedule.

REASONS FOR RECOMMENDED ACTION

Landowners who own six (6) total parcels of agricultural land have requested access to existing Dunnigan Water District (DWD) surface water supplies. Annexation to the District is required for United States Bureau of Reclamation (USBR) permitting to use the Central Valley Project water via the Tehama-Colusa Canal. The DWD approved service to these parcels contingent upon LAFCo approval of the annexation.

BACKGROUND

Dunnigan Water District (DWD) is an independent special district formed in 1956 by landowners in the Dunnigan area to access Central Valley Project (CVP) water through the Tehama-Colusa Canal. The original 1963 CVP contract expired in 1995, however, contract renewals with USBR since then have maintained the original 19,000 acre-feet per year CVP allocation. The DWD as formed was 10,613 acres in size and with annexed acres, the current size of the District is 10,914 acres, with 10,353 acres irrigated with non-potable water.

The subject parcels were included in DWD's sphere of influence per the previous agenda item. The properties are adjacent to the existing DWD boundary and are currently designated and zoned for agricultural use by Yolo County. This request for annexation was initiated by the DWD on February 12, 2020 and submitted to LAFCo on June 20, 2020. All the property owners have requested and consented to this proposal. The Yolo County Auditor determined the affected district does not receive property taxes and is not seeking any property tax revenue for the subject territory. Per Revenue and Taxation Code Section 99(b)(3), Yolo County has consulted with DWD and determined that a property tax revenue negotiated exchange is, therefore, not applicable because the DWD will charge assessments and usage fees for the service.

The Cortese-Knox-Hertzberg Act Government Code Section 56668.3 outlines the following factors to be considered by the Commission for a reorganization that includes the annexation of territory to any district:

1. Whether the proposed annexation will be for the interest of present and future landowners and inhabitants within the territory to be annexed;
2. Any resolution raising objections (financial or service concerns) that may be filed by an affected agency;
3. The adequacy of existing and planned future services to meet the probable future needs of the territory; and
4. Any other information which the commission deems appropriate for consideration.

The DWD has capacity to serve these additional parcels when the full water allocation is available. In a normal water year, DWD does not use its entire 19,000 acre-foot allocation. However whenever a drought year occurs, DWD has an allocation system in place and these parcels will be in a second tier to receive CVP surface water. Groundwater could also be used for irrigation if needed. Annexation to DWD is part of the larger Yolo Subbasin groundwater management strategy and would provide for conjunctive use and a more sustainable water supply. The DWD is also a member of the Sites Reservoir JPA and planning is moving forward to construct a reservoir for additional water supply for use during

drought years, resulting in less groundwater pumping. Annexation to DWD is also required for landowners to participate in the Sites Reservoir Project. Therefore, the annexation would be for the interest of present and future landowners and inhabitants within the territory to be annexed. No objections or concerns have been raised by any affected agency, landowner or resident of the subject territory.

Public/Agency Notification and Waiver of Protest Proceedings

A notice was published on September 2, 2020 in the Woodland Democrat including the intent to waive protest proceedings. No objections from any affected or interested agency landowners or the general public have been received. Pursuant to Cortese-Knox-Hertzberg Act Section 56662 and 57002, the Commission may waive protest proceedings entirely because 100% of the landowners within the affected territory have consented to the proposal.

CEQA

The potential environmental effects of the proposal have been reviewed by the DWD as Lead Agency and determined there is no substantial evidence supporting a fair argument that the project will have a significant effect on the environment and filed a Notice of Determination in accordance with the California Environmental Quality Act (CEQA). CEQA requires a Responsible Agency to accept a CEQA document as prepared by the Lead Agency and to treat the document as being legally adequate absent specified circumstances not present herein. The project does not involve any land use changes and will not result in the physical construction of any infrastructure or other improvements to supply irrigation water to the proposed annexation area, as the project will utilize existing water conveyance facilities. The subject territory will remain in agricultural production notwithstanding the source of irrigation water and may even improve environmental conditions by reducing reliance on groundwater.

Attachments

ATT A-DWD Annexation Resolution 2020-06

ATT B-DWD Annexation Final Initial Study-NegDec Jan 2020

Form Review

Inbox

Christine Crawford (Originator)
Form Started By: Christine Crawford
Final Approval Date: 10/15/2020

Reviewed By

Christine Crawford

Date

10/15/2020 12:49 PM
Started On: 10/15/2020 12:37 PM

RESOLUTION № 2020-06

**Approving the Dunnigan Water District Annexation (LAFCo № 935) and
Waiving Conducting Authority Proceedings**

WHEREAS, on June 20, 2020, the Dunnigan Water District (DWD) submitted an application to annex six (6) parcels totaling approximately 1,160 acres into the District (APNs 051-140-035, 051-140-037, 052-010-006, 052-100-004, 052-110-001, and 054-020-014); and

WHEREAS, the project was routed to all subject, affected, and interested agencies and no comments were received; and

WHEREAS, the Yolo County Auditor determined the affected district does not receive property taxes and is not seeking any property tax revenue for the subject territory, and per Revenue and Taxation Code Section 99(b)(3), Yolo County has consulted with DWD and determined that a property tax revenue negotiated exchange is, therefore, not applicable; and

WHEREAS, the Yolo Local Agency Formation Commission (Yolo LAFCo) analyzed the project in accordance with all applicable sections of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, LAFCo Standards of Evaluation and Agricultural Policy, and all other matters presented as prescribed by law; and

WHEREAS, on February 12, 2020, DWD adopted Resolution 2020-04 adopting the Negative Declaration as Lead Agency for the project, finding there is no substantial evidence supporting a fair argument the annexation will have a significant effect of the environment; and

WHEREAS, Yolo LAFCo complied with the California Environmental Quality Act (CEQA) as a Responsible Agency by responding to the Notice of Availability from the Lead Agency and reviewed the Draft Negative Declaration regarding issues germane to LAFCo's statutory responsibilities; and

WHEREAS, CEQA requires a Responsible Agency to accept the Negative Declaration as prepared by the Lead Agency and to treat the document as being legally adequate absent specified circumstances not present herein; and

WHEREAS, a Certificate of Filing was issued for the proposal on August 28, 2020; and

WHEREAS, the Executive Officer reviewed the proposal and prepared and filed a report with recommendations with this Commission at least five (5) days prior to the date of the September 24, 2020, meeting during which the project was set to be considered; and

WHEREAS, on September 24, 2020, the annexation proposal came on regularly for hearing before Yolo LAFCo, at the time and place specified in the notice, however a regional internet outage occurred at 9:10 a.m. and terminated the virtual meeting for all attendees before this item was heard; and,

WHEREAS, by order of the Chair, the Public Hearing item was continued to the next Regular LAFCo Meeting on October 29, 2020, at 9:00 a.m.; and

WHEREAS, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony, protests, objections, and any other information concerning the Proposal and all related matters; and

WHEREAS, at said meeting, the Commission reviewed and considered the Negative Declaration and the Executive Officer's Report including all the information, recommendations, findings, and conditions contained therein.

NOW, THEREFORE, BE IT RESOLVED by the Yolo Local Agency Formation Commission approves the Dunnigan Water District Annexation (LAFCO № 935) as illustrated in Attachment A and hereby waives conducting authority proceedings pursuant to Government Code Section 56663(a) subject to the following findings and conditions of approval:

Findings

CEQA

1. **Finding:** The potential environmental effects of the proposal (LAFCo № 935) have been reviewed by the DWD as Lead Agency and determined there is no substantial evidence supporting a fair argument that the project will have a significant effect on the environment and filed a Notice of Determination in accordance with the California Environmental Quality Act (CEQA).

Evidence: CEQA requires a Responsible Agency to accept a CEQA document as prepared by the Lead Agency and to treat the document as being legally adequate absent specified circumstances not present herein. The project does not involve any land use changes and will not result in the physical construction of any infrastructure or other improvements to supply irrigation water to the proposed annexation area, as the project will utilize existing water conveyance facilities. The subject territory will remain in agricultural production notwithstanding the source of irrigation water and may even improve environmental conditions by reducing reliance on groundwater.

Project Findings (in Accordance with Section Government Code Section 56668.3)

2. **Finding:** The annexation will be for the interest of present and future landowners and inhabitants within the territory to be annexed.

Evidence: The annexation will allow landowners access to DWD's surface water allocation. The proposed annexation has been initiated by the DWD at the request of 100% of the subject landowners. The project would help expand use of surface water availability and less reliance on groundwater. The project would also result in additional revenue for District infrastructure investment and maintenance. It also would provide long term funding stability for the District, which would be a benefit to all District landowners.

3. **Finding:** No resolutions raising objections have been filed by an affected agency regarding the proposed project.

Evidence: LAFCo has not received any objections (resolutions or otherwise) filed by an affected or interested agency regarding the proposed project. No objections from any landowners or the general public have been received.

4. **Finding:** The DWD has adequate services to meet the existing and probable future needs of the territory.

Evidence: Although water is a limited resource and increasing the size of the District will reduce the water available for each acre planted in drought years, the DWD has typically used only approximately 13,000 acre feet of its existing 19,000 acre-foot Central Valley Project water allocation each year. With agricultural water, there is much more flexibility in

the water demand; farmers can opt to use groundwater via individual wells, plant crops that are less water-intensive, plant less acreage and consolidate their water allocation on less area, or (as in the case of rice farmers) not plant rice fields at all and submit a claim for crop failure from their insurance company. Therefore, this reduction is not considered significant and the project will allow more farmers access to limited surface water in drought years and result in less reliance on groundwater.

Findings to Waive Proceedings (in accordance with Cortese-Knox-Hertzberg Act Gov't Code § 56663(a))

5. Finding: The resolution from the DWD of application for an annexation is accompanied by proof, satisfactory to the Commission, that all the owners of land within the affected territory have given their written consent to that reorganization.

Evidence: The DWD application for reorganization (LAFCo № 935) includes written consent signed by landowners of all six parcels that comprise 100% of the affected territory. Notice was provided to all landowners and no written opposition has been received. The notice includes the Commission's intent to waive protest and election proceedings.

Conditions of Approval

1. The applicant and the real party of interest, if different, agree to defend, indemnify, hold harmless and release the Yolo Local Agency Formation Commission, its agents, officers, attorney and employees from any claim, action or proceeding brought against any of them, the purpose of which to attack, set aside, void, or annul the approval of this application or adoption of the environmental review which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence of the part of the Yolo Local Agency Formation Commission its agents, officers, attorney or employees.
2. The project will be subject to all appropriate LAFCo, State Board of Equalization, and County Clerk-Recorder fees prior to recording the Certificate of Completion for the DWD Annexation (LAFCO № 935).
3. The effective date of the approval of this annexation is five (5) days after the date the Certificate of Completion is recorded by the County Recorder.

PASSED AND ADOPTED by the Yolo Local Agency Formation Commission, State of California, this 29th day of October 2020, by the following vote.

AYES:

NOES:

ABSENT:

Olin Woods, Chair
Yolo Local Agency Formation Commission

ATTEST:



Christine Crawford, Executive Officer
Yolo Local Agency Formation Commission

Approved as to form:



Eric May, Commission Counsel

LAND DESCRIPTION

That portion of real property situate in the County of Yolo, State of California, and being a portion of Section 7, Township 12 North, Range 1 West, Mount Diablo Base and Meridian, and also being a portion of that Parcel of Land as described in Document No. 2014-0003095-00, said County Records, and being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 7; 1) thence, from said POINT OF BEGINNING, and along the West line of said Section 7, North 00°20'00" East 555.70 feet to LAFCO Proceeding No. 275; Thence, along said LAFCO Proceeding No. 275 the following thirteen courses and distances: 2) North 29°20'00" East 745.00 feet; 3) Thence North 20°39'20" East 424.80 feet; 4) Thence North 56°50'00" East 450.00 feet; 5) Thence North 03°10'00" West 285.00 feet; 6) Thence North 56°50'00" East 175.00 feet; 7) Thence North 03°10'00" West 330.06 feet; 8) Thence South 87°17'26" East 130.00 feet; 9) Thence South 03° 10'00" East 610.00 feet; 10) Thence South 42°48'00" East 350.00 feet; 11) Thence South 86°50'00" East 260.00 feet; 12) Thence North 34°00'00" East 173.76 feet; 13) Thence North 03°10'00" West 709.39 feet; 14) Thence South 87°17'26" East 2,793.64 feet to the Westerly line of Tract One as described in Book 1365 of Official Records at page 399, said County records; Thence, along said Westerly line the following two courses and distances: 15) South 14°58'12" East 1,135.90 feet; 16) Thence South 00°00'00" East 1,558.54 feet to the Southeast corner of said Section 7; 17) Thence, along the South line of said Section 7, North 86°52'02" West 4,817.32 feet to the POINT OF BEGINNING.

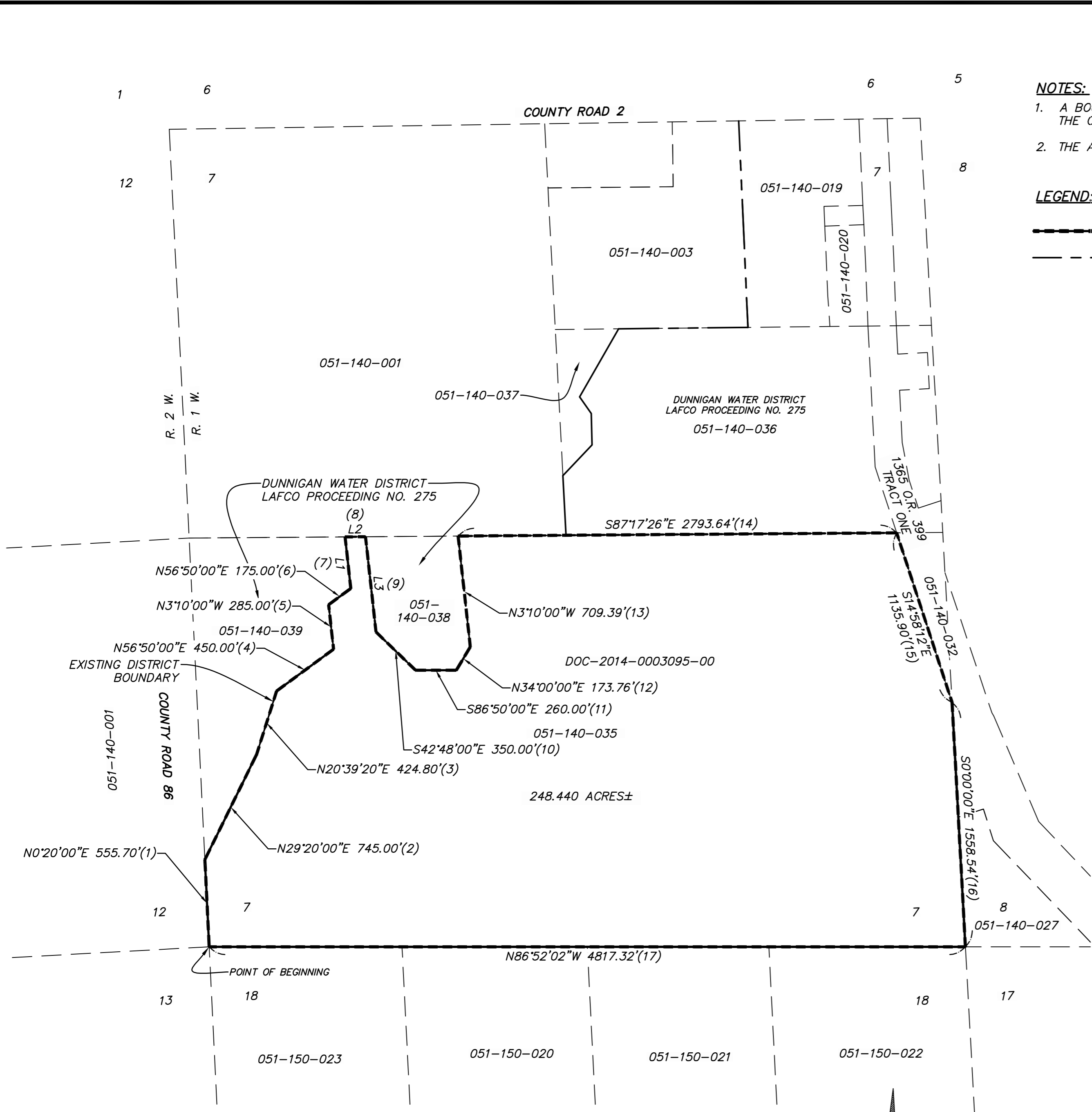
Containing 248.440 acres of land, more or less.

End of description.



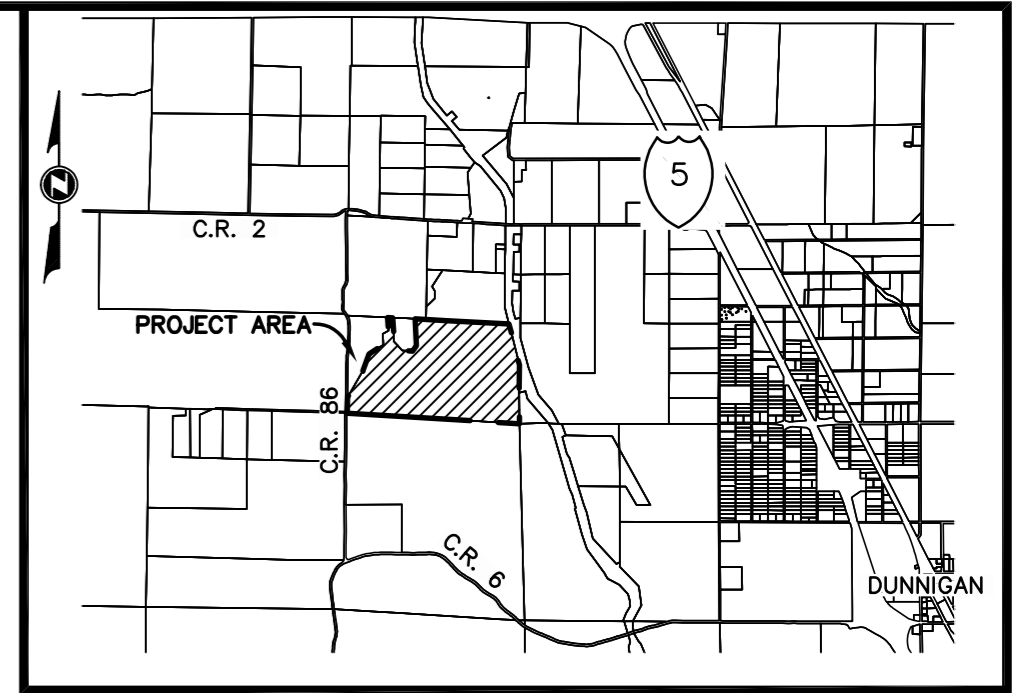

Christopher W. Lerch, L.S.

7-30-2020
Date



NOTES:
 1. A BOUNDARY SURVEY WAS NOT PERFORMED IN THE CREATION OF THIS MAP.
 2. THE ACREAGE SHOWN HEREON IS APPROXIMATE

LEGEND:
 - - - - - NEW DISTRICT BOUNDARY
 - - - - - EXISTING DISTRICT BOUNDARY



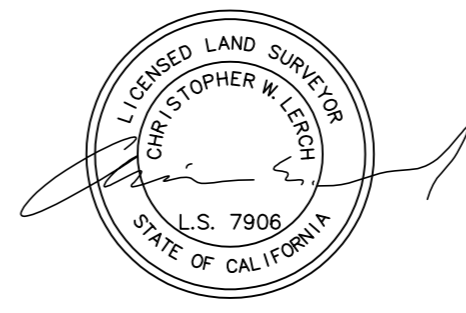
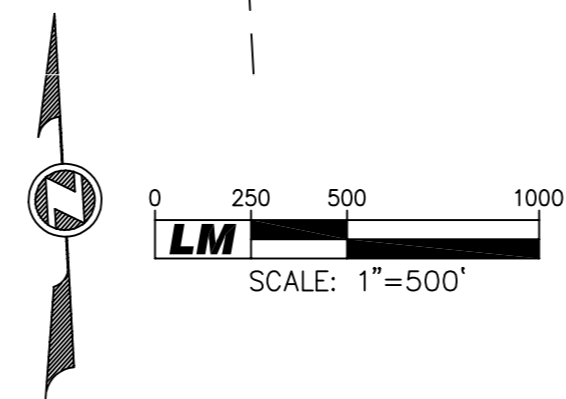
BOUNDARY DESCRIPTION:
 THAT PORTION OF REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 7, TOWNSHIP 12 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND ALSO BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 2014-0003095-00, SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7; 1) THENCE, FROM SAID POINT OF BEGINNING, AND ALONG THE WEST LINE OF SAID SECTION 7, NORTH 00°20'00" EAST 555.70 FEET TO LAFCO PROCEEDING NO. 275; THENCE, ALONG SAID LAFCO PROCEEDING NO. 275 THE FOLLOWING THIRTEEN COURSES AND DISTANCES: 2) NORTH 29°20'00" EAST 745.00 FEET; 3) THENCE NORTH 20°39'20" EAST 424.80 FEET; 4) THENCE NORTH 56°50'00" EAST 450.00 FEET; 5) THENCE NORTH 03°10'00" WEST 285.00 FEET; 6) THENCE NORTH 56°50'00" EAST 175.00 FEET; 7) THENCE NORTH 03°10'00" WEST 330.06 FEET; 8) THENCE SOUTH 87°17'26" EAST 130.00 FEET; 9) THENCE SOUTH 03°10'00" EAST 610.00 FEET; 10) THENCE SOUTH 42°48'00" EAST 350.00 FEET; 11) THENCE SOUTH 86°50'00" EAST 260.00 FEET; 12) THENCE NORTH 34°00'00" EAST 173.76 FEET; 13) THENCE NORTH 03°10'00" WEST 709.39 FEET; 14) THENCE SOUTH 87°17'26" EAST 2,793.64 FEET TO THE WESTERLY LINE OF TRACT ONE AS DESCRIBED IN BOOK 1365 OF OFFICIAL RECORDS AT PAGE 399, SAID COUNTY RECORDS; THENCE, ALONG SAID WESTERLY LINE THE FOLLOWING TWO COURSES AND DISTANCES: 15) SOUTH 14°58'12" EAST 1,135.90 FEET; 16) THENCE SOUTH 00°00'00" EAST 1,558.54 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 7; 17) THENCE, ALONG THE SOUTH LINE OF SAID SECTION 7, NORTH 86°52'02" WEST 4,817.32 FEET TO THE POINT OF BEGINNING.
 CONTAINING 248.440 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION.

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N3°10'00"W	330.06' (7)
L2	S87°17'26"E	130.00' (8)
L3	S3°10'00"E	610.00' (9)

APPROVED BY LAFCO
 LAFCO PROCEEDING NO. 935
 CHAIRMAN _____ DATE _____



ANNEXATION TO DUNNIGAN WATER DISTRICT
 BEING A PORTION OF SECTION 7, TOWNSHIP 12 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, YOLO COUNTY CALIFORNIA
LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING · LAND SURVEYING · PLANNING
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

LAND DESCRIPTION

That portion of real property situate in the County of Yolo, State of California, and being a portion of Section 7, Township 12 North, Range 1 West, Mount Diablo Base and Meridian, and also being a portion of that Parcel of Land as described in Document No. 2014-0003095-00, said County Records, and being more particularly described as follows:

BEGINNING at a point on the West line of the Northeast Quarter of said Section 7, said point being distant North $00^{\circ}09'56''$ East 380.00 feet from the Southwest corner of said Northeast Quarter; 1) thence from said POINT OF BEGINNING, and along said West line, North $00^{\circ}09'56''$ East 931.92 feet to the Northwest corner of the South Half of said Northeast Quarter; 2) thence, along the North line of said South Half of said Northeast Quarter, South $87^{\circ}30'12''$ East 403.44 feet to LAFCO Proceeding No. 275; Thence, along said LAFCO Proceeding No. 275 the following four courses and distances: 3) South $32^{\circ}57'00''$ West 499.89 feet; 4) South $31^{\circ}59'30''$ East 129.44 feet; 5) South $01^{\circ}42'00''$ West 200.00 feet; 6) South $46^{\circ}42'00''$ West 270.00 feet to the POINT OF BEGINNING.

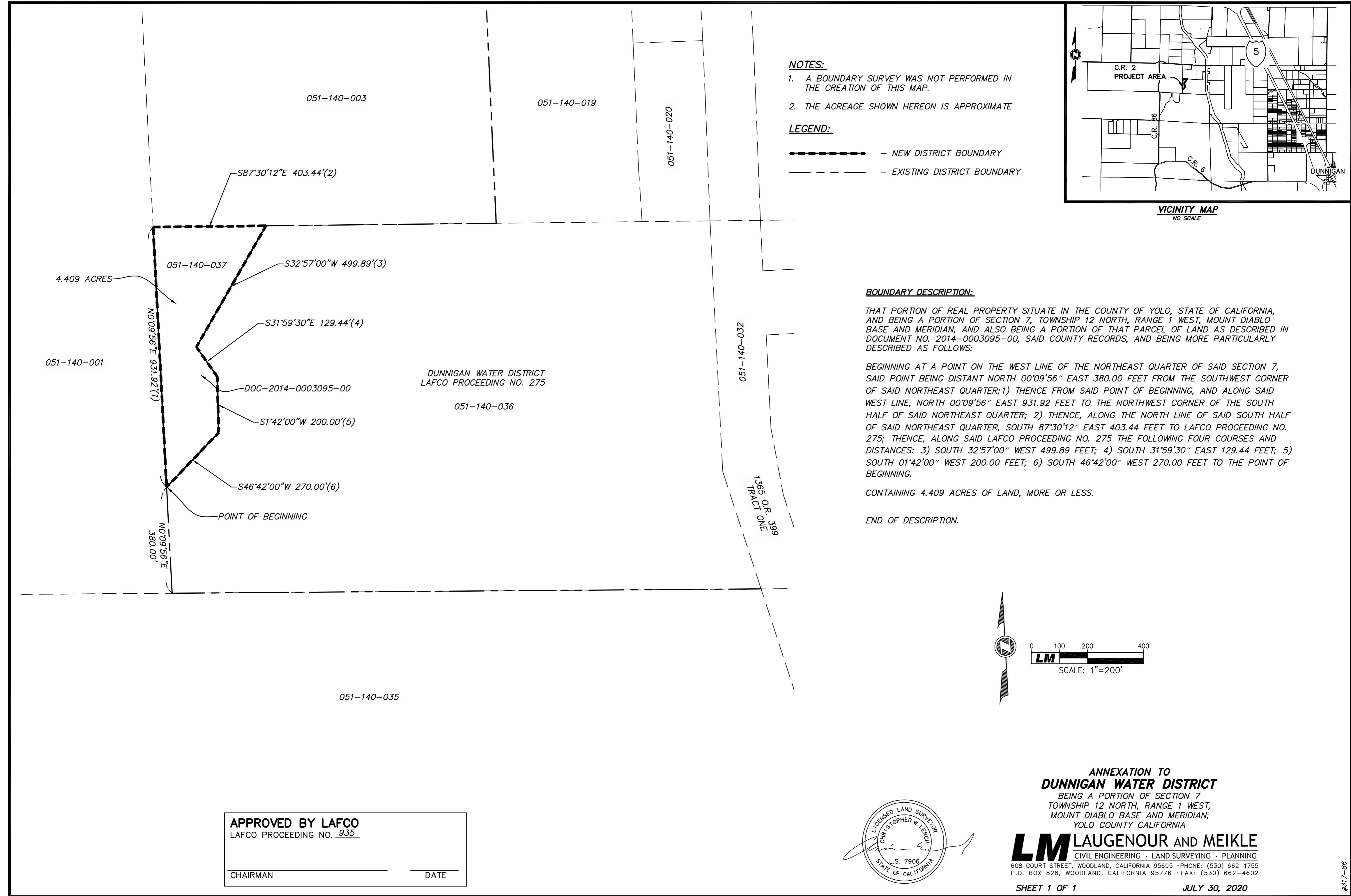
Containing 4.409 acres of land, more or less.

End of description.



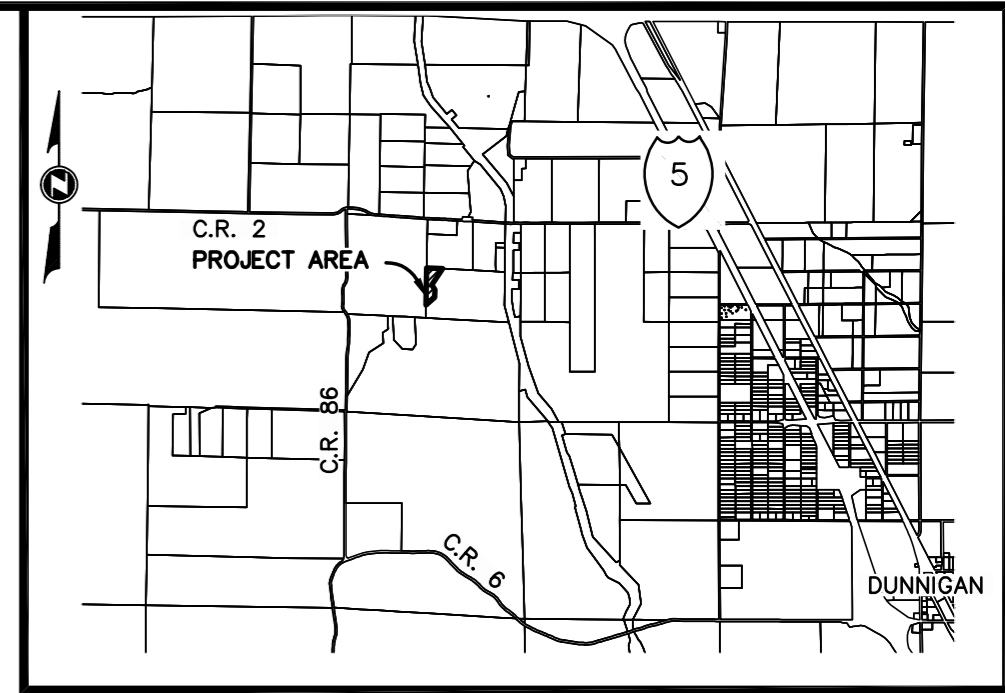

Christopher W. Lerch, L.S.

7-30-2020
Date



NOTES:
 1. A BOUNDARY SURVEY WAS NOT PERFORMED IN THE CREATION OF THIS MAP.
 2. THE ACREAGE SHOWN HEREON IS APPROXIMATE

LEGEND:
 - - - - - NEW DISTRICT BOUNDARY
 - - - - - EXISTING DISTRICT BOUNDARY



BOUNDARY DESCRIPTION:
 THAT PORTION OF REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 7, TOWNSHIP 12 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND ALSO BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 2014-0003095-00, SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

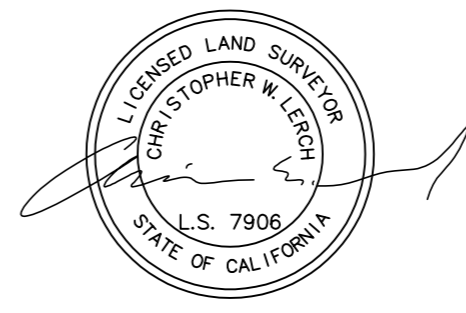
BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, SAID POINT BEING DISTANT NORTH 00°09'56" EAST 380.00 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; 1) THENCE FROM SAID POINT OF BEGINNING, AND ALONG SAID WEST LINE, NORTH 00°09'56" EAST 931.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; 2) THENCE, ALONG THE NORTH LINE OF SAID SOUTH HALF OF SAID NORTHEAST QUARTER, SOUTH 87°30'12" EAST 403.44 FEET TO LAFCO PROCEEDING NO. 275; THENCE, ALONG SAID LAFCO PROCEEDING NO. 275 THE FOLLOWING FOUR COURSES AND DISTANCES: 3) SOUTH 32°57'00" WEST 499.89 FEET; 4) SOUTH 31°59'30" EAST 129.44 FEET; 5) SOUTH 01°42'00" WEST 200.00 FEET; 6) SOUTH 46°42'00" WEST 270.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.409 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION.

APPROVED BY LAFCO
 LAFCO PROCEEDING NO. 935

CHAIRMAN _____ DATE _____



ANNEXATION TO DUNNIGAN WATER DISTRICT
 BEING A PORTION OF SECTION 7, TOWNSHIP 12 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, YOLO COUNTY CALIFORNIA

LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING · LAND SURVEYING · PLANNING
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

SHEET 1 OF 1 JULY 30, 2020

#317-86

LAND DESCRIPTION

That portion of real property situate in the County of Yolo, State of California, and being a portion of Section 20, Township 12 North, Range 1 West, and also being all of that Parcel of Land as described in Document No. 2018-0017448-00, said County Records, and being more particularly described as follows:

AREA 1:

BEGINNING at the Northeast corner of said Section 20; thence, from said POINT OF BEGINNING and along the East line of said Section 20: 1) South 01°14'00" East 3,187.30 feet to the Easterly line of Tract Two as described in Book 1364 of Official Records at Page 467, said County Records, said point hereinafter called Point "A"; thence, along said Easterly line the following eight courses and distances: 2) thence South 71°11'47" West 124.57 feet; 3) thence North 51°52'10" West 468.80 feet; 4) thence North 18°28'10" West 141.30 feet; 5) thence North 32°28'10" West 521.50 feet; 6) thence North 49°55'10" West 342.10 feet; 7) thence North 34°40'10" West 1,500.00 feet; 8) thence North 25°51'10" West 371.90 feet; 9) thence North 17°41'10" West 385.27 feet to the Northerly right-of-way line of County Road 6; 10) thence, along said Northerly right-of-way line, North 73°44'47" East 796.99 feet to the North line of said Section 20; 11) thence, along said North line, South 89°21'10" East 1,372.00 feet to the POINT OF BEGINNING.

Containing 97.619 acres of land, more or less.

AREA 2:

TOGETHER WITH that portion of real property, being more particularly described as follows:

BEGINNING at the intersection of said East line of said Section 20 with the Westerly line of said Tract Two, said point being distant, South 01°41'00" East 590.20 feet from Point "A" hereinabove described: 1) thence, from said POINT OF BEGINNING and along said East line of said Section 20, South 01°14'00" East 1,446.80 feet to the Southeast corner of said Section 20; 2) thence, along the South line of said Section 20, North 89°10'00" West 5,277.30 feet to the Southwest corner of said Section 20;




Christopher W. Lerch, L.S.

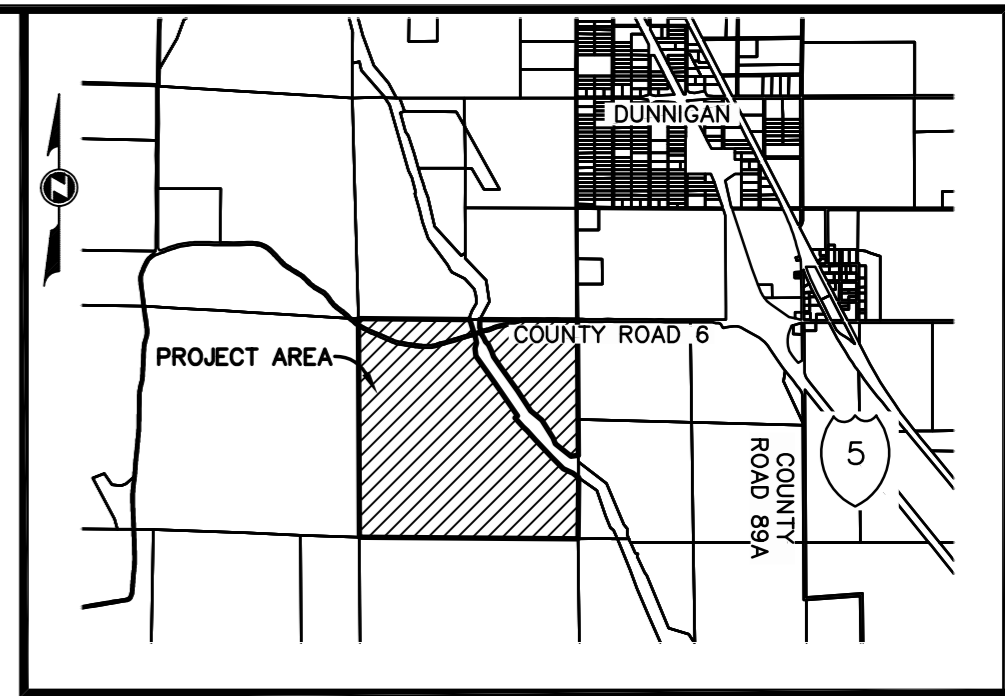
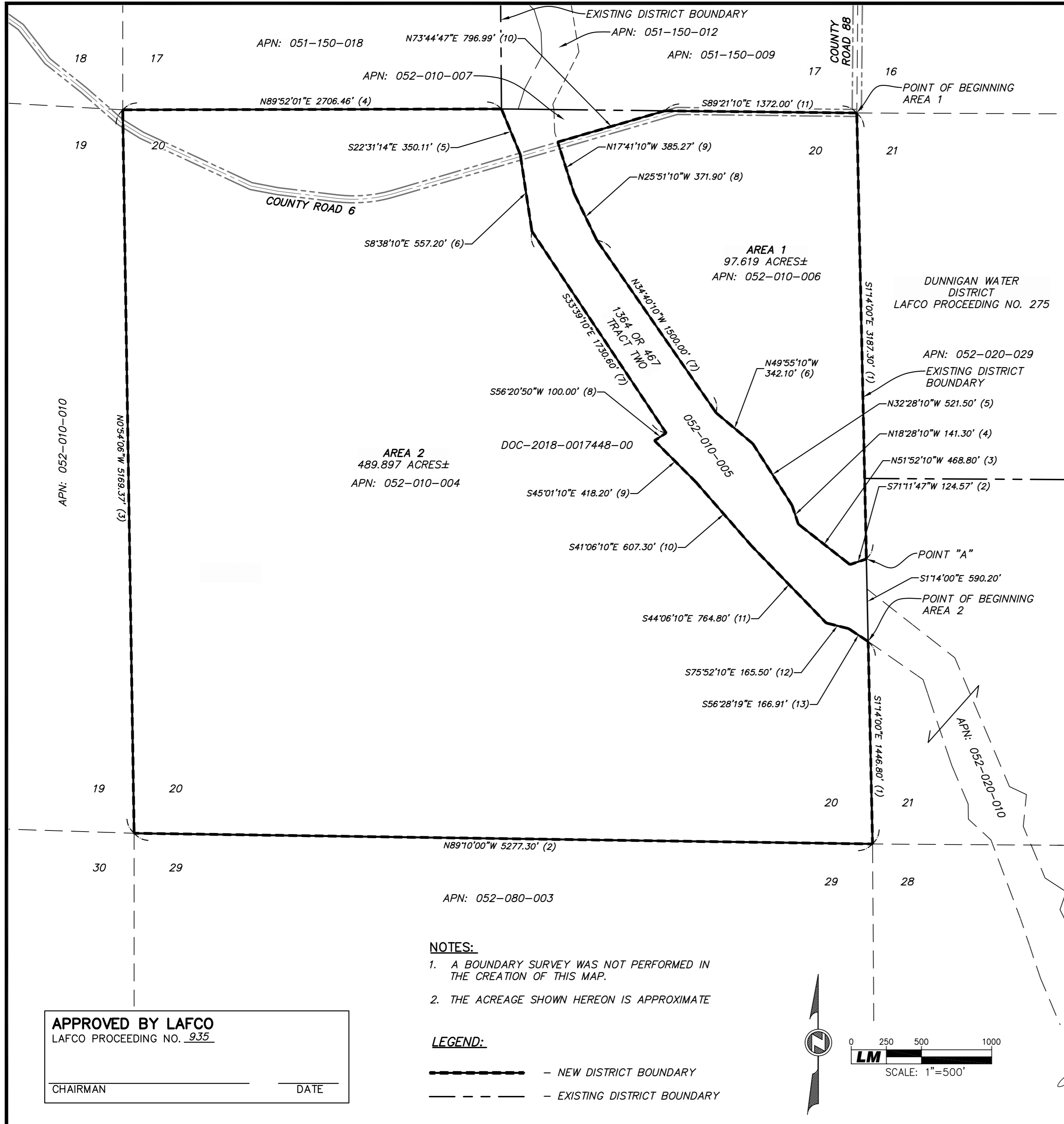
7-30-2020
Date

3) thence, along the West line of said Section 20, North 00°54'06" West 5,169.37 feet to the Northwest corner of said Section 20; 4) thence, along the North line of said Section 20, North 89°52'01" East 2,706.46 feet to said Westerly line of said Tract Two; thence, along said Westerly line the following nine courses and distances: 5) South 22°31'14" East 350.11 feet; 6) thence South 08°38'10" East 557.20 feet; 7) thence South 33°39'10" East 1,730.60 feet; 8) thence South 56°20'50" West 100.00 feet; 9) thence South 45°01'10" East 418.20 feet; 10) thence South 41°06'10" East 607.30 feet; 11) thence South 44°06'10" East 764.80 feet; 12) thence South 75°52'10" East 165.50 feet; 13) thence South 56°28'19" East 166.91 feet to the POINT OF BEGINNING.

Containing 489.897 acres of land, more or less.

Total resultant area containing 587.516 acres of land, more or less.

End of description.



VICINITY MAP
NO SCALE

BOUNDARY DESCRIPTION:

THAT PORTION OF REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 1 WEST, AND ALSO BEING ALL OF THAT PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 2018-0017448-00, SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AREA 1
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE, FROM SAID POINT OF BEGINNING AND ALONG THE EAST LINE OF SAID SECTION 20, 1) SOUTH 01°14'00" EAST 3,187.30 FEET TO THE EASTERLY LINE OF TRACT TWO AS DESCRIBED IN BOOK 1364 OF OFFICIAL RECORDS AT PAGE 467, SAID COUNTY RECORDS, SAID POINT HEREINAFTER CALLED POINT "A"; THENCE, ALONG SAID EASTERLY LINE THE FOLLOWING EIGHT COURSES AND DISTANCES: 2) THENCE SOUTH 71°11'47" WEST 124.57 FEET; 3) THENCE NORTH 51°52'10" WEST 468.80 FEET; 4) THENCE NORTH 18°28'10" WEST 141.30 FEET; 5) THENCE NORTH 32°28'10" WEST 521.50 FEET; 6) THENCE NORTH 49°55'10" WEST 342.10 FEET; 7) THENCE NORTH 34°40'10" WEST 1,500.00 FEET; 8) THENCE NORTH 25°51'10" WEST 371.90 FEET; 9) THENCE NORTH 17°41'10" WEST 385.27 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 6; 10) THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 73°44'47" EAST 796.99 FEET TO THE NORTH LINE OF SAID SECTION 20; 11) THENCE, ALONG SAID NORTH LINE, SOUTH 89°21'10" EAST 1,372.00 FEET TO THE POINT OF BEGINNING

CONTAINING 97.619 ACRES OF LAND, MORE OR LESS.

AREA 2
TOGETHER WITH THAT PORTION OF REAL PROPERTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SAID EAST LINE OF SAID SECTION 20 WITH THE WESTERLY LINE OF SAID TRACT TWO, SAID POINT BEING DISTANT, SOUTH 01°41'00" EAST 590.20 FEET FROM POINT "A" HEREINABOVE DESCRIBED; 1) THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID EAST LINE OF SAID SECTION 20, SOUTH 01°14'00" EAST 1,446.80 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 20; 2) THENCE, ALONG THE SOUTH LINE OF SAID SECTION 20, NORTH 89°10'00" WEST 5,277.30 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 20; 3) THENCE, ALONG THE WEST LINE OF SAID SECTION 20, NORTH 00°54'06" WEST 5,169.37 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20; 4) THENCE, ALONG THE NORTH LINE OF SAID SECTION 20, NORTH 89°52'01" EAST 2,706.46 FEET TO SAID WESTERLY LINE OF SAID TRACT TWO; THENCE, ALONG SAID WESTERLY LINE THE FOLLOWING NINE COURSES AND DISTANCES: 5) SOUTH 22°31'14" EAST 350.11 FEET; 6) THENCE SOUTH 08°38'10" EAST 557.20 FEET; 7) THENCE SOUTH 33°39'10" EAST 1,730.60 FEET; 8) THENCE SOUTH 56°20'50" WEST 100.00 FEET; 9) THENCE SOUTH 45°01'10" EAST 418.20 FEET; 10) THENCE SOUTH 41°06'10" EAST 607.30 FEET; 11) THENCE SOUTH 44°06'10" EAST 764.80 FEET; 12) THENCE SOUTH 75°52'10" EAST 165.50 FEET; 13) THENCE SOUTH 56°28'19" EAST 166.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 489.897 ACRES OF LAND, MORE OR LESS.

TOTAL RESULTANT AREA CONTAINING 587.516 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION.

**ANNEXATION TO
DUNNIGAN WATER DISTRICT**
BEING A PORTION OF SECTION 20
TOWNSHIP 12 NORTH, RANGE 1 WEST,
MOUNT DIABLO BASE AND MERIDIAN,
YOLO COUNTY CALIFORNIA

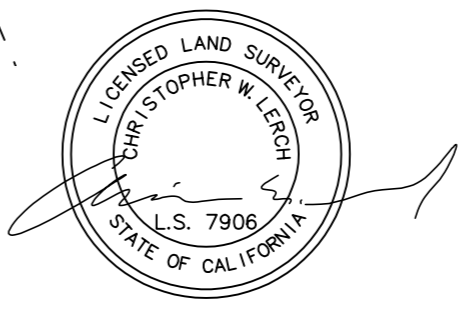
LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

- NOTES:**
1. A BOUNDARY SURVEY WAS NOT PERFORMED IN THE CREATION OF THIS MAP.
 2. THE ACREAGE SHOWN HEREON IS APPROXIMATE

- LEGEND:**
- NEW DISTRICT BOUNDARY
 - - - EXISTING DISTRICT BOUNDARY

APPROVED BY LAFCO
LAFCO PROCEEDING NO. 935

CHAIRMAN _____ DATE _____



LAND DESCRIPTION

That portion of real property situate in the County of Yolo, State of California, and being a portion of Sections 28 and 33, Township 12 North, Range 1 West, and also being a portion of Lot 3 as described in Document No. 2004-0019529-00, said County Records, and being more particularly described as follows:

BEGINNING at the intersection of the East line of said Section 33 with the Easterly line of Tract One as described in book 1377 of Official records at Page 458, said County Records; thence, from said POINT OF BEGINNING and along said Easterly line of said Tract One the following ten courses and distances: 1) thence North 33°12'00" West 411.35 feet; 2) thence North 69°09'00" West 300.06 feet; 3) thence North 24°36'00" West 1,187.90 feet; 4) thence North 19°50'00" West 301.00 feet; 5) thence North 65°24'00" East 110.00 feet; 6) thence North 24°36'00" West 250.00 feet; 7) thence South 65°24'00" West 90.00 feet; 8) thence North 26°55'00" West 171.00 feet; 9) thence North 34°57'00" West 698.80 feet; 10) thence North 30°50'00" West 305.18 feet to the Southwest corner of Lot 1 as described in said Document No. 2004-0019529-00; 11) thence, along the South line of said Lot 1, North 89°49'45" East 1,797.53 feet to the East line of said Section 28; 12) thence, along said East line, South 00°28'00" East 3,042.62 feet to the POINT OF BEGINNING.

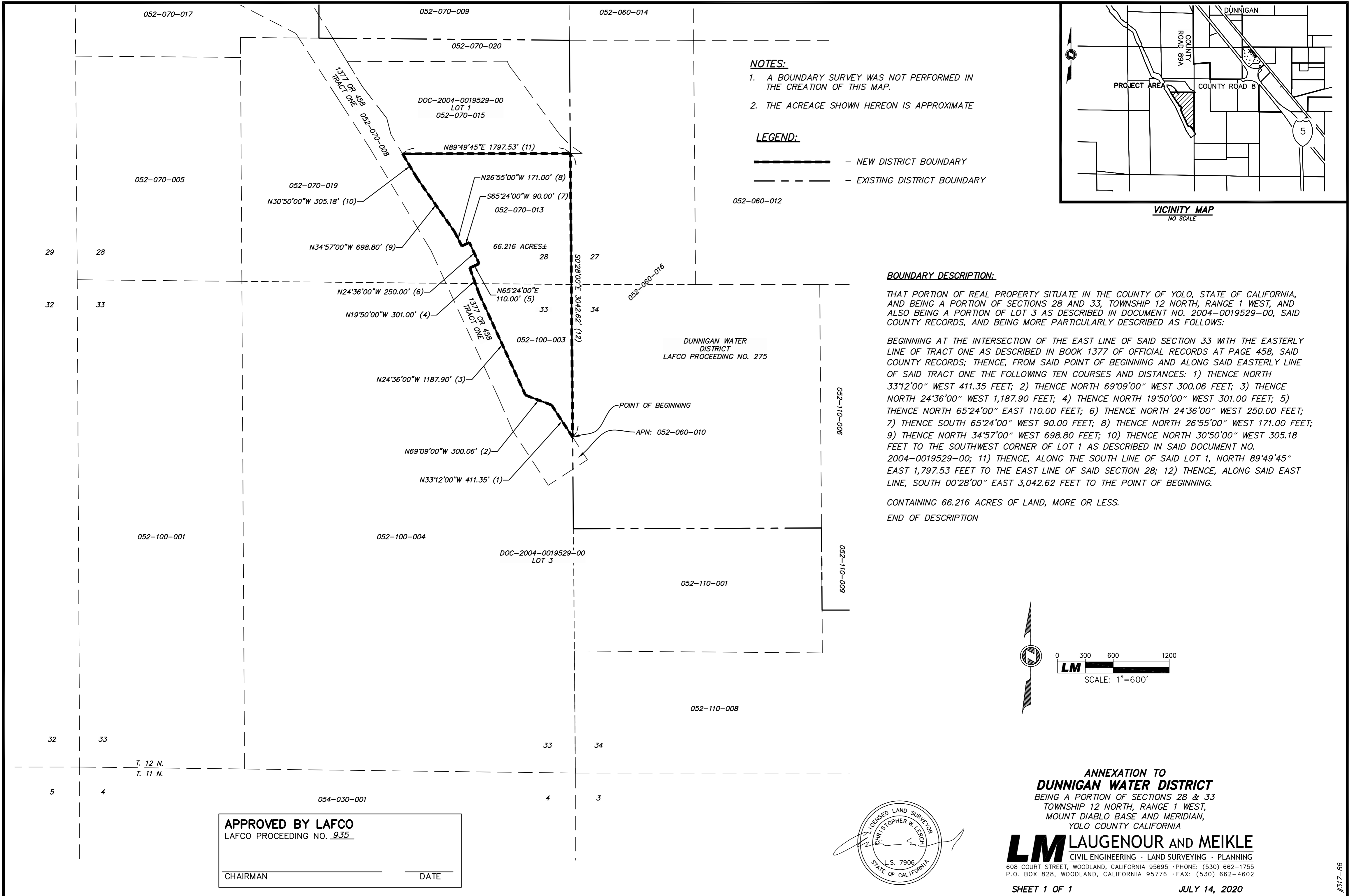
Containing 66.216 acres of land, more or less.

End of description.


Christopher W. Lerch, L.S.

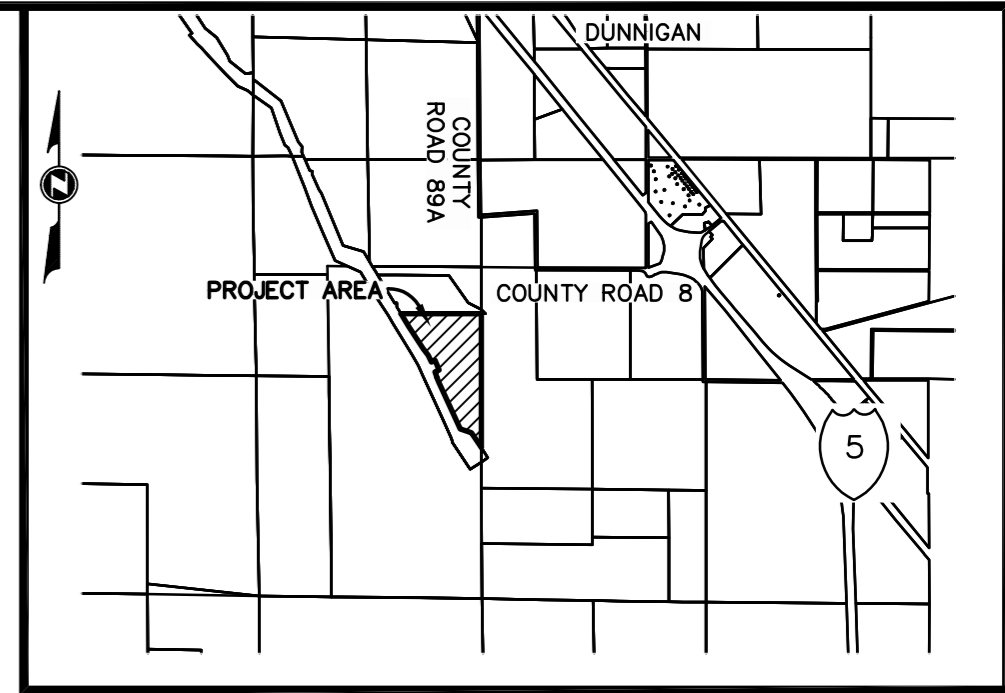
7-30-2020
Date



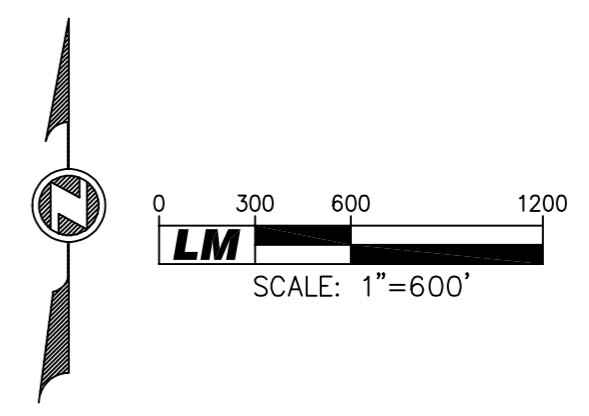


NOTES:
 1. A BOUNDARY SURVEY WAS NOT PERFORMED IN THE CREATION OF THIS MAP.
 2. THE ACREAGE SHOWN HEREON IS APPROXIMATE

LEGEND:
 - - - - - NEW DISTRICT BOUNDARY
 - - - - - EXISTING DISTRICT BOUNDARY



BOUNDARY DESCRIPTION:
 THAT PORTION OF REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 12 NORTH, RANGE 1 WEST, AND ALSO BEING A PORTION OF LOT 3 AS DESCRIBED IN DOCUMENT NO. 2004-0019529-00, SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 33 WITH THE EASTERLY LINE OF TRACT ONE AS DESCRIBED IN BOOK 1377 OF OFFICIAL RECORDS AT PAGE 458, SAID COUNTY RECORDS; THENCE, FROM SAID POINT OF BEGINNING AND ALONG SAID EASTERLY LINE OF SAID TRACT ONE THE FOLLOWING TEN COURSES AND DISTANCES: 1) THENCE NORTH 33°12'00" WEST 411.35 FEET; 2) THENCE NORTH 69°09'00" WEST 300.06 FEET; 3) THENCE NORTH 24°36'00" WEST 1,187.90 FEET; 4) THENCE NORTH 19°50'00" WEST 301.00 FEET; 5) THENCE NORTH 65°24'00" EAST 110.00 FEET; 6) THENCE NORTH 24°36'00" WEST 250.00 FEET; 7) THENCE SOUTH 65°24'00" WEST 90.00 FEET; 8) THENCE NORTH 26°55'00" WEST 171.00 FEET; 9) THENCE NORTH 34°57'00" WEST 698.80 FEET; 10) THENCE NORTH 30°50'00" WEST 305.18 FEET TO THE SOUTHWEST CORNER OF LOT 1 AS DESCRIBED IN SAID DOCUMENT NO. 2004-0019529-00; 11) THENCE, ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89°49'45" EAST 1,797.53 FEET TO THE EAST LINE OF SAID SECTION 28; 12) THENCE, ALONG SAID EAST LINE, SOUTH 00°28'00" EAST 3,042.62 FEET TO THE POINT OF BEGINNING.
 CONTAINING 66.216 ACRES OF LAND, MORE OR LESS.
 END OF DESCRIPTION



APPROVED BY LAFCO
 LAFCO PROCEEDING NO. 935
 CHAIRMAN _____ DATE _____



ANNEXATION TO DUNNIGAN WATER DISTRICT
 BEING A PORTION OF SECTIONS 28 & 33
 TOWNSHIP 12 NORTH, RANGE 1 WEST,
 MOUNT DIABLO BASE AND MERIDIAN,
 YOLO COUNTY CALIFORNIA
LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING · LAND SURVEYING · PLANNING
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602
 SHEET 1 OF 1 JULY 14, 2020

#317-86

LAND DESCRIPTION

That portion of real property situate in the County of Yolo, State of California, and being a portion of Section 28, Township 12 North, Range 1 West, and also being a portion of Lot 3 as described in Document No. 2004-0019529-00, said County Records, and being more particularly described as follows:

BEGINNING at the East Quarter corner of said Section 28; 1) thence from said POINT OF BEGINNING and along LAFCO Proceeding No. 275, South $00^{\circ}28'00''$ East 1,121.45 feet to the East line of Lot 1 as described in Document No. 2004-0019529-00, said County Records; thence, along the East line of said Lot 1 the following five courses and distances: 2) thence, along a non-tangent curve to the Right concave Northeasterly, the radial line of said curve bears North $30^{\circ}37'54''$ East said curve having a radius of 816.59 feet through a central angle of $07^{\circ}44'07''$ and having an arc distance of 110.24 feet; 3) thence, along a non-tangent curve to the Right concave Northeasterly, the radial line of said curve bears North $43^{\circ}29'57''$ East said curve having a radius of 481.21 feet through a central angle of $11^{\circ}39'32''$ and having an arc distance of 97.92 feet; 4) thence North $36^{\circ}07'18''$ West 800.51 feet; 5) thence along a non-tangent curve to the right concave Northeasterly, the radial line of said curve bears North $46^{\circ}22'40''$ East said curve having a radius of 268.33 feet through a central angle of $25^{\circ}03'49''$ and having an arc distance of 117.38 feet to the Northeast corner of said Lot 1; 6) thence, along the North line of said Lot 1, South $89^{\circ}49'45''$ West 1,716.12 feet to the Easterly line of said Tract One as described in said Book 1377 of Official Records at Page 458; 7) thence, along said Easterly line, North $31^{\circ}25'00''$ West 293.98 to the North line of said Lot 3; thence along said North line, South $89^{\circ}31'00''$ East 2,535.26 feet to the POINT OF BEGINNING.

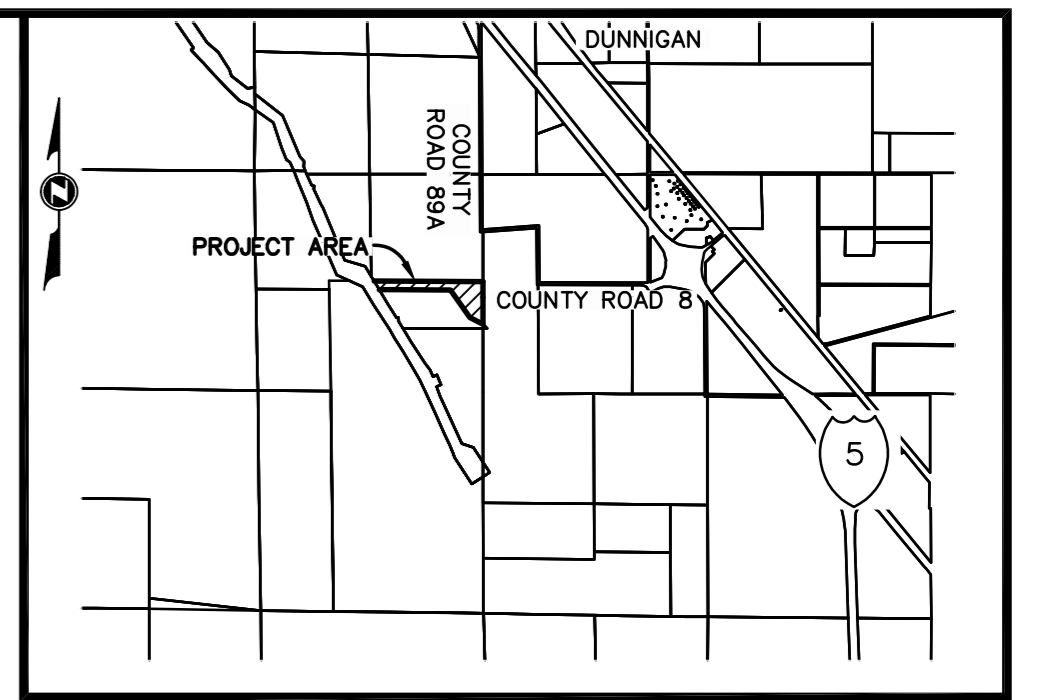
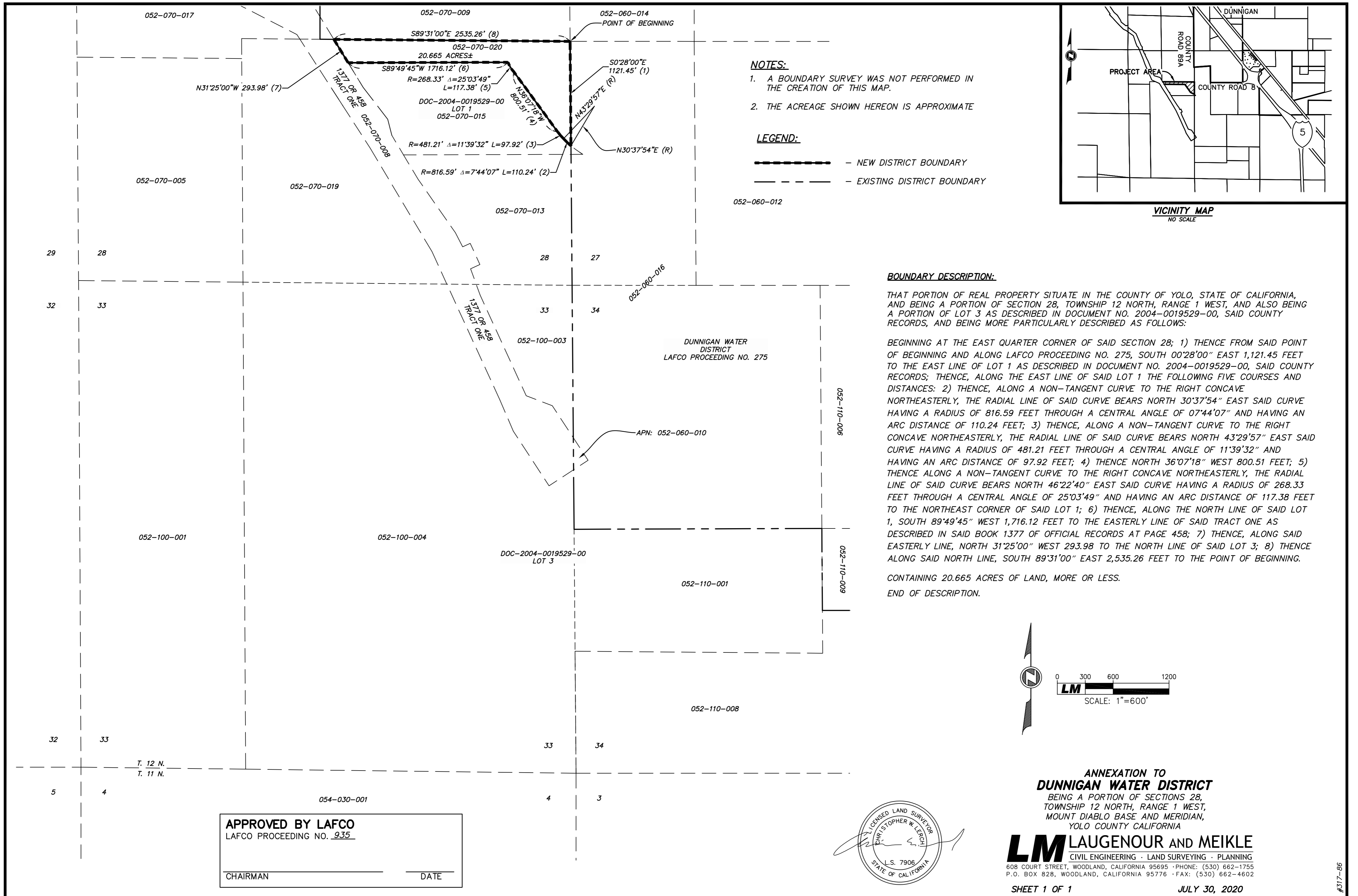
Containing 20.665 acres of land, more or less.

End of description.




Christopher W. Lerch, L.S.

7-30-2020
Date



NOTES:
 1. A BOUNDARY SURVEY WAS NOT PERFORMED IN THE CREATION OF THIS MAP.
 2. THE ACREAGE SHOWN HEREON IS APPROXIMATE

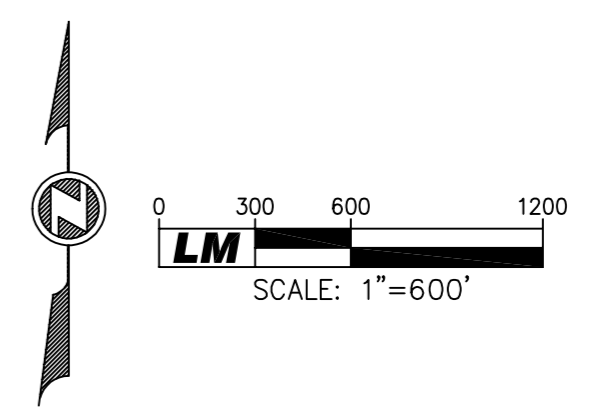
LEGEND:
 - - - - - NEW DISTRICT BOUNDARY
 - - - - - EXISTING DISTRICT BOUNDARY

BOUNDARY DESCRIPTION:

THAT PORTION OF REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 1 WEST, AND ALSO BEING A PORTION OF LOT 3 AS DESCRIBED IN DOCUMENT NO. 2004-0019529-00, SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 28; 1) THENCE FROM SAID POINT OF BEGINNING AND ALONG LAFCO PROCEEDING NO. 275, SOUTH 00°28'00" EAST 1,121.45 FEET TO THE EAST LINE OF LOT 1 AS DESCRIBED IN DOCUMENT NO. 2004-0019529-00, SAID COUNTY RECORDS; THENCE, ALONG THE EAST LINE OF SAID LOT 1 THE FOLLOWING FIVE COURSES AND DISTANCES: 2) THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT CONCAVE NORTHEASTERLY, THE RADIAL LINE OF SAID CURVE BEARS NORTH 30°37'54" EAST SAID CURVE HAVING A RADIUS OF 816.59 FEET THROUGH A CENTRAL ANGLE OF 07°44'07" AND HAVING AN ARC DISTANCE OF 110.24 FEET; 3) THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT CONCAVE NORTHEASTERLY, THE RADIAL LINE OF SAID CURVE BEARS NORTH 43°29'57" EAST SAID CURVE HAVING A RADIUS OF 481.21 FEET THROUGH A CENTRAL ANGLE OF 11°39'32" AND HAVING AN ARC DISTANCE OF 97.92 FEET; 4) THENCE NORTH 36°07'18" WEST 800.51 FEET; 5) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT CONCAVE NORTHEASTERLY, THE RADIAL LINE OF SAID CURVE BEARS NORTH 46°22'40" EAST SAID CURVE HAVING A RADIUS OF 268.33 FEET THROUGH A CENTRAL ANGLE OF 25°03'49" AND HAVING AN ARC DISTANCE OF 117.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; 6) THENCE, ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 89°49'45" WEST 1,716.12 FEET TO THE EASTERLY LINE OF SAID TRACT ONE AS DESCRIBED IN SAID BOOK 1377 OF OFFICIAL RECORDS AT PAGE 458; 7) THENCE, ALONG SAID EASTERLY LINE, NORTH 31°25'00" WEST 293.98 TO THE NORTH LINE OF SAID LOT 3; 8) THENCE ALONG SAID NORTH LINE, SOUTH 89°31'00" EAST 2,535.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.665 ACRES OF LAND, MORE OR LESS.
 END OF DESCRIPTION.



APPROVED BY LAFCO
 LAFCO PROCEEDING NO. 935
 CHAIRMAN _____ DATE _____



ANNEXATION TO DUNNIGAN WATER DISTRICT
 BEING A PORTION OF SECTIONS 28, TOWNSHIP 12 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, YOLO COUNTY CALIFORNIA
LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING · LAND SURVEYING · PLANNING
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

LAND DESCRIPTION

That portion of real property situate in the County of Yolo, State of California, and being a portion of Sections 28, 33, and 34, Township 12 North, Range 1 West, and also being a portion of Lot 3 as described in Document No. 2004-0019529-00, said County Records, and being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 33, said point also being an angle point in the South line of said Lot 3; 1) thence, along said South line, North 89°18'00" West 3,546.10 feet to the Southwest corner of said Lot 3; 2) thence, along the West line of said Lot 3, North 00°19'00" West 7,843.77 feet to the Northwest corner of said Lot 3; 3) thence, along the North line of said Lot 3, South 89°31'00" East 624.66 feet to the Westerly line of Tract One as described in Book 1377 of Official Records at Page 458, said County Records; thence, along said Westerly line the following five courses and distances: 4) thence South 32°49'00" East 1,393.42 feet; 5) thence South 30°50'00" East 1,293.30 feet; 6) thence South 24°36'00" East 1,752.50 feet; 7) thence South 23°16'00" East 364.60 feet; 8) thence South 33°12'00" East 700.00 feet to the Southwesterly corner of said Tract One; 9) thence, along the Southeasterly line of said Tract One, North 56°48'00" East 314.45 feet to LAFCO Proceeding No. 275; 10) thence, along said LAFCO Proceeding No. 275, South 00°28'00" East 639.18 feet; 11) thence, along said LAFCO Proceeding No. 275, North 89°48'41" East 2,659.12 feet; 12) thence, along said LAFCO Proceeding No. 275, South 00°24'18" East 1,339.94 feet to an angle point in said South line of said Lot 3; 13) Thence, along the South line of said Lot 3, North 89°32'00" West 2,658.00 feet to an angle point in said South line of said Lot 3; 14) thence, along said South line of said Lot 3, South 00°28'00" East 1,309.60 feet to the POINT OF BEGINNING.

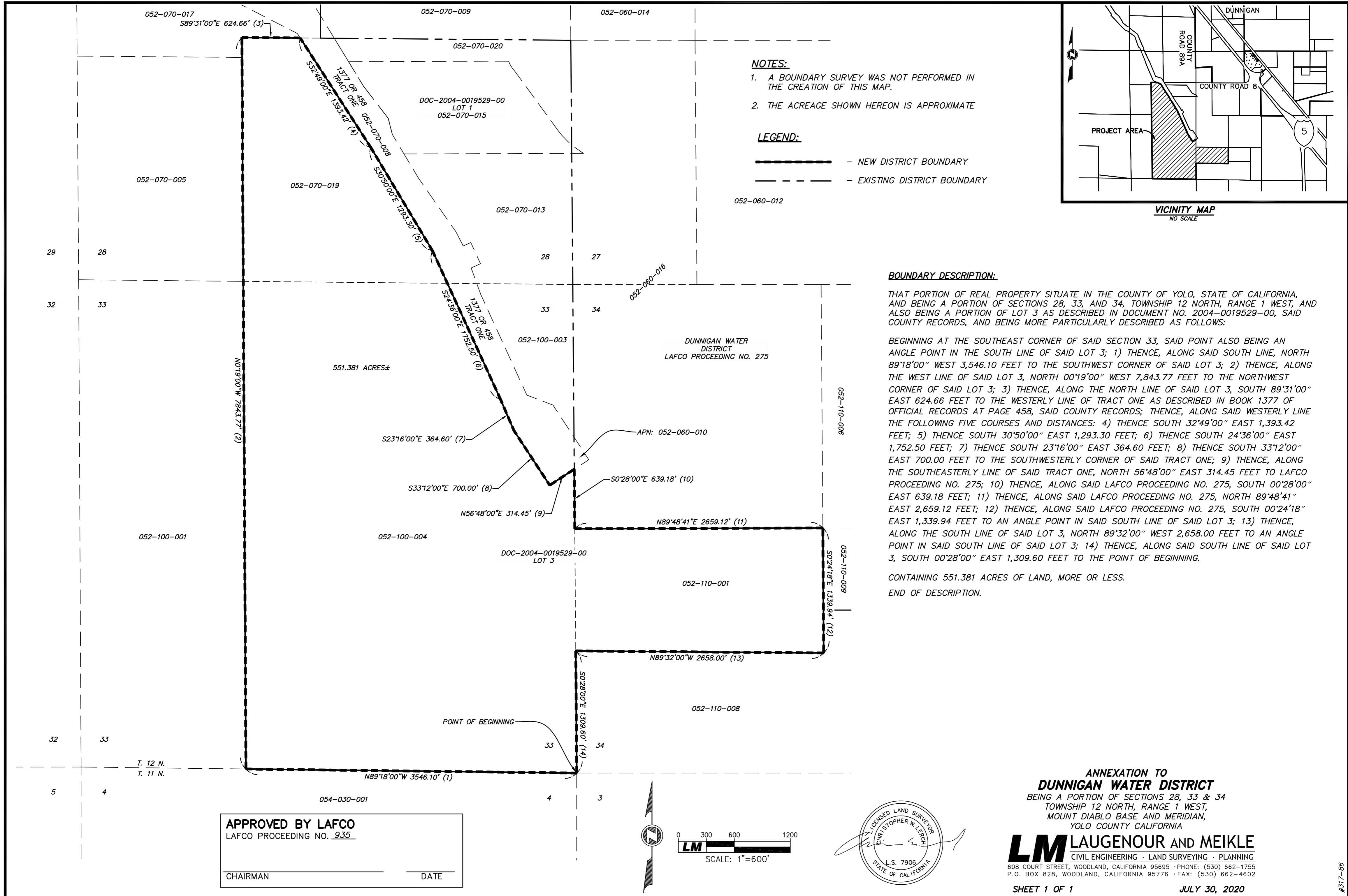
Containing 551.381 acres of land, more or less.

End of description.



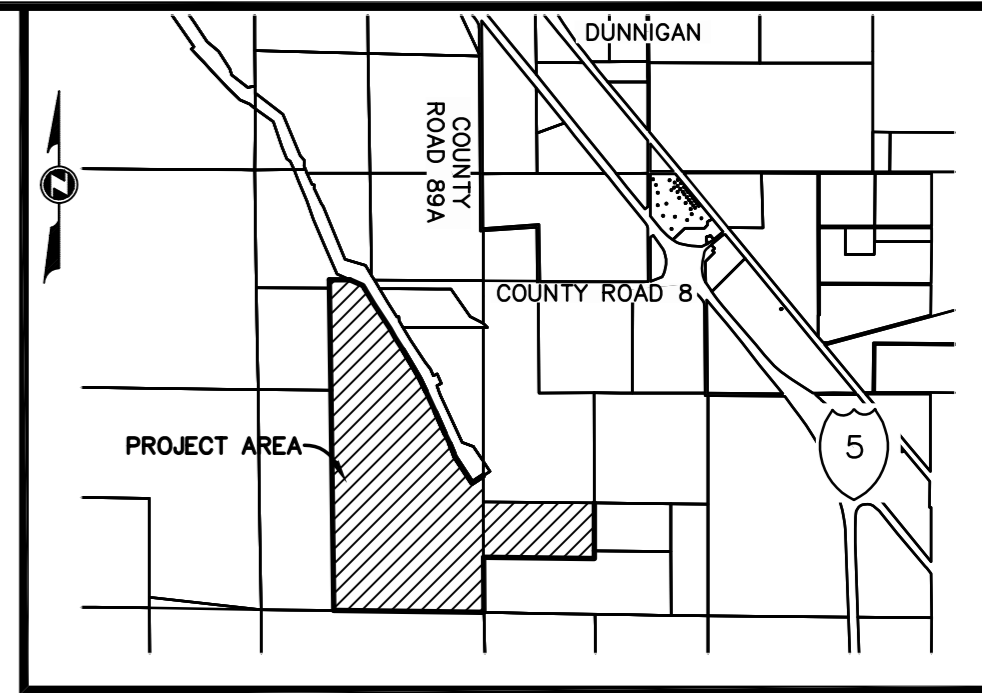

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7-30-2020
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NOTES:
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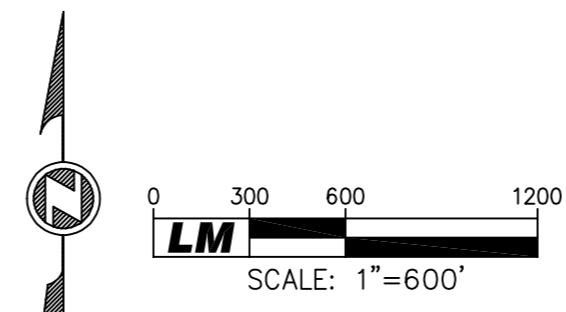
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 - - - - - EXISTING DISTRICT BOUNDARY



VICINITY MAP
NO SCALE

BOUNDARY DESCRIPTION:
 THAT PORTION OF REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTIONS 28, 33, AND 34, TOWNSHIP 12 NORTH, RANGE 1 WEST, AND ALSO BEING A PORTION OF LOT 3 AS DESCRIBED IN DOCUMENT NO. 2004-0019529-00, SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 33, SAID POINT ALSO BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 3; 1) THENCE, ALONG SAID SOUTH LINE, NORTH 89°18'00" WEST 3,546.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; 2) THENCE, ALONG THE WEST LINE OF SAID LOT 3, NORTH 00°19'00" WEST 7,843.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; 3) THENCE, ALONG THE NORTH LINE OF SAID LOT 3, SOUTH 89°31'00" EAST 624.66 FEET TO THE WESTERLY LINE OF TRACT ONE AS DESCRIBED IN BOOK 1377 OF OFFICIAL RECORDS AT PAGE 458, SAID COUNTY RECORDS; THENCE, ALONG SAID WESTERLY LINE THE FOLLOWING FIVE COURSES AND DISTANCES: 4) THENCE SOUTH 32°49'00" EAST 1,393.42 FEET; 5) THENCE SOUTH 30°50'00" EAST 1,293.30 FEET; 6) THENCE SOUTH 24°36'00" EAST 1,752.50 FEET; 7) THENCE SOUTH 23°16'00" EAST 364.60 FEET; 8) THENCE SOUTH 33°12'00" EAST 700.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT ONE; 9) THENCE, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT ONE, NORTH 56°48'00" EAST 314.45 FEET TO LAFCO PROCEEDING NO. 275; 10) THENCE, ALONG SAID LAFCO PROCEEDING NO. 275, SOUTH 00°28'00" EAST 639.18 FEET; 11) THENCE, ALONG SAID LAFCO PROCEEDING NO. 275, NORTH 89°48'41" EAST 2,659.12 FEET; 12) THENCE, ALONG SAID LAFCO PROCEEDING NO. 275, SOUTH 00°24'18" EAST 1,339.94 FEET TO AN ANGLE POINT IN SAID SOUTH LINE OF SAID LOT 3; 13) THENCE, ALONG THE SOUTH LINE OF SAID LOT 3, NORTH 89°32'00" WEST 2,658.00 FEET TO AN ANGLE POINT IN SAID SOUTH LINE OF SAID LOT 3; 14) THENCE, ALONG SAID SOUTH LINE OF SAID LOT 3, SOUTH 00°28'00" EAST 1,309.60 FEET TO THE POINT OF BEGINNING.
 CONTAINING 551.381 ACRES OF LAND, MORE OR LESS.
 END OF DESCRIPTION.

APPROVED BY LAFCO
 LAFCO PROCEEDING NO. 935
 CHAIRMAN _____ DATE _____



ANNEXATION TO DUNNIGAN WATER DISTRICT
 BEING A PORTION OF SECTIONS 28, 33 & 34
 TOWNSHIP 12 NORTH, RANGE 1 WEST,
 MOUNT DIABLO BASE AND MERIDIAN,
 YOLO COUNTY CALIFORNIA
LM LAUGENOUR AND MEIKLE
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 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602
 SHEET 1 OF 1 JULY 30, 2020

LAND DESCRIPTION

That portion of real property situate in the County of Yolo, State of California, and being a portion of Section 2, Township 11 North, Range 1 West, Mount Diablo Base and Meridian, and also being all that Parcel of Land as described in Document No. 2003-0043016-00, said County Records, and being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 2; 1) thence, from said POINT OF BEGINNING and along the West line of said Section 2, North $00^{\circ}08'46''$ West 5,306.40 feet to the Northwest corner of said Section 2; 2) thence, along the North line of said Section 2, North $90^{\circ}00'00''$ East 3,337.63 feet to the West line of the Parcel of Land described as Parcel 1 in the Deed to the State of California, recorded May 5, 1976, in Book 1190 of Official Records, Page 67; thence, along said West line, the following six courses and distances: 3) South $02^{\circ}20'03''$ East 917.23 feet; 4) South $00^{\circ}31'42''$ West 300.38 feet; 5) South $02^{\circ}20'03''$ East 2,200.00 feet; 6) South $05^{\circ}27'23''$ East 275.41 feet; 7) South $87^{\circ}39'57''$ West 64.00 feet; and 8) South $01^{\circ}25'03''$ East 311.79 feet to the North line of the Southwest Quarter of the Southeast Quarter of said Section 2; 9) thence, along said North line and along the North line of the Southeast Quarter of the Southwest Quarter of said Section 2, North $89^{\circ}42'50''$ West 2,100.41 feet to the West line of said Southeast Quarter of the Southwest Quarter of said Section 2; 10) thence, along said West line, South $00^{\circ}09'49''$ East 1,320.00 feet to the South line of said Section 2; 11) thence, along said South line, North $89^{\circ}43'29''$ West 1,324.03 feet to the POINT OF BEGINNING.

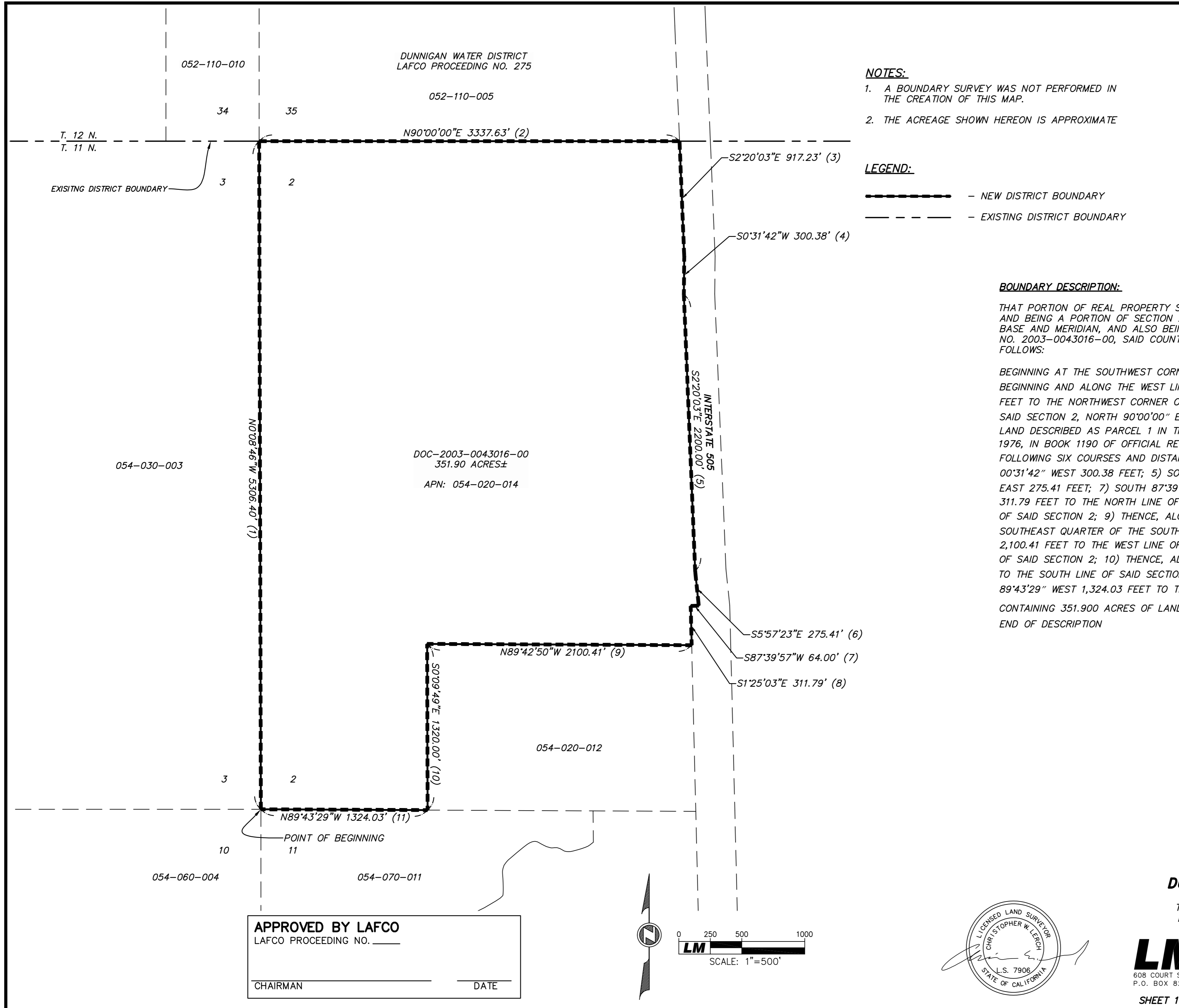
Containing 351.900 acres of land, more or less.

End of description.



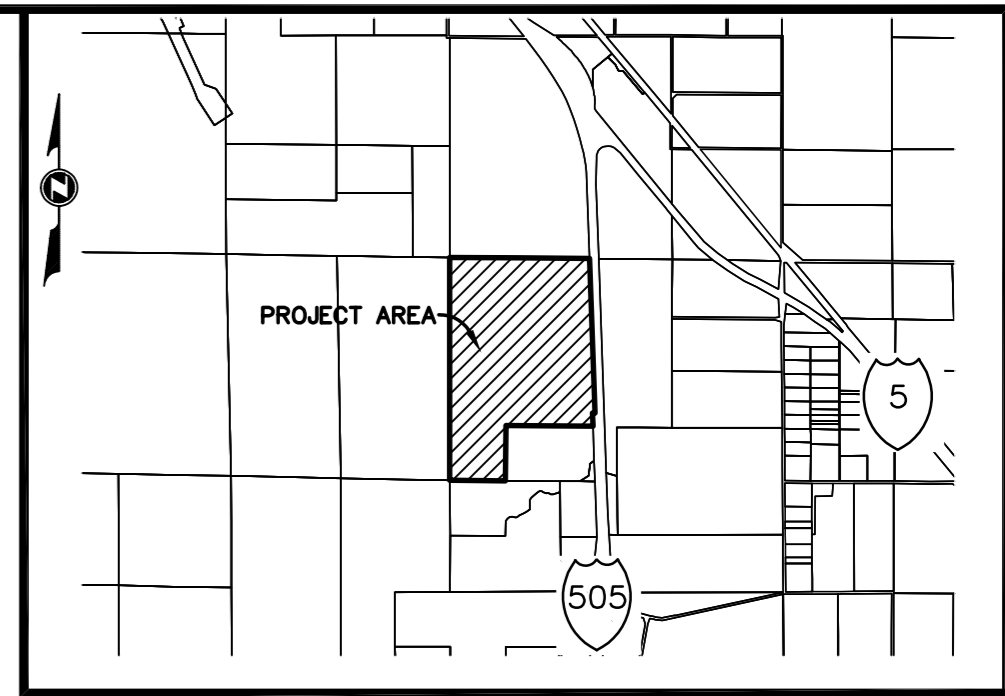

Christopher W. Lerch, L.S.

7-30-2020
Date



NOTES:
 1. A BOUNDARY SURVEY WAS NOT PERFORMED IN THE CREATION OF THIS MAP.
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LEGEND:
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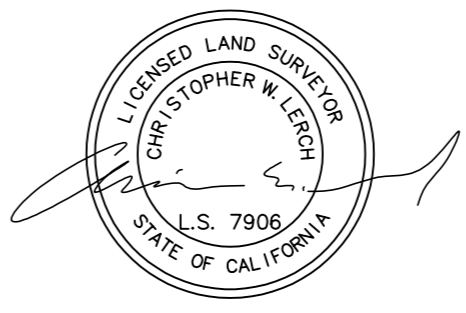
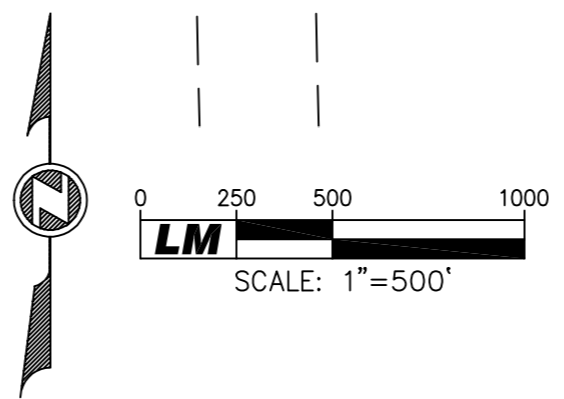
VICINITY MAP
NO SCALE

BOUNDARY DESCRIPTION:
 THAT PORTION OF REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND ALSO BEING ALL THAT PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 2003-0043016-00, SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 2; 1) THENCE, FROM SAID POINT OF BEGINNING AND ALONG THE WEST LINE OF SAID SECTION 2, NORTH 00°08'46" WEST 5,306.40 FEET TO THE NORTHWEST CORNER OF SAID SECTION 2; 2) THENCE, ALONG THE NORTH LINE OF SAID SECTION 2, NORTH 90°00'00" EAST 3,337.63 FEET TO THE WEST LINE OF THE PARCEL OF LAND DESCRIBED AS PARCEL 1 IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED MAY 5, 1976, IN BOOK 1190 OF OFFICIAL RECORDS, PAGE 67; THENCE, ALONG SAID WEST LINE, THE FOLLOWING SIX COURSES AND DISTANCES: 3) SOUTH 02°20'03" EAST 917.23 FEET; 4) SOUTH 00°31'42" WEST 300.38 FEET; 5) SOUTH 02°20'03" EAST 2,200.00 FEET; 6) SOUTH 05°27'23" EAST 275.41 FEET; 7) SOUTH 87°39'57" WEST 64.00 FEET; AND 8) SOUTH 01°25'03" EAST 311.79 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; 9) THENCE, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, NORTH 89°42'50" WEST 2,100.41 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; 10) THENCE, ALONG SAID WEST LINE, SOUTH 00°09'49" EAST 1,320.00 FEET TO THE SOUTH LINE OF SAID SECTION 2; 11) THENCE, ALONG SAID SOUTH LINE, NORTH 89°43'29" WEST 1,324.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 351.900 ACRES OF LAND, MORE OR LESS.
 END OF DESCRIPTION

APPROVED BY LAFCO
 LAFCO PROCEEDING NO. _____
 CHAIRMAN _____ DATE _____



ANNEXATION TO DUNNIGAN WATER DISTRICT
 BEING A PORTION OF SECTION 2
 TOWNSHIP 11 NORTH, RANGE 1 WEST,
 MOUNT DIABLO BASE AND MERIDIAN,
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Dunnigan and Orland-Artois Water Districts

Dunnigan, Wildwood, Zamora, and Fruto NE Annexations

Final Initial Study / Negative Declaration

January 2020

Prepared for:
Dunnigan and Orland-Artois Water Districts

Prepared by:
Provost & Pritchard Consulting Group
130 North Garden Street
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Dunnigan and Orland-Artois Water Districts
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Dunnigan and Orland-Artois Water Districts
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Acronyms and Abbreviations

AB	Assembly Bill
AFY	Acre Feet per year
AL-20	Limited Agricultural
APN	Assessor’s Parcel Number
CAA	Clean Air Act
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CARB	California Air Resources Board
CAAQS	California Ambient Air Quality Standards
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFR	U.S. Code of Federal Regulations
CGS	California Geological Survey
CH ₄	Methane
CNDDDB	California Department of Fish and Wildlife Natural Diversity Database
CNPS	California Native Plant Society
CPUC	California Public Utilities Commission
CO	Carbon Monoxide
CO _{2e}	Carbon Dioxide Equivalent
CUPA	Certified Unified Program Agency
<u>CVP</u>	<u>Central Valley Project</u>
CWA	Clean Water Act
DDW	Division of Drinking Water
Districts	Dunnigan and Orland-Artois Water Districts
DOC	California Department of Conservations
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substance Control
DWD	Dunnigan Water District
DWR	Department of Water Resources
EDP	ethylene dibromide

Dunnigan and Orland-Artois Water Districts Dunnigan, Wildwood, Zamora, and Fruto NE Annexations

EIR	..... Environmental Impact Report
EPA	..... U.S. Environmental Protection Agency
FEMA	..... Federal Emergency Management Agency
FIRM	..... Flood Insurance Rate Maps
FMMP	..... Farmland Mapping and Monitoring Program
GC	..... Government Code
GHG	..... Greenhouse Gas
GIS	..... Geographic Information System
IPaC	..... U.S. Fish and Wildlife Service’s Information for Planning and Consultation system
IS	..... Initial Study
IS/ND	..... Initial Study/Negative Declaration
MBTA	..... Migratory Bird Treaty Act
MCL	..... Maximum Contaminant Level
MMRP	..... Mitigation Monitoring & Reporting Program
MMT	..... Million Metric Tons
MRZ	..... Mineral Resource Zones
MT CO _{2e}	..... Metric Tons of Carbon Dioxide Equivalent
NAAQS	..... National Ambient Air Quality Standards
ND	..... Negative Declaration
NEPA	..... National Environmental Policy Act
NFIP	..... National Flood Insurance Program
NO ₂	..... Nitrogen Dioxide
NOX	..... Nitrogen Oxide
NPDES	..... National Pollutant Discharge Elimination System
NRCS	..... Natural Resources Conservation Service
O ₃	..... Ozone
OAWD	..... Orland-Artois Water District
Pb	..... Lead
PC	..... Production-Consumption
PM ₁₀	..... Particulate Matter less than 10 microns in diameter
PM _{2.5}	..... Particulate Matter less than 2.5 microns in diameter
Project	..... Dunnigan, Wildwood, Zamora, and Fruto NE Annexations
RCRA	..... Resource Conservation and Recovery Act
RWQCB	..... Regional Water Quality Control Board

Dunnigan and Orland-Artois Water Districts
Dunnigan, Wildwood, Zamora, and Fruto NE Annexations

SB	Senate Bill
SHC	Streets and Highways Code
SIP	State Implementation Plan
SO ₂	Sulfur Dioxide
SR	State Route
SWRCB	State Water Resources Control Board
SWPPP	Storm Water Pollution Prevention Plan
TAC	Toxic Air Contaminants
TCP	1,2,3-trichloropropane
TPY	Tons Per Year
USACE	U. S. Army Corps of Engineers
USDA	U. S. Department of Agriculture
USFWS	U. S. Fish and Wildlife Service
USGS	U. S. Geological Survey
WC	Water Code

Chapter 1 Introduction

Provost & Pritchard Consulting Group (Provost & Pritchard) has prepared this Initial Study/Negative Declaration (IS/ND) on behalf of the Dunnigan and Orland-Artois Water Districts to address the environmental effects of the Dunnigan, Wildwood, Zamora, and Fruto NE Annexations (Project). This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 *et seq.* The **Dunnigan Water District** is the CEQA lead agency for this proposed Project.

The site and the proposed Project are described in detail in the **Chapter 2 Project Description**.

1.1 Regulatory Information

An Initial Study (IS) is a document prepared by a lead agency to determine whether a project may have a significant effect on the environment. In accordance with California Code of Regulations Title 14 (Chapter 3, Section 15000, *et seq.*)-- also known as the CEQA Guidelines-- Section 15064 (a)(1) states that an environmental impact report (EIR) must be prepared if there is substantial evidence in light of the whole record that the proposed Project under review may have a significant effect on the environment and should be further analyzed to determine mitigation measures or project alternatives that might avoid or reduce project impacts to less than significant levels. A negative declaration (ND) may be prepared instead if the lead agency finds that there is no substantial evidence in light of the whole record that the project may have a significant effect on the environment. An ND is a written statement describing the reasons why a proposed Project, not otherwise exempt from CEQA, would not have a significant effect on the environment and, therefore, why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a ND or *mitigated* ND shall be prepared for a project subject to CEQA when either:

- a. The IS shows there is no substantial evidence, in light of the whole record before the agency, that the proposed Project may have a significant effect on the environment, or
- b. The IS identified potentially significant effects, but:
 1. Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed MND and IS is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur is prepared, and
 2. There is no substantial evidence, in light of the whole record before the agency, that the proposed Project *as revised* may have a significant effect on the environment.

1.2 Document Format

This IS/ND contains four chapters and four appendices. **Chapter 1 Introduction**, provides an overview of the proposed Project and the CEQA process. **Chapter 2 Project Description**, provides a detailed description of proposed Project components and objectives. **Chapter 3 Impacts Analysis** presents the CEQA checklist and environmental analysis for all impact areas, mandatory findings of significance, and feasible mitigation measures. If the proposed Project does not have the potential to significantly impact a given issue area, the relevant section provides a brief discussion of the reasons why no impacts are expected. If the proposed Project could have a potentially significant impact on a resource, the issue area discussion provides a description of potential impacts, and appropriate mitigation measures and/or permit requirements

Chapter 1 Introduction

Dunnigan, Wildwood, Zamora, and Fruto NE Annexations

that would reduce those impacts to a less than significant level. **Chapter 3** concludes with the Lead Agency's determination based upon this initial evaluation.

The Cultural Resources Information and NRCS Soil Resource Report are provided as technical **Appendix A, and Appendix B**, respectively, at the end of this document.

Chapter 2 Project Description

2.1 Project Background and Objectives

2.1.1 Project Title

Dunnigan and Orland-Artois Water Districts: Dunnigan, Wildwood, Zamora, and Fruto NE Annexations

2.1.2 Lead Agency Name and Address

Dunnigan Water District
3817 1st Street
P.O. Box 84
Dunnigan, CA 95937

2.1.3 Contact Person and Phone Number

Lead Agency Contact
William Vanderwaal, PE, General Manager
(530) 724-3271

CEQA Consultant
Provost & Pritchard Consulting Group
Dawn E. Marple, Environmental Project Manager
(559) 636-1166

2.1.4 Project Location

The Project is located in Glenn and Yolo Counties in California, approximately 85 and 33 miles northwest of Sacramento (see **Figure 2-1**), respectively. The proposed site of Dunnigan, Wildwood, Zamora, and Fruto NE Annexations is located approximately 1,449 acres, 837 of which are in Yolo County and 612 in Glenn County.

2.1.5 Latitude and Longitude

The centroid of the Project area is 39°09'40.8"N 122°05'25.6"W.

2.1.6 General Plan Designation and Zoning

Table 2-1 General Plan Designation and Zone District

Water District	APN	General Plan Designation	Zone District
Dunnigan	051-140-035	Agriculture (AG)	A-X (Agricultural Extensive)
	051-140-037	Agriculture (AG)	A-N (Agricultural Intensive)
	052-010-006	Agriculture (AG)	A-N (Agricultural Intensive)
	052-100-004 (portion)	Agriculture (AG)	A-X (Agricultural Extensive)
	052-110-001	Agriculture (AG)	A-N (Agricultural Intensive)
	054-020-014	Agriculture (AG)	A-X (Agricultural Extensive)
Orland-Artois	024-220-020	Intensive Agriculture	AP-80 (Agricultural Preserve)
	024-220-023	Intensive Agriculture	AP-80 (Agricultural Preserve)

2.1.7 Description of Project

2.1.7.1 Project Background and Purpose

DWD is an independent special district formed in 1956 by landowners in the Dunnigan area to access CVP water through the proposed Tehama-Colusa Canal. However, 28 more years passed before delivery of water began in 1983. DWD's initial contract with USBR for CVP water was executed in 1963. The last segment of the Tehama-Colusa Canal, Reach 8, was completed in 1980. The DWD distribution system connecting the Tehama-Colusa Canal to DWD lands through an underground pipeline system was completed in 1981. The 1963 CVP contract expired in 1995. DWD contract renewals with USBR since then have maintained the original 19,000 acre-feet per year CVP allocation. The DWD will continue to utilize this allocation to provide surface water to its current users and the proposed six (6) new properties for the purpose of reducing groundwater pumping.

Form in 1953 as a unit of the Central Valley Project, the OAWD began delivering water in 1977. By 1983, the District was completed, delivering water throughout its service boundary. OAWD serves approximately 29,000 acres using 110 miles of pipeline and over 300 metered deliveries from five (5) diversions off of the Tehama Colusa Canal.

2.1.7.2 Project Description

The Dunnigan Water District (DWD) seeks to amend its Sphere of Influence to include six (6) new properties, totaling 837 acres, and annex them into the DWD. The six properties will be deemed Class II users, which means that should USBR allocate less than the maximum allotment for a year, Class II users would be served last.

Chapter 2 Project Description

Dunnigan, Wildwood, Zamora, and Fruto NE Annexations

The Orland-Artois Water District (OAWD) seeks to annex two (2) properties, as well as abutting portions of the Wilson Creek right-of-way, totaling 612 acres, into the OAWD.

No construction, nor are any operational or maintenance changes proposed with this project at this time.

2.1.8 Site and Surrounding Land Uses and Setting

See **Figure 2-4, Figure 2-5, Figure 2-6, and Figure 2-7** below for the general plan and zoning designations, respectively.

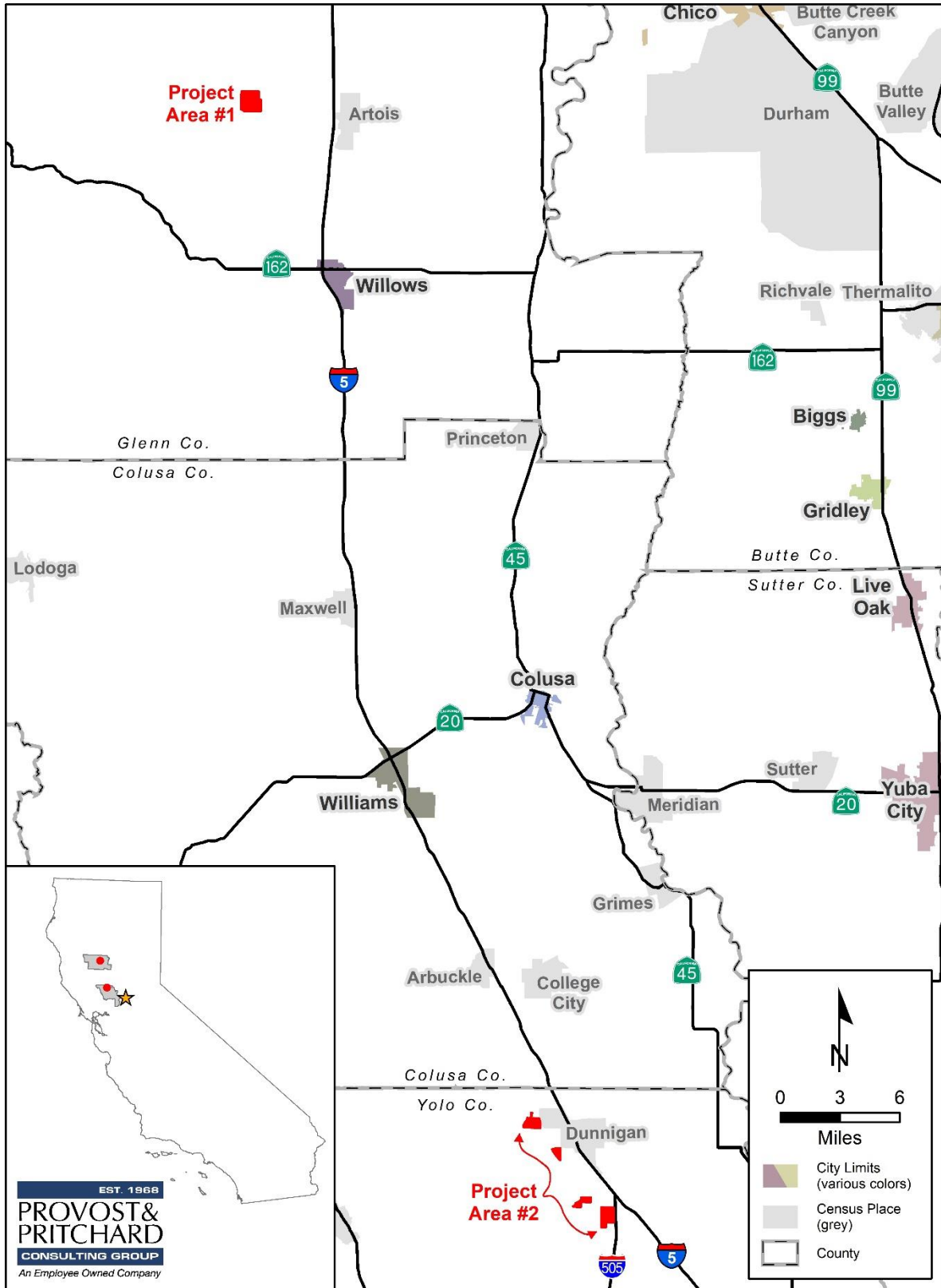
2.1.9 Other Public Agencies Whose Approval May Be Required

- Glenn County LAFCo
- Yolo County LAFCo
- United States Bureau of Reclamation

2.1.10 Consultation with California Native American Tribes

Public Resources Code Section 21080.3.1, *et seq.* (codification of AB 52, 2013-14) requires that a lead agency, within 14 days of determining that it will undertake a project, must notify in writing any California Native American Tribe traditionally and culturally affiliated with the geographic area of the project if that Tribe has previously requested notification about projects in that geographic area. The notice must briefly describe the project and inquire whether the Tribe wishes to initiate request formal consultation. Tribes have 30 days from receipt of notification to request formal consultation. The lead agency then has 30 days to initiate the consultation, which then continues until the parties come to an agreement regarding necessary mitigation or agree that no mitigation is needed, or one or both parties determine that negotiation occurred in good faith, but no agreement will be made.

Dunnigan and Orland-Artois Water Districts have not received any written correspondence from a Tribe pursuant to Public Resources Code Section 21080.3.1 requesting notification of proposed Project.



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Figure 2-1 Regional Location

Chapter 2 Project Description
 Dunnigan, Wildwood, Zamora, and Fruto NE Annexations

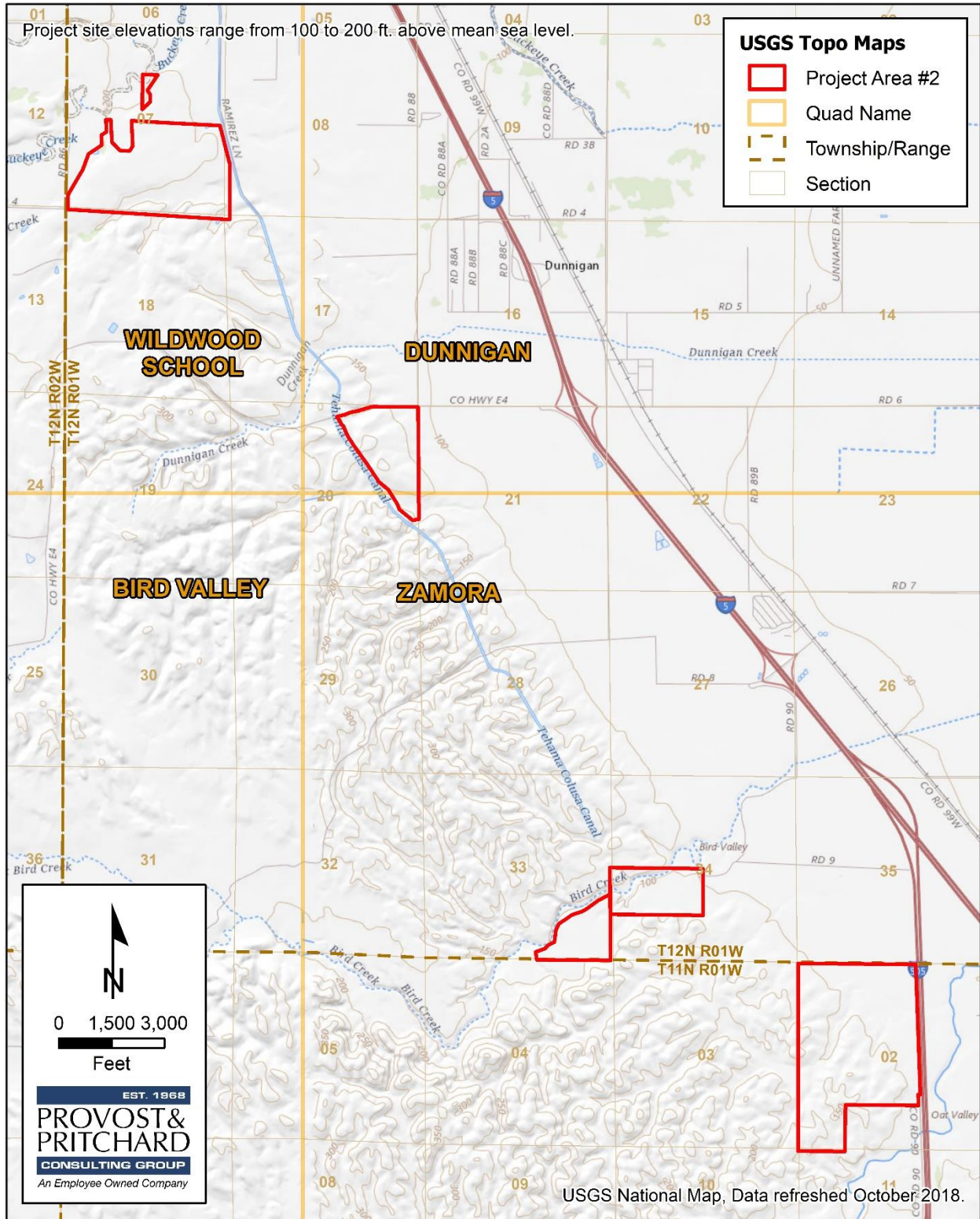


Figure 2-2 Topographic Quadrangle Map, Wildwood School, Dunnigan, and Zamora Quads

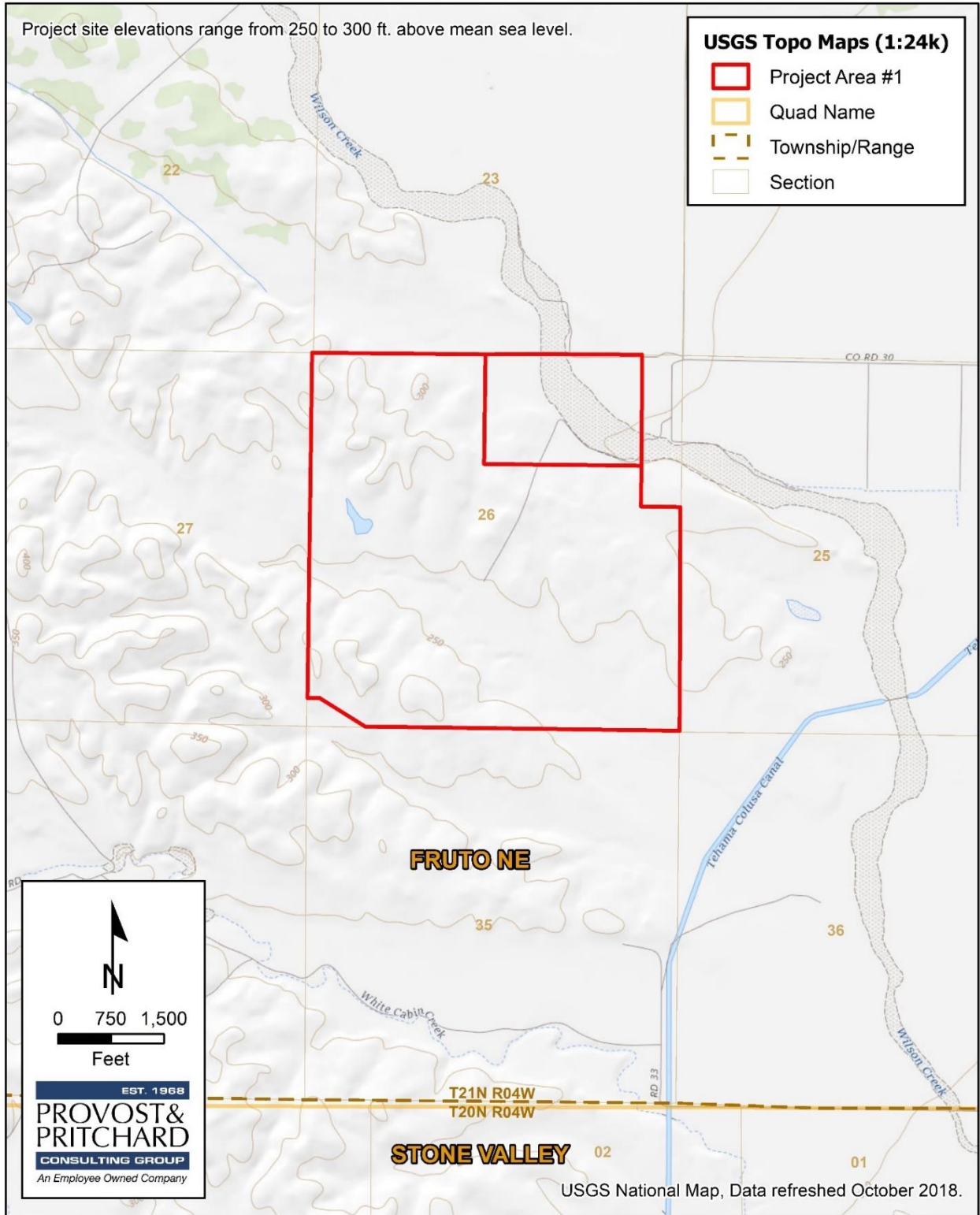
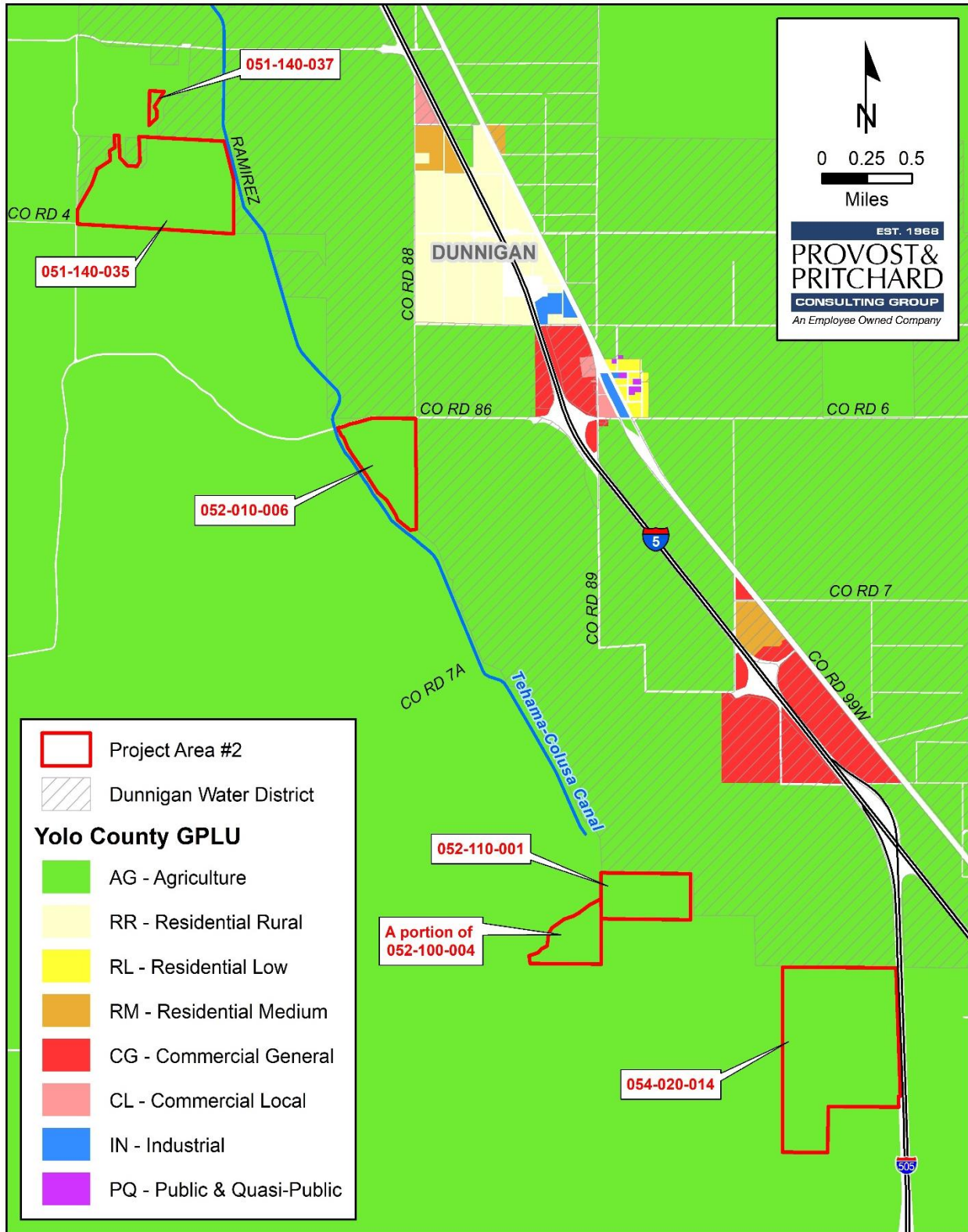


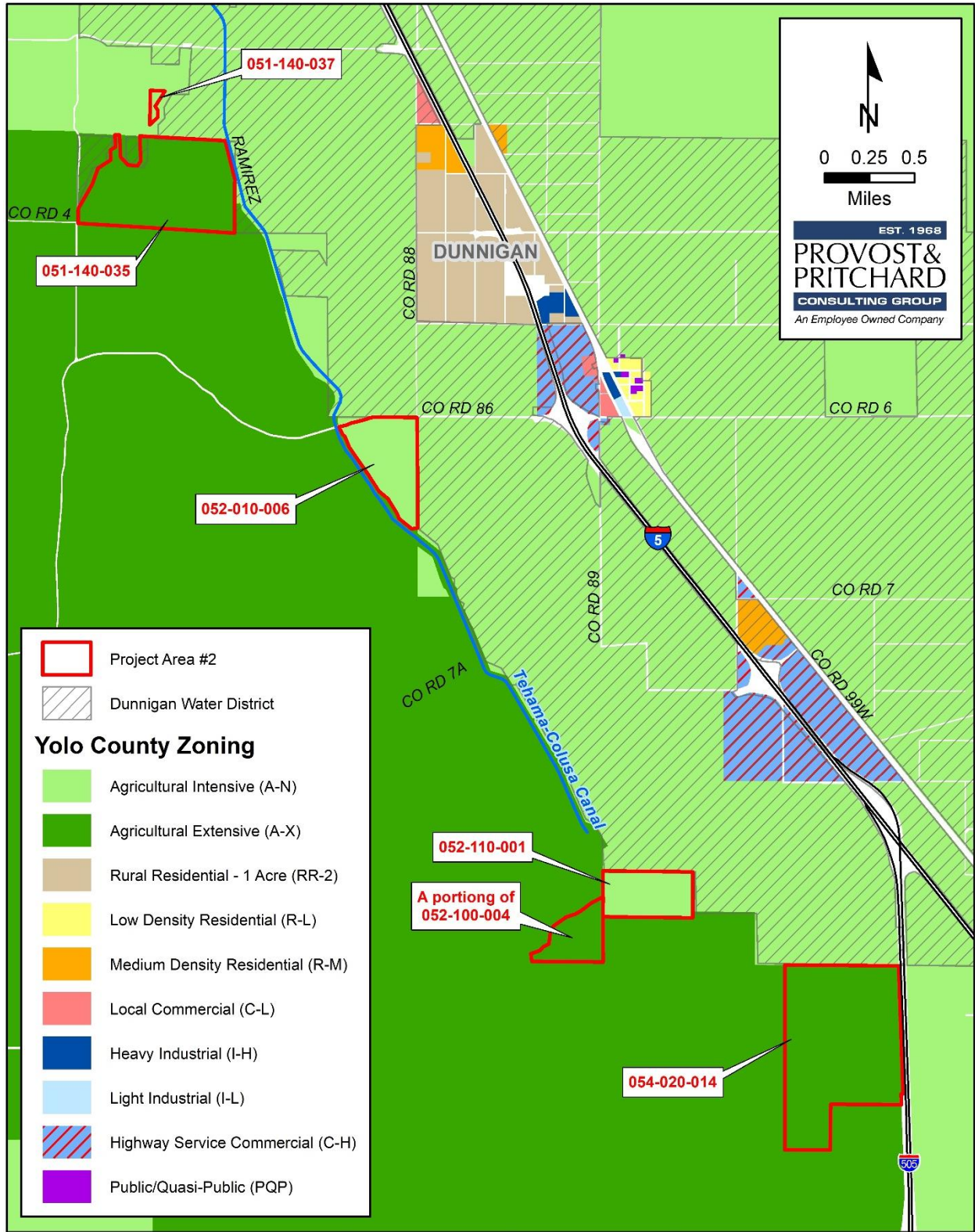
Figure 2-3 Topographic Quadrangle Map, Fruto NE Quad

Chapter 2 Project Description
 Dunnigan, Wildwood, Zamora, and Fruto NE Annexations



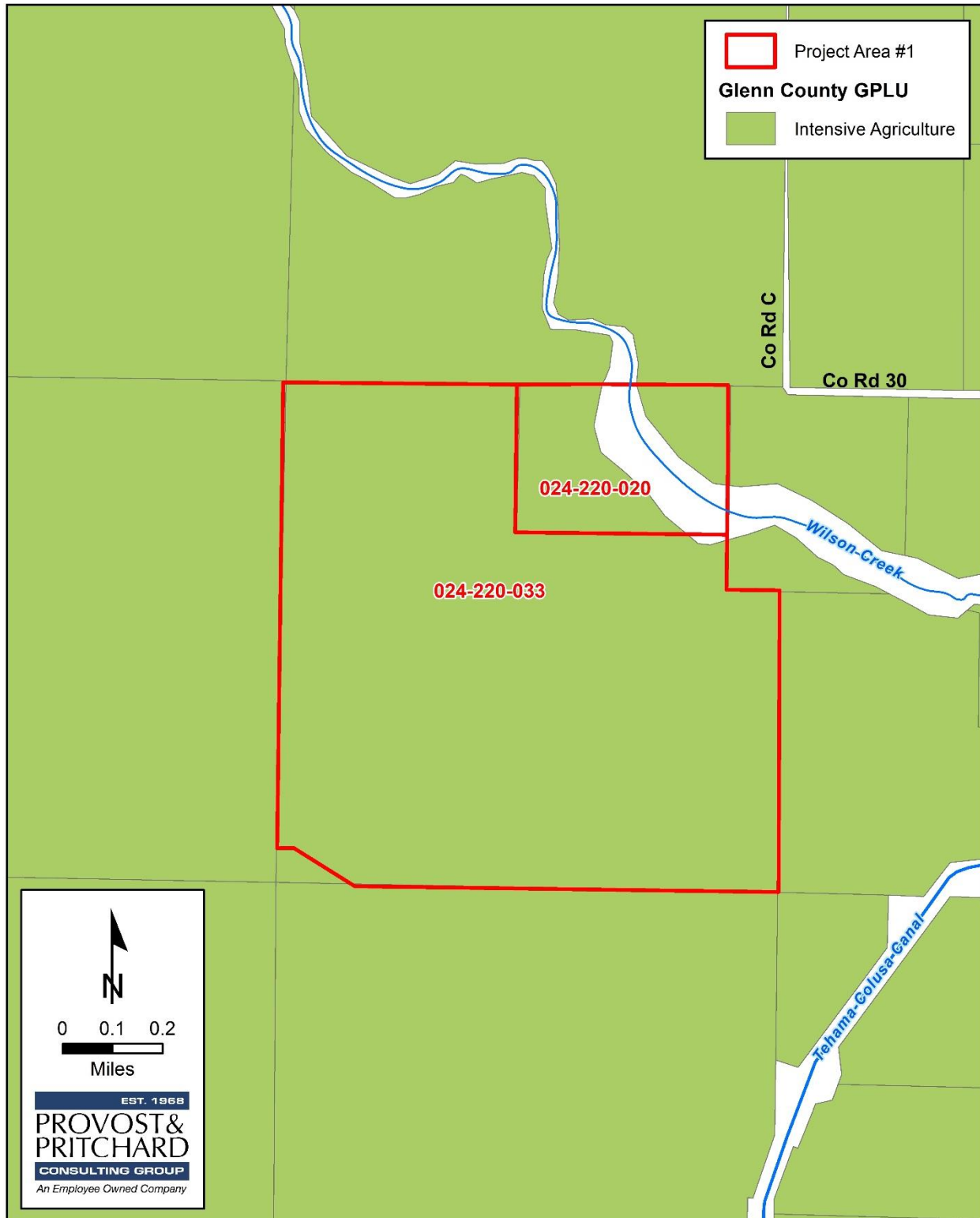
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Figure 2-4 General Plan Land Use Designation Map, Dunnigan



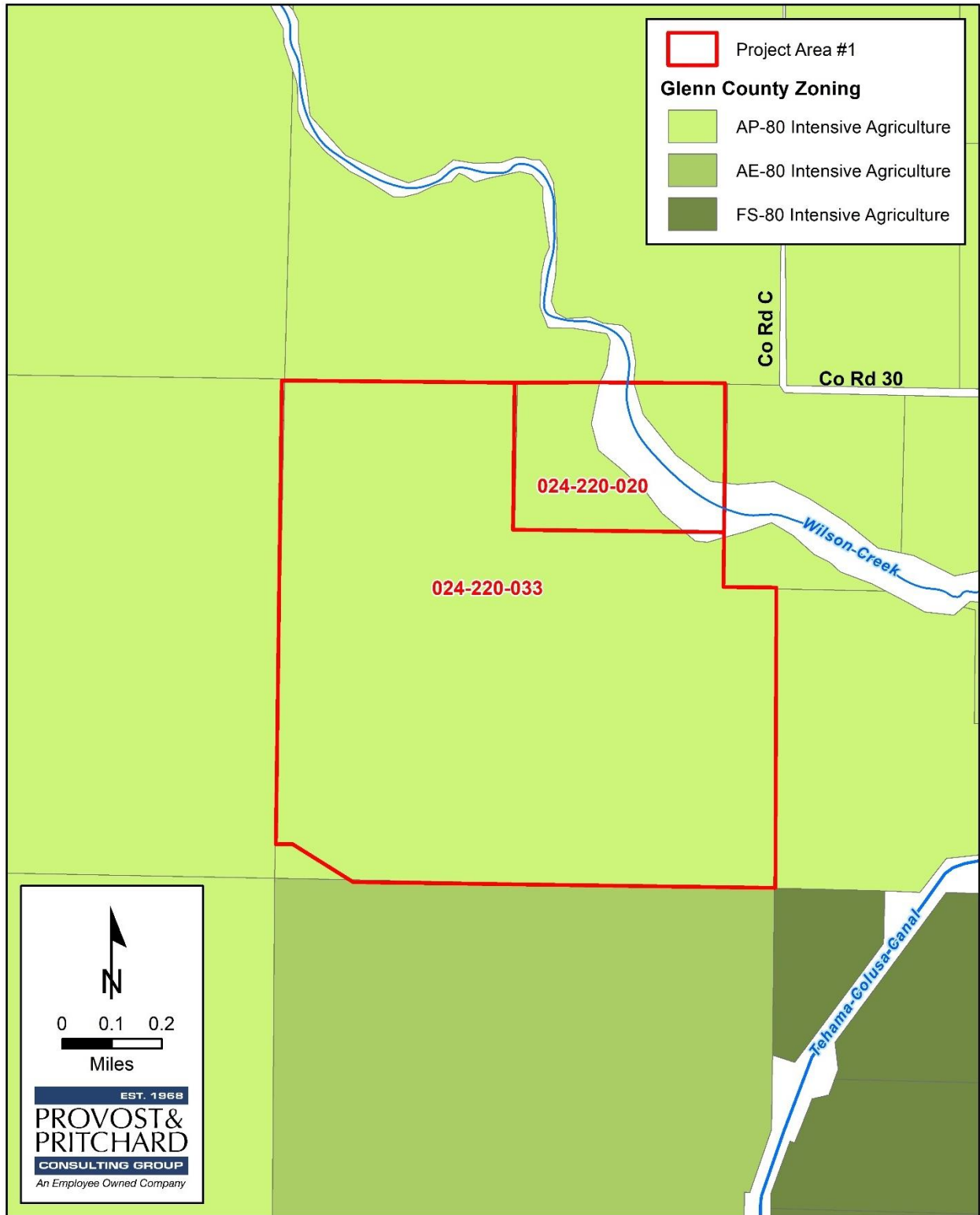
12/18/2019 : G:\Dunnigan WD - 2733\273319001-CEQA_Annexation\GIS\Map\DWD_Zoning.mxd

Figure 2-5 Zone District Map, Dunnigan



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Figure 2-6 General Plan Land Use Designation Map, Orland-Artois



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Figure 2-7 Zone District Map, Orland-Artois

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Chapter 3 Impact Analysis

3.1 Environmental Factors Potentially Affected

As indicated by the discussions of existing and baseline conditions, and impact analyses that follow in this Chapter, environmental factors not checked below would have no impacts or less than significant impacts resulting from the project. Environmental factors that are checked below would have potentially significant impacts resulting from the project. Mitigation measures are recommended for each of the potentially significant impacts that would reduce the impact to less than significant.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

The analyses of environmental impacts here in **Chapter 3 Impact Analysis** are separated into the following categories:

Potentially Significant Impact. This category is applicable if there is substantial evidence that an effect may be significant, and no feasible mitigation measures can be identified to reduce impacts to a less than significant level. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

Less than Significant with Mitigation Incorporated. This category applies where the incorporation of mitigation measures would reduce an effect from a “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measure(s), and briefly explain how they would reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).

Less Than Significant Impact. This category is identified when the proposed Project would result in impacts below the threshold of significance, and no mitigation measures are required.

No Impact. This category applies when a project would not create an impact in the specific environmental issue area. “No Impact” answers do not require a detailed explanation if they are adequately supported by the information sources cited by the lead agency, which show that the impact does not apply to the specific project (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis)

3.2 Aesthetics

Table 3-1 Aesthetics Impacts

Aesthetics Impacts				
Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.2.1 Environmental Setting and Baseline Conditions

The proposed Project is located in northern Glenn and Yolo Counties. Lands in the Project vicinity consist of relatively flat, irrigated farmland. Agricultural practices in the vicinity consist of row crop, field crop, and orchard cultivation. Additionally, the immediate vicinity contains rural roadways, canals, water retention basins and other infrastructure typical of rural agricultural areas along the Interstate 5 (I-5) corridor in the Sacramento Valley.

3.2.2 Regulatory Setting

There are no federal, state or local regulations, plans, programs, or guidelines associated with aesthetics that are applicable to the proposed Project.

3.2.3 Impact Assessment

a) Would the project have a substantial adverse effect on a scenic vista?

No Impact. A scenic vista is generally defined as a public vantage point with an expansive view of a significant landscape feature. The proposed Project site is farmland and grazing land located on relatively flat land. The proposed Project would include the annexation of existing lands. Therefore, the proposed Project would not have an impact on a scenic vista.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. According to the California Department of Transportation mapping of State Scenic Highways,¹ there are no officially designated State Scenic Highways located in Glenn or Yolo Counties. One eligible State Scenic is located in Colusa County, approximately 22 miles away from the Dunnigan Water District. Since there are no eligible or officially designated State scenic highways within the immediate vicinity of the Project Site, the Project would not impact a designated state scenic highway. Furthermore, the eligibility of the State Scenic Highway, scenic resources located within the highway segments or its viewshed would not be impacted by the proposed Project. Therefore, no impact on scenic resources within a state scenic highway would occur as a result of the proposed Project.

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings?(Public view are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No Impact. The Project Site is currently used as farmland and grazing land. The proposed Project would include the annexation of properties into water districts. Therefore, as there would be no change to the lands, the Project would not substantially degrade the visual character or quality of the site and its surroundings, and thus the proposed Project would have no impact.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. The Project Site is located in a rural area, not subject to preexisting exterior lighting from surrounding development and existing street lighting often found in urban areas. The proposed Project would not introduce new sources of light and glare to the area in the form of exterior safety and security lighting, and thus there is no light and glare impacts.

¹ California Department of Transportation, List of eligible and officially designated State Scenic Highways, <https://dot.ca.gov/-/media/dot-media/programs/design/documents/2017-03designandeligible-a11y.xlsx>, (accessed on November 18, 2019).

3.3 Agriculture and Forestry Resources

Table 3-2 Agriculture and Forest Impacts

Agriculture and Forest Impacts				
Would the project:	Potentially Significant Impact	Less Significant than With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.3.1 Environmental Setting

Agriculture is the most extensive land use in Glenn County and the most significant component of the county’s economy. Two-thirds of Glenn County’s 1,317 square miles are comprised of agricultural croplands and pasture. With the exception of range land acreage, rice is by far the largest crop in both production acreage and valuation. In 1990, rice accounted for more than one-fourth of total agricultural value generated in the county. Almonds, prunes and alfalfa hay are also large cash crops; each accounting for more than \$10 million in value in 1990. It is important to note that both agricultural production and its value vary significantly from year to year. This can be due to a variety of factors including climatic variations, rainfall, and market conditions.² A wide range of commodities are grown in Glenn County, with major production of almonds, rice, walnuts, livestock, and alfalfa³.

Yolo County primary production crops include almonds, tomatoes, wine grapes, sunflower seed, nursery productions, and cattle.⁴

² Glenn County Environmental Setting Technical Paper. 1993. <https://www.countyofglenn.net/sites/default/files/images/3%20Environmental%20Setting%20Technical%20Paper%20Glenn%20County%20GP%20Vol.%20III%20Reduced%20Size.pdf>. Accessed 15 December 2019.

³ Glenn County 2018 Annual Agriculture Report. 2019. <https://www.countyofglenn.net/sites/default/files/Agriculture/Crop%20Report%202018.pdf>. Accessed 15 December 2019.

⁴ Yolo County Agricultural Crop Report 2018. <https://www.yolocounty.org/home/showdocument?id=59219>. Accessed November 18, 2019.

3.3.2 Regulatory Setting

There are no federal, state, or local regulations, plans, programs, or guidelines associated with agriculture and forestry resources that are applicable to the proposed Project.

Farmland Mapping and Monitoring Program (FMMP): The FMMP produces maps and statistical data used for analyzing impacts to California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance.

The California DOC's 2012 FMMP is a non-regulatory program that produces "Important Farmland" maps and statistical data used for analyzing impacts on California's agricultural resources. The Important Farmland maps identify eight land use categories, five of which are agriculture related: prime farmland, farmland of statewide importance, unique farmland, farmland of local importance, and grazing land – rated according to soil quality and irrigation status. Each is summarized below⁵:

- **PRIME FARMLAND (P):** Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply

needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

- **FARMLAND OF STATEWIDE IMPORTANCE (S):** Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture.

Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

- **UNIQUE FARMLAND (U):** Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non- irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

- **FARMLAND OF LOCAL IMPORTANCE (L):** Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

- **GRAZING LAND (G):** Land on which the existing vegetation is suited to the grazing of livestock. The minimum mapping unit for Grazing Land is 40 acres.

- **URBAN AND BUILT-UP LAND (D):** Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

- **OTHER LAND (X):** Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than 40

⁵ California Department of Conservation. FMMP – Report and Statistics.
<https://www.conservation.ca.gov/dlrp/fmmp/Pages/Important-Farmland-Categories.aspx>. Accessed November 18, 2019.

Chapter 3 Impact Analysis - Agriculture and Forestry Resources

Dunnigan, Wildwood, Zamora, and Fruto NE Annexations

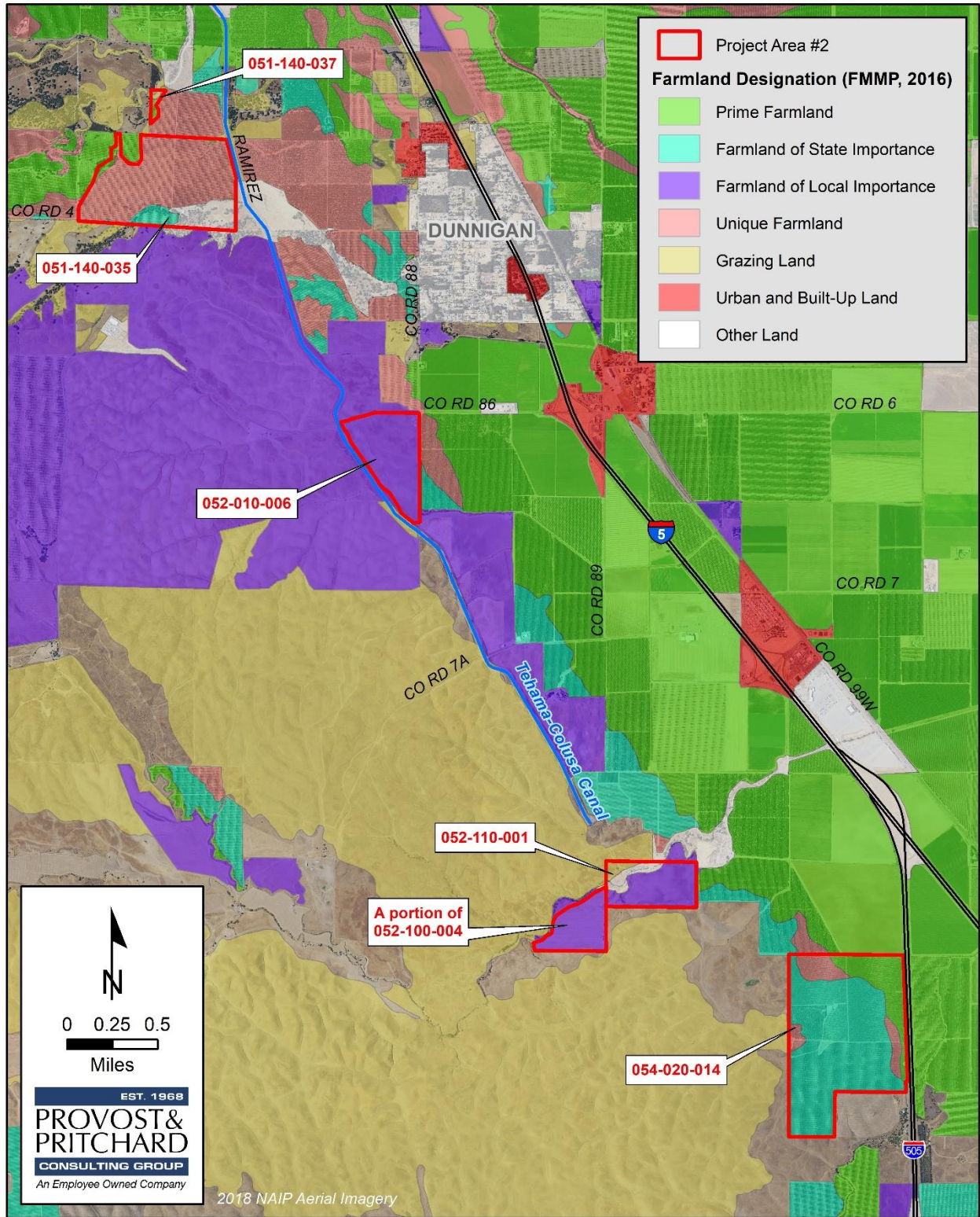
acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

- WATER (W): Perennial water bodies with an extent of at least 40 acres.

FMMP farmland designations are shown in **Figure 3-1** and **Figure 3-2**.

- a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**
- b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**
- c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**
- d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?**
- e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

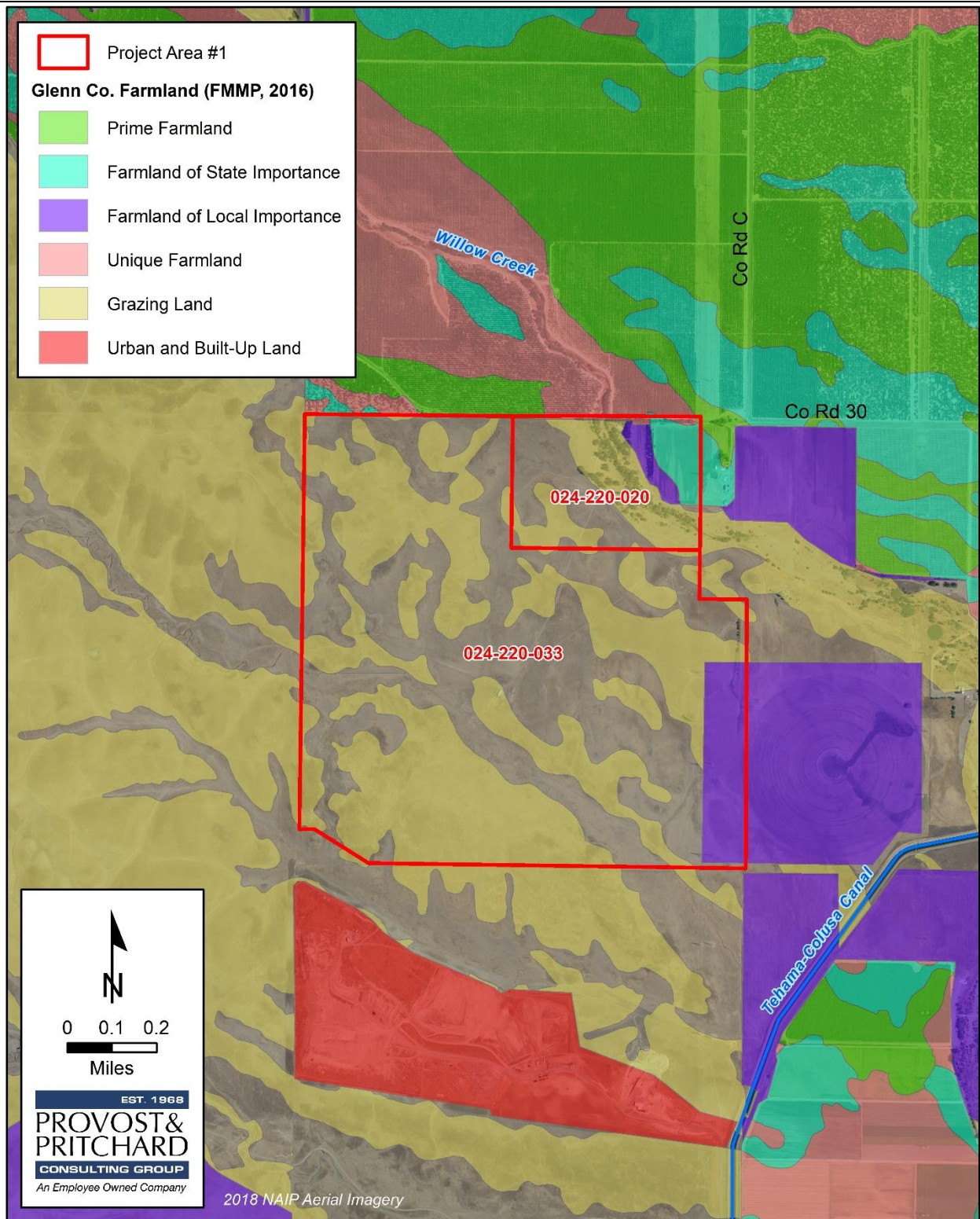
No Impact. The subject properties are of varying levels of agricultural land quality, as depicted in Figure 3-1 and Figure 3-2 below, ranging from Grazing Land to Prime Farmland. The Project seeks to annex existing farmland, and zoned appropriately so, into a Water District. No construction or operational changes are proposed at this time. As a result, there will be no impact to agricultural resources.



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Figure 3-1 Farmland Designation Map, Dunnigan Water District

Chapter 3 Impact Analysis – Agriculture and Forestry Resources
 Dunnigan, Wildwood, Zamora, and Fruto NE Annexations



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Figure 3-2 Farmland Designation Map, Orland-Artois Water District

3.4 Air Quality

Table 3-3 Air Quality Impacts

Air Quality Impacts				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.4.1 Environmental Setting and Baseline Conditions

The Project is located within Glenn and Yolo Counties, within the Sacramento Valley Air Basin (SVAB). The SVAB is within the jurisdiction of the Glenn County Air Pollution Control District (GCAPCD) and Yolo-Solano Air Quality Management District (YSAQMD) for their respective counties. Air quality in the SVAB is influenced by a variety of factors, including topography, local, and regional meteorology.

3.4.1.1 Regulatory Attainment Designations

Under the CCAA, the CARB is required to designate areas of the State as attainment, nonattainment, or unclassified with respect to applicable standards. An “attainment” designation for an area signifies that pollutant concentrations did not violate the applicable standard in that area. A “nonattainment” designation indicates that a pollutant concentration violated the applicable standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria. Depending on the frequency and severity of pollutants exceeding applicable standards, the nonattainment designation can be further classified as serious nonattainment, severe nonattainment, or extreme nonattainment, with extreme nonattainment being the most severe of the classifications. An “unclassified” designation signifies that the data does not support either an attainment or nonattainment designation. The CCAA divides districts into moderate, serious, and severe air pollution categories, with increasingly stringent control requirements mandated for each category.

The EPA designates areas for ozone, CO, and NO₂ as “does not meet the primary standards,” “cannot be classified,” or “better than national standards.” For SO₂, areas are designated as “does not meet the primary standards,” “does not meet the secondary standards,” “cannot be classified,” or “better than national standards.” However, the CARB terminology of attainment, nonattainment, and unclassified is more frequently used. The EPA uses the same sub-categories for nonattainment status: serious, severe, and extreme. In 1991, EPA assigned new nonattainment designations to areas that had previously been classified as Group I, II, or III for PM₁₀ based on the likelihood that they would violate national PM₁₀ standards. All other areas are designated “unclassified.”

Table 3-4 Summary of Ambient Air Quality Standards and Attainment Designation

Summary of Ambient Air Quality Standards & Attainment Designation					
Pollutant	Averaging Time	California Standards*		National Standards*	
		Concentration*	Attainment Status	Primary	Attainment Status
Ozone (O ₃)	1-hour	0.09 ppm	Nonattainment/ Severe	–	No Federal Standard
	8-hour	0.070 ppm	Attainment	0.075 ppm	Attainment/ Unclassified
Particulate Matter (PM ₁₀)	AAM	20 µg/m ³	Nonattainment	–	Unclassified
	24-hour	50 µg/m ³		150 µg/m ³	
Fine Particulate Matter (PM _{2.5})	AAM	12 µg/m ³	Attainment	12 µg/m ³	Attainment/ Unclassified
	24-hour	No Standard		35 µg/m ³	
Carbon Monoxide (CO)	1-hour	20 ppm	Unclassified	35 ppm	Attainment/ Unclassified
	8-hour	9 ppm		9 ppm	
	8-hour (Lake Tahoe)	6 ppm		–	
Nitrogen Dioxide (NO ₂)	AAM	0.030 ppm	Attainment	53 ppb	Attainment/ Unclassified
	1-hour	0.18 ppm		100 ppb	
Sulfur Dioxide (SO ₂)	AAM	–	Attainment	--	Attainment/ Unclassified
	24-hour	0.04 ppm		--	
	3-hour	–		0.5 ppm	
	1-hour	0.25 ppm		75 ppb	
Lead (Pb)	30-day Average	1.5 µg/m ³	Attainment	–	No Designation/ Classification
	Calendar Quarter	–		–	
	Rolling 3-Month Average	–		0.15 µg/m ³	
Sulfates (SO ₄)	24-hour	25 µg/m ³	Attainment	No Federal Standards	
Hydrogen Sulfide (H ₂ S)	1-hour	0.03 ppm (42 µg/m ³)	Unclassified		
Vinyl Chloride (C ₂ H ₃ Cl)	24-hour	0.01 ppm (26 µg/m ³)	Attainment		
Visibility-Reducing Particle Matter	8-hour	Extinction coefficient: 0.23/km-visibility of 10 miles or more due to particles when the relative humidity is less than 70%.	Unclassified		

* For more information on standards visit: <https://ww3.arb.ca.gov/research/aaqs/aaqs2.pdf>
 Source: CARB 2015

3.4.2 Impact Assessment

- a) Would the project conflict with or obstruct implementation of the applicable air quality plan?
- b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- c) Would the project expose sensitive receptors to substantial pollutant concentrations?
- d) Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

No Impact. The Project consists of the expansion of a Sphere of Influence and the annexation of land into Water Districts. No construction nor operational changes are proposed with the Project, thus there is no impact.

3.5 Biological Resources

Table 3-5 Biological Resources Impacts

Biological Resources Impacts				
Would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.5.1 Environmental Setting and Baseline Conditions

A California Natural Diversity Database (CNDDDB) search was run on November 15, 2019 to identify federally threatened or endangered species within the APE as well as the California Department of Fish and Wildlife’s (CDFW) determinations of Species of Special Concern (SSC) and species identified on the Watch List (WL). The results are presented below in **Table 3-6**.

Table 3-6 CNDDB Search of Threatened and Endangered Species Identified within the APE.

Quads	Species	Status	Habitat
Wildwood School	western spadefoot (<i>Spea hammondi</i>)	CSC	Prefers open areas with sandy or gravelly soils, in a variety of habitats including mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Vernal pools or temporary wetlands, lasting a minimum of three weeks, which do not contain bullfrogs, fish, or crayfish are necessary for breeding.
Dunnigan, Fruto NE, Wildwood School, Zamora	tricolored blackbird (<i>Agelaius tricolor</i>)	CT, CSC	Nests colonially near fresh water in dense cattails or tules, or in thickets of riparian shrubs. Forages in grassland and cropland. Large colonies are often found on dairy farm forage fields.
Wildwood School	golden eagle (<i>Aquila chrysaetos</i>)	CFP, CWL	Inhabits open country from barren areas to open coniferous forests. They are primarily in hilly and mountainous regions, but also in rugged deserts, on the plains, and in tundra. The golden eagle prefers cliffs and large trees with large horizontal branches and for roosting and perching.
Fruto NE, Wildwood School, Zamora	burrowing owl (<i>Athene cunicularia</i>)	CSC	Resides in open, dry annual or perennial grasslands, deserts, and scrublands with low growing vegetation. Nests underground in existing burrows created by burrowing mammals, most often ground squirrels.
Dunnigan, Fruto NE, Wildwood School, Zamora	Swainson's hawk (<i>Buteo swainsoni</i>)	CT	Nests in large trees in open areas adjacent to grasslands, grain or alfalfa fields, or livestock pastures suitable for supporting rodent populations.
Dunnigan, Zamora	mountain plover (<i>Charadrius montanus</i>)	CSC	Breeds on open plains at moderate elevations. Winters in short-grass plains and fields, plowed or fallow fields, and sandy deserts. Prefers flat, bare ground with burrowing rodents.
Dunnigan	white-tailed kite (<i>Elanus leucurus</i>)	CFP	Nests in tall shrubs and trees, forages in grasslands, agricultural fields, and marshes.
Dunnigan	Crotch bumble bee (<i>Bombus crotchii</i>)	CCE	Occurs throughout coastal California, as well as east to the Sierra-Cascade crest, and south in to Mexico. Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.
Zamora	American badger (<i>Taxidea taxus</i>)	CSC	Grasslands, savannas, and mountain meadows near timberline are preferred. Most abundant in drier open spaces of shrub and grassland. Burrows in soil.
Dunnigan	western pond turtle (<i>Emys marmorata</i>)	CSC	An aquatic turtle of ponds, marshes, slow-moving rivers, streams, and irrigation ditches

Chapter 3 Impact Analysis – Biological Resources
Dunnigan, Wildwood, Zamora, and Fruto NE Annexations

Quads	Species	Status	Habitat
			with riparian vegetation. Requires adequate basking sites and sandy banks or grassy open fields to deposit eggs.
Dunnigan, Zamora	giant gartersnake (<i>Thamnophis gigas</i>)	FT, CT	Occurs in marshes, sloughs, drainage canals, irrigation ditches, rice fields, and adjacent uplands. Prefers locations with emergent vegetation for cover and open areas for basking. This species uses small mammal burrows adjacent to aquatic habitats for hibernation in the winter and to escape from excessive heat in the summer.
Dunnigan, Wildwood School, Zamora	California tiger salamander (<i>Ambystoma californiense</i>)	FT, CT, CWL	Requires vernal pools or seasonal ponds for breeding and small mammal burrows for aestivation. Generally found in grassland and oak savannah plant communities in central California from sea level to 1500 feet in elevation.
Fruto NE	vernal pool fairy shrimp (<i>Branchinecta lynchi</i>)	FT	Occupies vernal pools, clear to tea-colored water, in grass or mud-bottomed swales, and basalt depression pools.
Dunnigan, Wildwood School	Ferris' milk-vetch (<i>Astragalus tener var. ferrisiae</i>)	1B	Found in vernal mesic meadows and seeps. Blooms April – May.
Dunnigan, Wildwood School	palmate-bracted bird's-beak (<i>Chloropyron palmatum</i>)	FE, CE, 1B	Found in the San Joaquin Valley and Sacramento Valley in alkaline soils (usually Pescadero silty clay) in chenopod scrub, valley and foothill grassland at elevations below 500 feet. Blooms June – August.
Dunnigan, Wildwood School	San Joaquin spearscale (<i>Extriplex joaquinana</i>)	1B	Found in alkali wetlands, sinks, and scrublands in the San Joaquin Valley and Delta-Bay region of California. Associated with <i>Distichlis spicata</i> , <i>Frankenia</i> , and other scrub species at elevations below 1,150 feet. Blooms April – September.
Dunnigan, Wildwood School	Coulter's goldfields (<i>Lasthenia glabrata ssp. coulteri</i>)	1B	Found in salt marshes, playas, and vernal pools at elevations below 3200 feet. Blooms April – May.
Dunnigan, Wildwood School	Colusa layia (<i>Layia septentrionalis</i>)	1B	Found in sandy, serpentinite valley and foothill grassland. Blooms April – May.
Zamora	Heckard's pepper-grass (<i>Lepidium latipes var. beckardii</i>)	1B	Found alkaline Valley and foothill grasslands. Blooms March – May.
Dunnigan, Wildwood School	Baker's navarretia (<i>Navarretia leucocephala ssp. bakeri</i>)	1B	Found in Meadows, seeps, valley and foothill grasslands, and vernal pools. Blooms April – July.
Dunnigan	Wright's trichocoronis (<i>Trichocoronis wrightii var. wrightii</i>)	2	Found in Meadows, seeps, valley and foothill grasslands, and vernal pools. Blooms May – September.

EXPLANATION OF OCCURRENCE DESIGNATIONS AND STATUS CODES

- FE *Federally Endangered*
- CE *California Endangered*
- FT *Federally Threatened*
- CT *California Threatened*
- CFP *California Fully Protected*
- FC *Federal Candidate*
- CSC *California Species of Special Concern*
- CWL *California Watch List*
- CCE *California Endangered (Candidate)*
- CR *California Rare*
- 1A *Plants Presumed Extinct in California*
- 1B *Plants Rare, Threatened, or Endangered in California and elsewhere*
- 2 *Plants Rare, Threatened, or Endangered in California, but more common elsewhere*

3.5.2 Impact Assessment

- a) **Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**
- b) **Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**
- c) **Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**
- d) **Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**
- e) **Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**
- f) **Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

No Impact. The Project proposes to expand a Sphere of Influence and annex existing farmland and grazing land into a Water District. No construction nor operational changes are proposed at this time, and thus there is no impact.

3.6 Cultural Resources

Table 3-7 Cultural Resources Impacts

Cultural Resources Impacts				
Would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.6.1 Environmental Setting and Baseline Conditions

An Extended CHRIS Records Search was performed by the Northwest and Northeast Information Centers, at CSU Chico and Sonoma State University, respectively.

For the DWD and OAWD sites, no prehistoric nor historic resources have been recorded in the Project area or in a one-mile vicinity of the sites.

3.6.2 Impact Assessment

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

No Impact. As the Project consists of the expansion of a Sphere of Influence and annexation of existing farmland and grazing land into a Water District, and the lack of any ground-disturbing construction activities nor operational changes, there will be no impact to historical or archeological resources.

3.7 Energy

Table 3-8 Energy Impacts

Energy Impacts				
Would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.7.1 Environmental Setting and Baseline Conditions

Pacific Gas and Electric Company (PG&E) provides electricity and natural gas to the Project areas, as well as most of northern California. All of the project properties currently pump groundwater for their irrigation operations.

At the local level, Glenn County’s 1993 Energy Element includes the following policies:

- 3.7(b) – Evaluate methods to increase the efficiency of agricultural water pumping, including the possibility of increasing the use of surface water delivery systems and establishing a regional or basin-wide irrigation return system.

3.7.2 Impact Assessment

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. The Project consists of the expansion of a sphere of influence and annexation of the subject properties. As there are no construction activities nor operational changes proposed at this time, there would be no impact due to wasteful, inefficient, or unnecessary consumption of energy resources, nor would the Project have any impact on state or local plans for renewable energy or energy efficiency.

3.8 Geology and Soils

Table 3-9 Geology and Soils Impacts

Geology and Soils Impacts				
Would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.8.1 Environmental Setting and Baseline Conditions

Although most of Glenn and Yolo Counties are situated within an area of relatively low seismic activity by comparison to other areas of the state, the faults and fault systems that lie along the eastern and western boundaries of the county, as well as other regional faults, have the potential to produce high-magnitude earthquakes throughout the county. The principle earthquake hazard is groundshaking. Older buildings constructed before building codes were established and newer buildings constructed before earthquake-resistant provisions were included in the building codes are the most likely to be damaged during an earthquake.

Using the USDA NRCS soil survey of the Project site, an analysis of the soils onsite was performed **Appendix B**.

Table 3-10. Soils of the Project site, Orland-Artois Area

Soils of the Study Area				
Soils Series	Parent Material	Drainage Class	Hydric?	Percentage of Project site
Altamont clay, 3 to 15 percent slopes	Residuum weathered from sedimentary rock	Well drained	No	36.9%
Altamont-Shedd association, 3 to 15 percent slopes	Residuum weathered from sedimentary rock	Well drained	No	0.1%
Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	Alluvium derived from metamorphic and sedimentary rock	Well drained	No	0.0%
Arbuckle gravelly loam, clayey substratum, 0 to 2 percent slope	Alluvium derived from conglomerate	Well drained	No	0.0%
Corning gravelly loam, 0 to 2 percent slopes	Gravelly alluvium derived from sedimentary rock	Well drained	No	2.3%
Corning gravelly loam, 2 to 8 percent slopes	Gravelly alluvium derived from sedimentary rock	Well drained	No	12.8%
Cortina very gravelly sandy loam, 0 to 3 percent slopes	Gravelly alluvium	Somewhat excessively drained	No	0.2%
Hillgate loam, 0 to 2 percent slopes, MLRA 17	Alluvium derived from metamorphic and sedimentary rock	Well drained	No	1.7%
Myers clay, 0 to 1 percent slopes, MLRA 17	Clayey alluvium derived from igneous, metamorphic and sedimentary rock	Moderately well drained	No	0.1%
Newville gravelly loam, 3 to 15 percent slopes	Gravelly alluvium	Well drained	No	4.5%
Newville gravelly loam, 15 to 30 percent slopes	Gravelly alluvium	Well drained	No	9.4%
Riverwash	Gravelly alluvium	Excessively drained	Yes	5.3%

Chapter 3 Impact Analysis – Geology and Soils
Dunnigan, Wildwood, Zamora, and Fruto NE Annexations

Soils of the Study Area				
Soils Series	Parent Material	Drainage Class	Hydric?	Percentage of Project site
Shedd silty clay loam, 3 to 15 percent slopes	Residuum weathered from calcareous shale	Well drained	No	4.7%
Shedd silty clay loam, 15 to 30 percent slopes, MLRA 15	Residuum weathered from sandstone and shale	Well drained	No	13.6%
Shedd-Altamont association, 10 to 30 percent slopes	Residuum weathered from calcareous shale	Well drained	No	0.5%
Tehama silt loam, 0 to 3 percent slopes, MLRA 17	Fine-silty alluvium derived from metamorphic and sedimentary rock	Well drained	No	7.8%

Table 3-11. Soils of the Project site, Dunnigan Areas

Soils of the Study Area				
Soils Series	Parent Material	Drainage Class	Hydric?	Percentage of Project site
Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	Alluvium derived from metamorphic and sedimentary rock	Well drained	No	1.1%
Corning gravelly loam, 0 to 12 percent slopes, MLRA 17	Old alluvium derived from metamorphic and sedimentary rock	Well drained	No	27.5%
Hillgate loam, 2 to 9 percent slopes, eroded	Mixed alluvium	Well drained	No	3.8%
Rincon silty clay loam	Alluvium derived from sedimentary rock	Well drained	No	6.9%
Riverwash	Mixed sandy and gravelly alluvium	Excessively drained	Yes	0.1%
Sehorn-Balcom complex, 2 to 15 percent slopes	Calcareous residuum weathered from sedimentary rock	Well drained	No	44.9%
Sehorn-Balcom complex, 15 to 30 percent slopes, eroded	Calcareous residuum weathered from sedimentary rock	Well drained	No	2.8%
Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17	Mixed fine-loamy alluvium derived from sedimentary rock	Well drained	No	12.8%

3.8.1.1 Liquefaction

The potential for liquefaction, which is the loss of soil strength due to seismic forces, is dependent on soil types and density, depth to groundwater, and the duration and intensity of ground shaking. No specific liquefaction hazard areas have been identified in Glenn and Yolo Counties. No structures will be constructed as part of this Project. Liquefaction hazards would be negligible.

3.8.1.2 Soil Subsidence

Subsidence occurs when a large land area settles due to over-saturation or extensive withdrawal of ground water, oil, or natural gas. These areas are typically composed of open-textured soils, high in silt or clay content, that become saturated.

3.8.2 Impact Assessment

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

a-i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

a-ii) Strong seismic ground shaking?

a-iii) Seismic-related ground failure, including liquefaction?

a-iv) Landslides?

No Impact. The nearest fault zones are Lakes Pillsburg and Bangor, approximately 40 and 47 miles to the southwest and southeast, respectively. The DWD areas are located in a Low Landslide Susceptibility area⁶. Due to the nature of the Project, to annex properties into a Water District, which would result in no construction or ground disturbance, there would be no impact.

b) Would the project result in substantial soil erosion or the loss of topsoil?

No Impact. As the Project does not propose construction, nor the disturbance of any soil, there would be no impact.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. As described in the project description and 3.8.1 above, the Project does not propose construction or any ground disturbance. Therefore, there would be no impact.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code creating substantial direct or indirect risks to life or property?

No Impact. As the Project does not propose construction or any ground disturbance, there would be no impact to any expansive soils.

⁶ <https://www.yolocounty.org/home/showdocument?id=55805>.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. As the project does not propose to use septic tanks, nor generate any waste water, due to the nature of the Project, there would be no impact.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The Project does not propose any construction or ground disturbance. Therefore, there is no impact.

3.9 Greenhouse Gas Emissions

Table 3-12 Greenhouse Gas Emissions Impacts

Greenhouse Gas Emissions Impacts				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.9.1 Environmental Setting and Baseline Conditions

Commonly identified GHG emissions and sources include the following:

Carbon dioxide (CO₂) is an odorless, colorless natural greenhouse gas. CO₂ is emitted from natural and anthropogenic sources. Natural sources include the following: decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic out gassing. Anthropogenic sources include the burning of coal, oil, natural gas, and wood.

Methane (CH₄) is a flammable greenhouse gas. A natural source of methane is the anaerobic decay of organic matter. Geological deposits, known as natural gas fields, also contain methane, which is extracted for fuel. Other sources are from landfills, fermentation of manure, and ruminants such as cattle.

Nitrous oxide (N₂O), also known as laughing gas, is a colorless greenhouse gas. Nitrous oxide is produced by microbial processes in soil and water, including those reactions that occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load.

Water vapor is the most abundant, and variable greenhouse gas. It is not considered a pollutant; in the atmosphere, it maintains a climate necessary for life.

Ozone (O₃) is known as a photochemical pollutant and is a greenhouse gas; however, unlike other greenhouse gases, ozone in the troposphere is relatively short-lived and, therefore, is not global in nature. Ozone is not emitted directly into the atmosphere but is formed by a complex series of chemical reactions between volatile organic compounds, nitrogen oxides, and sunlight.

Aerosols are suspensions of particulate matter in a gas emitted into the air through burning biomass (plant material) and fossil fuels. Aerosols can warm the atmosphere by absorbing and emitting heat and can cool the atmosphere by reflecting light.

Chlorofluorocarbons (CFCs) are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the earth's surface). CFCs were first synthesized in 1928 for use as refrigerants, aerosol propellants, and cleaning solvents. CFCs destroy stratospheric ozone; therefore, their production was stopped as required by the Montreal Protocol in 1987.

Hydrofluorocarbons (HFCs) are synthetic chemicals that are used as a substitute for CFCs. Of all the greenhouse gases, HFCs are one of three groups (the other two are perfluorocarbons and sulfur

hexafluoride) with the highest global warming potential. HFCs are human-made for applications such as air conditioners and refrigerants.

Perfluorocarbons (PFCs) have stable molecular structures and do not break down through the chemical processes in the lower atmosphere; therefore, PFCs have long atmospheric lifetimes, between 10,000 and 50,000 years. The two main sources of PFCs are primary aluminum production and semiconductor manufacture.

Sulfur hexafluoride (SF₆) is an inorganic, odorless, colorless, nontoxic, nonflammable gas. It has the highest global warming potential of any gas evaluated. Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

There are uncertainties as to exactly what the climate changes will be in various local areas of the earth, and what the effects of clouds will be in determining the rate at which the mean temperature will increase. There are also uncertainties associated with the magnitude and timing of other consequences of a warmer planet: sea level rise, spread of certain diseases out of their usual geographic range, the effect on agricultural production, water supply, sustainability of ecosystems, increased strength and frequency of storms, extreme heat events, air pollution episodes, and the consequence of these effects on the economy.

Emissions of GHGs contributing to global climate change are largely attributable to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. About three-quarters of human emissions of CO₂ to the global atmosphere during the past 20 years are due to fossil fuel burning. Atmospheric concentrations of CO₂, CH₄, and N₂O have increased 31 percent, 151 percent, and 17 percent respectively since the year 1750 (CEC 2008). GHG emissions are typically expressed in carbon dioxide-equivalents (CO₂e), based on the GHG's Global Warming Potential (GWP). The GWP is dependent on the lifetime, or persistence, of the gas molecule in the atmosphere. For example, one ton of CH₄ has the same contribution to the greenhouse effect as approximately 21 tons of CO₂. Therefore, CH₄ is a much more potent GHG than CO₂.

3.9.2 Impact Assessment

- a) **Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? and,**
- b) **Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

No Impact. The proposed Project seeks to increase a Water District's Sphere of Influence and to annex land into a Water District. No construction, ground disturbing activities, nor operational changes are proposed at this time. Thus, the Project would not generate greenhouse gas emissions, nor would it conflict with any applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions.

3.10 Hazards and Hazardous Materials

Table 3-13. Hazards and Hazardous Materials Impacts

Hazards and Hazardous Materials Impacts				
Would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires,?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.10.1 Environmental Setting

3.10.1.1 Hazardous Materials

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. Government Code (GC) Section 65962.5 requires the California Environmental Protection Agency (CalEPA) to develop at least annually an updated Cortese List. The Department of Toxic Substances Control (DTSC) is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List. DTSC's EnviroStor database provides DTSC's component of Cortese List data (DTSC, 2010). In addition to the EnviroStor database, the State Water Resources Control Board (SWRCB) Geotracker database provides information on regulated hazardous waste facilities in

California, including underground storage tank (UST) cases and non-UST cleanup programs, including Spills-Leaks-Investigations-Cleanups (SLIC) sites, Department of Defense (DOD) sites, and Land Disposal program. A search of the DTSC EnviroStor database and the SWRCB Geotracker performed on November 15, 2019 determined that there are no known active hazardous waste generators or hazardous material spill sites within the Project sites or immediate surrounding vicinity.

3.10.2 Regulatory Setting

There are no federal, state, or local regulations, plans, programs, or guidelines associated with hazards and hazardous materials that are applicable to the proposed Project.

3.10.3 Impact Assessment

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact. There would be no transport, use or disposal of hazardous materials. There would be no impact.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. The Project would not create a significant hazard to the public or the environment as the Project would not discharge hazardous materials into the environment. There would be no impact.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The Project involves no new construction and would not emit hazardous emissions, involve hazardous materials, or create a hazard to the schools in any way. There would be no impact.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. On November 15, 2019 an EnviroStor search was done in the Project area. According to that search the Project does not involve land that is listed as an active hazardous materials site pursuant to Government Code Section 65962.5 and is not included on a list compiled by the Department of Toxic Substances Control. There would be no impact.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?; and,

No Impact. The Project would not result in a safety hazard or excessive noise for people residing or working in the Project area as it will not result in any additional people residing or working in the Project area. There would be no impact.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The Project occurs on existing waterways and would not interfere with the emergency response and evacuation procedures outlined in the Glenn County, CA Multi-Jurisdiction Hazard Mitigation Plan and 2018

Yolo Operational Area Multi-Jurisdictional Hazard Mitigation Plan, as approved by the Federal Emergency Management Agency (FEMA). The Mitigation Plans establish the Standardized Emergency Management System required by State law, and includes information on mutual aid agreements, hierarchies of command, and different levels of response in emergency situations. There would be no impact.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. According to the California Department of Forestry and Fire Prevention Fire Hazard Severity Zones Map, the proposed Project site is not located in a Very High Fire Hazard Severity Zone. Therefore, the Project will not be exposed to risks from wildland fires. The proposed Project is not adjacent to urbanized areas or residences that are intermixed with wildlands. There will be no impact.

3.11 Hydrology and Water Quality

Table 3-14 Hydrology and Water Quality Impacts

Hydrology and Water Quality Impacts				
Would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impede or redirect flood flows?				<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.11.1 Impact Assessment

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

No Impact. Project does not involve any new construction, earthmoving activities or change in land use and would not violate any water quality standards nor would it impact waste discharge requirements. There would be no impact.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project would impede sustainable groundwater management of the basin?

No Impact. The Project proposes the expansion of a sphere of influence for Water Districts and to annex properties into those water districts. As there are no operational changes or construction activities proposed, there is no impact.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

c-i) result in substantial erosion or siltation on- or off-site;

c-ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;

c-iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

c-iv) impede or redirect flood flows?

No Impact. No grading or construction would occur as a result of the Project; therefore, drainage patterns will not be altered. The Project proposes to utilize existing water conveyance facilities. There would be no impact.

f) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundations?

No Impact. Despite several locations being located in 100-year floodplains, annexing properties into a water district would not risk the release of pollutants from inundations. There would be no impact.

g) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. OAWD is located in the Glenn Groundwater Authority Groundwater Sustainability Agency (GSA) and DWD is located in the Yolo Subbasin GSA. In accordance with the Sustainable Groundwater Management Act (SGMA), GSAs not located in areas in critical overdraft are required to adopt Groundwater Sustainability Plans by 2022. The GSA has initiated its working group for purposes of creating its Groundwater Sustainability Plan (GSP), however the GSAs have not yet adopted plans.

While it is anticipated that the Project will be subject to and held in compliance with the GSPs and all applicable plans, the Project nevertheless proposes no operational changes, construction, or ground-disturbing. Therefore, there will be no impact.

Chapter 3 Impact Analysis – Hydrology and Water Quality
 Dunnigan, Wildwood, Zamora, and Fruto NE Annexations

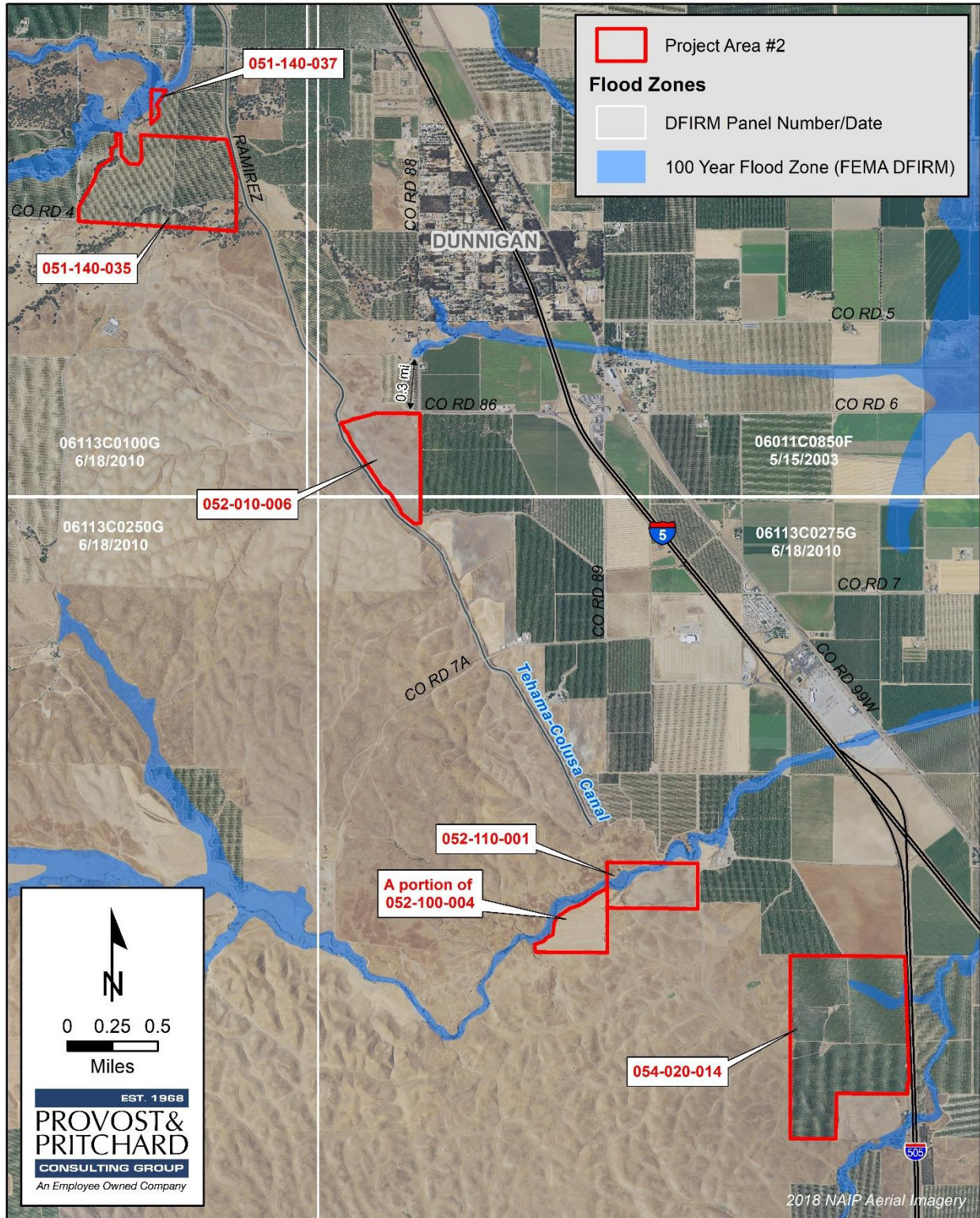


Figure 3-3 FEMA Map, Dunnigan Water District

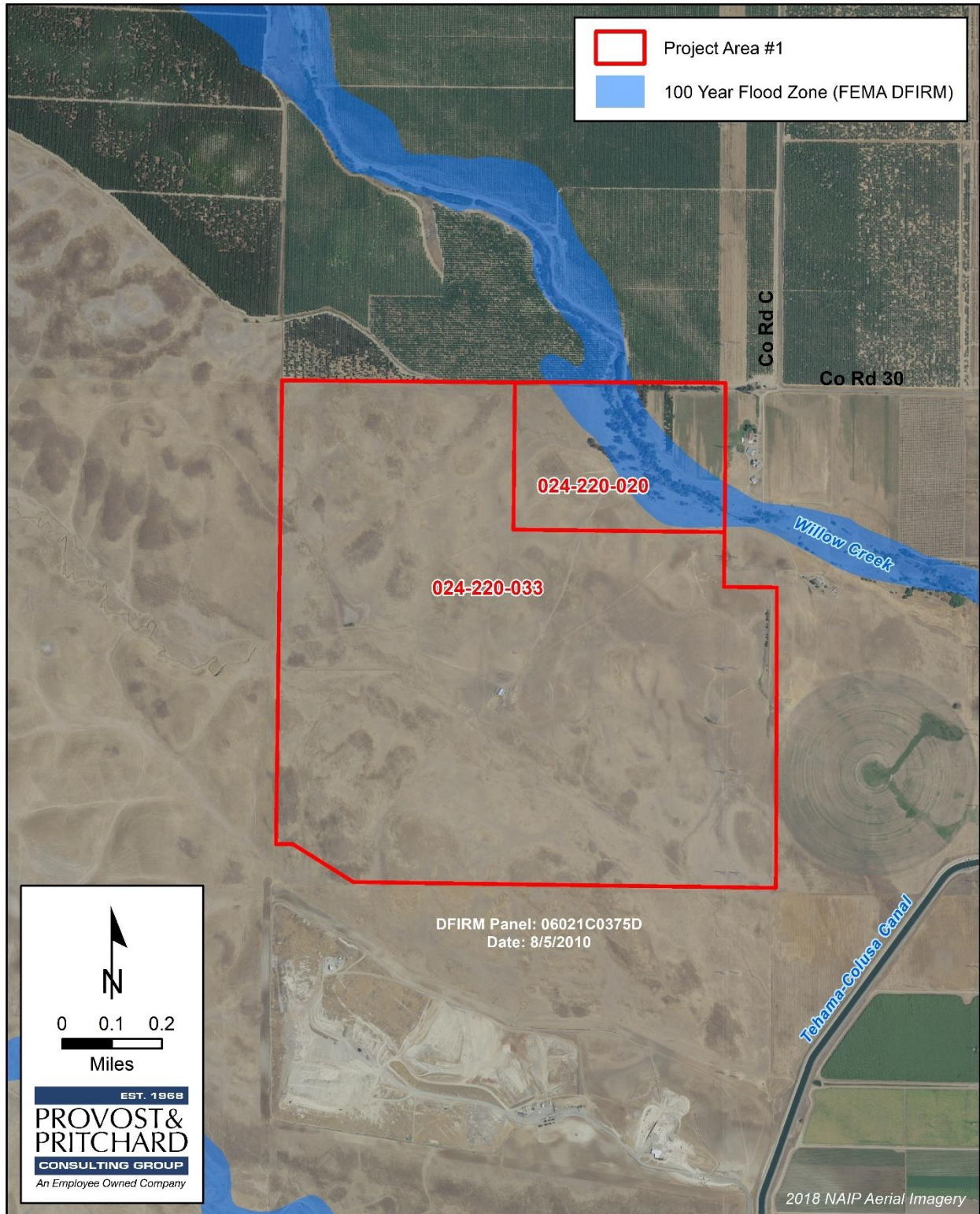


Figure 3-4 FEMA Map, Orland-Artois Water District

3.12 Land Use and Planning

Table 3-15 Land Use and Planning Impacts

Land Use and Planning Impacts				
Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.12.1 Environmental Setting and Baseline Conditions

General Plan Land Use Designations and Zone Districts are illustrated in [Figure 2-4](#), [Figure 2-5](#), [Figure 2-6](#), and [Figure 2-7](#), respectively.

3.12.2 Impact Assessment

a) Would the project physically divide an established community?

No Impact. The Project areas are surrounded by other properties designated Important Farmland, are designated by their respective General Plans as agriculture, and are accordingly zoned for agricultural uses. Furthermore, the annexation does not change the existing use of the properties, which is farmland and grazing land. Therefore, there is no impact.

b) Would the project cause a significant environmental conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. There are no applicable General Plan policies in each respective County that was adopted for the purpose of avoiding or mitigating an environmental effect that this Project would cause. Therefore, there is no impact.

3.13 Mineral Resources

Table 3-16 Mineral Resources Impacts

Mineral Resources Impacts				
Would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.13.1 Environmental Setting and Baseline Conditions

Aggregate (i.e. sand and gravel) and natural gas resources are the primary mineral resources of economic importance in Glenn County. Current mining activities occur primarily within fluvial deposits along river and stream drainages⁷.

Yolo County has two primary mineral resources, mined aggregate and natural gas. These resources are located throughout the County. There are six aggregate mines and 25 natural gas fields currently in operation in Yolo County.⁸

3.13.2 Regulatory Setting

There are no federal, state or local regulations, plans, programs, or guidelines associated with mineral resources that are applicable to the proposed Project.

3.13.3 Impact Assessment

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The proposed Project would not result in significant impacts associated with the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, considering there will be no construction or earthmoving activities associated with implementation. Therefore, there is no impact.

⁷ Glenn County EIR. 1993. Page 3-34.

<https://www.countyofglenn.net/sites/default/files/images/4%20EIR%20Glenn%20County%20General%20Plan%20Vol.%20IV%20Reduced%20Size.pdf>. Accessed 15 November 2019.

⁸ Yolo County General Plan, Conservation and Open Space Element. 2009. Page CO-43. <https://www.yolocounty.org/home/showdocument?id=14464>. Accessed 15 November 2019.

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. The proposed Project seeks to annex existing farmland into a Water District's service boundary, and no construction nor operational changes are proposed. The subject properties are not located on any adopted land use plan that designates those areas as a locally important mineral resource recovery site. The Project does not propose to excavate the subject properties nor does it preclude the future recovery of any mineral resources. Therefore, there is no impact.

3.14 Noise

Table 3-16 Noise Impacts

Noise Impacts				
Would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.14.1 Regulatory Setting

There are no federal, state or local regulations, plans, programs, or guidelines associated with noise that are applicable to the proposed Project.

3.14.2 Impact Assessment

a) Would the project result in Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No Impact. The proposed Project consists of the expansion of a Sphere of Influence and annexation of existing farmland into a Water District’s service boundary. No construction or earthmoving activities are proposed with the Project and accordingly, there would be no impact resulting from noise or vibration.

b) Would the project result in Generation of excessive groundborne vibration or groundborne noise levels?

No Impact. The proposed Project consists of the expansion of a Sphere of Influence and annexation of existing farmland into a Water District’s service boundary. No construction or earthmoving activities are proposed with the Project and accordingly, there would be no impact resulting from noise or vibration.

Chapter 3 Impact Analysis – Noise Resources

Dunnigan, Wildwood, Zamora, and Fruto NE Annexations

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? and,

No Impact. In the OAWD, the nearest airports are Orland-Haigh Field and Willows-Glenn County Airport, approximately 8.8 and 9.5 miles away, respectively. In the DWD, the nearest airport is Sacramento International Airport, approximately 24 miles away. The proposed Project consists of the annexation of existing farmland into a Water District's service boundary. Therefore, the Project would not expose people residing or working to an increase in noise levels. There would be no impact.

3.15 Population and Housing

Table 3-17 Population and Housing Impacts

Population and Housing Impacts				
Would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.15.1 Regulatory Setting

There are no federal, state or local regulations, plans, programs, or guidelines associated with population and housing that are applicable to the proposed Project.

3.15.2 Impact Assessment

- a) Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

No Impact. The proposed Project would utilize existing water conveyance facilities and does not propose any new construction or earthmoving activities. Lands wanting to receive surface water must currently be developed with an agricultural use in order to be able to participate in this Project, therefore no new lands will be placed into agricultural production as a result of the Project. The proposed Project would improve the reliability of farmland's existing water supply. Implementation of the proposed Project will not indirectly or directly induce population growth in the area. There would be no impact.

- b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

No Impact. The Project does not propose any construction. No housing or people would be displaced, and no new housing would be constructed as part of the Project or required as a result of it. There would be no impact.

3.16 Public Services

Table 3-18 Public Services Impacts

Public Services Impacts				
Would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.16.1 Environmental Setting and Baseline Conditions

Fire Protection: In the Dunnigan Water District, Fire Station 12 is approximately 3.2 miles away from the Project Sites. The Artois Fire District is approximately 5 miles away to the east.

Police Protection: In the Dunnigan Water District, the Yolo County Sheriff’s Office is approximately 17.5 miles to the southeast. In the Orland-Artois Water District, the nearest sheriff station is 9.6 miles away in the City of Willows.

Schools: In the Orland Artois Water District, the closest schools are Fairview Elementary School and CK Price Middle School, both of which are approximately 7.5 miles northeast of the Project. In the Dunnigan Water District, the nearest school is Wildwood School, approximately 7.8 miles northeast of the Project, measured from the furthest point of the Water District annexation boundary.

Parks: Dunnigan Community Park is approximately 3.3 miles away. Vinsonhaler Park is the nearest park to the Orland-Artois Project Site, approximately 8.8 miles away to the northeast.

3.16.2 Regulatory Setting

There are no federal, state or local regulations, plans, programs, or guidelines associated with public services that are applicable to the proposed Project.

3.16.3 Impact Assessment

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

No Impact. As the proposed Project does not propose the construction of any structure or disturb soil, there would be no impact to public services.

3.17 Recreation

Table 3-19 Recreation Impacts

Recreation Impacts				
Would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.17.1 Impact Assessment

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**
- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

No Impact. The implementation of the Project will annex existing farmland and grazing lands into Water Districts. It would not increase the demand for recreational facilities or put a strain on existing recreational facilities. No population growth would be associated with the Project or be necessitated by the Project. Furthermore, the Project does not include recreational facilities. No construction or expansion of nearby recreational facilities would not be necessary. Therefore, there would be no impact.

3.18 Transportation

Table 3-20 Transportation Impacts

Transportation Impacts				
Would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with an program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)??	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.18.1 Environmental Settings and Baseline Conditions

The Project sites are within unincorporated areas of Glenn and Yolo counties. The Project vicinity is dominated by agricultural uses, sparse rural residential, and water infrastructure. There are no public improvements proposed along the annexation boundaries.

3.18.2 Impact Assessment

- a) Would the project conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 Subdivision (b)?
- c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d) Would the project result in inadequate emergency access?

No Impact. There is no population growth associated with the Project, nor will implementation of the Project result in an increase of staff or drivers utilizing roadways in the area. Therefore, implementation of the Project will not increase the demand for any changes to congestion management programs or interfere with existing level of service standards during the operational phase. Therefore, there would be no impact to transportation.

3.19 Tribal Cultural Resources

Table 3-21 Tribal Cultural Resources Impacts

Tribal Cultural Resources Impacts				
Would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.19.1 Impact Assessment

a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a-i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)

a-ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

On November 7, 2019, a request was sent to the Native American Heritage Commission (NAHC) for a search of its Sacred Lands File and contact information for local Native American representatives who may have information about the APE. The NAHC responded to the request on November 13 and 14, 2019, with negative findings for the Sacred Lands File search of the APE; however, they caution that the absence of information in the Sacred Lands File does not indicate the absence of Native American cultural resources within the APE. The NAHC provided a list of tribal representatives for outreach to local tribal groups regarding any sites of cultural or spiritual significance in the APE. Contacts recommended by the NAHC include:

- *Chairperson Charlie Wright of Cortina Rancheria - Kletsel Debe Band of Wintun Indians;*
- *Chairperson Gene Whitehouse of the United Auburn Indian Community of the Auburn Rancheria;*
- *Chairperson Anthony Roberts of the Yocha Debe Wintun Nation;*
- *Chairperson Ronald Kirk of the Grindstone Rancheria of Wintun-Wailaik; and,*
- *Chairperson Andrew Alejandro of the Paskenta Band of Nomlaki Indians.*

On November 21, 2019, outreach letters were delivered to each of the contacts identified by the NAHC and a log was kept of all responses. The outreach letter is standard best practices within cultural resource management and is not part of AB 52 or NHPA Section 106 government-to-government consultation. Follow-up phone calls were made on December 5, 2019. No responses from the Native American contacts have been received to date.

Despite the lack of negative findings from the NAHC-recommended contacts, the annexation of farmland and grazing land into a Water District would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe. Therefore there would be a less than significant impact.

3.20 Utilities and Service Systems

Table 3-22 Utilities and Service Systems Impacts

Utilities and Service Systems Impacts				
Would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reductions goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.20.1 Environmental Setting and Baseline Conditions

The Glenn County LAFCo adopted Municipal Service Review (MSR) and Sphere of Influence (SOI) Plan for the Orland-Artois Water District on April 9, 2019. The Cortese-Knox-Hertzberg Act requires that a Municipal Service Review (MSR) be conducted prior to, or in conjunction with, the update of an SOI. A MSR is a comprehensive analysis of service provision by each of the special districts, cities, and the unincorporated county service areas within the legislative authority of the LAFCo. It essentially evaluates the capability of a jurisdiction to serve its existing residents and future development in its SOI. The legislative authority for conducting MSRs is provided in Section 56430 of the CKH Act, which states “. . . in order to prepare and to update Spheres of Influence in accordance with Section 56425, LAFCOs are required to conduct a MSR of the municipal services provided in the County...”

OAWD maintains the following water storage infrastructure facilities:

Location Name (TCC Mile Location)	Type	Capacity
33.6	40' by 40' Steel Ground Tank	376,000 gal.
38.6	40' by 40' Steel Ground Tank	376,000 gal.
	40' Steel Elevated Tank	300,000 gal.
41.2	40' by 50' Steel Ground Tank	300,000 gal.
44.1	30' Steel Elevated Tank	100,000 gal.
Deep Well 2	15' Plastic Ground Tank	15,000 gal.

DWD’s USBR contractual allocation is 19,000 acre-feet per year. DWD’s last Municipal Service Review, adopted in November 2013, refers to the Dunnigan Specific Plan’s Water/Recycled Water Technical Analysis, prepared by Pacific Advanced Civil Engineering, Inc. In it, it states that the Dunnigan Specific Plan had rights to 5,194 acre-feet per year of Tehama Colusa Canal water. As of February 21, 2017, the Yolo County Board of Supervisors voted to rescind the Dunnigan Specific Plan references from all General Plan documents, which reduced the allowed residential growth of Yolo County by approximately 8,108 dwelling units and 450 acres of commercial and industrial growth.

An analysis of previous Tehama-Colusa Canal diversions over the course of 36 years were divided by the amount of acreage located within the Dunnigan Water District’s current Sphere of Influence of 10,000 acres, to create an Acre-Feet per Acre variable. The annual amount drawn was increased by the amount of acres to be added to the Sphere of Influence—837—multiplied by the annual Acre Feet per Acre variable. Below are the results of the calculation.

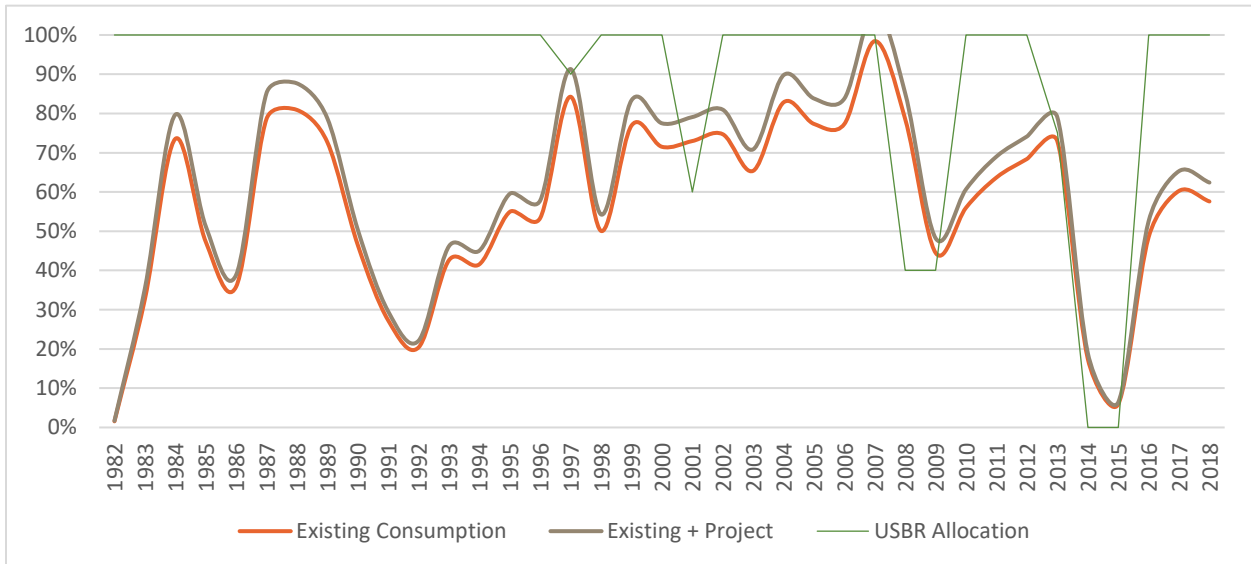


Figure 3-5 Annual Water Diversions, Dunnigan Water District

3.20.2 Impact Assessment

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

No Impact. The proposed Project will not involve the relocation or construction of any new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities. No construction nor operational changes are proposed. Therefore, there will be no impact.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

No Impact. No new or expanded water entitlements would be required for the proposed Project. The average consumption of CVP water, from 1982 to 2018, is 1.09 acre-feet per acre, which is approximately 57% of its USBR allocation. Increasing the DWD Sphere of Influence by the proposed 837 acres would increase the acreage by approximately 8.4%, resulting in sufficient supplies for the Project during normal years. Increasing the utilization of CVP water will recharge the basin, reducing the need for groundwater pumping in dry and multiple dry years. Nevertheless, no water is utilized as part of the Project. Therefore, there is no impact.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. The proposed Project would not generate additional wastewater. Therefore, there would be no impact.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

No Impact. As the proposed Project would not generate solid waste, there would be no need for an increase in solid waste capacity for the Project. Therefore, there would be no impact.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. As discussed above, the Project would no generate solid waste. Therefore, there would be no impact to any statutes or regulations related to solid waste.

3.21 Wildfire

Table 3-23 Wildfire Impacts

Wildfire Impacts				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrollable spread of wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.21.1 Environmental Setting and Baseline Conditions

- a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?
- b) Would the project, due to slope, prevailing winds, or other factors exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from wildfire or the uncontrolled spread of wildfire?
- c) Would the project Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Chapter 3 Impact Analysis – Wildfire

Dunnigan, Wildwood, Zamora, and Fruto NE Annexations

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The OAWD Project Area is in a State Responsibility Area (SRA) classified as Moderate Risk⁹ and is approximately 11 miles away from a Very High Fire Hazard Severity Zone, and portions of DWD Project Areas are classified in Moderate Severity Zones, located in a Local Responsibility Area (LRA)¹⁰ approximately 5.5 miles away from a Very High Fire Hazard Severity Zone. Thus, neither are located in or near state responsibility areas or lands classified as very high fire hazard severity zones. Additionally, there are no structures being built as part of this Project, and no population increase because of this Project. Therefore, further analysis of the Projects potential impacts to wildfire are not warranted. Thus, there are no impacts.

⁹ California Department of Forestry & Fire Protection. Fire and Resource Assessment Program, *Fire Hazard Severity Zones in SRA (adopted November 7, 2007)* https://frap.fire.ca.gov/media/6199/flszs_map11.pdf. Accessed 15 December 2019.

¹⁰ California Department of Forestry & Fire Protection. Fire and Resource Assessment Program, *Draft Fire Hazard Severity Zones in LRA* https://frap.fire.ca.gov/media/6423/flszl06_1_map57.pdf. Accessed 15 November 2019.

3.22 CEQA Mandatory Findings of Significance

Table 3-24 Mandatory Findings of Significance Impacts

Mandatory Findings of Significance Impacts				
Would the project:	Potentially Significant Impact	Less Significant than with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.22.1 Impact Assessment

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

No Impact: As the Project on proposes to expand a Sphere of Influence, and annex properties into a Water District, the Project has no potential to substantially degrade the environment, reduce the habitat or population of fish or wildlife species, threaten to eliminate a plant or animal community, or restrict, reduce, or eliminate endangered, rare or important plants, animals, or California history or prehistory.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No Impact: Cumulatively considerable means that “the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future project.” The proposed Project involves the expansion of a sphere of influence, and the annexation of properties into Water Districts. Due to the lack of construction activities, additional vehicle trips, and emissions, the opportunity for cumulatively considerable effects or impacts is not available.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact: The proposed Project will not result in substantial adverse effects on human beings, either directly or indirectly. With a lack of construction or any operational changes, there will be no Project impacts.

3.23 Determination: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Signature

Date

Printed Name/Position

Appendix A

Cultural Resources

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

December 3, 2019

NWIC File No.: 19-0842

Jarred Olsen
Provost & Pritchard
130 N. Garden Street
Visalia, CA 93291-6362

Re: Record search results for the proposed Dunnigan Water District's Annexation for the purposes of Surface Water Delivery, APNs 051-140-035 (#1), 051-140-037 (#2), 052-010-006 (#3), 052-110-001 (#4), 054-020-014 (#4).

Dear Jarred Olsen:

Per your request received by our office on November 14, 2019, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Yolo County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there have been two archaeological resource studies that cover a small portion of two of the proposed project parcels. Study # 25665 (Egherman and Hatoff 2002) covers approximately 5% of the #1 project area (APN 051-140-035). Study # 3001 (True and West 1977) appears to include approximately 10% of #4 project area (APN 052-110-001) within its record search area, although it is unclear if the area was field surveyed. None of the five project area parcels contain any recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded buildings or structures within or adjacent to the proposed project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within any of the five proposed project parcels.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Patwin language, part of the Southern Wintuan language family (Johnson 1978:350). There are no Native American resources in or adjacent to the proposed project areas referenced in the ethnographic literature (Johnson 1978:350, Kroeber 1932).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Yolo County have been found in areas throughout the valleys and basins, near intermittent and perennial watercourses, in upland areas, and near the hill to valley interface. The Dunnigan Water District's Annexation project area #1 (APN 051-140-035) contains a hill to valley interface and is bisected by an unnamed creek. The Dunnigan Water District's Annexation project area #2 (APN 051-140-037) is located immediately adjacent to a portion of the South Fork of Buckeye Creek. The Dunnigan Water District's Annexation project area #3 (APN 052-010-006) is located in the Dunnigan Hills area and contains a narrow ridge and lands down to a narrow valley containing Dunnigan Creek. The Dunnigan Water District's Annexation project area #4 (APN 052-110-001) contains hill to valley interface lands, broad terraces and is bisected by Bird Creek. The Dunnigan Water District's Annexation project area #5 (APN 054-020-014) is located in the Dunnigan Hills area just west of Oat Creek. The #5 project area contains ridges, drainage canyons, and creeks, and low lying terraces above Oat Creek. Given the similarity of one or more of these environmental factors within each of the proposed project parcels, there is a moderate to high potential for unrecorded Native American resources in the each of these proposed Dunnigan Water District's Annexation project areas.

Review of historical literature and maps indicated the possibility of historic-period activity within two of the Dunnigan Water District's Annexation project areas. The 1853 General Land Office Plat Map for Township 11 North Range 1 West indicated a trail or road thru the northeastern portion of #5 project area (APN 054-020-014). Additionally, the 1907 Dunnigan USGS 15-minute topographic quadrangle depicts a long driveway and one building immediately adjacent to the western boundary of project area #5 (APN 054-020-014). This map also indicates a main road now known as County Road 6, through the northern portion of #3 project area (APN 052-010-06). With this in mind, there is a moderate potential for unrecorded historic-period archaeological resources in the proposed Dunnigan Water District's Annexation project areas #5 and #3.

The 1959 Wildwood School USGS 7.5-minute topographic quadrangle depicts one building within the #1 project area (APN 051-140-035). This unrecorded building meets the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

The 1959 Wildwood School, the 1953 Dunnigan, and 1953 Zamora USGS 7.5-minute topographic quadrangles fails to depict any buildings or structures within the remaining project areas #2 thru #5 (APNs 051-140-037, 052-010-006, 052-110-001, and 054-020-014); therefore, there is a low possibility of identifying any buildings or structures 45 years or older within these project areas.

RECOMMENDATIONS:

1) There is a moderate to high potential of identifying Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project areas. As per the record search request stating that no ground disturbance is proposed at this time, we recommend no further study for archaeological resources at this time.

If the project changes to include any ground disturbing activities, we recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) The proposed project area # 1 (APN 051-140-035) contains one unrecorded building; therefore, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Yolo County. Additionally, if any of the other proposed project areas contain buildings or structures that meet the minimum age requirement, prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of Yolo County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid

altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

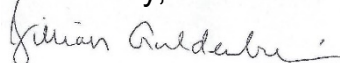
6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: http://ohp.parks.ca.gov/default.asp?page_id=1069

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Andrews, Wells F.

1972 *Soil Survey of Yolo County, California*. United State Department of Agricultur Soil Conservation Service In Cooperation with University of California Agricultural Experiment Station.

Ashley, P.N.

1900 Official Map of County of Yolo, California

Egherman, R. and B. Hatoff (URS Corporation)

2002 *Roseville Energy Facility, Cultural Resources, Appendix J-1 of Application for Certification*. **NWIC Report S-025665**

Fisher, Ray

1983 Yolo Landmarks Tour. Yolo County Historical Society.

General Land Office

1853, 1872 Survey Plat for Township 12 North/Range 1 West.

1853 Survey Plat for Township 11 North/Range 1 West.

Gudde, Erwin G.

1969 *California Place Names: The Origin and Etymology of Current Geographical Names*. Third Edition. University of California Press, Berkeley and Los Angeles.

Hennings, J.S.

1871 Map of Yolo County, California

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

1966 *Historic Spots in California*. Third Edition. Stanford University Press, Stanford.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, William N. Abeloe, revised by Douglas E. Kyle

1990 *Historic Spots in California*. Fourth Edition. Stanford University Press, Stanford.

Johnson, Patti J.

1978 Patwin. In *California*, edited by Robert F. Heizer, pp. 350-360. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

1932 *The Patwin and their Neighbors*. University of California Publications in American Archaeology and Ethnology 35(2):15-22. University of California Press, Berkeley. (Reprint by Kraus Reprint Corp., New York, 1965).

Proctor, A.G.

1926 Official Map of Yolo County, California

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Department of Parks and Recreation and Office of Historic Preservation

1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation **

2012 *Historic Properties Directory*. Listing by City (through April 2012). State of California Office of Historic Preservation, Sacramento.

True, D. L. and J. Gerald West (University of California, Davis)

1977 *Archaeological Survey of the Proposed Oat Reservoir, Oat Valley, and a Portion of the West Valley Canal, Yolo County, California*. **NWIC Report S-003001**

Williams, James C.

1997 *Energy and the Making of Modern California*. The University of Akron Press, Akron OH.

Woodbridge, Sally B.

1988 *California Architecture: Historic American Buildings Survey*. Chronicle Books, San Francisco.

Works Progress Administration

1984 *The WPA Guide to California*. Reprint by Pantheon Books, New York. (Originally published as *California: A Guide to the Golden State* in 1939 by Books, Inc., distributed by Hastings House Publishers, New York.)

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Northeast Center of the
California Historical Resources
Information System

BUTTE
GLENN
LASSEN
MODOC
PLUMAS
SHASTA

SIERRA
SISKIYOU
SUTTER
TEHAMA
TRINITY

123 West 6th Street, Suite 100
Chico CA 95928
Phone (530) 898-6256
neinfoctr@csuchico.edu

November 18, 2019

Provost & Pritchard Consulting Group
130 N. Garden Street
Visalia, CA 93291
Attn.: Mr. Jarred Olsen

I.C. File # D18-168
Priority Records Search

RE: Orland-Artois Water District Annexation (Project No. 2733-19-001)
T21N, R4W, Section 26 MDBM
USGS Fruto NE 7.5' quad & Fruto (1944) 15' quad maps
612 acres (Glenn County)

Dear Mr. Olsen,

In response to your request, a priority records search for the project cited above was conducted by examining the official maps and records for archaeological sites and surveys in Glenn County.

RESULTS:

Prehistoric Resources: According to our records, no sites of this type have been recorded in the project area or 1-mile project vicinity. The project is located in a boundary region utilized by Konkow Maidu and Nomlaki populations. Unrecorded prehistoric cultural resources may be located within the project area.

Historic Resources: According to our records, no sites of this type have been recorded in the project area or 1-mile project vicinity. Unrecorded historic cultural resources may be located in the project area.

The USGS Fruto (1944) 15' quad map indicates that Wilson Creek, a well, structure, stream, and roads are located within the project area, while the Sacramento Valley, Cherokee School, White Cabin Creek, a transmission line, structures, and roads are located in the general project vicinity. A copy of the historic Walker Creek (1904) quad map depicting Wilson Creek, roads, and a structure within the project area.

Previous Archaeological Investigations: According to our records, portions of the project area have been previously surveyed for cultural resources. The studies are listed below.

Atwell, Ricky, William Hildebrandt, Clayton Lebow, Patricia Mikkelsen, Michael Moratto, Richard Pettigrew, Lester Ross, Randall Schalk, Lynda Sekora, and Lou Ann Speulda (INFOTEC Research, Inc. & Far Western Anthropological Research Group, Inc.)

1995 *Archaeological Investigations PGT-PG&E Pipeline Expansion Project, Idaho, Washington, Oregon, and California - Vol. IV: Synthesis of Findings.*

NEIC Report 001357F

Resources:

Numerous resources

Bowyer, Gary, Lou Ann Speulda, Lynda Sekora, and Lester Ross (INFOTEC Research, Inc. & Far Western Anthropological Research Group, Inc.)

1995 *Archaeological Investigations PGT-PG&E Pipeline Expansion Project, Idaho, Washington, Oregon, and California - Vol. III: Summary Reports: Historic Sites.*

NEIC Report 001357E

Resources:

Numerous resources

Bryson, Robert, Craig Skinner, and Richard Pettigrew (INFOTEC Research, Inc. & Far Western Anthropological Research Group, Inc.)

1995 *Archaeological Investigations PGT-PG&E Pipeline Expansion Project, Idaho, Washington, Oregon, and California - Vol. V: Technical Studies.*

NEIC Report 001357G

Resources:

Numerous resources

Cleland, James H., Michael S. Kelly, and Andrew L. York (Dames & Moore)

1988 *Cultural Resource Evaluation Plan: California-Oregon Transmission Project.*

NEIC Report 008921A

Resources:

Numerous resources

Davy, Douglas M., Humphrey Calicher, and William Shapiro (CH2M Hill)

2007 *Cultural Resources Inventory for the North Area Right-of-Way Maintenance Environmental Assessment CVP and Pacific AC Intertie.*

NEIC Report 013255

Resources:

Numerous resources

2008 *Cultural Resources Inventory for the California-Oregon Transmission Project Right-of-Way Maintenance Environmental Assessment.*

NEIC Report 012267

Resources:

Numerous resources

Hildebrandt, William, Patricia Mikkelsen, Amy Gilreath, Sharon Waechter, John Berg, Paul Bouey, C. Kristina Roper, Randall Milliken, Ricky Atwell, Andrew Bailey, Kelly McGuire, Clayton Lebow, Kurt Katsura, and Jill Onken (INFOTEC Research, Inc. & Far Western Anthropological Research Group, Inc.)

1995 *Archaeological Investigations PGT-PG&E Pipeline Expansion Project, Idaho, Washington, Oregon, and California - Vol. IIC: Summary Reports: Prehistoric Sites California.*

NEIC Report 001357D

Resources:

Numerous resources

Jermann, Jerry V. and James H. Cleland (Dames & Moore)

1989 *Cultural Resources Inventory of the California-Oregon Transmission Project.*

NEIC Report 008921

Resources:

Numerous resources

Lloyd, Jay, Sandra Flint, Barry Price, Randy Baloian, Douglas Harro, Philip Fulton, Terri Fulton, and Dina Coleman (Applied EarthWorks, Inc.)

2003 *Cultural Resources Investigations along Line 401 Capacity Loops 8 and 9, Modoc and Shasta Counties, California.*

NEIC Report 001357H

Resources:

Numerous resources

Moratto, Michael J., Thomas L. Jackson, Richard Pettigrew, Randall F. Schalk, David Chavez, Eric C. Gibson, Claudia B. Hemphill, Christian J. Miss, Barry A. Price, Melinda Romano, C. Kristina Roper, Brian P. Wickstrom, Michael S. Burney, Clayton G. Lebow, Jon Silvermoon, and Michael K. Crist (INFOTEC Research Inc. & BioSystems Analysis Inc.)

1990 *Cultural Resources Assessment Report, PGT-PG&E Pipeline Expansion Project, Idaho, Washington, Oregon, and California; Phase 1: Survey, Inventory, and Preliminary Evaluation of Cultural Resources.*

NEIC Report 001357

Resources:

Numerous resources

Moratto, Michael, Richard Pettigrew, Barry Price, Lester Ross, and Randall Schalk (INFOTEC Research, Inc. & Far Western Anthropological Research Group, Inc.)

1994 *Archaeological Investigations PGT-PG&E Pipeline Expansion Project, Idaho, Washington, Oregon, and California - Vol. I: Project Overview, Research Design and Archaeological Inventory.*

NEIC Report 001357C

Resources:

Numerous resources

Price, Barry, Timothy Canaday, Richard Pettigrew, Robert Bryson, Lou Ann Speulda, Ricky Atwell, and Michael Ostrogorsky (INFOTEC Research, Inc.)

1993 *Archaeological Testing and Evaluation Report 1991 Field Season and Historic Properties Treatment Plan for 1992 Field Season, PGT-PG&E Pipeline Expansion Project, Idaho, Washington, Oregon, and California.*

NEIC Report 001357A

Resources:

Numerous resources

Romano, Melinda, Lou Ann Speulda, Jill Onken, Robert Bryson, Pat Mikkelsen, Judith Willig, Fred Crisson, Lynda Sekora, Paul Bouey, Kurt Katsura, Dennis McDougall, Jessica Van der Feen, Barry Price, Craig Skinner, Nancy Sharp, Karl Benedict, and Nancy Stenholm (INFOTEC Research, Inc.)

1993 *Archaeological Testing and Evaluation Report 1991 Field Season and Historic Properties Treatment Plan for 1992 Field Season, PGT-PG&E Pipeline Expansion Project, Idaho, Washington, Oregon, and California - Vol. IID: Descriptive Reports and Data Compendia California.*

NEIC Report 001357B

Resources:

Numerous resources

Literature Search: The official records and maps for archaeological sites and surveys in Glenn County were reviewed. Also reviewed: **National Register of Historic Places - Listed properties and Determined Eligible Properties** (2012); **California Register of Historical Resources** (2012); **California Points of Historical Interest** (2012); **California Inventory of Historic Resources** (1976); **California Historical Landmarks** (2012); **Directory of Properties in the Historic Property Data File for Glenn County** (2012); **Handbook of North American Indians, Vol. 8, California** (1978); and **Historic Spots in California** (2002).

RECOMMENDATIONS:

Based upon the above information and the local topography, and regional history, the project is located in an area considered to be very sensitive for prehistoric, protohistoric, and historic cultural resources. Konkow Maidu and Nomlaki populations used the local region for seasonal and/or permanent settlement, as well as for the gathering of plants, roots, seeds, domestic materials, and hunting seasonal game. Historically, Euro-Americans utilized the region for farming and transportation opportunities.

Therefore, because the entire project area has not been previously surveyed and because the previous surveys are more than ten years old, we recommend that a professional archaeologist be contacted to conduct a cultural resources review of the project area to assess the need for survey or subsurface investigations. The project archaeologist will be able to offer recommendations for the preservation of or mitigation of effects on any cultural resources encountered as a result of field survey. A list of qualified consultants is available online at www.chrisinfo.org.

The project archaeologist should also contact the appropriate local Native American representatives for information regarding traditional cultural properties that may be located within project boundaries for which we have no records. The Native American Heritage Commission should be contacted at (916) 373-3710 for information regarding Native American representatives in the vicinity of the project.

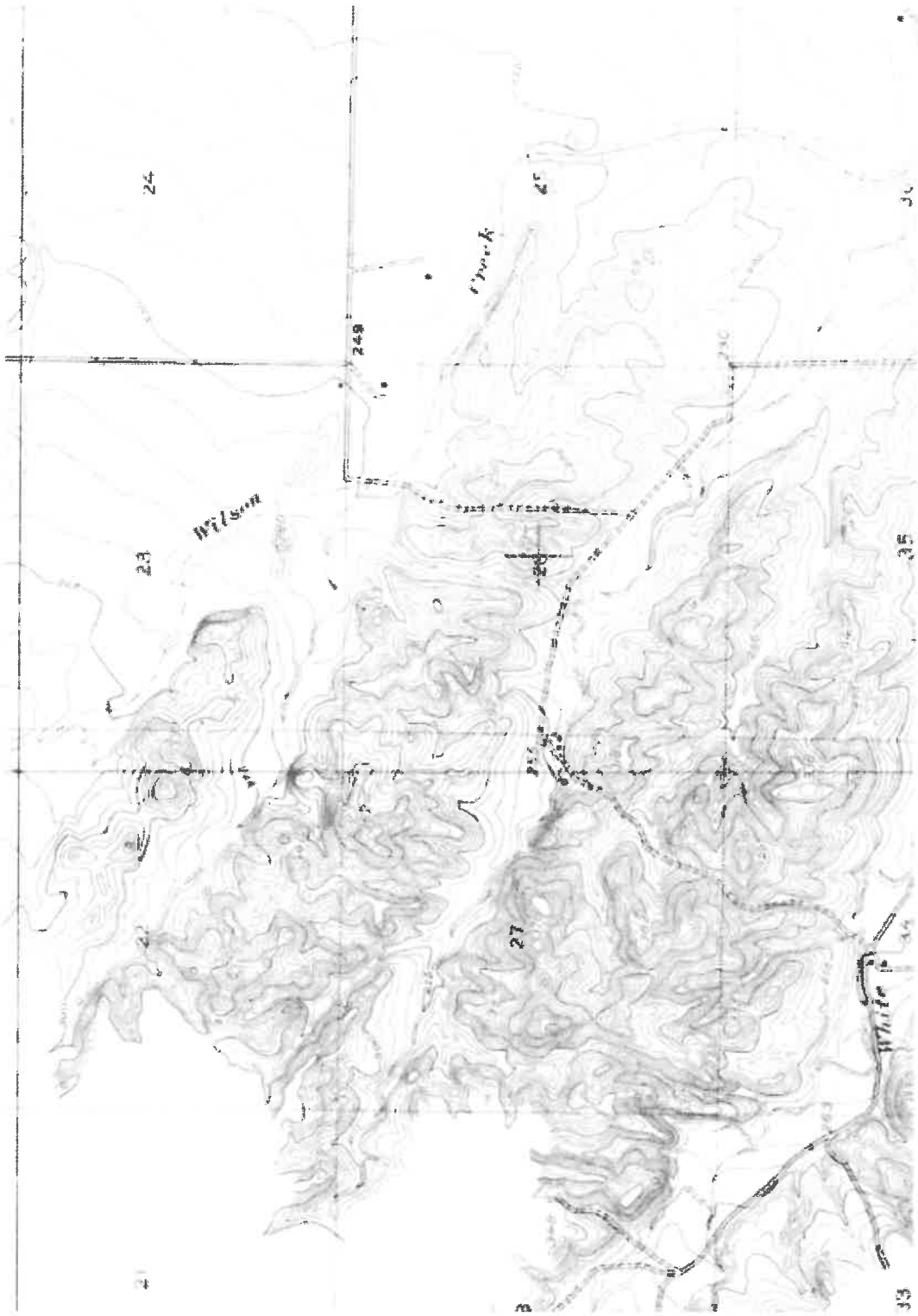
During any phase of parcel development, if any potential prehistoric, protohistoric, and/or historic cultural resources are encountered, all work should cease in the area of the find pending an examination of the site and materials by the project archaeologist. This request to cease work in the area of a potential cultural resource find is intended for accidental discoveries made during construction activities, and is not intended as a substitute for the recommended cultural resources survey.

The fee for this records search is \$225.15 (1 hour of Priority Information Center Time @ \$225.00 per hour, plus 1 copy at \$0.15 per page). An invoice will follow from Chico State Enterprises for billing purposes. Thank you for your concern in preserving Glenn County's and California's cultural heritage, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,



Adrienne Springsteen
Research Associate



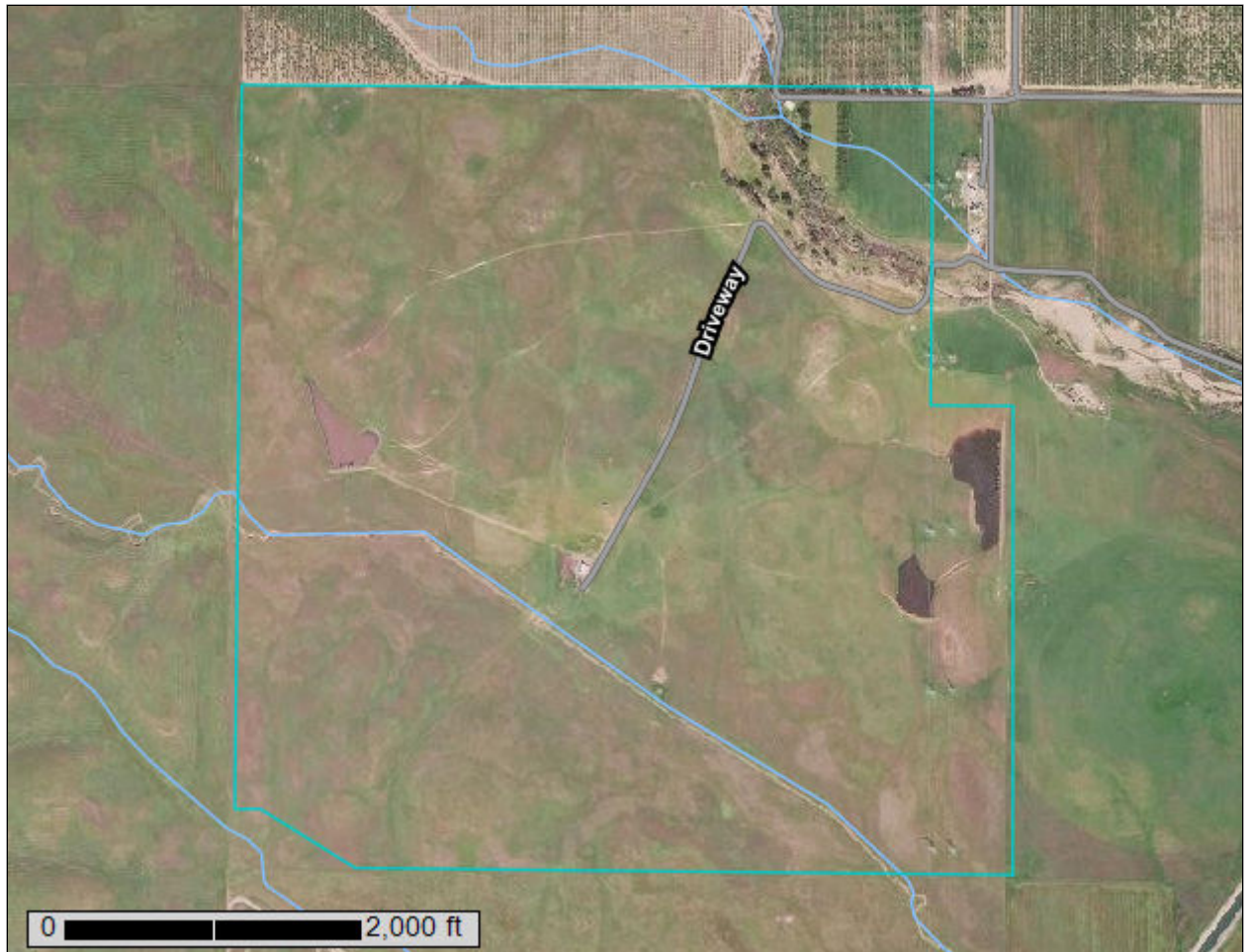
Walker Creek (1904)

Appendix B

Soil Report

Custom Soil Resource Report for **Glenn County, California**

OAWD_Parcel



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

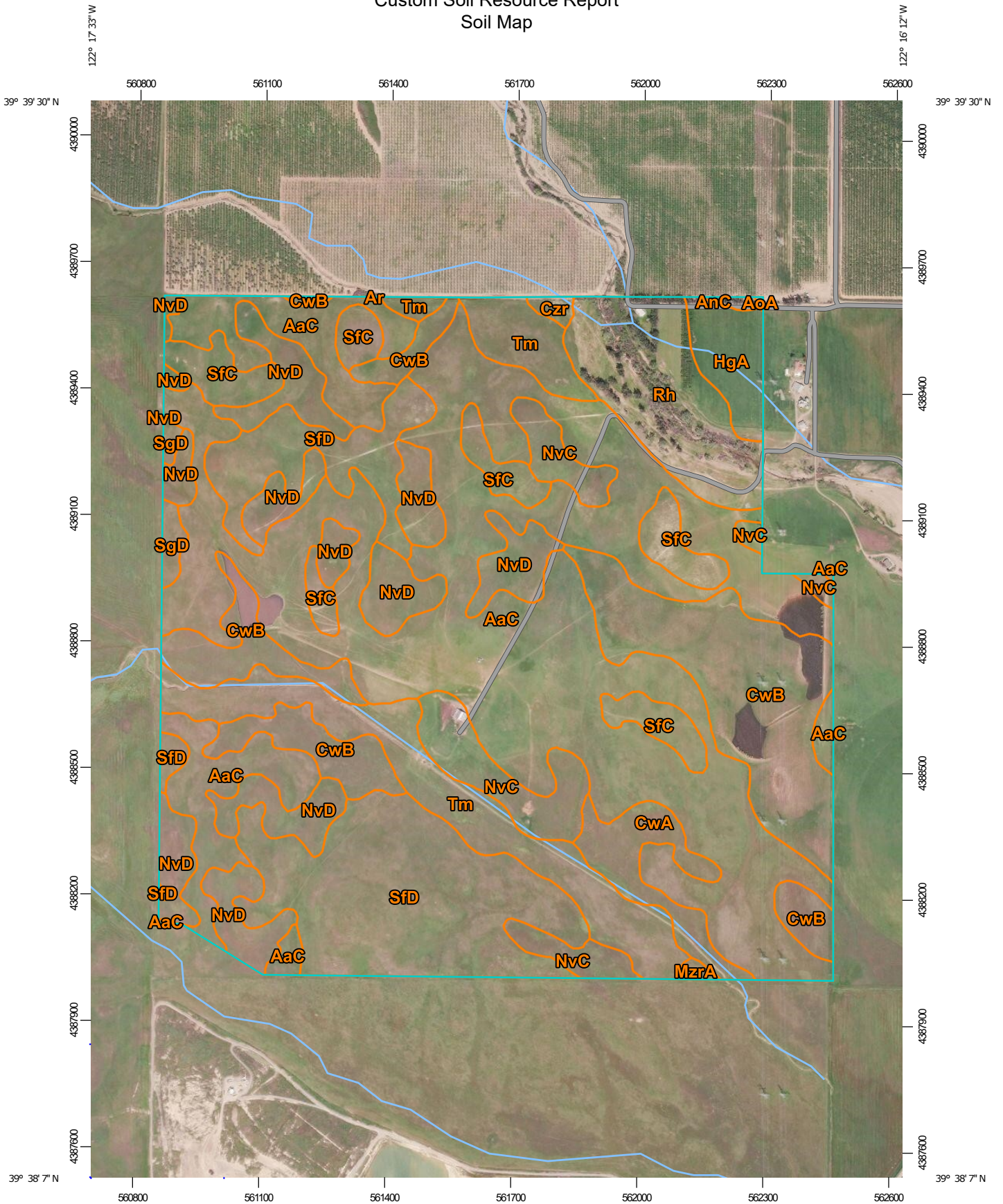
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map




Map Scale: 1:12,500 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Glenn County, California
 Survey Area Data: Version 15, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 30, 2017—Nov 4, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaC	Altamont clay, 3 to 15 percent slopes	224.8	36.9%
AnC	Altamont-Shedd association, 3 to 15 percent slopes	0.7	0.1%
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	0.1	0.0%
Ar	Arbuckle gravelly loam, clayey substratum, 0 to 2 percent slope	0.0	0.0%
CwA	Corning gravelly loam, 0 to 2 percent slopes	13.8	2.3%
CwB	Corning gravelly loam, 2 to 8 percent slopes	77.8	12.8%
Czr	Cortina very gravelly sandy loam, 0 to 3 percent slopes	1.3	0.2%
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	10.6	1.7%
MzrA	Myers clay, 0 to 1 percent slopes, MLRA 17	0.8	0.1%
NvC	Newville gravelly loam, 3 to 15 percent slopes	27.4	4.5%
NvD	Newville gravelly loam, 15 to 30 percent slopes	57.4	9.4%
Rh	Riverwash	32.4	5.3%
SfC	Shedd silty clay loam, 3 to 15 percent slopes	28.3	4.7%
SfD	Shedd silty clay loam, 15 to 30 percent slopes, MLRA 15	82.9	13.6%
SgD	Shedd-Altamont association, 10 to 30 percent slopes	3.1	0.5%
Tm	Tehama silt loam, 0 to 3 percent slopes, MLRA 17	47.3	7.8%
Totals for Area of Interest		608.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic

class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

Custom Soil Resource Report

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Glenn County, California

AaC—Altamont clay, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: hd56

Elevation: 200 to 2,300 feet

Mean annual precipitation: 10 to 25 inches

Mean annual air temperature: 57 to 63 degrees F

Frost-free period: 200 to 340 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Altamont and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Altamont

Setting

Landform: Hills

Landform position (two-dimensional): Backslope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 18 inches: clay

H2 - 18 to 43 inches: clay

H3 - 43 to 60 inches: weathered bedrock

Properties and qualities

Slope: 5 to 15 percent

Depth to restrictive feature: 40 to 60 inches to paralithic bedrock

Natural drainage class: Well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 10 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Moderate (about 6.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 13 percent

Hydric soil rating: No

Unnamed

Percent of map unit: 2 percent

Landform: Fan remnants

Hydric soil rating: Yes

AnC—Altamont-Shedd association, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: hd5t

Elevation: 200 to 2,500 feet

Mean annual precipitation: 10 to 25 inches

Mean annual air temperature: 57 to 63 degrees F

Frost-free period: 200 to 340 days

Farmland classification: Not prime farmland

Map Unit Composition

Altamont and similar soils: 65 percent

Shedd and similar soils: 20 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Altamont

Setting

Down-slope shape: Concave

Across-slope shape: Linear

Parent material: Residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 18 inches: clay

H2 - 18 to 43 inches: clay

H3 - 43 to 60 inches: weathered bedrock

Properties and qualities

Slope: 5 to 15 percent

Depth to restrictive feature: 40 to 60 inches to paralithic bedrock

Natural drainage class: Well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 10 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Moderate (about 6.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Hydric soil rating: No

Description of Shedd

Setting

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 19 inches: silty clay loam
H2 - 19 to 29 inches: silty clay loam
H3 - 29 to 40 inches: weathered bedrock

Properties and qualities

Slope: 3 to 15 percent
Depth to restrictive feature: 24 to 40 inches to paralithic bedrock
Natural drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 20 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Nacimiento

Percent of map unit: 8 percent
Hydric soil rating: No

Newville

Percent of map unit: 7 percent
Hydric soil rating: No

AoA—Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17

Map Unit Setting

National map unit symbol: 2t7r8
Elevation: 30 to 1,420 feet
Mean annual precipitation: 20 to 32 inches
Mean annual air temperature: 61 to 63 degrees F
Frost-free period: 200 to 280 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Arbuckle and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Arbuckle

Setting

Landform: Stream terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from metamorphic and sedimentary rock

Typical profile

A1 - 0 to 2 inches: gravelly loam
A2 - 2 to 14 inches: gravelly loam
Bt1 - 14 to 25 inches: gravelly loam
Bt2 - 25 to 59 inches: gravelly sandy clay loam
Bt3 - 59 to 72 inches: very gravelly loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.28 to 1.28 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline (0.3 to 0.5 mmhos/cm)
Available water storage in profile: Moderate (about 8.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Maywood

Percent of map unit: 5 percent

Hydric soil rating: No

Hillgate

Percent of map unit: 5 percent

Hydric soil rating: No

Cortina

Percent of map unit: 5 percent

Hydric soil rating: No

Ar—Arbuckle gravelly loam, clayey substratum, 0 to 2 percent slope

Map Unit Setting

National map unit symbol: hd5z

Elevation: 100 to 1,600 feet

Mean annual precipitation: 20 inches

Mean annual air temperature: 61 degrees F

Frost-free period: 200 to 280 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Arbuckle and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Arbuckle

Setting

Landform: Terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from conglomerate

Typical profile

H1 - 0 to 13 inches: gravelly loam

H2 - 13 to 60 inches: gravelly loam

H3 - 60 to 65 inches: clay

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: 60 inches to strongly contrasting textural stratification

Natural drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 24 to 72 inches

Custom Soil Resource Report

Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Cortina

Percent of map unit: 11 percent
Hydric soil rating: No

Unnamed

Percent of map unit: 2 percent
Landform: Depressions
Hydric soil rating: Yes

Riverwash

Percent of map unit: 2 percent
Landform: Drainageways
Hydric soil rating: Yes

CwA—Corning gravelly loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: hd76
Elevation: 80 to 1,000 feet
Mean annual precipitation: 16 to 30 inches
Mean annual air temperature: 61 to 63 degrees F
Frost-free period: 250 to 280 days
Farmland classification: Not prime farmland

Map Unit Composition

Corning and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Corning

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Gravelly alluvium derived from sedimentary rock

Typical profile

H1 - 0 to 14 inches: gravelly loam
H2 - 14 to 27 inches: gravelly clay

Custom Soil Resource Report

H3 - 27 to 40 inches: gravelly clay

H4 - 40 to 60 inches: stratified gravelly sandy loam to gravelly clay loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: About 14 inches to abrupt textural change

Natural drainage class: Well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Very low (about 1.7 inches)

Interpretive groups

Land capability classification (irrigated): 4s

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: D

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 10 percent

Hydric soil rating: No

Unnamed

Percent of map unit: 5 percent

Landform: Depressions

Hydric soil rating: Yes

CwB—Corning gravelly loam, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: hd77

Elevation: 80 to 1,000 feet

Mean annual precipitation: 16 to 30 inches

Mean annual air temperature: 61 to 63 degrees F

Frost-free period: 250 to 280 days

Farmland classification: Not prime farmland

Map Unit Composition

Corning and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Corning

Setting

Landform: Terraces

Custom Soil Resource Report

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Gravelly alluvium derived from sedimentary rock

Typical profile

H1 - 0 to 14 inches: gravelly loam

H2 - 14 to 27 inches: gravelly clay

H3 - 27 to 40 inches: gravelly clay

H4 - 40 to 60 inches: stratified gravelly sandy loam to gravelly clay loam

Properties and qualities

Slope: 2 to 8 percent

Depth to restrictive feature: About 14 inches to abrupt textural change

Natural drainage class: Well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Very low (about 1.7 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: D

Hydric soil rating: No

Minor Components

Unnamrd

Percent of map unit: 10 percent

Hydric soil rating: No

Unnamed

Percent of map unit: 5 percent

Landform: Depressions

Hydric soil rating: Yes

Czr—Cortina very gravelly sandy loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: hd7h

Elevation: 30 to 2,400 feet

Mean annual precipitation: 8 to 20 inches

Mean annual air temperature: 61 to 63 degrees F

Frost-free period: 240 to 270 days

Farmland classification: Not prime farmland

Map Unit Composition

Cortina and similar soils: 85 percent

Custom Soil Resource Report

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cortina

Setting

Landform: Alluvial fans

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Gravelly alluvium

Typical profile

H1 - 0 to 8 inches: very gravelly sandy loam

H2 - 8 to 40 inches: stratified very gravelly loamy sand to very gravelly loam

H3 - 40 to 60 inches: stratified very gravelly sand to very gravelly loamy sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: About 40 inches to strongly contrasting textural stratification

Natural drainage class: Somewhat excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: Occasional

Frequency of ponding: None

Available water storage in profile: Very low (about 2.8 inches)

Interpretive groups

Land capability classification (irrigated): 4s

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 5 percent

Hydric soil rating: No

Gravel pits

Percent of map unit: 5 percent

Hydric soil rating: No

Unnamed

Percent of map unit: 5 percent

Landform: Fans

Hydric soil rating: Yes

HgA—Hillgate loam, 0 to 2 percent slopes, MLRA 17

Map Unit Setting

National map unit symbol: 2t7q5

Elevation: 20 to 1,180 feet

Mean annual precipitation: 17 to 21 inches

Mean annual air temperature: 61 to 63 degrees F

Frost-free period: 225 to 250 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Hillgate, loam, and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hillgate, Loam

Setting

Landform: Terraces

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from metamorphic and sedimentary rock

Typical profile

A1 - 0 to 3 inches: loam

A2 - 3 to 11 inches: loam

A3 - 11 to 19 inches: loam

2Bt1 - 19 to 38 inches: clay

2Bt2 - 38 to 53 inches: clay loam

2Bt3 - 53 to 63 inches: clay loam

2Bt4 - 63 to 73 inches: clay loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: 6 to 32 inches to abrupt textural change

Natural drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 1 percent

Gypsum, maximum in profile: 2 percent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Custom Soil Resource Report

Available water storage in profile: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: C

Ecological site: Loamy Fan Remnant 8-10" P.Z. (R017XE061CA)

Hydric soil rating: No

Minor Components

Capay, clay loam

Percent of map unit: 3 percent

Landform: Basin floors

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Altamont, silty clay

Percent of map unit: 2 percent

Landform: Hills

Landform position (two-dimensional): Backslope, footslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Ayar, clay

Percent of map unit: 2 percent

Landform: Hills

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: No

Unnamed

Percent of map unit: 1 percent

Landform: Channels

Hydric soil rating: Yes

Riverwash

Percent of map unit: 1 percent

Landform: Channels

Hydric soil rating: Yes

Arand, very gravelly sandy loam

Percent of map unit: 1 percent

Landform: Flood plains

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

MzrA—Myers clay, 0 to 1 percent slopes, MLRA 17

Map Unit Setting

National map unit symbol: 2xcb8
Elevation: 30 to 410 feet
Mean annual precipitation: 18 to 23 inches
Mean annual air temperature: 62 to 62 degrees F
Frost-free period: 297 to 328 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Myers, clay, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Myers, Clay

Setting

Landform: Alluvial fans, basin floors
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Clayey alluvium derived from igneous, metamorphic and sedimentary rock

Typical profile

Ap - 0 to 3 inches: clay
Btss - 3 to 25 inches: clay
Bss1 - 25 to 43 inches: clay
Bss2 - 43 to 56 inches: clay
Bt - 56 to 71 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.01 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Rare
Frequency of ponding: Frequent
Calcium carbonate, maximum in profile: 1 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.2 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 2.0
Available water storage in profile: Moderate (about 8.9 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Capay, clay loam

Percent of map unit: 5 percent
Landform: Basin floors
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Altamont

Percent of map unit: 3 percent
Landform: Strath terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Hillgate

Percent of map unit: 2 percent
Landform: Fan remnants
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Westfan, loam

Percent of map unit: 2 percent
Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Arbuckle, sandy loam

Percent of map unit: 2 percent
Landform: Fan remnants
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Unnamed

Percent of map unit: 1 percent
Landform: Channels
Hydric soil rating: Yes

NvC—Newville gravelly loam, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: hdd4
Elevation: 300 to 2,000 feet
Mean annual precipitation: 20 inches
Mean annual air temperature: 61 degrees F
Frost-free period: 250 to 280 days
Farmland classification: Not prime farmland

Map Unit Composition

Newville and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newville

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Gravelly alluvium

Typical profile

H1 - 0 to 15 inches: gravelly loam
H2 - 15 to 26 inches: gravelly clay
H3 - 26 to 60 inches: very gravelly clay loam

Properties and qualities

Slope: 3 to 15 percent
Depth to restrictive feature: About 15 inches to abrupt textural change
Natural drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Corning

Percent of map unit: 10 percent

Hydric soil rating: No

Unnamed

Percent of map unit: 5 percent

Hydric soil rating: No

NvD—Newville gravelly loam, 15 to 30 percent slopes

Map Unit Setting

National map unit symbol: hdd5

Elevation: 300 to 2,000 feet

Mean annual precipitation: 20 inches

Mean annual air temperature: 61 degrees F

Frost-free period: 250 to 280 days

Farmland classification: Not prime farmland

Map Unit Composition

Newville and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newville

Setting

Landform: Terraces

Down-slope shape: Concave

Across-slope shape: Convex

Parent material: Gravelly alluvium

Typical profile

H1 - 0 to 15 inches: gravelly loam

H2 - 15 to 26 inches: gravelly clay

H3 - 26 to 60 inches: very gravelly clay loam

Properties and qualities

Slope: 15 to 30 percent

Depth to restrictive feature: About 15 inches to abrupt textural change

Natural drainage class: Well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: D

Hydric soil rating: No

Minor Components

Arbuckle

Percent of map unit: 5 percent
Hydric soil rating: No

Corning

Percent of map unit: 4 percent
Hydric soil rating: No

Cortina

Percent of map unit: 4 percent
Hydric soil rating: No

Riverwash

Percent of map unit: 2 percent
Landform: Drainageways
Hydric soil rating: Yes

Rh—Riverwash

Map Unit Setting

National map unit symbol: hdfm
Elevation: 700 to 2,900 feet
Mean annual precipitation: 8 to 15 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 110 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Riverwash: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riverwash

Setting

Landform: Drainageways
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Gravelly alluvium

Typical profile

H1 - 0 to 6 inches: very gravelly sand
H2 - 6 to 60 inches: stratified very gravelly coarse sand to gravelly sand

Properties and qualities

Natural drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Custom Soil Resource Report

Depth to water table: About 0 to 24 inches
Frequency of flooding: Frequent
Available water storage in profile: Very low (about 1.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: Yes

Minor Components

Unnamed

Percent of map unit: 10 percent
Hydric soil rating: No

SfC—Shedd silty clay loam, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: hdg9
Elevation: 200 to 2,500 feet
Mean annual precipitation: 10 to 20 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Shedd and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Shedd

Setting

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Residuum weathered from calcareous shale

Typical profile

H1 - 0 to 19 inches: silty clay loam
H2 - 19 to 29 inches: silty clay loam
H3 - 29 to 40 inches: weathered bedrock

Properties and qualities

Slope: 9 to 15 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Natural drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None

Custom Soil Resource Report

Frequency of ponding: None
Calcium carbonate, maximum in profile: 20 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Altamont

Percent of map unit: 5 percent
Hydric soil rating: No

Newville

Percent of map unit: 5 percent
Hydric soil rating: No

Nacimiento

Percent of map unit: 5 percent
Hydric soil rating: No

SfD—Shedd silty clay loam, 15 to 30 percent slopes, MLRA 15

Map Unit Setting

National map unit symbol: 2tyzp
Elevation: 110 to 2,860 feet
Mean annual precipitation: 11 to 24 inches
Mean annual air temperature: 56 to 62 degrees F
Frost-free period: 270 to 360 days
Farmland classification: Not prime farmland

Map Unit Composition

Shedd and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Shedd

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from sandstone and shale

Custom Soil Resource Report

Typical profile

A - 0 to 23 inches: silty clay loam
Ck - 23 to 30 inches: silty clay loam
Cr - 30 to 79 inches: bedrock

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: 24 to 39 inches to paralithic bedrock
Natural drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 8 percent
Salinity, maximum in profile: Nonsaline (0.0 to 1.0 mmhos/cm)
Available water storage in profile: Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: CLAYEY (R015XD001CA)
Hydric soil rating: No

Minor Components

Nacimiento

Percent of map unit: 4 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Los osos

Percent of map unit: 3 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Gazos

Percent of map unit: 3 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Linne

Percent of map unit: 3 percent

Custom Soil Resource Report

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

San benito

Percent of map unit: 2 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

SgD—Shedd-Altamont association, 10 to 30 percent slopes

Map Unit Setting

National map unit symbol: hdgd
Elevation: 200 to 2,500 feet
Mean annual precipitation: 10 to 25 inches
Mean annual air temperature: 57 to 63 degrees F
Frost-free period: 200 to 340 days
Farmland classification: Not prime farmland

Map Unit Composition

Shedd and similar soils: 50 percent
Altamont and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Shedd

Setting

Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Residuum weathered from calcareous shale

Typical profile

H1 - 0 to 19 inches: silty clay loam
H2 - 19 to 29 inches: silty clay loam
H3 - 29 to 40 inches: weathered bedrock

Properties and qualities

Slope: 10 to 30 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Natural drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)

Custom Soil Resource Report

Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 20 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Hydric soil rating: No

Description of Altamont

Setting

Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 18 inches: clay
H2 - 18 to 43 inches: clay
H3 - 43 to 59 inches: weathered bedrock

Properties and qualities

Slope: 10 to 30 percent
Depth to restrictive feature: 40 to 60 inches to paralithic bedrock
Natural drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 6.4 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Newville

Percent of map unit: 8 percent
Hydric soil rating: No

Nacimiento

Percent of map unit: 7 percent
Hydric soil rating: No

Tm—Tehama silt loam, 0 to 3 percent slopes, MLRA 17

Map Unit Setting

National map unit symbol: 2srj8
Elevation: 100 to 1,180 feet
Mean annual precipitation: 17 to 21 inches
Mean annual air temperature: 63 degrees F
Frost-free period: 180 to 260 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Tehama and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tehama

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Fine-silty alluvium derived from metamorphic and sedimentary rock

Typical profile

Ap - 0 to 9 inches: silt loam
BAt - 9 to 12 inches: silty clay loam
Bt1 - 12 to 19 inches: silty clay loam
Bt2 - 19 to 27 inches: silty clay loam
BCtk1 - 27 to 38 inches: silty clay loam
BCtk2 - 38 to 50 inches: silty clay loam
BCtk3 - 50 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 3 percent
Available water storage in profile: High (about 11.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 3s

Custom Soil Resource Report

Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Arbuckle

Percent of map unit: 5 percent
Hydric soil rating: No

Hillgate

Percent of map unit: 5 percent
Hydric soil rating: No

Plaza

Percent of map unit: 5 percent
Hydric soil rating: No

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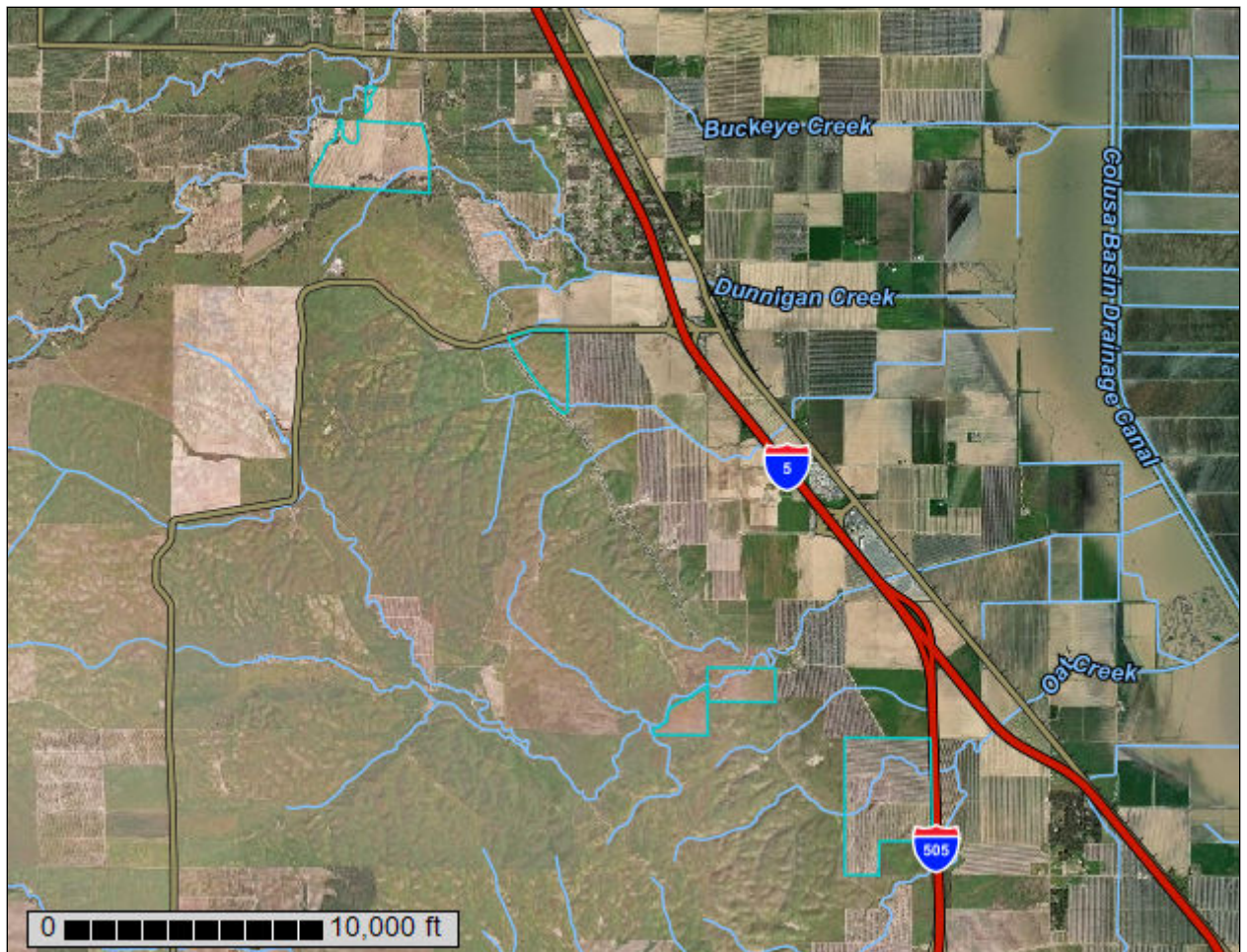
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Custom Soil Resource Report for Yolo County, California



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

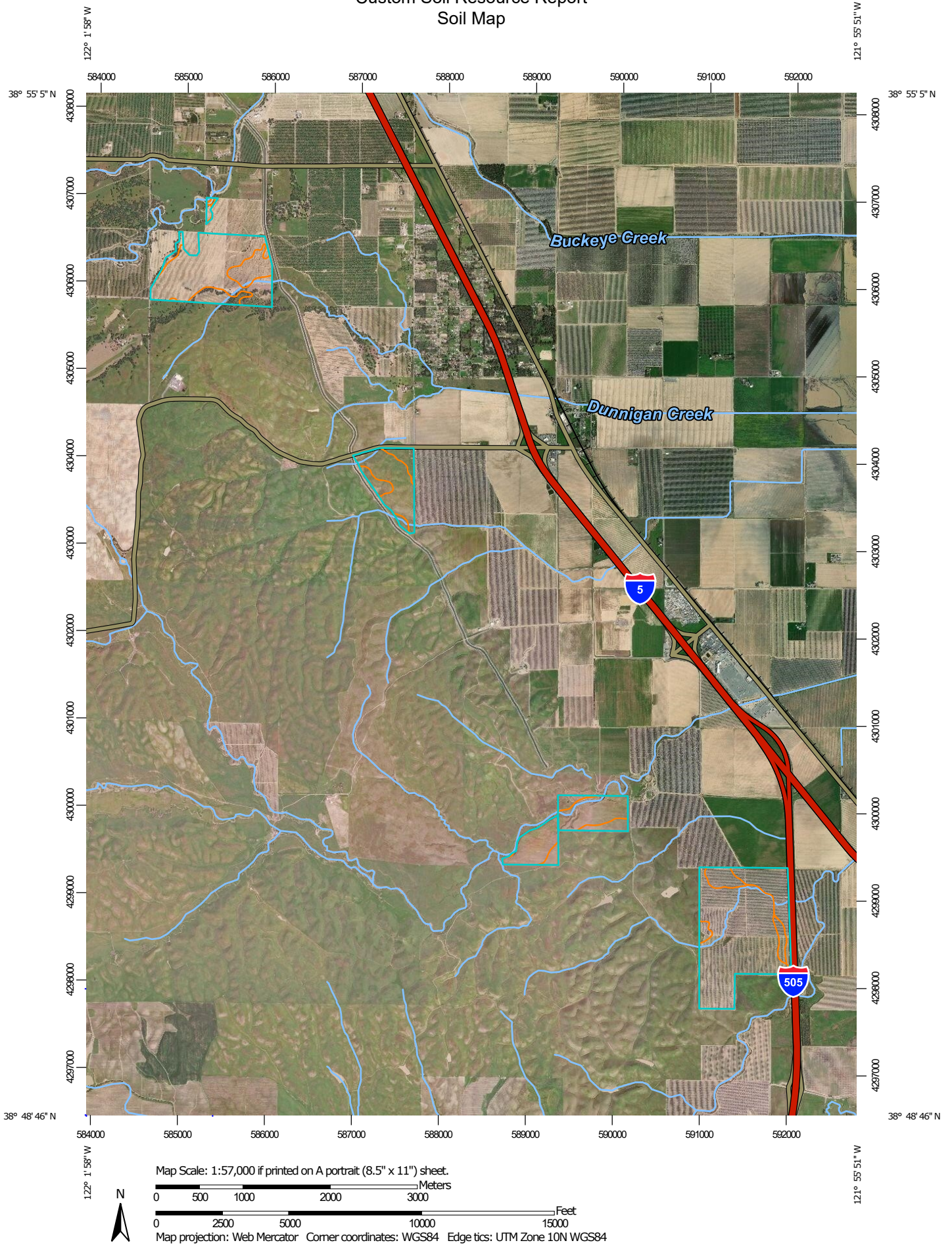
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yolo County, California
 Survey Area Data: Version 15, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 25, 2017—Nov 4, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	9.1	1.1%
CtD2	Corning gravelly loam, 0 to 12 percent slopes, MLRA 17	227.3	27.5%
HcC2	Hillgate loam, 2 to 9 percent slopes, eroded	31.4	3.8%
Rg	Rincon silty clay loam	57.1	6.9%
Rh	Riverwash	1.2	0.1%
SmD	Sehorn-Balcom complex, 2 to 15 percent slopes	371.3	44.9%
SmE2	Sehorn-Balcom complex, 15 to 30 percent slopes, eroded	23.5	2.8%
TaA	Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17	105.9	12.8%
Totals for Area of Interest		826.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a

given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Yolo County, California

AaA—Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17

Map Unit Setting

National map unit symbol: 2t7r8
Elevation: 30 to 1,420 feet
Mean annual precipitation: 20 to 32 inches
Mean annual air temperature: 61 to 63 degrees F
Frost-free period: 200 to 280 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Arbuckle and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Arbuckle

Setting

Landform: Stream terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from metamorphic and sedimentary rock

Typical profile

A1 - 0 to 2 inches: gravelly loam
A2 - 2 to 14 inches: gravelly loam
Bt1 - 14 to 25 inches: gravelly loam
Bt2 - 25 to 59 inches: gravelly sandy clay loam
Bt3 - 59 to 72 inches: very gravelly loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.28 to 1.28 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline (0.3 to 0.5 mmhos/cm)
Available water storage in profile: Moderate (about 8.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Maywood

Percent of map unit: 5 percent
Hydric soil rating: No

Hillgate

Percent of map unit: 5 percent
Hydric soil rating: No

Cortina

Percent of map unit: 5 percent
Hydric soil rating: No

CtD2—Corning gravelly loam, 0 to 12 percent slopes, MLRA 17

Map Unit Setting

National map unit symbol: 2xc9g
Elevation: 10 to 450 feet
Mean annual precipitation: 21 to 26 inches
Mean annual air temperature: 61 to 62 degrees F
Frost-free period: 300 to 328 days
Farmland classification: Not prime farmland

Map Unit Composition

Corning and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Corning

Setting

Landform: Fan remnants
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Old alluvium derived from metamorphic and sedimentary rock

Typical profile

Ap - 0 to 6 inches: gravelly loam
A - 6 to 11 inches: loam
Bw - 11 to 14 inches: gravelly loam
Bt1 - 14 to 22 inches: clay
Bt2 - 22 to 27 inches: clay
Bt3 - 27 to 38 inches: very gravelly clay
Bt4 - 38 to 60 inches: extremely gravelly clay

Properties and qualities

Slope: 0 to 12 percent
Depth to restrictive feature: 10 to 20 inches to abrupt textural change

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Natural drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline (0.2 to 0.5 mmhos/cm)
Available water storage in profile: Very low (about 2.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: CLAYPAN (R015XE087CA)
Hydric soil rating: No

Minor Components

Hillgate

Percent of map unit: 5 percent
Hydric soil rating: No

Positas

Percent of map unit: 5 percent
Hydric soil rating: No

Balcom

Percent of map unit: 3 percent
Hydric soil rating: No

Sehorn

Percent of map unit: 2 percent
Hydric soil rating: No

HcC2—Hillgate loam, 2 to 9 percent slopes, eroded

Map Unit Setting

National map unit symbol: hdvv
Elevation: 10 to 350 feet
Mean annual precipitation: 22 inches
Mean annual air temperature: 64 degrees F
Frost-free period: 280 days
Farmland classification: Not prime farmland

Map Unit Composition

Hillgate and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hillgate

Setting

Landform: Terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

H1 - 0 to 11 inches: loam
H2 - 11 to 30 inches: clay
H3 - 30 to 70 inches: clay loam

Properties and qualities

Slope: 2 to 9 percent
Depth to restrictive feature: About 11 inches to abrupt textural change
Natural drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 1.7 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Tehama

Percent of map unit: 7 percent
Hydric soil rating: No

Corning

Percent of map unit: 5 percent
Hydric soil rating: No

San ysidro

Percent of map unit: 3 percent
Hydric soil rating: No

Rg—Rincon silty clay loam

Map Unit Setting

National map unit symbol: hdww

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Elevation: 50 to 350 feet
Mean annual precipitation: 20 inches
Mean annual air temperature: 61 degrees F
Frost-free period: 275 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Rincon and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rincon

Setting

Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock

Typical profile

H1 - 0 to 15 inches: silty clay loam
H2 - 15 to 56 inches: silty clay loam
H3 - 56 to 72 inches: silty clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 9.4 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Brentwood

Percent of map unit: 5 percent
Hydric soil rating: No

Marvin

Percent of map unit: 3 percent
Hydric soil rating: No

Tehama

Percent of map unit: 3 percent

Hydric soil rating: No

Yolo

Percent of map unit: 2 percent

Hydric soil rating: No

Zamora

Percent of map unit: 2 percent

Hydric soil rating: No

Rh—Riverwash

Map Unit Setting

National map unit symbol: hdwx

Elevation: 0 to 500 feet

Mean annual precipitation: 17 to 20 inches

Frost-free period: 230 to 280 days

Farmland classification: Not prime farmland

Map Unit Composition

Riverwash: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riverwash

Setting

Landform: Channels on streams

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed sandy and gravelly alluvium

Typical profile

H1 - 0 to 6 inches: gravelly sand

H2 - 6 to 60 inches: stratified gravelly coarse sand to sandy loam

Properties and qualities

Slope: 0 to 2 percent

Natural drainage class: Excessively drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Frequency of flooding: Frequent

Available water storage in profile: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydric soil rating: Yes

Minor Components

Loamy alluvial land

Percent of map unit: 10 percent
Hydric soil rating: No

Soboba

Percent of map unit: 5 percent
Hydric soil rating: No

SmD—Sehorn-Balcom complex, 2 to 15 percent slopes

Map Unit Setting

National map unit symbol: hdx
Elevation: 100 to 2,000 feet
Mean annual precipitation: 15 to 35 inches
Mean annual air temperature: 57 to 64 degrees F
Frost-free period: 200 to 340 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Sehorn and similar soils: 60 percent
Balcom and similar soils: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sehorn

Setting

Landform: Hills
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 10 inches: clay
H2 - 10 to 40 inches: clay
H3 - 40 to 60 inches: weathered bedrock

Properties and qualities

Slope: 2 to 15 percent
Depth to restrictive feature: About 40 inches to paralithic bedrock
Natural drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None

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Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: Clayey Hills 10-14" p.z. (R015XE001CA)
Hydric soil rating: No

Description of Balcom

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Residuum weathered from calcareous sandstone

Typical profile

H1 - 0 to 20 inches: silty clay loam
H2 - 20 to 37 inches: silty clay loam
H3 - 37 to 60 inches: weathered bedrock

Properties and qualities

Slope: 9 to 15 percent
Depth to restrictive feature: About 37 inches to paralithic bedrock
Natural drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to low (0.00 to 0.01 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 7.0 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: Clayey Hills 10-14" p.z. (R015XE001CA)
Hydric soil rating: No

Minor Components

Positas

Percent of map unit: 3 percent
Hydric soil rating: No

Unnamed, in swales

Percent of map unit: 3 percent
Hydric soil rating: No

Corning

Percent of map unit: 2 percent
Hydric soil rating: No

Myers

Percent of map unit: 2 percent
Hydric soil rating: No

SmE2—Sehorn-Balcom complex, 15 to 30 percent slopes, eroded

Map Unit Setting

National map unit symbol: hdxg
Elevation: 100 to 2,000 feet
Mean annual precipitation: 15 to 35 inches
Mean annual air temperature: 57 to 64 degrees F
Frost-free period: 200 to 340 days
Farmland classification: Not prime farmland

Map Unit Composition

Sehorn and similar soils: 50 percent
Balcom and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sehorn

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Calcareous residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 8 inches: clay
H2 - 8 to 38 inches: clay
H3 - 38 to 60 inches: weathered bedrock

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: About 38 inches to paralithic bedrock
Natural drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Custom Soil Resource Report

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: Clayey Hills 10-14" p.z. (R015XE001CA)
Hydric soil rating: No

Description of Balcom

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Residuum weathered from calcareous sandstone

Typical profile

H1 - 0 to 20 inches: silty clay loam
H2 - 20 to 37 inches: silty clay loam
H3 - 37 to 60 inches: weathered bedrock

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: About 37 inches to paralithic bedrock
Natural drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to low (0.00 to 0.01 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 7.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: Clayey Hills 10-14" p.z. (R015XE001CA)
Hydric soil rating: No

Minor Components

Corning

Percent of map unit: 5 percent
Hydric soil rating: No

Positas

Percent of map unit: 5 percent
Hydric soil rating: No

TaA—Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17

Map Unit Setting

National map unit symbol: 2srj5
Elevation: 50 to 580 feet
Mean annual precipitation: 19 to 27 inches
Mean annual air temperature: 63 degrees F
Frost-free period: 265 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Tehama and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tehama

Setting

Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed fine-loamy alluvium derived from sedimentary rock

Typical profile

Ap - 0 to 10 inches: loam
Bt - 10 to 40 inches: clay loam
BCt - 40 to 63 inches: gravelly loam
C - 63 to 75 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: C

Custom Soil Resource Report

Hydric soil rating: No

Minor Components

Zamora

Percent of map unit: 4 percent

Hydric soil rating: No

Yolo

Percent of map unit: 4 percent

Hydric soil rating: No

Brentwood

Percent of map unit: 4 percent

Hydric soil rating: No

Rincon

Percent of map unit: 3 percent

Hydric soil rating: No

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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Public Hearings 7.

LAFCO

Meeting Date: 10/29/2020

Information

SUBJECT

Public Hearing to consider approval of **Resolution 2020-07** adopting the Joint Powers Agency (JPA) Service Review for the Yolo Subbasin Groundwater Agency (YSGA) (LAFCo No. S-057)

RECOMMENDED ACTION

1. Receive staff presentation on the JPA Service Review and open the Public Hearing for any comments on this item.
2. Close the Public Hearing and consider the information presented in the staff report and during the Public Hearing. Discuss and direct staff to make any necessary changes.
3. Consider approval of Resolution 2020-07 adopting the JPA Service Review for YSGA.

FISCAL IMPACT

No fiscal impact. The JPA Service Review was prepared "in-house" and appropriate funds were budgeted.

REASONS FOR RECOMMENDED ACTION

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act), is LAFCo's governing law and outlines the requirements for preparing periodic Municipal Service Reviews (MSRs) and Sphere of Influence (SOI) updates. MSRs and SOIs are tools created to empower LAFCo to satisfy its legislative charge of "discouraging urban sprawl, preserving open space and prime agricultural lands, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances".

While MSRs are not legally required of Joint Powers Agencies/Authorities, LAFCo has been requested by the cities and County (i.e. JPA member agencies) to provide MSR-like service reviews of selected types of JPAs in the county. LAFCo

has the authority to furnish informational studies and analyze independent data to make informed recommendations regarding the efficient, cost-effective, and reliable delivery of services to residents, landowners, and businesses via these JPAs. With this intention, LAFCo has modified its MSR checklist to conduct service reviews of JPAs.

BACKGROUND

Agency Information

The Yolo Subbasin Groundwater Agency was officially formed as a JPA on June 19, 2017 for the purpose of acting as the Groundwater Sustainability Agency (GSA) for the Yolo Subbasin. The Yolo Subbasin Groundwater Agency is considered the exclusive GSA for the Yolo Subbasin, which can be found on the California Department of Water Resources [SGMA web portal](#).

The mission of the Yolo Subbasin Groundwater Agency (YSGA) is to provide a dynamic, cost-effective, flexible collegial organization to ensure compliance with SGMA within the Yolo Subbasin. Each of the Member and Affiliated Parties will have initial responsibility for groundwater management within their respective jurisdictional boundaries and the YSGA will serve a coordinating and administrative role for developing the Groundwater Sustainability Plan. In particular, YSGA will need to coordinate closely with Yolo County Environmental Health Division Water Well Program for the permitting of new wells. The oversight authority and process will be set forth in the Yolo Subbasin Groundwater Sustainability Plan (GSP).

The GSP will be completed by January 1, 2022 to meet the State's deadline. The YSGA was awarded a \$1 million planning grant from the Department of Water Resources to assist in the GSP development process. At the March 2018 YSGA Board meeting, the Board adopted Resolution 2018-1 formalizing the initiation of developing the Yolo Subbasin Groundwater Sustainability Plan (GSP).

The YSGA is staffed part-time by an Executive Officer, via contract with the Yolo County Flood Control & Water Conservation District and a part-time Board Secretary and Administrative Coordinator via contract with the Water Resources Association (WRA). The JPA is operated at the Yolo County Flood Control & Water Conservation District offices located on State Highway 16, west of Woodland.

Agency Involvement

LAFCo staff worked with YSGA staff to provide required information. Administrative drafts were shared with YSGA staff and comments/edits were discussed and resolved during virtual meetings. The public review draft reflects these changes and no additional ones are suggested or recommended.

JPA Service Review Determinations and Recommendations

Six of the required seven MSR determinations are applicable to JPAs (the determination for disadvantaged unincorporated communities was removed for the JPA Service Review checklist). YSGA's determinations and recommendations for Commission review and consideration are as follows:

Growth and Population Determination

In 2020, the California Department of Finance Demographic Research Unit projects Yolo County will experience a 2.68% population growth over 5 years. This population change is not anticipated to significantly impact the work of the YSGA. In addition, approximately 83% of countywide population resides in cities that use surface water supplies (i.e. the cities of Davis, West Sacramento and Woodland). Only the City of Winters and most unincorporated communities rely on groundwater for potable water (El Macero, Willowbank and Davis Creek Mobile Home Park are served by City of Davis surface water). Following completion of the Yolo Subbasin Groundwater Sustainability Plan (GSP), the work of the YSGA will be monitoring and managing groundwater levels through its network of well monitoring sites that do not directly correlate to population. In addition, the YSGA member fee structure is allocated on an acreage basis, not population. Therefore, population growth and development is not expected to negatively impact the YSGA.

Capacity and Adequacy of Public Facilities and Services Determination

The YSGA was just formed in 2017 and is still in the planning process to prepare its Groundwater Sustainability Plan (GSP) per the Sustainable Groundwater Management Act (SGMA). Therefore, it's premature to make a determination regarding capacity of public facilities, adequacy of services, and infrastructure needs or deficiencies because the needs are still being assessed and the sustainability plan prepared. It's anticipated the YSGA will require additional monitoring wells, but it has not yet been decided if these will be owned by the YSGA itself or its member agencies. The Yolo Subbasin Groundwater Sustainability Plan (GSP) will be completed by January 1, 2022 to meet the State's deadline. The YSGA was awarded a \$1 million planning grant from the Department of Water Resources to assist in the GSP development process.

Financial Ability Determination

As of June 30, 2020 the YSGA is in a good financial condition. The YSGA's principal source of revenue is dues contributions received from its member agencies. In May 2018, the JPA was awarded Sustainable Groundwater Management Grant Program funds administered by the Department of Water Resources to finance the development of the Groundwater Sustainability Plan (GSP). The JPA has accumulated a surplus fund balance of \$753,875 due to a slower than expected start in developing the GSP. According to YSGA staff, it is expected much of this surplus will be spent preparing the GSP this fiscal year. The JPA's accounting data is well maintained and reviewed monthly by the Executive

Officer and Executive Committee and quarterly by the YSGA Board of Directors. YSGA is also audited on an annual basis. However, an equipment purchase for YSGA was paid for by a member agency and not recorded on YSGA books. Although the expenses will be reimbursed, the expenditures and revenues should be reported in the YSGA's accounts.

The JPA member contributions are a very reliable revenue source. The agency has adopted a cash reserve policy to maintain a balance to fund 3 months of expenditures, currently approximately \$24,000. The JPA does not currently have a need for capital asset maintenance/replacement reserves. Since the GSP is not yet completed and the required level of service known, an ad hoc committee has been established to review the fee structure and expenditures 5 to 10 years out. Potential litigation is the biggest threat of financial loss, however, the JPA has insurance. YSGA does not have any debt as of June 30, 2020 but needs to develop and adopt accounting policies or procedures.

Recommendations

- Financial transactions related to the YSGA activities should be recorded on its own accounts and not those of member agencies. Regardless of the extensive shared services between member agencies, the accounts need to stay separate and orderly.
- YSGA's cash reserve policy should be revised to include that a specific amount is adopted annually as part of the budget process and that a review of the amount is conducted periodically. In addition, the amount of the adopted reserve and subsequent changes to it should be recorded in a separate assigned fund balance account to ensure the reserve is not mistakenly included in unassigned fund balance and expended for other purposes.
- Continue to develop comprehensive accounting and financial policies and procedures, including procedures to ensure segregation of duties.

Shared Services Determination

The YSGA JPA formalizes the agencies' existing shared services orientation. The members of the YSGA have an extensive groundwater level monitoring network that has been utilized for over 60 years comprising over 450 monitoring, agricultural, and domestic wells. There are also 12 wells that are outfitted with continuous, real-time telemetry. The data gathered from each agency is currently shared and reported to the YSGA and included in the Water Resources Information Database (WRID). In addition, JPA staff are shared from the Yolo County Flood Control and Water Conservation District (Executive Officer) and the Water Resources Association (WRA) (Board Secretary and Administration). The YSGA is somewhat redundant and an evolution of the previously existing WRA model. As a result, the YSGA should ultimately absorb the functions of the WRA. However, it was decided by the members to postpone consolidating the two until

after the Groundwater Sustainability Plan is completed. The YSGA's mission is focused on groundwater while the WRA has a broader mission also dealing with surface water, flood control, drought and water quality issues.

Recommendation

- Once the Groundwater Sustainability Plan is completed (estimated in 2022), pursue consolidating the Water Resources Association mission and services into the YSGA in order to avoid future confusion and redundancy.

Accountability, Structure and Efficiencies Determination

After a year and a half of review, it was determined that a JPA was the optimal governance structure to implement the Groundwater Sustainability Act. The 25 members of the YSGA each appoint an agency representative on the JPA Board. The YSGA provides each board member with a YSGA board member handbook and provides training. In total, 40 board and staff members are required to file Statement of Economic Interests (Form 700) disclosures. The YSGA is staffed part-time by an Executive Officer, appointed by the Yolo County Flood Control & Water Conservation District and a part-time Board Secretary and Administrative Coordinator contracted by the Water Resources Association of Yolo County. Both staff members have extensive experience working with groundwater issues and water related collaboration countywide. Staff are also providing effective financial management and reporting to the Board. The YSGA has hired an external firm to provide annual audits. The YSGA was formed in 2017 and has an active website. It received a 32% transparency score in 2018 and 60% in 2019, so the website transparency and content is growing, but there is still room for improvement. The YSGA should continue to add content as needed per the 2019 website transparency scorecard. The YSGA is not in need of policies regarding anti-nepotism/non-discrimination, travel and expense reimbursement, personal use of public resources, contract bidding and handling public records act requests.

Recommendation

- The YSGA should continue to add website content as needed to improve its score per the latest website transparency scorecard found at <https://www.yololaftco.org>.

Attachments

ATT A-YSGA JPA Service Review Reso 2020-07

ATT B-Public Comment - Murray Levison 10.17.2020

ATT C-Public Review Draft Yolo Subbasin JPA Service Review

Form Review

Inbox

Christine Crawford (Originator)

Reviewed By

Christine Crawford

Date

10/15/2020 02:39 PM

Form Started By: Christine Crawford
Final Approval Date: 10/15/2020

Started On: 10/14/2020 11:31 AM

YOLO LOCAL AGENCY FORMATION COMMISSION

Resolution № 2020-07

**Adopting the Joint Powers Agency/Authority (JPA) Service Review for the
Yolo Subbasin Groundwater Agency (YSGA)
(LAFCo No. S-057)**

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, set forth in Government Code Sections 56000 et seq., governs the organization and reorganization of cities and special districts by local agency formation commissions established in each county, as defined and specified in Government Code Sections 56000 et seq. (unless otherwise indicated all statutory references are to the Government Code); and

WHEREAS, Section 56378(a) provides for a local agency formation commission to initiate and make studies of existing governmental agencies, including inventorying those agencies and determining their maximum service area and service capacities requesting studies, joint powers agreements, and plans of joint powers agencies and joint powers authorities; and

WHEREAS, the cities within Yolo County and the County of Yolo adopted the Yolo Local Government Transparency and Accountability Program at the meeting of each respective governing body in fall 2017 which requested that the Yolo Local Agency Formation Commission (LAFCo) add selected types of joint powers authorities/agencies (JPA) to its municipal service review process; and

WHEREAS, the Yolo Local Government Transparency and Accountability Program implementation requests LAFCo conduct Municipal Service Reviews every five years of selected types of JPAs whose service area is mostly within the county and includes: (1) JPAs that provide municipal services; (2) JPAs that employ staff; and/or (3) JPAs with boards comprised of agency staff; and

WHEREAS, in 2019/20, LAFCo conducted a JPA Service Review of YSGA; and

WHEREAS, staff has reviewed the JPA Service Review pursuant to the California Environmental Quality Act (CEQA) and determined that a JPA Service Review is not a “project” per CEQA Guidelines Section 21065 because it is not an activity which may cause a direct or indirect physical change to the environment; and

WHEREAS, the Executive Officer set a public hearing for October 29, 2020, for consideration of the draft JPA Service Review and caused notice thereof to be posted, published, and mailed at the times and in the manner required by law at least twenty-one (21) days in advance of the date; and

WHEREAS, on October 29, 2020, the draft JPA Service Review came on regularly for hearing before LAFCo, at the time and place specified in the Notice; and

WHEREAS, at said hearing, LAFCo reviewed the draft JPA Service Review, and the Executive Officer's Report and Recommendations, and all other matters presented as prescribed by law; and

WHEREAS, at that time, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony and other information concerning the proposal and all related matters; and

WHEREAS, the Commission received, heard, discussed, and considered all oral and written testimony related to the sphere update, including but not limited to protests and objections, the Executive Officer's report and recommendations, and determinations and the service review.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Yolo Local Agency Formation Commission hereby adopts Resolution 2020-07 adopting the JPA Service Review for the Yolo Subbasin Groundwater Agency (YSGA) dated October 29, 2020, and incorporated herein by this reference, subject to the following finding and recommendations:

FINDING

Finding: Approval of the JPA Service Review is consistent with all applicable state laws and local Yolo Local Government Transparency and Accountability Program.

Evidence: The JPA Service Review was prepared consistent with the requirements in the Cortese-Knox-Hertzberg Act for requesting information from and furnishing studies for government agencies. Staff followed the steps outlined in the Program including: Compiling publicly and readily available information; Requesting any additional information from the JPA, minimizing JPA staff time; Developing JPA recommendations regarding each of the determinations; Completing an administrative draft report for preview by JPA management; Responding to any comments and preparing a draft report available for public review; Publishing a hearing notice for public review and comment of the draft JPA Service Review; Adopting the JPA Service Review at a public hearing, finalizing the report, and posting it online; and Sharing findings with city/county managers, including any cumulative recommendations on ways to streamline and improve efficiencies with the governance structures countywide.

RECOMMENDATIONS

1. Financial transactions related to the YSGA activities should be recorded on its own accounts and not those of member agencies. Regardless of the extensive shared services between member agencies, the accounts of the separate agency need to stay separate and orderly.
2. YSGA's cash reserve policy should be revised to include that a specific amount is adopted annually as part of the budget process and that a review of the amount is conducted periodically. In addition, the amount of the adopted reserve and subsequent changes should be recorded in a separate assigned fund balance account to ensure the reserve is not mistakenly included in unassigned fund balance and expended for other purposes.
3. Continue to develop comprehensive accounting and financial policies and procedures, including procedures to ensure segregation of duties.
4. Once the Groundwater Sustainability Plan is completed pursuant to the California Sustainable Groundwater Management Act (estimated in 2022), pursue consolidating the Water Resources Association mission and services into the YSGA in order to avoid future confusion and redundancy.
5. The YSGA should continue to add website content as needed to improve its score per the latest website transparency scorecard found at <https://www.yololafco.org>.

PASSED AND ADOPTED by the Yolo Local Agency Formation Commission, State of California, this 29th day of October, 2020, by the following vote:

Ayes:
Noes:
Abstentions:
Absent:

Olin Woods, Chair
Yolo County Local Agency Formation Commission

Attest:



Christine Crawford, Executive Officer
Yolo County Local Agency Formation Commission

Approved as to form:



Eric May, Commission Counsel

From: Christine Crawford
Sent: Monday, October 19, 2020 4:01 PM
To: murrayl@aol.com
Subject: FW: Draft MSR/SOI of YSGA

Mr. Levison,

Thank you for your email. I agree the purpose of public notice is to give the public enough information to determine if they want to attend and participate in the upcoming meeting. I re-read the notice and agree that while it is legally adequate, the notice could do better with providing public information that's easier to digest. I'll make improvements to my notice template accordingly with your comments in mind so we can do better next time.

The Yolo Local Agency Formation Commission (LAFCo) prepared a service review of the Yolo Subbasin Groundwater Agency. The Yolo Subbasin Groundwater Agency was officially formed as a joint powers agency on June 19, 2017 for the purpose of acting as the Groundwater Sustainability Agency (GSA) for the Yolo Subbasin to comply with new state laws requiring groundwater monitoring. Here is its website for more information: <https://www.yologroundwater.org/>

LAFCo's service review of the agency looks at:

1. How population growth projections may affect services;
2. Present and planned capacity of any public facilities, adequacy of services, and infrastructure needs or deficiencies;
3. Financial ability of the agency to provide services;
4. Status of, and opportunities for, shared services and facilities; and
5. Accountability for community service needs, including governmental structure and operational efficiencies.

The draft service review can be read or downloaded here:

<https://www.yololafco.org/files/c47918670/Public+Review+Draft+Yolo+Subbasin+JPA+Service+Review.pdf>

LAFCo's service review does not make any decisions and merely provides a review and recommendations for agency improvement. Since this agency is relatively new and is still development its groundwater monitoring plan, LAFCo's recommendations are relatively minor.

I'll include your comment in the record for this hearing. If you'd like additional information, please do not hesitate to contact me.

Thanks,
Christine

Christine M. Crawford, AICP
Yolo LAFCo Executive Officer
(916) 798-4618 – mobile
(530) 666-8048 – office

From: murrayl@aol.com [<mailto:murrayl@aol.com>]
Sent: Saturday, October 17, 2020 1:53 AM
To: LAFCO <LAFCO@yolocounty.org>
Subject: Draft MSR/SOI of YSGA

Ms. Crawford,

I read the legal notice in the Daily Democrat about a public hearing on October 29.

I read the legal notice several times to find the definition of "MSR" and "SOI" but did not find that information. I read the legal notice several more times to try to determine what was going to be considered or recommended at the public hearing and I found no usable or understandable information.

My assumption is that you are required to publish a notice of the public hearing, and you have done so. But isn't the purpose of a valid notice to give interested members of the public enough information to determine if they want to attend and participate in the upcoming meeting? The public notice I read several times gives me absolutely no information about the content of the public hearing, and includes absolutely no information that would cause me to look further into the matter. When I read the notice for the fifth time, I felt like someone was daring me to take the extra steps to go to the LAFCo website and hunt down the information, and betting that I would not.

Can it truly be considered a "legal notice" if there really is no notice?

I urge you to read the legal notice for this public hearing from the standpoint of an average resident and tell me that you have provided enough information to determine if I would want to attend and participate in the upcoming meeting. Unexplained acronyms and citations from law are of little value if they cannot be put into context.

I also urge you to postpone this public hearing until you advertise it in a way that an average resident can determine if they want to attend and participate.

Governments have great power to make significant decisions that affect the lives of many people. Please treat that power and the residents respectfully so that we have some idea what the public hearing will be about so we can determine if we should look into the matter.

Please consider this comment as part of the official record for this public hearing.

Thank you.

Murray Levison
Woodland

[THIS EMAIL ORIGINATED FROM OUTSIDE YOLO COUNTY. PLEASE USE CAUTION AND VALIDATE THE AUTHENTICITY OF THE EMAIL PRIOR TO CLICKING ANY LINKS OR PROVIDING ANY INFORMATION. IF YOU ARE UNSURE, PLEASE CONTACT THE HELPDESK (x5000) FOR ASSISTANCE]

JPA Service Review for the Yolo Subbasin Groundwater Agency LAFCo No. S-057



Public Review Draft October 7, 2020



Joint Powers Agency/Authority (JPA) Service Review for the Yolo Subbasin Groundwater Agency

LAFCo No. S-057

SUBJECT AGENCY:

Yolo Subbasin Groundwater Agency
34274 State Highway 16
Woodland, CA 95695
(530) 662-3211

www.yologroundwater.org

Date of Last LAFCo Review: N/A

Agency Membership/Board Members

City of Davis - Brett Lee
City of West Sacramento - Martha Guerrero
City of Winters - Jesse Loren (Vice Chair)
City of Woodland - Xochitl Rodriguez
County of Yolo - Gary Sandy
Dunnigan Water District - Eli Voelz
Esparto Community Service District - Charles Schaupp
Madison Community Service District - Leo Refsland
Reclamation District 108 - Hilary Reinhard
Reclamation District 150 - Warren Bogle

Reclamation District 307 - James Johas
Reclamation District 537 - Tom Ramos
Reclamation District 730 - Jim Heidrick
Reclamation District 765 - David Dickson
Reclamation District 787 - Roger Cornwell (Chair)
Reclamation District 999 - Tom Slater
Reclamation District 1600 - Michele Clark
Reclamation District 2035 - Kryiakos Tsakopoulos
Yocha Dehe Wintun Nation - Emily Drewek
Yolo County Flood Control & Water Conservation District - Tom Barth

Affiliated Membership

California American Water Company, Dunnigan - Evan Jacobs
Colusa Drain Mutual Water Company - Lynnel Pollock
Private Pumper Representative - Yolo County Farm Bureau appointed Stan Lester
University of California, Davis - Camille Kirk
Environmental Party Representative - Ann Brice

Staff Contact(s):

Kristin Sicke, Executive Officer
Donna Gentile, Board Secretary and Administrative Coordinator

CONDUCTED BY:

Yolo Local Agency Formation Commission
625 Court Street, Suite 107
Woodland, CA 95695
(530) 666-8048
www.yololafco.org

Commissioners:

Olin Woods, Chair, Public Member
Babs Sandeen, Vice Chair, City Member
Don Saylor, County Member
Tom Stallard, City Member
Gary Sandy, County Member

Commission Alternates:

Richard Deliberty, Public Member
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JPA SERVICE REVIEW BACKGROUND

ROLE AND RESPONSIBILITY OF LAFCo

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as amended (“CKH Act”) (California Government Code §§56000 et seq.), is LAFCo’s governing law and outlines the requirements for preparing Municipal Service Reviews (MSRs). MSRs and SOIs are tools created to empower LAFCo to satisfy its legislative charge of “discouraging urban sprawl, preserving open-space and prime agricultural lands, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances (§56301). CKH Act Section 56301 further establishes that “one of the objects of the commission is to make studies and to obtain and furnish information which will contribute to the logical and reasonable development of local agencies in each county and to shape the development of local agencies so as to advantageously provide for the present and future needs of each county and its communities.”

While MSRs are not legally required of Joint Powers Agencies/Authorities (JPAs), LAFCo has been requested by the cities and County (i.e. JPA member agencies) to provide MSR-like service reviews of selected types of JPAs in the county. LAFCo has the authority to furnish informational studies and analyzing independent data to make informed recommendations regarding the efficient, cost-effective, and reliable delivery of services to residents, landowners, and businesses via these JPAs. With this intention, LAFCo has modified its MSR checklist to conduct service reviews of JPAs.

PURPOSE OF A JPA SERVICE REVIEW

LAFCo has broad discretion in conducting informational studies, including geographic focus, scope of study, and the identification of alternatives for improving the efficiency, cost-effectiveness, accountability, and reliability of public services. The intent of the JPA Services Review is to provide a comprehensive inventory and analysis of the services provided by local JPAs, service areas, and evaluation of the finances, structure and operation of the local agency and discuss possible areas for improvement and coordination. From the state required MSR determinations, the following determinations remain relevant to the comprehensive inventory and analysis of local JPAs:

1. Growth and population projections for the service area;
2. Present and planned capacity of any public facilities, adequacy of services, and infrastructure needs or deficiencies;
3. Financial ability of agencies to provide services;
4. Status of, and opportunities for, shared services and facilities; and
5. Accountability for community service needs, including governmental structure and operational efficiencies.

The JPA Service Review is organized according to these determinations listed above. Information regarding each of the above issue areas is provided in this document.

AGENCY PROFILE

On September 16, 2014, Governor Jerry Brown signed into law a three-bill legislative package, comprised of AB 1739 (Dickinson), SB 1168 (Pavley), and SB 1319 (Pavley), collectively known as the [Sustainable Groundwater Management Act \(SGMA\)](#). The Governor's signing message states "a central feature of these bills is the recognition that groundwater management in California is best accomplished locally."

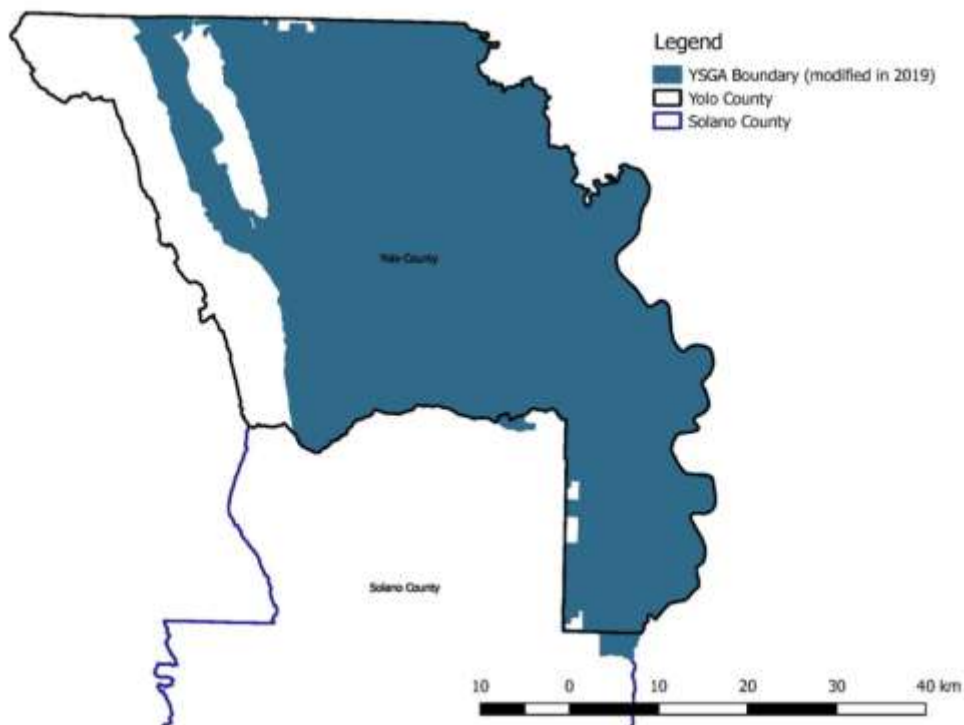
SGMA requires the formation of locally-controlled [groundwater sustainability agencies \(GSAs\)](#) in the State's priority groundwater basins and subbasins. The legislation authorizes any local agency, as defined, or combination of local agencies to elect to be a GSA. The GSA will have certain responsibilities and authorities and will be required to develop a [Groundwater Sustainability Plan \(GSP\)](#) by January 31, 2022.

The Yolo Subbasin Groundwater Agency was officially formed as a JPA on June 19, 2017 for the purpose of acting as the Groundwater Sustainability Agency (GSA) for the Yolo Subbasin. The Yolo Subbasin Groundwater Agency is considered the exclusive GSA for the Yolo Subbasin, which can be found on the California Department of Water Resources [SGMA web portal](#).

The mission of the Yolo Subbasin Groundwater Agency (YSGA) is to provide a dynamic, cost-effective, flexible collegial organization to ensure compliance with SGMA within the Yolo Subbasin. Each of the Member and Affiliated Parties will have initial responsibility for groundwater management within their respective jurisdictional boundaries and the YSGA will serve a coordinating and administrative role for developing the Groundwater Sustainability Plan. In particular, YSGA will need to coordinate closely with Yolo County Environmental Health Division Water Well Program for the permitting of new wells. The oversight authority and process will be set forth in the Yolo Subbasin Groundwater Sustainability Plan (GSP).

The GSP will be completed by January 1, 2022 to meet the State's deadline. The YSGA was awarded a \$1 million planning grant from the Department of Water Resources to assist in the GSP development process. At the March 2018 YSGA Board meeting, the Board adopted Resolution 2018-1 formalizing the initiation of developing the Yolo Subbasin Groundwater Sustainability Plan (GSP).

The YSGA is staffed part-time by an Executive Officer, via contract with the Yolo County Flood Control & Water Conservation District and a part-time Board Secretary and Administrative Coordinator via contract with the Water Resources Association (WRA). The JPA is operated at the Yolo County Flood Control & Water Conservation District offices located on State Highway 16, west of Woodland.



The YSGA JPA has 20 members and 5 affiliated members

Member Agencies:

- City of Davis
- City of West Sacramento
- City of Winters
- City of Woodland
- County of Yolo
- Dunnigan Water District
- Esparto Community Service District
- Madison Community Service District
- Reclamation District 108
- Reclamation District 150
- Reclamation District 307
- Reclamation District 537
- Reclamation District 730
- Reclamation District 765
- Reclamation District 787
- Reclamation District 999
- Reclamation District 1600
- Reclamation District 2035
- Yocha Dehe Wintun Nation
- Yolo County Flood Control & Water Conservation District

Affiliated Members are not eligible entities under the strict definition in Water Code §10724, but do have water supply, water management or land use authority, and are invited to sign MOUs with the JPA and have a voting board seat:

- California American Water Company, Dunnigan
- Colusa Drain Mutual Water Company
- Private Pumper Representative (appointed by the Yolo County Farm Bureau)
- University of California, Davis
- Environmental Party Representative

JPA SERVICE REVIEW

POTENTIALLY SIGNIFICANT DETERMINATIONS

The JPA Service Review determinations checked below are potentially significant, as indicated by “yes” or “maybe” answers to the key policy questions in the checklist and corresponding discussion on the following pages. If most or all of the determinations are not significant, as indicated by “no” answers, the Commission may find that a JPA Service Review update is not warranted.

- Growth and Population Shared Services
- Capacity, Adequacy & Infrastructure to Provide Services Accountability
- Financial Ability

LAFCO JPA SERVICE REVIEW:

- On the basis of this initial evaluation, the required determinations are not significant and staff recommends that a comprehensive JPA Service Review is NOT NECESSARY. The subject agency will be reviewed again in five years per the Commission adopted review schedule.
- The subject agency has potentially significant determinations and staff recommends that a comprehensive JPA Service Review IS NECESSARY and has been conducted via this checklist.

1. GROWTH AND POPULATION	YES	MAYBE	NO
Growth and population projections for the service area.			
a) Is the agency’s territory or surrounding area expected to experience any significant population change or development over the next 5-10 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Will development have an impact on the subject agency’s service needs and demands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Will projected growth require a change in the agency’s governance and/or service area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) *Is the agency’s territory or surrounding area expected to experience any significant population change or development over the next 5-10 years?*

No. The California Department of Finance Demographic Research Unit released projections in January 2020¹ that Yolo County will experience a 2.68% population growth over 5 years from 223,612 persons in 2020 to 229,613 persons in 2025. This population change is not anticipated to significantly impact the work of the YSGA. In addition, approximately 83% of countywide population resides in cities that use surface water (cities of Davis, West Sacramento and Woodland)². Only the City of Winters and most unincorporated communities rely on groundwater for potable water (El Macero, Willowbank and Davis Creek Mobile Home Park are served by City of Davis surface water).

b-c) Will development have an impact on the subject agency's service needs and demands? Will population changes require a change in the agency's service area?

No. Following completion of the Yolo Subbasin Groundwater Sustainability Plan (GSP), the work of the YSGA will be monitoring and managing groundwater levels through its network of well monitoring sites that do not directly correlate to population. In addition, the YSGA member fee structure is allocated on an acreage basis, not population. Therefore, population growth and development is not expected to negatively impact the YSGA.

Growth and Population Determination

In 2020, the California Department of Finance Demographic Research Unit projects Yolo County will experience a 2.68% population growth over 5 years. This population change is not anticipated to significantly impact the work of the YSGA. In addition, approximately 83% of countywide population resides in cities that use surface water supplies (i.e. the cities of Davis, West Sacramento and Woodland). Only the City of Winters and most unincorporated communities rely on groundwater for potable water (El Macero, Willowbank and Davis Creek Mobile Home Park are served by City of Davis surface water). Following completion of the Yolo Subbasin Groundwater Sustainability Plan (GSP), the work of the YSGA will be monitoring and managing groundwater levels through its network of well monitoring sites that do not directly correlate to population. In addition, the YSGA member fee structure is allocated on an acreage basis, not population. Therefore, population growth and development is not expected to negatively impact the YSGA.

2. CAPACITY AND ADEQUACY OF PUBLIC FACILITIES AND SERVICES

Present and planned capacity of public facilities, adequacy of services, and infrastructure needs or deficiencies.

	YES	MAYBE	NO
a) Are there any deficiencies in agency capacity to meet service needs of existing development within its existing territory (also note number of staff and/or contracts that provide services)? Are there any concerns regarding services provided by the agency being considered adequate (i.e. is there a plan for additional staff or expertise if necessary)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Are there any issues regarding the agency's capacity to meet the service demand of reasonably foreseeable future growth?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹ P-1: State Population Projections (2010-2060) Total Population by County

² E-1 Population Estimates for Cities, Counties, and the State — January 1, 2019 and 2020

c) Are there any significant infrastructure needs or deficiencies to be addressed for which the agency has not yet appropriately planned (including deficiencies created by new state regulations)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) If the agency provides water, wastewater, flood protection, or fire protection services, is the agency not yet considering climate adaptation in its assessment of infrastructure/service needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-d) *Are there any deficiencies in agency capacity to meet service needs of existing development within its existing territory (also note number of staff and/or contracts that provide services)? Are there any concerns regarding services provided by the agency being considered adequate (i.e. is there a plan for additional staff or expertise if necessary)? Are there any issues regarding the agency’s capacity to meet the service demand of reasonably foreseeable future growth? Are there any significant infrastructure needs or deficiencies to be addressed for which the agency has not yet appropriately planned (including deficiencies created by new state regulations)? If the agency provides water, wastewater, flood protection, or fire protection services, is the agency not yet considering climate adaptation in its assessment of infrastructure/service needs?*

No. The YSGA was just formed in 2017 and is still in the planning process to prepare its Groundwater Sustainability Plan (GSP) per the Sustainable Groundwater Management Act (SGMA). Therefore, it’s premature to make a determination regarding capacity of public facilities, adequacy of services, and infrastructure needs or deficiencies because the needs are still being assessed and the sustainability plan prepared. It’s anticipated the YSGA will require additional monitoring wells, but it has not yet been decided if these will be owned by the YSGA itself or its member agencies. In particular, YSGA will need to coordinate closely with Yolo County Environmental Health Division Water Well Program for the permitting of new wells. The oversight authority and process will be set forth in the Yolo Subbasin Groundwater Sustainability Plan (GSP). The Yolo Subbasin Groundwater Sustainability Plan (GSP) will be completed by January 1, 2022 to meet the State’s deadline. The YSGA was awarded a \$1 million planning grant from the Department of Water Resources to assist in the GSP development process.

Background³

DWR’s Groundwater Sustainability Plan (GSP) Regulations require that the GSP include monitoring protocols adopted by the YSGA for data collection and management, as follows:

1. Monitoring protocols shall be developed according to best management practices.
2. The YSGA may rely on DWR’s Monitoring Best Management Practices or may adopt similar monitoring protocols that will yield comparable data.
3. Monitoring protocols shall be reviewed at least every five years as part of the periodic evaluation of the Yolo Subbasin GSP, and modified as necessary. (GSP Regs § 352.2).
4. Monitoring protocols shall include a description of technical standards, data collection methods, and other procedures for monitoring sites (GSP Regs § 354.34).

Additionally, DWR’s GSP Regulations require development of monitoring objectives and data reporting requirements for a monitoring network. The monitoring network should be capable of collecting sufficient data to demonstrate short-term, season, and long-term trends in groundwater and relates surface water conditions and yield representative information about groundwater conditions as necessary to evaluate GSP implementation (GSP Regs § 354.32 and § 354.34). The monitoring network objectives shall be implemented to accomplish the following:

³ YGSA *Groundwater Monitoring and Reporting Memo* dated June 15, 2018

1. Demonstrate progress towards achieving measurable objectives described in the GSP.
2. Monitor impacts to the beneficial uses and users of groundwater.
3. Monitor changes in groundwater conditions relative to measurable objectives and minimum thresholds.
4. Quantify annual changes in water budget components.

The YSGA shall determine the density of monitoring sites and frequency of measurements required to demonstrate short-term, seasonal, and long-term trends based on the following factors:

1. Amount of current and projected groundwater use.
2. Aquifer characteristics.
3. Impacts to beneficial uses and users of groundwater and land uses and project interests affected by groundwater production, and adjacent subbasins that could affect the ability of the subbasin to meet the sustainability goal.
4. Whether the YSGA has adequate long-term existing monitoring results to demonstrate an understanding of aquifer response. (GSP Regs § 354.34).

The Yolo Subbasin GSP shall describe the following information about the monitoring network:

1. Scientific rationale for the monitoring site selection process.
2. Consistency with data and reporting standards described in GSP Regs § 352.4 (Data and Reporting Standards).
3. For each sustainability indicator, the quantitative values for the minimum threshold, measurable objective, and interim milestone that will be measured at each monitoring site (or representative site). (GSP Regs § 354.34).

Each monitoring site will be documented in the GSP on a map, and reported in tabular format, documenting the monitoring site type, frequency of measurement, and purposes for which the monitoring site is being used. The monitoring network must be designed to effectively monitor the sustainability indicators (GSP Regs § 354.34). If desired, the YSGA may designate representative monitoring sites based on requirements discussed in GSP Regulations § 354.36.

An evaluation of the monitoring network must be included in the GSP and each five-year assessment, including determination of uncertainty and whether data gaps affect the GSP in achieving the sustainability goal for the subbasin. The YSGA shall describe measures to fill data gaps before the next five-year assessment and shall adjust the monitoring frequency and distribution to provide an adequate level of detail about site-specific surface water and groundwater conditions and to assess the effectiveness of management actions discussed in GSP Regulations § 354.38.

The YSGA shall develop and maintain a data management system that that can store and report information relevant to the development or implementation of the GSP and monitoring of the Yolo Subbasin (GSP Regs § 352.6).

1. The Monitoring Network Update task involves evaluating and comparing the Yolo Subbasin network wells to the Hydrogeologic Conceptual Model; this comparison will confirm whether the wells provide quality data for development of the sustainable management criteria and for monitoring of measurable objectives. This information will determine how best to upgrade the monitoring network and perform the monitoring required to implement the Yolo Subbasin GSP. Methods to gather missing information will consist of videoing wells, using Real Time Kinetic surveying, and gathering required data for wells missing identification numbers. To address existing data gaps, the YSGA will incorporate up to four real-time monitoring wells and up to ten bi-annual monitoring wells.
2. The Data Management System Update task involves updating the WRID to meet criteria required by SGMA and to enhance WRID functionality. The current WRID interface will be improved to facilitate public dissemination of data and to support the Public Notification and Communication task. The system will be updated to streamline data reporting to DWR for the Yolo Subbasin GSP.

Capacity and Adequacy of Public Facilities and Services Determination

The YSGA was just formed in 2017 and is still in the planning process to prepare its Groundwater Sustainability Plan (GSP) per the Sustainable Groundwater Management Act (SGMA). Therefore, it's premature to make a determination regarding capacity of public facilities, adequacy of services, and infrastructure needs or deficiencies because the needs are still being assessed and the sustainability plan prepared. It's anticipated the YSGA will require additional monitoring wells, but it has not yet been decided if these will be owned by the YSGA itself or its member agencies. The Yolo Subbasin Groundwater Sustainability Plan (GSP) will be completed by January 1, 2022 to meet the State's deadline. The YSGA was awarded a \$1 million planning grant from the Department of Water Resources to assist in the GSP development process.

3. FINANCIAL ABILITY			
Financial ability of agencies to provide services.			
	YES	MAYBE	NO
a) Is the subject agency in an unstable financial position, i.e. does the 5-year trend analysis indicate any issues?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the subject agency fail to use generally accepted accounting principles, fully disclosing both positive and negative financial information to the public and financial institutions including: summaries of all fund balances and charges, summaries of revenues and expenditures, five-year financial forecast, general status of reserves, and any un-funded obligations (i.e. pension/retiree benefits)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the agency have a reconciliation process in place and followed to compare various sets of data to one another; discrepancies identified, investigated and corrective action is taken. For small agencies, this would include comparing budgets to actuals, comparing expenses from one year to the next, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the agency board fail to receive periodic financial reports (quarterly or mid-year at a minimum); reports provide a clear and complete picture of the agency's assets and liabilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Is there an issue with the organization's revenue sources being reliable? For example, is a large percentage of revenue coming from grants or one-time/short-term sources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Is the organization's rate/fee schedule insufficient to fund an adequate level of service, necessary infrastructure maintenance, replacement and/or any needed expansion and/or is the fee inconsistent with the schedules of similar service organizations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Is the organization needing additional reserve to protect against unexpected events or upcoming significant costs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Does the agency have any debt, and if so, is the organization's debt at an unmanageable level? Does the agency need a clear capital financing and debt management policy, if applicable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- i) Does the agency need documented accounting policies and procedures including investments (If not, LAFCo has a sample)? Does the agency need to segregate financial duties among staff and/or board to minimize risk of error or misconduct? Does the agency need a system of authorizations, approvals and verification for transactions?

Discussion:

**YOLO SUBBASIN GROUNDWATER AGENCY
STATEMENTS OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE**

	<u>2018</u>	<u>2019</u>	<u>2020</u>
Revenue			
Member contributions	\$ 446,874	\$ 482,358	\$ 464,616
Interest	2,074	8,688	25,703
Total revenue	<u>448,948</u>	<u>491,046</u>	<u>490,319</u>
Expenditures			
Administrative services	120,000	90,000	108,817
Project management	86,424	53,947	40,112
Groundwater monitoring program	42,064	42,064	42,064
Legal	12,234	9,290	1,989
Services and supplies	2,896	11,301	13,236
	<u>263,618</u>	<u>206,602</u>	<u>206,218</u>
Net change in fund balance	185,330	284,444	284,101
Fund balance, beginning of year	-	185,330	469,774
Fund balance, end of year	<u>\$ 185,330</u>	<u>\$ 469,774</u>	<u>\$ 753,875</u>

- a) *Is the subject agency in an unstable financial position, i.e. does the 5-year trend analysis show any concerning financial trends?*

No. Since the agency was formed on June 19, 2017, only three years of financial data is available. The YSGA's principal source of revenue is dues contributions received from its member agencies and investment earnings earned on surplus funds. In addition, on May 2018 the JPA was awarded State Proposition: 2017 Sustainable Groundwater Planning Grant administered by the Department of Water Resources to finance the development of the Groundwater Sustainability Plan (GSP). Since its inception in 2017 the JPA has accumulated a surplus fund balance of \$753,875 due to expenditures being lower than expected due to a slower than expected start in developing the GSP and JPA operations. According to YSGA staff⁴, it is expected much of the surplus will be spent preparing the GSP this fiscal year.

- b) *Does the subject agency fail to use generally accepted accounting principles, fully disclosing both positive and negative financial information to the public and financial institutions including: summaries*

⁴ Meeting with YSGA Executive Officer on September 30, 2020

of all fund balances and charges, summaries of revenues and expenditures, five-year financial forecast, general status of reserves, and any un-funded obligations (i.e. pension/retiree benefits)?

Maybe. The JPA's accounting data is maintained on QuickBooks by experienced staff who also uses the same software for an affiliated agency. A monthly report is generated and reviewed by the Executive Officer and Executive Committee on a monthly basis. This report is then presented to the Board of Directors at their quarterly meetings. The report consists of a balance sheet, income statement and year-to-date budget to actual data. YSGA is also audited on an annual basis. However, the purchase of water monitoring sensors related to the YSGA activities, in the amount of approximately \$80,000 was paid for by the Yolo County Flood Control & Water Conservation District and not subsequently recorded on YSGA books. The expenses will be reimbursed, but the expenditures and revenues should be reported on the proper agency's books.

- c-d) *Does the agency have a reconciliation process in place and followed to compare various sets of data to one another; discrepancies identified, investigated and corrective action is taken. For small agencies, this would include comparing budgets to actuals, comparing expenses from one year to the next, etc.? Does the agency board fail to receive periodic financial reports (quarterly or mid-year at a minimum); reports provide a clear and complete picture of the agency's assets and liabilities?*

No. See b) above.

- e) *Is there an issue with the organization's revenue sources being reliable? For example, is a large percentage of revenue coming from grants or one-time/short-term sources?*

No. Although, one of the members' contribution accounted for 20% of total revenue and the largest seven members accounted for over 70% of total revenues the member contributions are a very reliable revenue source. The JPA agreement allows for member agencies to withdrawal, but this would require the withdrawing agencies to become their own Groundwater Sustainability Agency and comply with all the State requirements. Doing so would be time and cost prohibitive.

- f) *Is the organization's rate/fee schedule insufficient to fund an adequate level of service, necessary infrastructure maintenance, replacement and/or any needed expansion and/or is the fee inconsistent with the schedules of similar service organizations?*

No. The required level of service is not yet known due to the GSP not being completed. The JPA has set up an ad hoc committee to review the fee structure and expenditures 5 to 10 years out. To date the JPA has accumulated a surplus of \$735,875.

- g) *Is the organization needing additional reserve to protect against unexpected events or upcoming significant costs?*

Maybe. The agency has adopted a cash reserve policy to maintain a balance to fund 3 months of expenditures, which is currently only approximately \$24,000. In addition, the amount of the adopted reserve and subsequent changes to it should be recorded in a separate assigned fund balance account to ensure the reserve is not mistakenly included in unassigned fund balance and expended for other purposes. The JPA does not currently have a need for capital asset maintenance/replacement reserves, however, once the GSP is completed this may change based on the operational model adopted in the plan. Potential litigation is the biggest threat of potential significant costs of which the JPA has insurance to protect against a significant loss.

- h) *Does the agency have any debt, and if so, is the organization's debt at an unmanageable level? Does the agency need a clear capital financing and debt management policy, if applicable?*

No. The agency does not have any debt as of June 30, 2020.

- i) *Does the agency have documented accounting policies and procedures (If not, LAFCo has a sample)? Does the agency segregate financial duties among staff and/or board to minimize risk of error or misconduct? Is there a system of authorizations, approval and verification for transactions?*

Yes. The agency does not have documented accounting policies or procedures.

Financial Ability MSR Determination

As of June 30, 2020 the YSGA is in a good financial condition. The YSGA's principal source of revenue is dues contributions received from its member agencies. In May 2018, the JPA was awarded Sustainable Groundwater Management Grant Program funds administered by the Department of Water Resources to finance the development of the Groundwater Sustainability Plan (GSP). The JPA has accumulated a surplus fund balance of \$753,875 due to a slower than expected start in developing the GSP. According to YSGA staff, it is expected much of this surplus will be spent preparing the GSP this fiscal year. The JPA's accounting data is well maintained and reviewed monthly by the Executive Officer and Executive Committee and quarterly by the YSGA Board of Directors. YSGA is also audited on an annual basis. However, an equipment purchase for YSGA was paid for by a member agency and not recorded on YSGA books. Although the expenses will be reimbursed, the expenditures and revenues should be reported in the YSGA's accounts.

The JPA member contributions are a very reliable revenue source. The agency has adopted a cash reserve policy to maintain a balance to fund 3 months of expenditures, currently approximately \$24,000. The JPA does not currently have a need for capital asset maintenance/replacement reserves. Since the GSP is not yet completed and the required level of service known, an ad hoc committee has been established to review the fee structure and expenditures 5 to 10 years out. Potential litigation is the biggest threat of financial loss, however, the JPA has insurance. YSGA does not have any debt as of June 30, 2020 but needs to develop and adopt accounting policies or procedures.

Recommendation(s)

- Financial transactions related to the YSGA activities should be recorded on its own accounts and not those of member agencies. Regardless of the extensive shared services between member agencies, the accounts need to stay separate and orderly.
- YSGA's cash reserve policy should be revised to include that a specific amount is adopted annually as part of the budget process and that a review of the amount is conducted periodically. In addition, the amount of the adopted reserve and subsequent changes to it should be recorded in a separate assigned fund balance account to ensure the reserve is not mistakenly included in unassigned fund balance and expended for other purposes.
- Continue to develop comprehensive accounting and financial policies and procedures, including procedures to ensure segregation of duties.

4. SHARED SERVICES AND FACILITIES

Status of, and opportunities for, shared services and facilities.

	YES	MAYBE	NO
a) Are there any opportunities for the organization to share services or facilities with neighboring, overlapping or other organizations that are not currently being utilized?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a) *Are there any opportunities for the organization to share services or facilities with other organizations that are not currently being utilized?*

Yes. The YSGA JPA memorializes the agencies' existing shared services orientation. The members of the YSGA have an extensive groundwater level monitoring network that has been utilized for over 60 years comprising over 450 monitoring, agricultural, and domestic wells. There are also 12 wells that are outfitted with continuous, real-time telemetry. The data gathered from each agency is currently shared and reported to Max Stevenson (as WRID administrator for the YSGA) and included in the Water Resources Information Database (WRID)⁵. In addition, JPA staff are shared from the Yolo County Flood Control and Water Conservation District (Executive Officer) and the Water Resources Association of Yolo County (WRA) (Board Secretary and Administration).

The YSGA is somewhat redundant and an evolution of the previously existing WRA model. As a result, the YSGA should ultimately absorb the functions of the WRA. However, it was decided by the members to postpone consolidating the two until after the Groundwater Sustainability Plan is completed. The YSGA's mission is focused on groundwater while the WRA has a broader mission also dealing with surface water, flood control, drought, water quality and riparian and aquatic ecosystem enhancement issues.

Shared Services Determination

The YSGA JPA formalizes the agencies' existing shared services orientation. The members of the YSGA have an extensive groundwater level monitoring network that has been utilized for over 60 years comprising over 450 monitoring, agricultural, and domestic wells. There are also 12 wells that are outfitted with continuous, real-time telemetry. The data gathered from each agency is currently shared and reported to the YSGA and included in the Water Resources Information Database (WRID). In addition, JPA staff are shared from the Yolo County Flood Control and Water Conservation District (Executive Officer) and the Water Resources Association (WRA) (Board Secretary and Administration). The YSGA is somewhat redundant and an evolution of the previously existing WRA model. As a result, the YSGA should ultimately absorb the functions of the WRA. However, it was decided by the members to postpone consolidating the two until after the Groundwater Sustainability Plan is completed. The YSGA's mission is focused on groundwater while the WRA has a broader mission also dealing with surface water, flood control, drought and water quality issues.

⁵ YGSA Groundwater Monitoring and Reporting Memo dated June 15, 2018

Recommendation

- Once the Groundwater Sustainability Plan is completed (estimated in 2022), pursue consolidating the Water Resources Association mission and services into the YSGA in order to avoid future confusion and redundancy.

5. ACCOUNTABILITY, STRUCTURE AND EFFICIENCIES

Accountability for community service needs, including governmental structure and operational efficiencies.

	YES	MAYBE	NO
a) Are there any recommended changes to the organization's governmental structure that will increase accountability and efficiency (i.e. overlapping boundaries that confuse the public, service inefficiencies, and/or higher costs/rates)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Are there any issues with filling board vacancies and maintaining board members? Is there a lack of board member training regarding the organization's program requirements and financial management?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Are agency officials and designated staff not current in making their Statement of Economic Interests (Form 700) disclosures?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Are there any issues with staff turnover or operational efficiencies? Is there a lack of staff member training regarding the organization's program requirements and financial management?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Does the agency need to have a qualified external person review agency finances each year (at a minimum), comparing budgets to actuals, comparing actuals to prior years, analyzing significant differences or changes, and determining if the reports appear reasonable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Does the agency need to secure independent audits of financial reports that meet California State Controller requirements? Are the same auditors used for more than six years? Are audit results not reviewed in an open meeting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Does the organization need to improve its public transparency via a website (i.e. a website should contain at a minimum: organization mission/description/boundary, board members, staff, meeting schedule/agendas/minutes, budget, revenue sources including fees for services, if applicable, and audit reports)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Does the agency need policies (as applicable) regarding anti-nepotism/non-discrimination, travel and expense reimbursement, personal use of public resources, contract bidding and handling public records act requests?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) *Are there any recommended changes to the organization's governmental structure that will increase accountability and efficiency (i.e. overlapping boundaries that confuse the public, service inefficiencies, and/or higher costs/rates)?*

No. When the Groundwater Sustainability Act was passed, the member agencies went through a comprehensive governance process to determine the best governmental structure for the GSA. After year and a half of review, it was determined that a JPA was the optimal governance structure. The JPA is operated at the Yolo County Flood Control & Water Conservation District offices located on State Highway 16, west of Woodland. The member fees to operate the YSGA are allocated on an acreage basis.

- b) *Are there any issues with filling board vacancies and maintaining board members? Is there a lack of board member training regarding the organization’s program requirements and financial management?*

No. The 25 members of the YSGA each appoint an agency representative on the JPA Board. The YSGA provides each board member with a YSGA board member handbook and provides training.

- c) *Are agency officials and designated staff not current in making their Statement of Economic Interests (Form 700) disclosures?*

No. In total, 40 YSGA board and staff members are required to file Statement of Economic Interests (Form 700) disclosures. The forms are collected and maintained by the YSGA. In addition, on January 8, 2018 the YSFA Board adopted a conflict of interest code.

- d) *Are there any issues with staff turnover or operational efficiencies? Is there a lack of staff member training regarding the organization’s program requirements and financial management?*

No. The YSGA is staffed part-time by an Executive Officer, appointed by the Yolo County Flood Control & Water Conservation District and a part-time Board Secretary and Administrative Coordinator contracted by the Water Resources Association of Yolo County. Both staff members have extensive experience working with groundwater issues and water related collaboration countywide. Staff are also providing effective financial management and reporting to the Board.

- e-f) *Does the agency need to have a qualified external person review agency finances each year (at a minimum), comparing budgets to actuals, comparing actuals to prior years, analyzing significant differences or changes, and determining if the reports appear reasonable? Does the agency need to secure independent audits of financial reports that meet California State Controller requirements? Are the same auditors used for more than six years? Are audit results not reviewed in an open meeting?*

No. The YSGA has hired an external firm to provide annual audits. The YSGA has discussed moving to a two-year audit cycle, but regardless, external review of agency finances is occurring and will continue to occur. Agency audits are reviewed at YSGA board meetings, open to the public and are posted on the agency’s website. The same auditors have not been used for more than six years as the YSGA was formed in 2017.

- g) *Does the organization need to improve its public transparency via a website (i.e. a website should contain at a minimum: organization mission/description/boundary, board members, staff, meeting schedule/agendas/minutes, budget, revenue sources including fees for services, if applicable, and audit reports)?*

Yes. The YSGA was formed in 2017 and has an active website. It received a 32% transparency score in 2018 and 60% in 2019, so the website transparency and content is growing, but there is still room for improvement. The YSGA should continue to add content as needed per the 2019 website transparency scorecard found at:

<https://www.yololafco.org/files/aeb8ad361/2019+Web+Transparency+Scorecard+Report.pdf> .

- h) *Does the agency need policies (as applicable) regarding anti-nepotism/non-discrimination, travel and expense reimbursement, personal use of public resources, contract bidding and handling public records act requests?*

No. YSGA does not have any employees or equipment, so anti-nepotism/non-discrimination and personal use of public resources policies do not apply. It recently adopted an expense reimbursement

policy (posted on website). The YSGA currently handles contract bidding through member agencies. The agency website provides direction on submitting and handling of public records act requests.

Accountability, Structure and Efficiencies Determination

After year and a half of review, it was determined that a JPA was the optimal governance structure to implement the Groundwater Sustainability Act. The 25 members of the YSGA each appoint an agency representative on the JPA Board. The YSGA provides each board member with a YSGA board member handbook and provides training. In total, 40 board and staff members are required to file Statement of Economic Interests (Form 700) disclosures. The YSGA is staffed part-time by an Executive Officer, appointed by the Yolo County Flood Control & Water Conservation District and a part-time Board Secretary and Administrative Coordinator contracted by the Water Resources Association of Yolo County. Both staff members have extensive experience working with groundwater issues and water related collaboration countywide. Staff are also providing effective financial management and reporting to the Board. The YSGA has hired an external firm to provide annual audits. The YSGA was formed in 2017 and has an active website. It received a 32% transparency score in 2018 and 60% in 2019, so the website transparency and content is growing, but there is still room for improvement. The YSGA should continue to add content as needed per the 2019 website transparency scorecard. The YSGA is not in need of policies regarding anti-nepotism/non-discrimination, travel and expense reimbursement, personal use of public resources, contract bidding and handling public records act requests.

Recommendations

- The YSGA should continue to add website content as needed to improve its score per the latest website transparency scorecard found at <https://www.yololafco.org>.

Regular 8.

LAFCO

Meeting Date: 10/29/2020

Information

SUBJECT

Consider **Resolution 2020-08** authorizing the City of Woodland to provide out of agency water, sewer, police protection, stormwater, and solid waste and recycling services to the East Beamer Neighborhood Campus Project, an 8.5-acre portion of APN 027-360-010, located at 1901 East Beamer Street in Woodland (LAFCo No. 937)

RECOMMENDED ACTION

Adopt Resolution 2020-08 authorizing the City of Woodland to provide out of agency water, sewer, police protection, stormwater, and solid waste and recycling services to the East Beamer Neighborhood Campus Project, an 8.5 acre portion of APN 027-360-010, located at 1901 East Beamer Street in Woodland (LAFCo No. 937).

FISCAL IMPACT

None. LAFCo will be reimbursed for staff time associated with processing this request in accordance with the adopted fee schedule.

REASONS FOR RECOMMENDED ACTION

The City of Woodland and Yolo County, in collaboration with local non-profit Friends of the Mission, provided the funds to build the new adult-only shelter. The City commenced construction on June 23rd with completion scheduled for November 14th, when the City will turn the keys and land over to Friends and Shelter operator Fourth & Hope. The Shelter consists of the first of three East Beamer Way developments, followed by 61 permanent supportive manufactured homes, and when funding permits, a substance abuse treatment center.

The location for this Project is immediately outside the City of Woodland's jurisdictional boundary, but located within the City's sphere of influence. In accordance with the Cortese Knox Hertzberg Act Section 56133, the Commission may authorize the City to provide extended services outside its jurisdictional

boundary to an area within its sphere of influence in anticipation of a later change of organization.

BACKGROUND

The subject parcel is currently in the City of Woodland's sphere of influence, which indicates area intended for annexation. Pursuant to Government Code Section 56133(b), the Commission may authorize the City to provide new or extended services outside its jurisdictional boundaries but within its sphere of influence in anticipation of a later change of organization. According to the City Manager, annexation is anticipated in the next 3-5 years.

Location and Land Use

The project site is adjacent to City of Woodland limits, and is in an unincorporated portion of Yolo County. The parcel was previously used as a wastewater treatment facility, but was decommissioned in the 1980s. Since decommissioning, the parcel has remained vacant, and some 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 to the southeast of the site. According to the County of Yolo General Plan, the parcel is designated for Public and Quasi-Public use, reflecting the previous facility. The City of Woodland 2035 General Plan designates the site for Industrial, but because the parcel is outside of City limits, the parcel currently does not have a City zoning designation.

City Services

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 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 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.

The application also requests police protection and solid waste/recycling services to be extended and provided by the City. For fire protection, the Project is located in the unincorporated Springlake Fire Protection District boundary, which is provided via contract by the City of Woodland already.

Conformity with Commission Policy

This Out of Agency Agreement is consistent with Yolo LAFCo's Project Policies, specifically, its Standards of Evaluation (Section 3.3) and Agricultural Conservation Policy (Section 4.0), and the City of Woodland sphere of influence. It is not reasonable or preferable to require annexation at this time, when the homeless shelter is urgently needed. Extended services would only serve the homeless facility and are not considered growth-inducing. There is an agreed-upon timetable for annexation (i.e. 3-5 years). The proposal will be consistent with the Yolo County General Plan and Zoning, as amended. The City of Woodland submitted the proposal application and therefore a "will serve" letter has not been required. The City is able to provide the services without detracting from current service levels. Approval of these services will ensure the adequate provision of municipal services in a manner that is logical and orderly. The site is a decommissioned wastewater treatment facility and would not result in conversion of agricultural or open space land.

CEQA

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary projects. A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed Out of Agency Agreement is a project under CEQA.

The potential environmental effects of the proposal (LAFCo No. 937) have been reviewed by the City of Woodland as Lead Agency and determined although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant and filed a Notice of Determination in accordance with the California Environmental Quality Act (CEQA). As a

Responsible Agency under CEQA, LAFCo is required to accept a CEQA document as prepared by the Lead Agency and to treat the document as being legally adequate absent specified circumstances not present herein. Potential environmental impacts relating to: biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and tribal cultural resources have been mitigated to a less than significant level.

Attachments

[ATT A-Resolution 2020-08 City of Woodland OOA 10.29.20](#)

[ATT B-Proposal Maps and Plans](#)

[ATT C-City of Woodland MND East Beamer Campus Project](#)

Form Review

Inbox

Christine Crawford (Originator)
Form Started By: Christine Crawford
Final Approval Date: 10/15/2020

Reviewed By

Christine Crawford

Date

10/15/2020 02:42 PM
Started On: 10/13/2020 03:23 PM

RESOLUTION № 2020-08

AUTHORIZE THE CITY OF WOODLAND TO PROVIDE OUT OF AGENCY WATER, SEWER, POLICE PROTECTION, STORM WATER, AND SOLID WASTE/RECYCLING SERVICES TO THE EAST BEAMER NEIGHBORHOOD CAMPUS PROJECT, AN 8.5-ACRE PORTION OF APN 027-360-010, LOCATED AT 1901 EAST BEAMER STREET IN WOODLAND (LAFCO NO. 937)

WHEREAS, on October 9, 2020, the City of Woodland (City) submitted an application to extend City services outside its jurisdictional boundaries to an 8.5-acre portion of APN 027-360-010 in order to provide water, sewer, police protection, storm water, and solid waste/recycling services to the East Beamer Neighborhood Campus Project; and

WHEREAS, in accordance with the Cortese Knox Hertzberg Act, Government Code Section 56133, the Yolo Local Agency Formation Commission (“Yolo LAFCo”) may authorize an agency to provide extended services outside its jurisdictional boundary but within its sphere of influence in anticipation of a later change or organization; and

WHEREAS, the project was analyzed in accordance with Government Code Section 56133 and Yolo LAFCo’s local policy for Out of Agency Service Review adopted August 22, 2019;

WHEREAS, on September 15, 2020, the City adopted the Mitigated Negative Declaration as Lead Agency for the project under the California Environmental Quality Act (CEQA), and determined although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and filed a Notice of Determination ; and

WHEREAS, CEQA requires a Responsible Agency to accept the Mitigated Negative Declaration as prepared by the Lead Agency and to treat the document as being legally adequate absent specified circumstances not present herein; and

WHEREAS, the Executive Officer reviewed the proposal and prepared and filed a report with recommendations with this Commission at least five (5) days prior to the date of the October 29, 2020, meeting during which the project was set to be considered; and

WHEREAS, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony, protests, objections, and any other information concerning the Proposal and all related matters; and

WHEREAS, at said meeting, the Commission reviewed and considered the Mitigated Negative Declaration and the Executive Officer’s Report including all the information, recommendations, findings, and conditions contained therein; and

NOW, THEREFORE, BE IT RESOLVED that the Yolo LAFCo authorizes the City of Woodland to provide out of agency water, sewer, police protection, storm water, and solid waste/recycling services to the East Beamer Neighborhood Campus Project, an 8.5-acre portion of APN 027-360-010, located at 1901 East Beamer Street in Woodland and shown in Exhibit A (LAFCO No. 937) subject to the following findings and conditions of approval:

Findings

1. **Finding:** The potential environmental effects of the Project have been reviewed by the City of Woodland as Lead Agency and determined although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and filed a Notice of Determination in accordance with the California Environmental Quality Act (CEQA).

Evidence: The potential environmental effects of the proposal (LAFCo No. 937) have been reviewed by the City of Woodland as Lead Agency and determined although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and filed a Notice of Determination in accordance with CEQA. As a Responsible Agency under CEQA, LAFCo is required to accept a CEQA document as prepared by the Lead Agency and to treat the document as being legally adequate absent specified circumstances not present herein. Potential environmental impacts relating to: biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and tribal cultural resources have been mitigated to a less than significant level. The City has adopted a Mitigation Monitoring and Reporting Program to ensure such Project revisions and measures are implemented.

2. **Finding:** Approval of Out of Agency Services for the project is consistent with LAFCo policies and is a logical extension of City of Woodland services.

Evidence: This Out of Agency Agreement is consistent with Yolo LAFCo's Project Policies, specifically, its Standards of Evaluation (Section 3.3) and Agricultural Conservation Policy (Section 4.0), and the City of Woodland sphere of influence. It is not reasonable and preferable to require annexation at this time, when the homeless shelter is urgently needed. Extended services would only serve the homeless facility and are not considered growth-inducing. There is an agreed-upon timetable for annexation (i.e. 3-5 years). The proposal will be consistent with the Yolo County General Plan and Zoning, as amended. The City of Woodland submitted the proposal application and therefore a "will serve" letter has not been required. The City is able to provide the services without detracting from current service levels. Approval of these services will ensure the adequate provision of municipal services in a manner that is logical and orderly. The site is a decommissioned wastewater treatment facility and would not result in conversion of agricultural or open space land.

Conditions of Approval

1. To the extent allowed by law, the applicant and the real party of interest, if different, agree to defend, indemnify, hold harmless and release the Yolo Local Agency Formation Commission, its agents, officers, attorney and employees from any claim, action or proceeding brought against any of them, the purpose of which to attack, set aside, void, or annul the approval of this application or adoption of the environmental review which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence of the part of the Yolo Local Agency Formation Commission its agents, officers, attorney or employees.

PASSED AND ADOPTED by the Local Agency Formation Commission, County of Yolo, State of California, this 29th day of October 2020, by the following vote.

AYES:

NOES:

ABSENT:

Olin Woods, Chair
Yolo Local Agency Formation Commission

ATTEST:

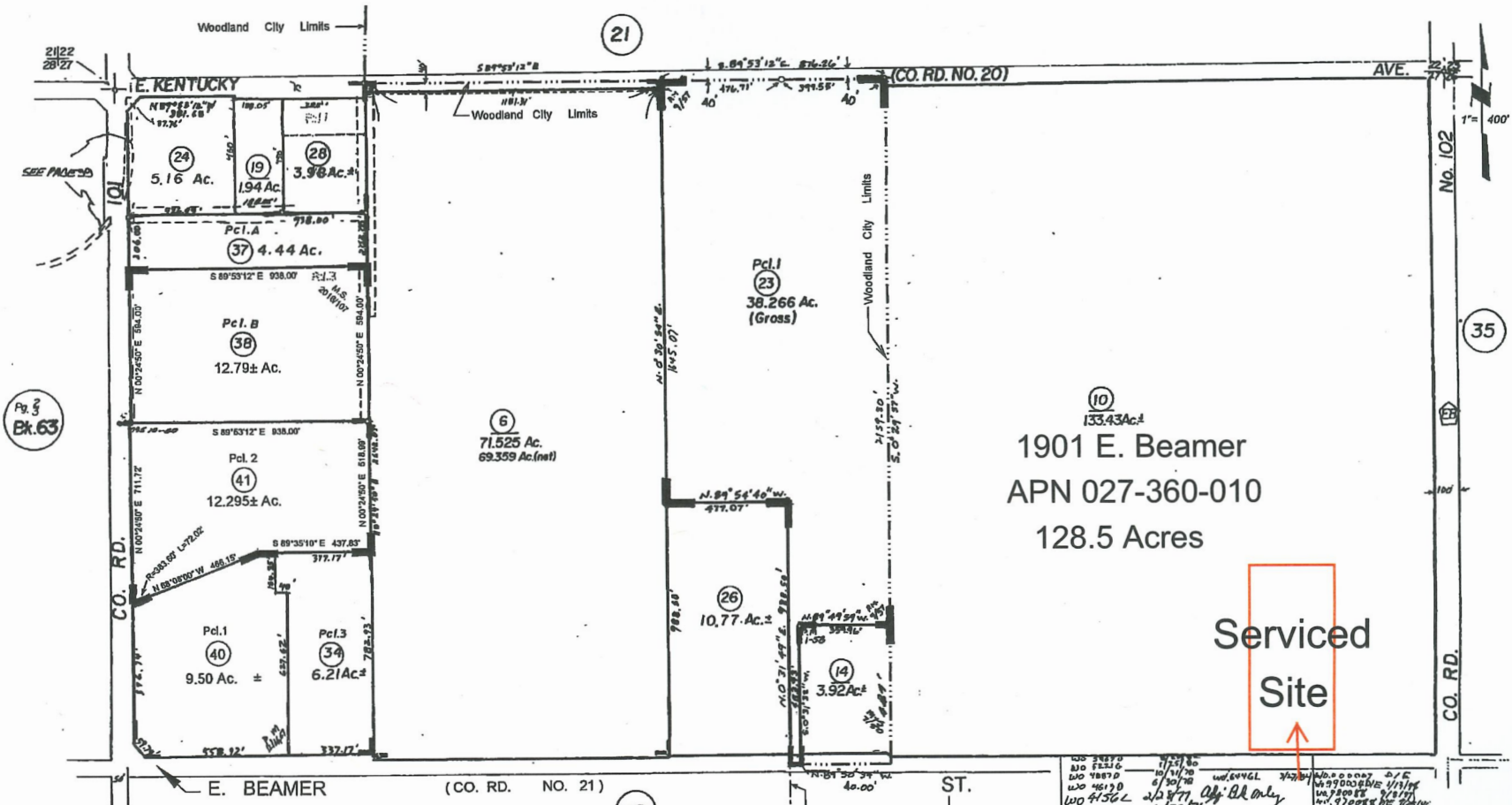


Christine Crawford, Executive Officer
Yolo Local Agency Formation Commission

Approved as to form:



Eric May, Commission Counsel



1901 E. Beamer
 APN 027-360-010
 128.5 Acres

Served Site

- M.B.S. Bk. 9, Pg. 52 - Record of Survey.
- M.B.S. Bk. 9, Pg. 126 - Record of Survey.
- M.B.S. Bk. 10, Pg. 60 - Divco-Wayne Industries, Inc
- P.M. Bk. 1, Pg. 58 - Ziemann Mfg. (2191)
- M.B.S. Bk. 7, Pg. 50 - Record of Survey.
- M.B.S. Bk. 12, Pg. 21 - Payless Drug Store Northwest Inc.
- P.M. Bk. 9, Pg. 57 - Woodland Biomass Power, Inc. - 3681
- P.M. Bk. 12, Pg. 66, 67 - Bolger Property # 4.226.
- M.S. Bk. 2016, Pg. 107 - Record of Survey for US Industrial Reit III- Distribution

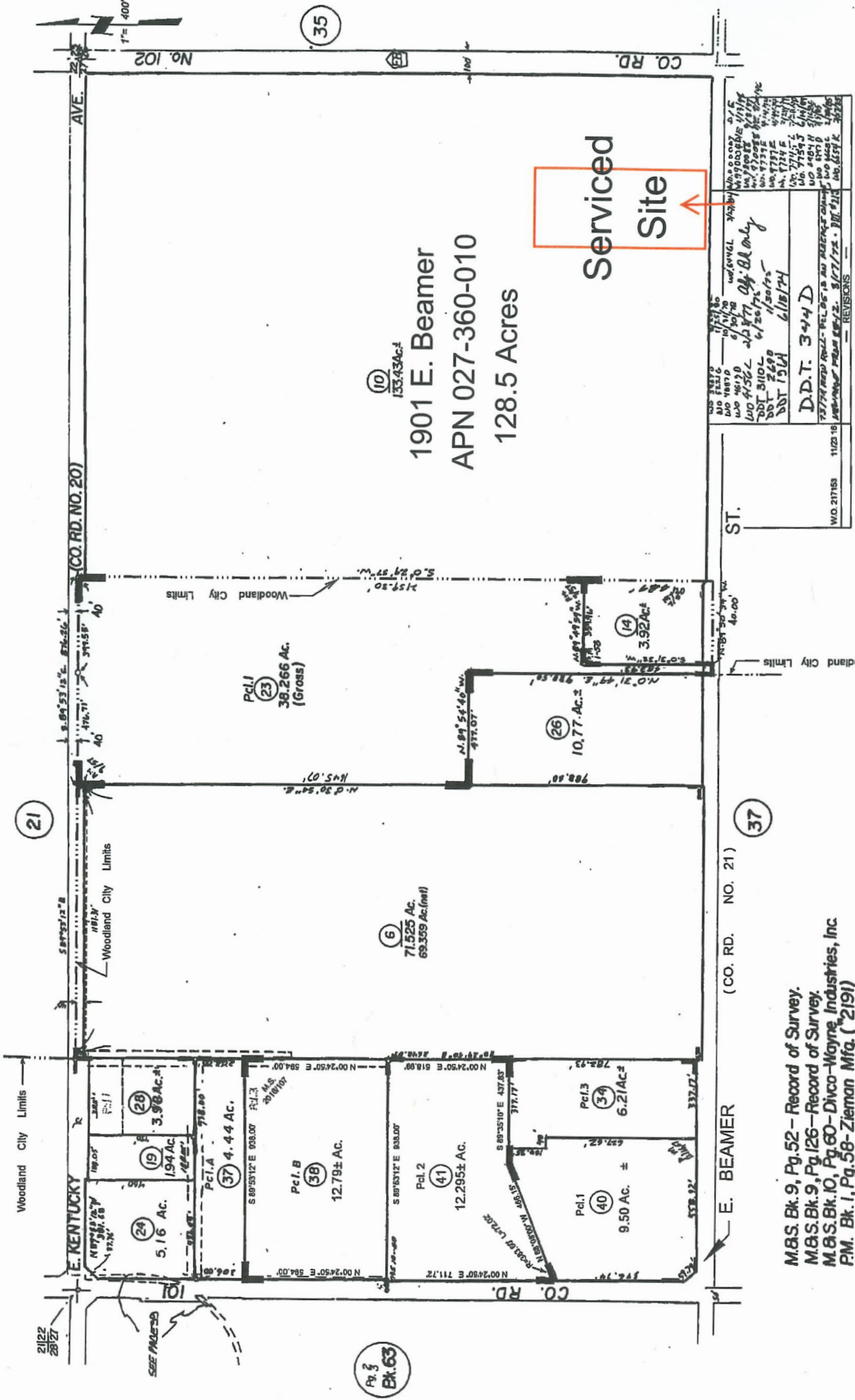
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(formerly por. 27 - 12)
 CITY & VICINITY OF WOODLAND
 Assessor's Map Bk. 27, Pg. 36
 County of Yolo, Calif.

NOTE - Assessor's Block Number Shown in Ellipses.
 Assessor's Parcel Number Shown in Circles.

CAUTION - These maps ARE NOT to be used for legal descriptions.

N.1/2 SEC. 27, T. 10N., R. 2E., M.D.B & M.



(10) 133.43Ac.±
 1901 E. Beamer
 APN 027-360-010
 128.5 Acres

Serviced Site

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CITY & VICINITY OF WOODLAND
 Assessor's Map Bk. 27, Pg. 36
 County of Yolo, Calif.
 (17/18)

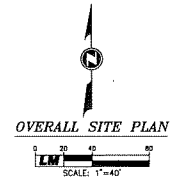
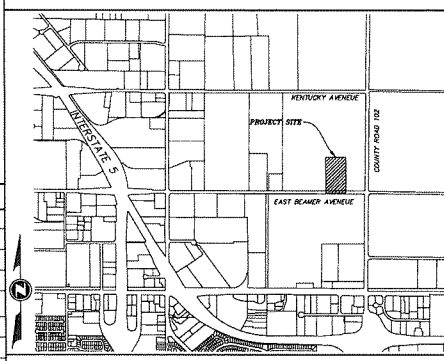
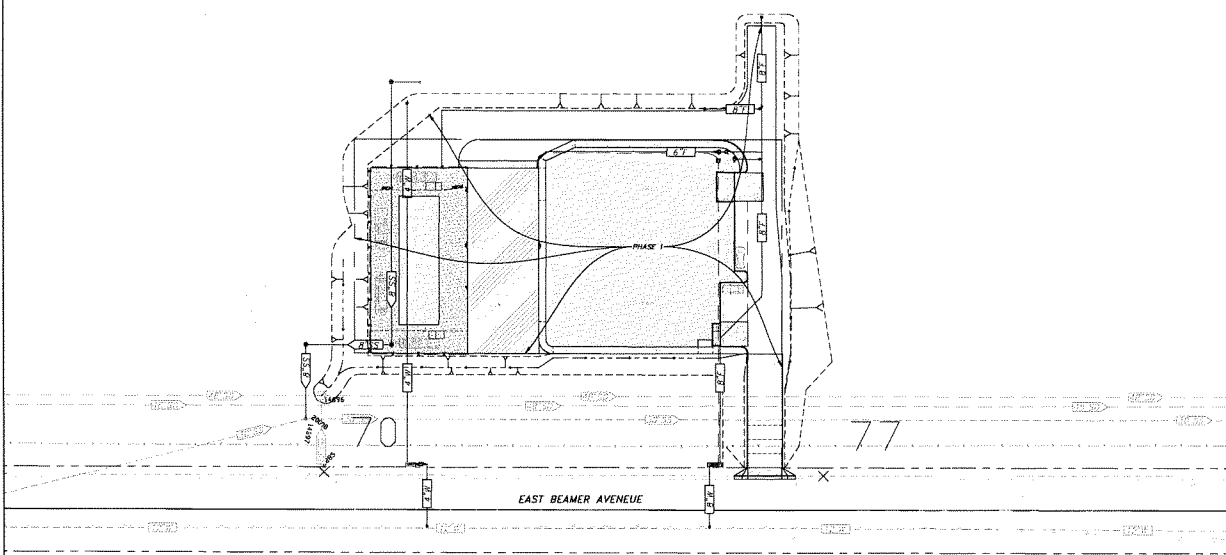
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 M.S. Bk. 2016, Pg. 107 - Record of Survey for US Industrial Reit III - Distribution

- M.S. Bk. 9, Pg. 52 - Record of Survey.
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- M.S. Bk. 2016, Pg. 107 - Record of Survey for US Industrial Reit III - Distribution

IMPROVEMENT PLANS FOR EAST BEAMER STREET HOUSING PROJECT - PHASE 1

CITY OF WOODLAND

YOLO COUNTY, CA



GEOTECHNICAL REPORT

"GEOTECHNICAL ENGINEERING REPORT, EAST BEAMER STREET HOUSING PROJECT" WKA NO. 12185.02P, DATED JANUARY 29, 2020, BY WALLACE-KUHL & ASSOCIATES, 3050 INDUSTRIAL BLVD., WEST SACRAMENTO, CA 95691. PHONE: (916)372-1434

LEGEND	
PROPOSED	EXISTING

UTILITY REPRESENTATIVES			
UTILITY	COMPANY	REPRESENTATIVE	PHONE NUMBER
GAS	P.G. & E.	SETH PEREZ	(530) 661-5668
ELECTRICITY	P.G. & E.	SETH PEREZ	(530) 661-5668
TELEPHONE	AT&T	LISA MARANO	(916) 484-2420
TELEPHONE	YOLO COUNTY TELECOMMUNICATIONS	TOM BATES	(530) 508-5012
CABLE TV	WAVE BROADBAND	FRANK BARGIEL	(916) 223-0123
USA			(916) 642-2444
WATER, SEWER & DRAINAGE	CITY OF WOODLAND	CRAIG LOCKE	(530) 661-5899
FIRE	CITY	FIRE MARSHALL	(530) 661-5855

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
FOR THE STATE OF CALIFORNIA, LICENSE NO. 41824
P.O. BOX 418, WOODLAND, CALIFORNIA 95670 PHONE (916) 449-1155



PROJECT ENGINEER'S SIGNATURE
BY:
BRYAN P. BONINO
DATE: 05-05-2020 P.K. 41824

JOB# 449-146-2

PUBLIC IMPROVEMENTS
FOR
EAST BEAMER STREET
HOUSING PROJECT

TITLE SHEET

BENCH MARK:
ELEVATION: 39.32 DATUM: NAVD 88
DESCRIPTION: TOP 3" BRASS DISK IN MONUMENT
WELL STAMPED "T10N REC S27, S26, S34, S35
LS 3823 1994" 5' E EAST OF COUNTY ROAD
102 CENTERLINE. STATION: T-16"

(PER C.O.W. GEODETIC CONTROL SURVEY-2002)
CITY OF WOODLAND
APPROVED BY:
BRENT MEYER - CITY ENGINEER
DATE:

SCALE: 1"=40' VERT. N/A
HORIZ. 1"=40'
DATE: 05-05-2020

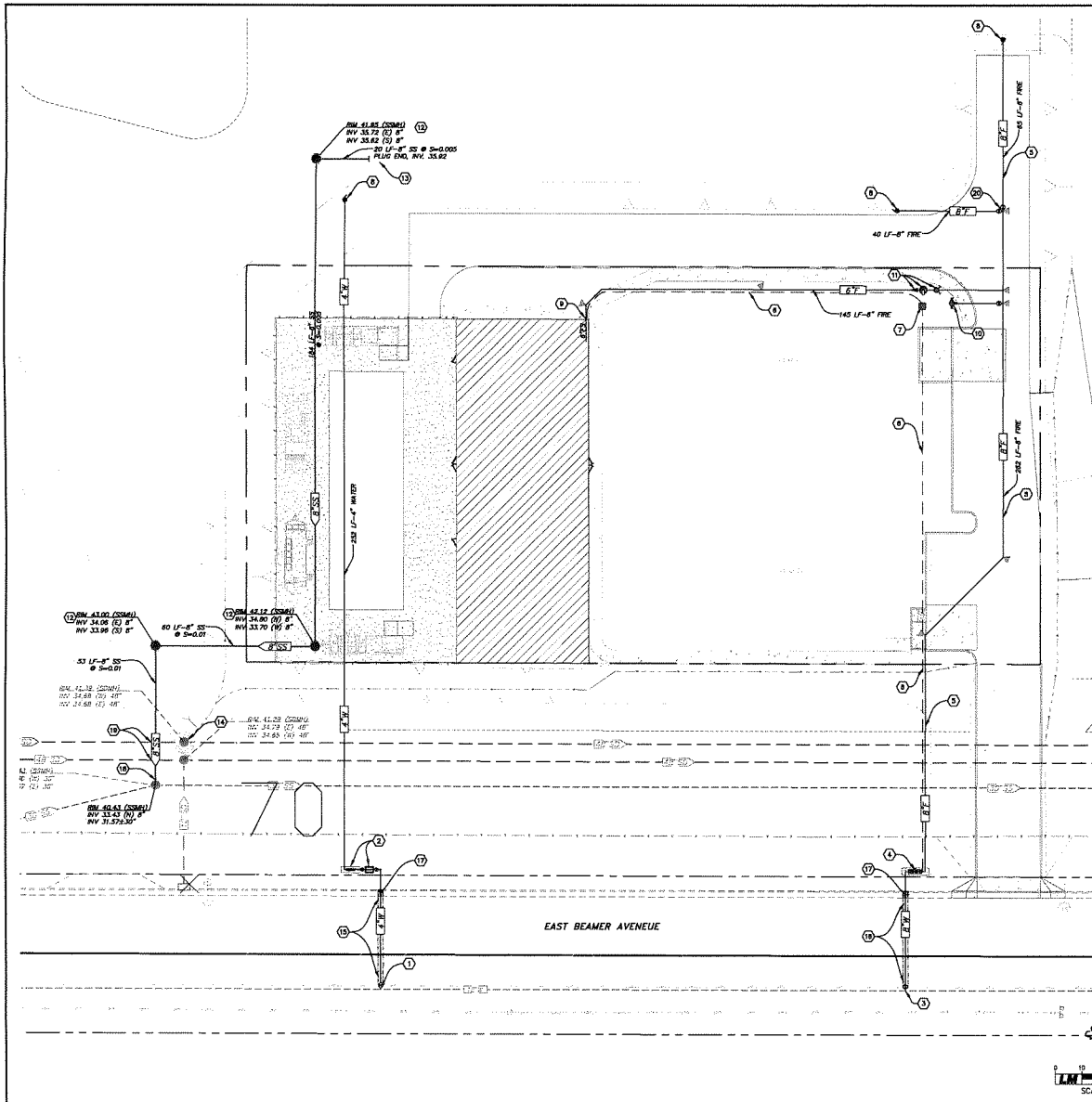
DESIGNED BY: B. BONINO
DRAWN BY: J. BARUELOS
REVIEWED BY: B. BONINO
FILE: 449-146-2_C001.dwg

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	PLAN REVIEW		5/5/20
2	COW BID REV'S		6/5/20
3	COW BID REV'S		6/11/20

SHEET INDEX	
No.	TITLE
C001	TITLE SHEET
C002	GENERAL NOTES
C003	GENERAL NOTES
C101	TOPOGRAPHIC SURVEY
C201	CIVIL SITE PLAN
C301	GRADING & DRAINAGE PLAN
C401	UTILITIES PLAN
C601	EROSION & SEDIMENTATION CONTROL PLAN
C701	DETAILS
C702	DETAILS
G101	CIVIL SITE PLAN
G301	GRADING & DRAINAGE PLAN
G302	GRADING & DRAINAGE PLAN
G303	GRADING & DRAINAGE PLAN
G304	GRADING & DRAINAGE PLAN
G801	EROSION & SEDIMENTATION CONTROL PLAN

C001

SHEET 1 OF 16



GENERAL UTILITY NOTES:

- A. PATCH/LE & VERIFY EXISTING SEWER/STORM DRAIN AS FIRST ITEM OF WORK AND VERIFY INVERT ELEVATIONS WITH ENGINEER PRIOR TO BEGINNING WORK. CAUTION!!! EXISTING UTILITIES. CAUTION!!!
- B. MAINTAIN 12" MIN. CLEAR SPACE BETWEEN ON-SITE PIPES, EXCEPT AS NOTED. AT ALL LOCATIONS WHERE WATER MAIN CROSSSES BELOW SEWER AND STORM DRAIN LINES. CENTER PIPE LENGTH SO THAT JOINTS ARE 10' FROM THE CENTERLINE OF THE STORM DRAIN OR SEWER MAIN (TYPICAL).
- C. ELECTRICAL AND GAS LAYOUT TO BE VERIFIED WITH PG&E. SEE ELECTRICAL & MECHANICAL PLANS FOR EXACT LOCATION.
- D. ALL FIRE HYDRANTS, PIV/FDC'S SHALL BE INSTALLED SO AS NOT TO BE BLOCKED BY PARKING STALLS, LOADING ZONES, LANDSCAPING, ETC.
- E. ALL FIRE HYDRANTS SHALL HAVE AN 18-INCH CLEARANCE FROM THE CENTER OF THE 4-1/2" DISCHARGE TO FINISHED GRADE LEVEL.
- F. ALL FIRE HYDRANTS SHALL BE INSTALLED WITH BREAK-OFF BOLTS AND/OR BREAK-OFF SPOOLS.
- G. ALL FIRE HYDRANTS SHALL BE EQUIPPED WITH A 3'X3' MINIMUM CONCRETE PAD AROUND THEM PER NFPA 24, 2019 EDITION. EXTEND PAD AS SHOWN ON PLANS TO BACK OF CURB.
- H. INSTALL THRUST BLOCKS OR RESTRAINED JOINTS AT ALL WATER FITTINGS PER CITY OF WOODLAND STANDARD DETAILS 0750, 0753, 0754 AND 0755. (+ = TYPICAL)
- I. SEWER CLEANOUTS SHALL HAVE WATER-TIGHT CONNECTIONS AND LIDS.
- J. ALL EXIST UNDERGROUND FIRE MAINS SHALL BE INSTALLED AND TESTED PER CITY OF WOODLAND STANDARD DETAIL 0730.
- K. SEE PLUMBING PLANS FOR INDIVIDUAL SEWER AND WATER SERVICES TO EACH BUILDING.
- L. INSTALL COLLARS FOR ALL NEW AND EXISTING MANHOLES, BLOWOFFS AND VALVES PER CITY STANDARD 0342.

CONSTRUCTION NOTES

1. INSTALL 4" WATER MAIN (TAP BY CITY AT CONTRACTOR'S EXPENSE) FROM EXISTING 12" WATER MAIN PER CITY DETAIL 720 AND 4" WATER VALVE PER CITY DETAIL 725. CONTRACTOR TO COORDINATE CONNECTION TO EXISTING WATER MAIN WITH CITY OF WOODLAND PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL PROVIDE 10 DAY MINIMUM ADVANCED NOTICE FOR CONNECTION. CONTRACTOR TO FURNISH ALL CONNECTION MATERIALS, THRUST BLOCKS, VALVES, AND REQUIRED FITTINGS AND PERFORM ALL NECESSARY PAVEMENT REMOVAL AND REPLACEMENT, EXCAVATION AND BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THIS TASK.
2. INSTALL 4" METER PER CITY OF WOODLAND DETAIL 715 AND REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY PER CITY OF WOODLAND STANDARD DETAIL 760 WITH 4" DOMESTIC WATER MAIN TO BUILDING.
3. INSTALL 8" WATER MAIN (TAP BY CITY AT CONTRACTOR'S EXPENSE) FROM EXISTING 12" WATER MAIN PER CITY DETAIL 720 AND 8" WATER VALVE PER CITY DETAIL 725. CONTRACTOR TO COORDINATE CONNECTION TO EXISTING WATER MAIN WITH CITY OF WOODLAND PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL PROVIDE 10 DAY MINIMUM ADVANCED NOTICE FOR CONNECTION. CONTRACTOR TO FURNISH ALL CONNECTION MATERIALS, THRUST BLOCKS, VALVES, AND REQUIRED FITTINGS AND PERFORM ALL NECESSARY PAVEMENT REMOVAL AND REPLACEMENT, EXCAVATION AND BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THIS TASK.
4. INSTALL 8" DOUBLE CHECK DETECTOR BACKFLOW ASSEMBLY WITH FIRE DEPARTMENT CONNECTION PER CITY OF WOODLAND STANDARD DETAIL 762. BACKFLOW PREVENTER SHALL BE ON STATE APPROVED LIST. BACKFLOW PREVENTER DEVICES MUST BE TESTED BY CITY-APPROVED TESTER AND TEST RESULTS PROVIDED TO PUBLIC INFRASTRUCTURE INSPECTOR PRIOR TO ISSUANCE OF OCCUPANCY. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THIS TASK.
5. INSTALL 8" FIRE MAIN PER DETAIL 10, SHEET C701. FIRE SERVICE SHALL BE POLYVINYL CHLORIDE (PVC), MANUFACTURED IN ACCORDANCE WITH AWWA C900, PRESSURE CLASS 245, OR-18, (4-INCH THROUGH 12-INCH FOR ALL UNDERGROUND FIRE SYSTEMS).
6. INSTALL 1-1/2" CONDUIT, SPLICE BOXES AND WIRING FOR FIRE ALARM ELECTRICAL CONNECTION TO BACKFLOW PREVENTER IN THE SAME TRENCH AS FIRE MAIN PER DETAIL 10, SHEET C701. VERIFY BUILDING CONNECTION FOR FIRE ALARM PANEL. COORDINATE WITH SITE ELECTRICAL PLAN OR SPRINKLER PLAN FOR ROUTING WITHIN BUILDING.
7. INSTALL ELECTRICAL PULL BOX PER CITY OF WOODLAND STANDARD DETAIL 1015.
8. INSTALL BLOW OFF VALVE PER CITY OF WOODLAND STANDARD DETAIL 740.
9. CONTRACTOR SHALL COORDINATE WITH FIRE PROTECTION AND UTILITY SUBCONTRACTOR FOR FIRE RISER SIZE AND LOCATIONS WITHIN BUILDING AND INSTALL PER DETAIL 9, SHEET C701.
10. INSTALL STANDARD FIRE HYDRANT AND VALVE ASSEMBLY PER CITY OF WOODLAND STANDARD DETAIL 730.
11. INSTALL FIRE DEPARTMENT CONNECTION WITH PIV AND CHECK VALVE PER DETAIL 8, SHEET C701.
12. INSTALL SANITARY SEWER MANHOLE PER CITY OF WOODLAND STANDARD DETAIL 515.
13. CONTRACTOR TO INSTALL MARKER INDICATING SANITARY SEWER STUB LOCATION.
14. REPLACE EXISTING STORM DRAIN MANHOLE LID WITH A GRATED LID AND RIP-RAP PROTECTION PER DETAIL 11, SHEET C701.
15. INSTALL 45 LF 4" WATER. HATCHING DENOTES SAWCUT, TRENCH REPAIR AND BACKFILL PER STANDARD DETAIL 0210.
16. INSTALL 45 LF 4" WATER. HATCHING DENOTES SAWCUT, TRENCH REPAIR AND BACKFILL PER STANDARD DETAIL 0210.
17. HATCHING DENOTES EXISTING CURB AND GUTTER TO BE REMOVED FOR WATER MAIN INSTALLATION AND REPLACED PER CITY STANDARD DETAILS 0302 AND 0315.
18. CORE DRILL AND CONNECT NEW 8" SEWER TO EXISTING SEWER MANHOLE WITH WATER TIGHT CONNECTION.
19. CAUTION, EXISTING DUAL 48" STORM DRAIN PIPES. PIPES MAY BE CAST IN PLACE PIPE. CONTRACTOR SHALL FIELD VERIFY TYPE OF STORM DRAIN AND PROTECT PIPES AS REQUIRED DURING SEWER INSTALLATION.
20. INSTALL TEE AND TWO 8-INCH VALVE ASSEMBLIES PER CITY DETAIL 0725.

LAUGENOUR AND MEIKLE
 CIVIL ENGINEERS
 200 SOUTH STREET, WOODLAND, CALIFORNIA 95694 PHONE: (916) 847-7100
 FAX: (916) 847-7100, CALIFORNIA STATE BOARD OF CIVIL ENGINEERS

PROJECT ENGINEER'S SIGNATURE
 BY: *B. Bonino*
 BRYAN P. BONINO
 DATE: 05-05-2020 P.E. #18104

JOB# 449-148-2

PUBLIC IMPROVEMENTS
 FOR
**EAST BEAMER STREET
 HOUSING PROJECT**

UTILITIES PLAN

BENCH MARK:
 ELEVATION: 39.32 DATUM: NAVD 88
 DESCRIPTION: TOP 3" BRASS DISK IN WORKMENT WELL STAMPED "10N RZE S27, S28, S34, S35 15 3923 1994" 5/2 EAST OF COUNTY ROAD 103 CENTERLINE. STATION: 7+18
 (PER C.O.W. GEODETIC CONTROL SURVEY-2002)

CITY OF WOODLAND
 APPROVED BY:
 BRENT MOYER - CITY ENGINEER
 DATE: _____

SCALE: 1"=20' HORIZ. VERT. N/A
 DATE: 05-05-2020

DESIGNED BY: B. BONINO
 DRAWN BY: J. BARUELOS
 REVIEWED BY: B. BONINO
 FILE: 449-148-2_C401.dwg

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	PLAN REVIEW		5/5/20
2	COW BID REVS		6/5/20
3	COW BID REVS		6/11/20

C401

SHEET 7 OF 16



RESOLUTION NO. 7566

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND ADOPTING THE INITIAL STUDY/MITIGATED
NEGATIVE DECLARATION AND MITIGATION MONITORING AND
REPORTING PROGRAM FOR EAST BEAMER WAY CAMPUS
NEIGHBORHOOD PROJECT LOCATED AT 1910 E. BEAMER STREET
(APN 027-360-010)**

WHEREAS, the applicant, the City of Woodland proposed a subdivision of the existing City-owned 128-acre parcel at 1901 E. Beamer Street into three separate parcels totaling approximately 8.5 acres of land, to eventually be used for 61 permanent supportive residences, an adult shelter, and a substance abuse treatment facility, all to serve homeless persons in the area located at 1901 E. Beamer Street in Yolo County California (the “East Beamer Way Neighborhood Project” or “Project”); and

WHEREAS, pursuant to California Public Resources Code Section 21067 and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*), section 15051, the City is the lead agency for the proposed Project; and

WHEREAS, City staff reviewed the proposed Project, and an Initial Study has been prepared for the proposed Project pursuant to State CEQA Guidelines section 15063; and

WHEREAS, on the basis of the Initial Study, which concluded that the proposed Project could have potentially significant impacts but that those impacts could be reduced to less than significant levels with implementation of proposed mitigation measures, the City determined that a Mitigated Negative Declaration (“MND”) should be prepared for the proposed Project; and

WHEREAS, an MND was prepared for the proposed Project pursuant to Public Resources Code sections 21064.5 and 21080, subdivision (c), and the State CEQA Guidelines section 15070 *et seq.*; and

WHEREAS, the City filed a Notice to Intent to Adopt a Mitigated Negative Declaration on December 17, 2019 with the Yolo County Recorder’s Office pursuant to State CEQA Guidelines section 15072 for a 30 day public comment period and provided copies of the Draft Initial Study and MND (“IS/MND”) to the public and the State Clearinghouse for a 30-day review and comment period beginning on July 9, 2020 and ending on August 7, 2020, pursuant to Public Resources Code section 21091(b); and

WHEREAS, pursuant to Public Resources Code section 21081.6 and State CEQA Guidelines section 15074(d), the City has prepared a program for reporting on or monitoring the changes that it has either required in the proposed Project or made a condition of approval to mitigate or avoid significant environmental effects (the “Mitigation Monitoring and Reporting Program”); and

WHEREAS, the City has endeavored to take all steps and impose all conditions necessary to ensure that impacts to the environment would not be significant; and

WHEREAS, all of the findings and conclusions made by the City Council pursuant to this Resolution are based upon the oral and written evidence before it as a whole; and

WHEREAS, the City Council held a duly noticed public hearing on September 15, 2020 to consider a staff presentation for the East Beamer Way Neighborhood Project and the Mitigated Negative Declaration; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within a three-hundred-foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat; and

WHEREAS, the City Council has considered the proposed Mitigated Negative Declaration, has reviewed and considered the proposed East Beamer Way Neighborhood Project and has determined that the Project will not have a significant effect on the environment with mitigation measures incorporated, and based on substantial supporting evidence provided in the Mitigated Negative Declaration for this Project; and

WHEREAS, the City of Woodland hereby finds that pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 et seq.) and per Section 15152 of the CEQA Guidelines, the City may tier from the analysis contained in the Environmental Impact Report for the 2035 General Plan as the East Beamer Way Neighborhood Project is consistent with the General Plan; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, IT IS HEREBY RESOLVED, by the City Council of the City of Woodland as follows:

1. Compliance with the California Environmental Quality Act. As the decision-making body for the proposed Project, the City Council has reviewed and considered the information contained in the MND, Initial Study, and administrative record. The City Council finds that the MND and Initial Study have been completed in compliance with the California Environmental Quality Act (Public Resources Code §§ 21000 *et seq.*) (“CEQA”) and the State CEQA Guidelines.
2. Findings on Environmental Impacts. As the lead agency under CEQA, the City Council finds that the MND and Initial Study contain a complete and accurate reporting of the environmental impacts associated with the proposed Project. The City Council further finds that the documents have been completed in compliance with CEQA and the State CEQA Guidelines. The City Council further finds that all environmental impacts of the proposed Project are either insignificant or can be mitigated to a less than significant level pursuant to the mitigation measures outlined in the MND, Initial Study, and the Mitigation Monitoring and Reporting Program. The City Council further finds that there is no substantial evidence in the record supporting a fair argument that the proposed Project may result in significant environmental impacts, and that any comments received regarding the proposed Project have been examined and determined to not

modify the conclusions of the IS/MND or the City Council. Further, the City Council finds that the IS/MND has not been substantially revised after public notice of its availability, and recirculation is not required. The City Council further finds that the IS/MND contains a complete, objective, and accurate reporting of the environmental impacts associated with the proposed Project and reflects the independent judgment of the City Council.

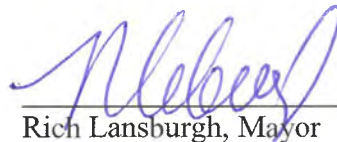
3. Adoption of Mitigated Negative Declaration. The City Council hereby approves and adopts the IS/MND prepared for the proposed Project, attached as Exhibit "A."

4. Adoption of the Mitigation Monitoring and Reporting Program. The City Council hereby approves and adopts the Mitigation Monitoring and Reporting Program prepared for the proposed Project, attached as Exhibit "B."

5. Notice of Determination. Staff is directed to file a Notice of Determination with the County of Yolo and the State Clearinghouse within five (5) working days of the adoption of this Resolution.

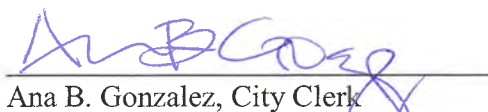
PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 15th day of September, 2020, by the following vote:

AYES: Barajas, Fernandez, Lansburgh, Rodriguez and Stallard
NOES: None
ABSENT: None
ABSTAIN: None



Rich Lansburgh, Mayor

ATTEST:



Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:



Ethan Walsh, City Attorney

Exhibit - A: Initial Study/Mitigated Negative Declaration

EXHIBIT “A”

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

(DOCUMENT AVAILABLE AT:

<https://www.cityofwoodland.org/DocumentCenter/View/6056/Public-Review-IS-with-Appendices---East-Beamer-Way>)

City of Woodland
Community Development Department



**East Beamer Way Neighborhood
Campus Project**

Initial Study/Mitigated Negative Declaration

July 2020

Prepared by



1501 Sports Drive, Suite A, Sacramento, CA 95834

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APPENDIX:

Appendix A	CalEEMod Results	<i>Please note the Appendices have not been included due to length. They can be viewed at https://www.cityofwoodland.org/DocumentCenter/View/6056/Public-Review-IS-with-</i>
Appendix B	Biological Resources Assessment	
Appendix C	Cultural Resources Study	
Appendix D	Geotechnical Engineering Report	
Appendix E	City of Woodland Climate Action Plan Consistency Checklist	
Appendix F	Phase I Environmental Site Assessment	

INITIAL STUDY
JULY 2020

A. BACKGROUND

1. Project Title: East Beamer Way Neighborhood Campus Project
2. Lead Agency Name and Address: City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695
3. Contact Person and Phone Number: Stephen Coyle
Deputy Director of Community Development
(530) 661-5910
4. Responsible Entity Name and Address: Yolo County
625 Court Street
Woodland, CA 95695
5. Project Location: Northwest of the East Beamer/County Road 102 Intersection
Woodland, CA 95695
Assessor's Parcel Number (APN): 027-360-010
6. Project Sponsor: City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695
7. Existing City of Woodland General Plan: Industrial (IN)
8. Existing City of Woodland Zoning: N/A
9. Existing Yolo County General Plan: Public and Quasi-Public (PQ)
10. Existing Yolo County Zoning: Public/Quasi Public (PQP)
11. Proposed Yolo County General Plan: Commercial General (CG)
12. Proposed Yolo County Zoning: General Commercial (C-G)
13. Surrounding Land Uses and Setting:

The East Beamer Way Neighborhood Campus Project (proposed project) is located on a 128-acre parcel, directly northwest of the intersection of East Beamer Street and County Road (CR) 102. The project site is directly outside of the City of Woodland limits, in an unincorporated portion of Yolo County. The parcel is primarily undeveloped with an existing drainage basin located on a portion of the project site. 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.

14. Project Description Summary:

The proposed project would include subdivision of the existing 128-acre parcel into four separate parcels. Three parcels would be used to accommodate the proposed project while the remaining parcel (approximately 119.5 acres) would remain as is. 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. All structures would be built on concrete foundations, upon concrete piers on compacted fill to raise the project's elevation above the base flood elevation. As part of the proposed project, the three parcels that would contain the foregoing homeless service facilities would be sold, while the remaining 119.5-acre parcel would remain undisturbed under City ownership. Implementation of the proposed project would require approval of a Tentative Parcel Map, General Plan Amendment, and Rezone by the County of Yolo, and approval of an Out of Agency Services Agreement, Sale of Property; and General Plan Amendment by the City of Woodland.

15. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1.:

In compliance with Assembly Bill (AB) 52 (Public Resources Code Section 21080.3.1), project notification letters were distributed to the Cortina Rancheria – Kletsel Dehe Band of Wintun Indians and Yocha Dehe Wintun Nation. The letters were distributed on March 6, 2020 and requests to consult have not been received to date.

B. SOURCES

All technical reports prepared for the project analysis are available upon request at the City of Woodland City Hall, located at 300 First Street, Woodland, CA 95695. The following documents are referenced information sources utilized by this analysis:

1. California Air Resources Board. *The 2017 Climate Change Scoping Plan Update*. January 20, 2017.
2. California Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed November 2019.
3. California Department of Conservation. *Geologic Hazards Data & Maps*. Available at: <https://maps.conservation.ca.gov/geologichazards/>. Accessed November 1, 2019.
4. California Department of Forestry and Fire Protection. *Yolo County, Draft Fire Hazard Severity Zones in LRA*. October 5, 2017.
5. 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.

6. California Department of Toxic Substances Control. *EnviroStor*. Available at: <http://www.envirostor.dtsc.ca.gov>. Accessed August 2019.
7. California Department of Transportation. *List of Eligible and Officially Designated State Scenic Highways*. Available at: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>. Accessed December 2019.
8. California Environmental Protection Agency California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.
9. California Water Boards. *Media Release: Statewide Water Savings Exceed 25 Percent in February*. April 4, 2017.
10. City of Woodland. *2015 Urban Water Management Plan* [pg 6-8]. June 2016.
11. City of Woodland. *General Plan Update 2035*. May 16, 2017.
12. County of Yolo. *County of Yolo 2030 General Plan*. November 10, 2009.
13. County of Yolo. *Yolo County Community Services Department Zoning Code (Title 8 of the Yolo County Code)*. July 2014.
14. County of Yolo. *Yolo County Unincorporated Area Community Profile Version 1.0*. December 2018.
15. Division of Oil, Gas, and Geothermal Resources. *Well Finder DOGGR GIS*. Available at: <https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-121.69618/38.67745/12>. Accessed November 22, 2019.
16. Estep Environmental Consulting. *Biological Resources Assessment of the City of Woodland's East Beamer Street at County 102 Parcel*. December 26, 2018.
17. Federal Emergency Management Agency. *Flood Insurance Rate Map 06013C0355G*. Effective March 21, 2007.
18. Tom Origer & Associates. *Cultural Resources Study for the East Beamer Way Project, Woodland, Yolo County, California*. October 22, 2019.
19. United States Department of Agriculture Natural Resources Conservation Service. *Web Soil Survey*. Available at: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed November 20, 2019.
20. United States Environmental Protection Agency. *Legal Compilation on Noise* [Volume 1, pg 2-104]. 1973.
21. Valley Clean Energy. *Standard Green*. Available at: <https://valleycleanenergy.org/energy-choices/standard-service/>. Accessed November 21, 2019.
22. Wallace Kuhl & Associates. *Geotechnical Engineering Report: East Beamer Street Housing Project*. January 29, 2020.
23. Wallace Kuhl & Associates. *Phase I Environmental Site Assessment – East Beamer Housing Project Property Woodland, California WKA No. 12185.04P*. May 29, 2020.
24. Wallace Kuhl & Associates. *Stockpile Soil sampling and Analysis Report – East Beamer Housing Project Woodland, CA WKA No. 12185.03P*. May 29, 2020.
25. Water Resources Association of Yolo County. *Yolo County Subsidence Network: 2016 Monitoring Event*. 2016.

26. 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.
27. Yolo County. *Climate Action Plan*. Available at: <https://www.yolocounty.org/community-services/planning-public-works/planning-division/climate-action-plan>. Accessed January 9, 2020.
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29. Yolo County. *Storm Water Management*. Available at <http://www.yolocounty.org/community-services/planning-public-works/public-works-division/storm-water-management>. Accessed June 2017.
30. Yolo County. *Yolo County Climate Action Plan: A Strategy for Smart Growth Implementation, Greenhouse Gas Reduction, and Adaptation to Global Climate Change*. March 15, 2011.
31. Yolo County. *Yolo County Code of Ordinances: Title 10, Chapter 13, Section 10-13.6. Service Fees*. Available at: [http://library.amlegal.com/nxt/gateway.dll/California/yolocounty_ca/yolocountycacodeofordinances?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:yolocounty_ca](http://library.amlegal.com/nxt/gateway.dll/California/yolocounty_ca/yolocountycacodeofordinances?f=templates$fn=default.htm$3.0$vid=amlegal:yolocounty_ca). Accessed November 25, 2019.
32. Yolo-Solano Air Quality Management District. *Handbook for Assessing and Mitigating Air Quality Impacts*. July 11, 2007.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is less-than-significant with mitigation as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards and Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Wildfire | <input type="checkbox"/> Utilities and Service Systems | |

D. DETERMINATION

On the basis of this Initial Study:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Stephen Coyle

Printed Name

Date

City of Woodland

For

E. BACKGROUND AND INTRODUCTION

This Initial Study/Mitigated Negative Declaration (IS/MND) provides an environmental analysis pursuant to the California Environmental Quality Act (CEQA) for the proposed project. This document has been prepared by the City of Woodland as lead agency under CEQA. The IS/MND contains an analysis of the environmental effects of construction and operation of the proposed project.

The mitigation measures prescribed for environmental effects described in this IS/MND would be implemented in conjunction with the project, as required by CEQA, and the mitigation measures would be incorporated into the project. In addition, a project Mitigation Monitoring and Reporting Program (MMRP) would be adopted in conjunction with approval of the project.

In accordance with Section 15073 of the CEQA Guidelines, this document is being circulated to local, state, and federal agencies and to interested organizations and individuals who may wish to review and comment on the report. After the public review period, the City will evaluate comments received on the draft IS/MND, and will prepare responses to address any substantial evidence that the proposed project could have a significant impact on the environment.

F. PROJECT DESCRIPTION

The following section includes a description of the project's location and surrounding land uses, as well as a discussion of the project components and discretionary actions requested of the City of Woodland and Yolo County.

Project Location and Surrounding Land Uses

The proposed project is located on a 128-acre parcel (Assessor's Parcel Number 027-360-010), directly northwest of the intersection of East Beamer Street and CR 102 (see Figure 1). The project site is adjacent to City of Woodland limits, and is in an unincorporated portion of Yolo County. The parcel was previously used as a wastewater treatment facility, but was decommissioned in the 1980s. Since decommissioning, the parcel has remained vacant, and some 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 to the 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.

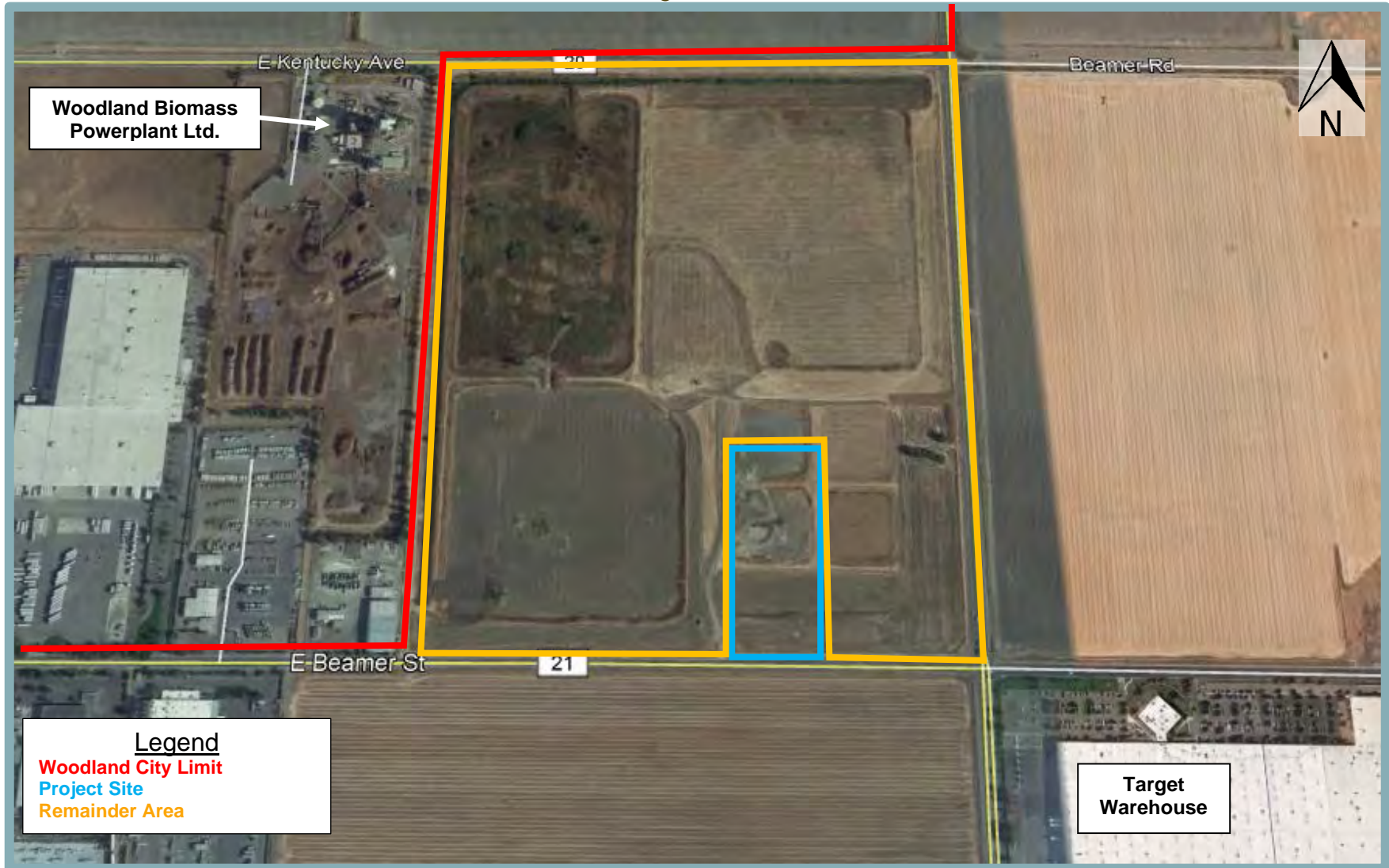
Project Components

The proposed project would include subdivision of the existing 128-acre parcel into four separate parcels. Three parcels would be used to accommodate the proposed project while the remaining parcel (approximately 119.5 acres) would remain as is, 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.

Figure 1
Project Vicinity



Figure 2
Project Site



Because the parcel is located outside of City limits, the County of Yolo would need to approve the proposed Tentative Parcel Map. Yolo County would also be responsible for approving a General Plan Amendment to redesignate the site from Public and Quasi-Public (PQ) to Commercial General (CG), as well as a Rezone from Public/Quasi-Public (PQP) to General Commercial (C-G). The site's current PQ land use designation and PQP zoning are intended for land uses including public offices, civic uses, schools, museums, fraternal organizations, and more. Alternatively, the CG land use and C-G zoning is intended to include general retail, personal services, professional offices, restaurants, gas and service stations, hotels and motels, and other similar uses.¹ As such, the proposed CG land use designation and C-G zoning would better accommodate the proposed land uses.

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. In addition, Woodland would need to approve a General Plan Amendment to allow homeless shelters and associated structures within land designated Industrial (IN).

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 use disorders.

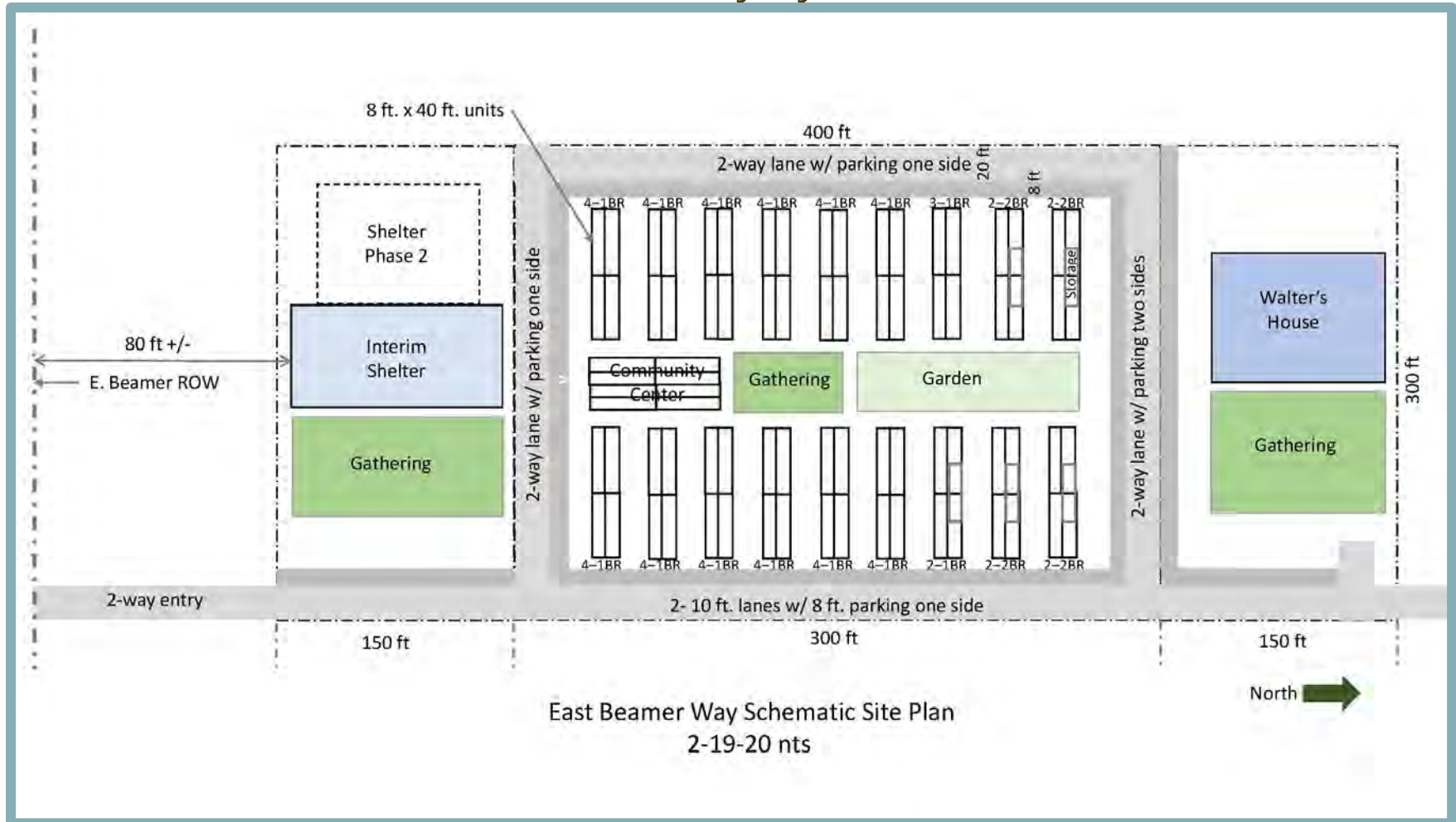
In accordance with the Housing First model, the project would include construction of a neighborhood of 51 one-bedroom units and 10 two-bedroom units, for a total of 71 beds intended for use by homeless persons in Woodland. The one-bedroom units would be 320 square feet (sf), and the two-bedrooms units 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 shelter for the homeless (100 beds) and a residential substance abuse treatment facility (54 beds). Friends of the Mission, a local non-profit that focuses on providing housing to individuals in need, would own the land and develop the neighborhood, shelter, and substance abuse treatment facility.

The layout of the proposed project would be such that the substance abuse treatment facility would occupy the northernmost portion of the site, the residential units would occupy the middle portion of the site, and the shelter would occupy the southernmost portion of the site (see Figure 3). The housing units would be clustered around a central aisle, which would include the community center, public garden, and a gathering area.

¹ County of Yolo. *Yolo County Community Services Department Zoning Code (Title 8 of the Yolo County Code)*. July 2014.

Figure 3
Preliminary Layout



As part of the proposed project, the area immediately east of the project site, within the remainder area, would be cut and the soil used as fill to raise the project site elevation above 43 feet. The fill would be concentrated on the northern portion of the project site, where the natural elevation is lowest. All housing structures would be built upon 12-inch concrete piers and concrete foundations to reach an elevation of 45 feet. The cut and fill activities would not result in a substantial change to water surface elevation in the project vicinity.

The proposed project would entail site improvements, including graded building pads with water, sewer, power utilities, and storm drainage infrastructure. Additionally, the City proposes to develop a new sidewalk and bus turnout on East Beamer Street, as well as installing four streetlights and ten street trees.

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:

- Tentative Parcel Map;
- General Plan Amendment; and
- Rezone.

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.

G. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue area identified in the checklist. Included in each discussion are project-specific mitigation measures required, where necessary, as part of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which mitigation has not been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant With Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

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

No Impact: The project would not have any impact.

I. AESTHETICS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a. Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. Yolo County and surrounding areas possess relatively flat topography, which results in few scenic vistas. Views throughout the County primarily consist of agricultural land from adjacent urban land uses. Although the project would include development within the southern portion of the parcel, the remainder parcel would remain undisturbed. Furthermore, the Yolo County General Plan does not officially designate scenic vistas within the planning area.

Based on the above, development of the proposed project would not have a substantial adverse effect on a scenic vista and would not substantially damage scenic resources. Thus, a **less-than-significant** impact would occur.

b. Per the California Department of Transportation, the project site is not located within the vicinity of an officially designated State Scenic Highway.² However, the site is located approximately 15 miles west of State Route (SR) 16, which is listed as an eligible State Scenic Highway. Because the nearest eligible State Scenic Highway, SR 16, is located 15 miles away from the project site and the site is not visible from SR 16, the proposed project would not have the potential to alter the scenic nature of SR 16. Thus, the proposed project would have **no impact** on scenic resources, including trees, outcroppings, and historic buildings within a State scenic highway.

c. The project site is located in proximity to industrial uses and agricultural land. Land uses in the surrounding area include vacant agricultural to the north, east, and south, as well as industrial land uses to the southwest and west of the site. The proposed project would include construction and operation of a neighborhood of either one- or two-bedroom units, or quadplexes of one-bedroom units. The proposed project would also include development of a shelter for the homeless and a residential substance abuse treatment facility. Currently, the project site is vacant and undeveloped.

² California Department of Transportation. *List of Eligible and Officially Designated State Scenic Highways*. Available at: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>. Accessed December 2019.

The project site has been designated by the City and County for development. Although a General Plan Amendment (GPA) and Rezone would be required as part of the proposed project, the GPA and Rezone would only change the type of development allowable. The proposed project would develop the previously vacant site, but such a change has been anticipated and analyzed in the Yolo County General Plan and General Plan EIR. In addition, the project site was previously disturbed for use as a drainage basin and is located near industrial buildings; thus, the site currently has low aesthetic value. While views of the project site could be altered by the proposed project, development of the proposed facilities would not further deplete the aesthetic value of the site.

All buildings would be designed to include natural colors and glazing that would comply with Title 24 of the California Building Standards Code (CBSC). Thus, the project would not substantially degrade existing views of the site and the surroundings and a **less-than-significant** impact would occur.

- d. Due to the undeveloped nature of the site, sources of light and glare do not exist within the site. However, street lights exist along the project frontage at East Beamer Street, as well as at the intersection of CR 102 and East Beamer Street. Vehicles traveling along the roadways in the surrounding area provide additional sources of light and glare in the project area, as well as the indoor and outdoor lighting features associated with the industrial developments in the vicinity of the site.

Development of the project site with residential units, a homeless shelter, and a residential substance abuse center would involve new sources of light and glare associated with interior light spilling through windows, exterior lighting on the proposed structures, outdoor lighting in the parking areas, and light reflected off windows. The developed portion of the site would be landscaped with trees and other vegetation, which would shield some of the light and glare from the site.

Such sources of light and glare would not be substantially more intensive than what currently occurs in the vicinity of the project site. Outdoor lighting would be required to comply with Yolo County General Plan Policy CC-4.12 L, which addresses light pollution. Furthermore, Policy CC-1.3 requires preservation of rural character by controlling artificial lighting to protect the night sky as an important scenic feature. Compliance with the foregoing measures would ensure that site lighting would be properly designed to reduce the potential for excessive outdoor lighting.

Given that the new sources of light would not be more intensive than the industrial uses in the vicinity, implementation of the project would result in a **less-than-significant** impact with respect to creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

II. AGRICULTURE AND FOREST RESOURCES.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a,e. Based on the California Department of Conservation Farmland Mapping and Monitoring Program and Figure 7-4, Farmland, in the Woodland General Plan, the project site is characterized as “Urban and Built Up Land.”³ Furthermore, the project site is considered unsuitable for agricultural uses, with the exception of forage crops for livestock, because the project site lies within a 200-year flood plain and the site has not been used for agricultural within the last 70 years. As a result, the project site would not be appropriate for use as agricultural land, and is not considered Farmland.

Under Section 8-2.404, Agricultural Conservation and Mitigation Program, of the Yolo County Zoning Code, any land within Yolo County that is substantially undeveloped and capable of agricultural production, regardless of current zoning, is defined as agricultural land, and shall be protected accordingly. Under such definition, the undeveloped project site may be considered agricultural land. However, Item (c) of the Code states that affordable housing projects where a majority of the units are affordable to very low- or low-income households shall be exempt from the provisions of the Agriculture Conversation and Mitigation Program. Therefore, the proposed project, which consists primarily of providing housing to very low-income people, would be exempt.

Based on the above, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use or involve any other changes in the existing environment which could result in conversion of Farmland to non-agricultural use. Therefore, a **less-than-significant** impact would occur.

³ California Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservacion.ca.gov/DLRP/CIFF/>. Accessed May 2020.

- b. According to the County of Yolo General Plan, the parcel is designated PQ and zoned PQP. The City of Woodland General Plan designates the site IN, and because the parcel is outside of City limits, the parcel currently does not have a City zoning designation. Because the site is not zoned by the City and is zoned PQP by the County, the project site is not zoned agriculture. In addition, the site is not under a Williamson Act contract. Therefore, the proposed project would not conflict with existing zoning or designated agricultural uses, or a Williamson Act contract, and **no impact** would occur.

- c,d. The project site is not considered forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), and is not zoned Timberland Production (as defined by Government Code section 51104[g]). While trees exist within the remainder parcel, trees do not exist within the area proposed for development. As such, the proposed project would not result in substantial adverse effects to the trees located within the remainder parcel. Thus, **no impact** would occur with regard to conversion of forest or agricultural land or Timberland Production.

III. AIR QUALITY.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a,b. Yolo County is located within the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Yolo-Solano Air Quality Management District (YSAQMD). The federal Clean Air Act (CAA) and the California Clean Air Act (CCAA) require that federal and State ambient air quality standards (AAQS) be established, respectively, for six common air pollutants, known as criteria pollutants. 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 (PM₁₀) standards, as well as for both the federal and State ozone standards.

The CAA 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 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 2016 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. In order to evaluate air pollutant emissions from development projects, the YSAQMD established

significance thresholds for emissions of ROG, NO_x, and PM₁₀ based on existing attainment plans. Thus, by exceeding the YSAQMD's mass emission thresholds for operational or construction emissions of ROG, NO_x, or PM₁₀, a project would be considered to conflict with or obstruct implementation of the YSAQMD's air quality planning efforts. Table 1 below presents the YSAQMD's recommended thresholds of significance, which are expressed in tons/yr for ROG and NO_x and pounds per day (lbs/day) for PM₁₀. If the proposed project's emissions exceed the pollutant thresholds presented in Table 1, the project could have a significant effect on air quality, the attainment of federal and State AAQS, and could conflict with or obstruct implementation of the applicable air quality plan.

Table 1		
YSAQMD Thresholds of Significance		
Pollutant	Construction Threshold	Operational/Cumulative Threshold
ROG	10 tons/yr	10 tons/yr
NO _x	10 tons/yr	10 tons/yr
PM ₁₀	80 lbs/day	80 lbs/day
<i>Source: YSAQMD. Handbook for Assessing and Mitigating Air Quality Impacts. July 11, 2007.</i>		

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. The air quality modeling for the proposed project assumed the following project-specific information:

- Construction would begin in August 2020;
- Construction would occur over approximately one year;
- Based on the preliminary site plans, the proposed project components would encompass:
 - 23,040 sf for the residential units; and
 - 36,080 sf total for the shelter, treatment center, and neighborhood community center.
- The total area disturbed during grading, including cut and fill activities, would be 8.71 acres;
- The proposed residences would not include hearths;
- The project would increase transit accessibility by installing a bus stop within 0.1-mile of the project site;
- Internal sidewalks would improve pedestrian network connectivity; and
- The project would comply with the 2019 CBSC.

The proposed project's estimated emissions associated with construction and operations are presented and discussed in further detail below. A discussion of the proposed project's contribution to cumulative air quality conditions is provided below as well. All CalEEMod results are included as Appendix A to this IS/MND.

Construction Emissions

The maximum unmitigated construction criteria air pollutant emissions resulting from construction of all structures on the project site are shown in Table 2. As shown in the table, construction emissions would be below all applicable thresholds of significance for ROG, NO_x, and PM₁₀.

Table 2			
Maximum Unmitigated Construction Emissions			
Pollutant	Proposed Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	0.51 tons/yr	10 tons/yr	NO
NO _x	1.74 tons/yr	10 tons/yr	NO
PM ₁₀	20.46 lbs/day	80 lbs/day	NO
<i>Source: CalEEMod, March 2020 (see appendix).</i>			

Operational Emissions

Operations of the proposed project (i.e., the neighborhood, community center, treatment facility, and shelter) would result in maximum unmitigated criteria air pollutant emissions as shown in Table 3.

Table 3			
Maximum Unmitigated Operational Emissions			
Pollutant	Proposed Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	0.71 tons/yr	10 tons/yr	NO
NO _x	2.94 tons/yr	10 tons/yr	NO
PM ₁₀	8.87 lbs/day	80 lbs/day	NO
<i>Source: CalEEMod, March 2020 (see appendix).</i>			

Because the proposed project's operational emissions would be below the applicable thresholds of significance, the proposed project would not be considered to conflict with air quality plans during project operations.

Cumulative Emissions

Past, present, and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By nature, air pollution is largely a cumulative impact. A single project is not sufficient in size to, by itself, result in nonattainment of AAQS. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant. The thresholds of significance presented in Table 1 represent the levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the SVAB's existing air quality conditions. If a project exceeds the significance thresholds, the proposed project's emissions would be cumulatively considerable, resulting in significant adverse cumulative air quality impacts to the region's existing air quality conditions. The proposed project would be below all applicable thresholds for criteria pollutants during construction and operations. 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.

Conclusion

Because the proposed project would not result in construction-related or operational emissions of criteria air pollutants in excess of YSAQMD's thresholds of significance, conflicts with or obstruction of the implementation of the applicable regional air quality plans would not occur. In addition, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state AAQS. Thus, a **less-than-significant** impact would result.

- c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest existing sensitive receptors would be the single-family residences located south and west of the site.

The major pollutant concentrations of concern are localized carbon monoxide (CO) emissions and toxic air contaminant (TAC) emissions, which are addressed in further detail below.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. Emissions of CO are of potential concern, as the pollutant is a toxic gas that results from the incomplete combustion of carbon-containing fuels such as gasoline or wood.

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:⁴

- 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.

If either or both of the above criteria are met by the mitigated project, YSAQMD recommends performing a full CO Protocol Analysis. If the results of the CO Protocol Analysis indicate a potential impact related to CO could occur, such as in instances where

⁴ Yolo-Solano Air Quality Management District. *Handbook for Assessing and Mitigating Air Quality Impacts* [p. 21]. July 11, 2007.

a project would worsen operations at a signalized intersection operating at LOS E or LOS F, YSAQMD directs Lead Agencies to perform CO dispersion modeling analysis using a modeling program such as CALINE-4. If the localized CO concentrations are shown to be below the applicable AAQS, the project would not result in an impact related to localized CO concentrations.

As discussed in Section XVII, Transportation, of this IS/MND, the 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.

TAC Emissions

Another category of environmental concern is TACs. The CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, 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 associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to pollutant concentrations would correlate to a higher health risk. The nearest sensitive receptors to the project site are the single-family residences located south of the site, over two miles away.

The proposed project does not include any operations that would be considered a substantial source of TACs. Accordingly, operations of the proposed project would not expose sensitive receptors to excess concentrations of TACs.

Short-term, construction-related activities could result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. However, as discussed above, construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. Health risks are typically associated with exposure to high concentrations of TACs over extended periods of time (e.g., 30 years or greater), whereas the construction period associated with the proposed project would likely be limited to approximately two years. All construction equipment and operation thereof would be regulated per the In-Use Off-Road Diesel Vehicle Regulation, which is intended to help reduce emissions associated with off-road diesel vehicles and equipment, including DPM.

Because construction equipment on-site would not operate for long periods of time and would be used at varying locations within the site, associated emissions of DPM would not occur at the same location (or be evenly spread throughout the entire project site) for long periods of time. Due to the temporary nature of construction and the relatively short duration of potential exposure to associated emissions, the potential for any one sensitive receptor in the area to be exposed to concentrations of pollutants for a substantially

extended period of time would be low. In addition, DPM is highly dispersive with distance.⁵ Considering that the nearest sensitive receptor is over two miles away, DPM is not anticipated to adversely affect any receptors. Therefore, construction of the proposed project would not be expected to expose any sensitive receptors to substantial pollutant concentrations.

Conclusion

Based on the above discussion, the proposed project would not expose any sensitive receptors to excess concentrations of localized CO or TACs during construction or operation. Therefore, the proposed project would result in a **less-than-significant** impact related to the exposure of sensitive receptors to substantial pollutant concentrations.

- d. Emissions, such as those leading to odors, have the potential to adversely affect sensitive receptors within the project area. Pollutants of principal concern include emissions leading to odors, emission of dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in section “a” through “c” above. Therefore, the following discussion focuses on emissions of odors.

According to the YSAQMD, common types of facilities that are known to produce odors include, but are not limited to, wastewater treatment facilities, chemical or fiberglass manufacturing, landfills, composting facilities, food processing facilities, refineries, dairies, and asphalt or rendering plants.⁶ Manifestations of a person’s reaction to odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The presence of an odor impact is dependent on a number of variables including: the nature of the odor source; the frequency of odor generation; the intensity of odor; the distance of odor source to sensitive receptors; wind direction; and sensitivity of the receptor.

Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantitative analysis to determine the presence of a significant odor impact is difficult. Typical odor-generating land uses include, but are not limited to, wastewater treatment plants, landfills, and composting facilities. The proposed project would not introduce any such land uses and is not located in the vicinity of any such existing or planned land uses.

Construction activities often include diesel fueled equipment and heavy-duty trucks, which could create odors associated with diesel fumes that may be considered objectionable. However, construction activities would be temporary and project construction would be required to comply with all applicable YSAQMD rules and regulations, particularly associated with permitting of air pollutant sources. The aforementioned regulations would help to minimize air pollutant emissions as well as any associated odors. Accordingly, substantial objectionable odors would not be expected to occur during construction activities. Operations of residential land uses do not typically result in the generation of odors.

⁵ California Environmental Protection Agency California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.

⁶ Yolo-Solano Air Quality Management District. *Handbook for Assessing and Mitigating Air Quality Impacts* [pg. 14]. July 11, 2007. Available at: <http://www.ysaqmd.org/documents/CEQAHandbook2007.pdf>. Accessed April 2019.

It should be noted that YSAQMD regulates objectionable odors through Rule 2.5 (Nuisance), which prohibits any person or source from emitting air contaminants or other material that result in any of the following: cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; endanger the comfort, repose, health, or safety of any such persons or the public; or have a natural tendency to cause injury or damage to business or property. Rule 2.5 is enforced based on complaints. If complaints are received, the YSAQMD is required to investigate the complaint, as well as determine and ensure a solution for the source of the complaint, which could include operational modifications. Thus, although not anticipated, if odor complaints are made during construction or operations of the proposed project, the YSAQMD would ensure that such odors are addressed and any potential odor effects reduced to less than significant levels.

For the aforementioned reasons, construction and operation of the proposed project would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people, and a ***less-than-significant*** impact would result.

IV. BIOLOGICAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	✘	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

The following discussion is primarily based off the Biological Resources Assessment prepared for the proposed project by Estep Environmental Consulting.⁷ It should be noted that the Biological Resources Assessment was based on a previous iteration of the project, where the buildings were oriented in an east-to-west direction. The site plans have since been updated, and the buildings are now proposed to be configured in a north-to-south direction, as shown in Figure 2 of the Project Description. However, the Biological Resources Assessment analyzed the entire project parcel, including the remainder area. The updated building configurations remain within the remainder area, and, therefore, the conclusions and mitigation measures set forth in the original Biological Resources Assessment remain applicable to the proposed project. The Biological Resources Assessment is included as Appendix B to this IS/MND.

- a. The majority of the parcel consists of nonnative annual grasses and agricultural weeds. Prior to being used for treatment ponds associated with the water treatment facility, the parcel was likely farmed, similar to the surrounding farmlands. Before the parcel was used for agriculture, the parcel was part of a large expanse of alkali seasonal wetlands and grassland prairies unique to the lowland area of Yolo County that supported several species closely associated with this now-rare natural community. Relatively undisturbed remnants of the alkali seasonal wetlands communities currently remain southeast of the City, some of which are now protected and managed as alkali sink preserves. The historic agricultural use, the more recent use for water treatment, and the current management of

⁷ Estep Environmental Consulting. *Biological Resources Assessment of the City of Woodland's East Beamer Street at County 102 Parcel*. December 26, 2018.

periodic disking and inundation has likely eliminated vegetation associations with the alkali sink natural community, including species unique to this community.

The Yolo Habitat Conservancy prepared the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP), which was adopted in April of 2018. The Yolo HCP/NCCP is a comprehensive, countywide conservation plan that provides permitting guidelines and mitigation for new developments over the next 50 years. Twelve sensitive species are covered under the plan based on their potential to be affected by covered activities, their occurrence in Yolo County, and plan-specific factors such as funding availability. The covered species are listed in Table 4 below.

Table 4		
Yolo HCP/NCCP Covered Species		
	Common Name	Scientific Name
Plants		
1	Palmate-bracted bird's beak	<i>Chloropyron palmatum</i>
Invertebrates		
2	Valley elderberry longhorn beetle	<i>Desmocerus californicus dimorphus</i>
Amphibians		
3	California tiger salamander (Central California DPS)	<i>Ambystoma californiense</i>
Reptiles		
4	Western pond turtle	<i>Actinemys marmorata</i>
5	Giant garter snake	<i>Thamnophis gigas</i>
Birds		
6	Swainson's hawk	<i>Buteo swainsoni</i>
7	White-tailed kite	<i>Elanus leucurus</i>
8	Western yellow-billed cuckoo	<i>Coccyzus americanus occidentalis</i>
9	Western burrowing owl	<i>Athene cunicularia hypugaea</i>
10	Least Bell's vireo	<i>Vireo bellii pusillus</i>
11	Bank swallow	<i>Riparia riparia</i>
12	Tricolored blackbird	<i>Agelaius tricolor</i>
Source: Yolo Habitat Conservancy. Yolo Habitat Conservation Plan/Natural Community Conservation Plan Volume 1 Final [pg ES-8]. April 2018.		

Special-status species include those plant and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal and State Endangered Species Acts. Both acts afford protection to listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, sensitive species included in USFWS Recovery Plans, and CDFW special-status invertebrates are all considered special-status species. Although CDFW Species of Special Concern generally do not have special legal status, they are given special consideration under CEQA. The factors that determine risk to a species or generally fall into one of several categories, such as habitat loss affecting the distribution and abundance of a species; environmental contaminants affecting the reproductive potential of a species; or a variety of mortality factors such as hunting or fishing, interference with man-made objects, invasive species, or toxins. In addition to regulations for special-status species, most birds in the U.S., including non-status species, are protected by the Migratory Bird Treaty Act (MBTA) of 1918. Under the MBTA, destroying active nests, eggs, and young is illegal. In addition, plant species on California Native

Plant Society (CNPS) Lists 1 and 2 are considered special-status plant species and are protected under CEQA.

Prior to field surveys, Estep Environmental Consultants conducted a database search to acquire information concerning known habitats and special-status species that may occur on the Project Area. The Project Area is defined as the project site and a two-mile radius outside of the border of the project site in all directions. The following sources were consulted:

- California Natural Diversity Data Base (CNDDDB);
- Woodland General Plan 2035;
- Yolo County General Plan;
- Yolo County HCP/NCCP;
- eBird;
- Tricolored Blackbird Portal;
- Estep 2008; and
- Other local research, surveys, and environmental documents.

On December 20, 2018, Estep Environmental Consultants conducted a field survey to evaluate botanical and wildlife resources by walking meandering transects within all accessible areas of the project site. The survey assessed habitat suitability for special-status species, and identified potentially protected trees, aquatic features, and presence or potential presence of special-status wildlife and plants. The results of the database search and field survey are discussed below.

Special-Status Plants

The following special-status plants have the potential to occur within the project area: California alkali grass (*Puccinellia simplex*), Ferris' milk-vetch (*Astragalus tener var. ferrisiae*), alkali milkvetch (*Astragalus tener var. tener*), heartscale (*Atriplex cordulata var. cordulata*), brittlescale (*Atriplex depressa*), San Joaquin spearscale (*Extriplex joaquinana*), Heckard's peppergrass (*Lepidium latipes var. heckardii*), and saline clover (*Trifolium hydrophilum*). Each of the aforementioned species is associated with alkaline sink and alkali grassland natural communities. However, the listed special-status plants are unlikely to currently exist within the project area due to removal of the alkali grassland habitat and continued periodic disking of the parcel. Thus, implementation of the proposed project is not anticipated to result in adverse effects to special-status plants. Nevertheless, palmate-bracted bird's beak is covered under the Yolo HCP/NCCP, and is discussed below.

Palmate-bracted bird's beak (*Chloropyron palmatum*), a state and federally endangered plant, also has the potential to occur in the vicinity of the parcel. The species is unlikely to occur on the project development site due to previously mentioned removal of alkali habitat and periodic disking, but considering the endangered status and inclusion in the Yolo HCP/NCCP, the project would be required to comply with all applicable mitigation measures from the HCP.

Special-Status Wildlife

According to the CNDDDB search, six special-status wildlife species had reported occurrences in the vicinity of the project area. The species that have the potential to inhabit the project site based on habitat suitability are discussed in further detail below.

Swainson's Hawk

The Swainson's hawk is generally associated with flat, open landscapes, and is relatively common in Yolo County during the spring-summer breeding season. Over 25 documented nest sites have occurred within five miles of the project site. While suitable nest trees were not identified within the project site, the majority of the parcel is considered suitable foraging habitat. Implementation of the proposed project would impact the species through loss of suitable foraging habitat. The Swainson's hawk is covered under the Yolo HCP/NCCP.

White-tailed Kite

The white-tailed kite typically nests in riparian forests, woodlands, and occasionally in isolated trees. The species forages in grasslands, seasonal wetlands, and agricultural land. White-tailed kites were not detected during the site survey and nests have not been reported within the vicinity of the parcel, but the entire parcel is considered suitable foraging habitat for the species. Implementation of the proposed project would impact the species through loss of suitable foraging habitat. The white-tailed kite is covered under the Yolo HCP/NCCP.

Mountain Plover

The mountain plover, a state species of special concern, roosts and forages in short grass prairies, pastureland, grazed grassland, and agricultural fields. Although on-site occurrences have not been reported since 1970, recent sightings have been reported in close proximity to the site and the vegetation height and density is consistent with suitable winter habitat requirements. However, the Biological Resources Assessment concludes that the mountain plover is not expected to occur on the project site. Implementation of the proposed project would remove 8.5 acres of potentially suitable winter habitat for the species. However, due to the relatively small acreage and the lack of recent winter occurrences on or in the immediate vicinity of the project site, this habitat loss would not represent a significant impact and would not be in conflict with City or Yolo County General Plan policies.

Western Burrowing Owl

The western burrowing owl occurs in open, dry grasslands and agricultural or desert habitats. In the California Central Valley, the western burrowing owl is often associated with pastureland and agricultural fields. The species typically occupy the burrows created by California ground squirrels for nest space, and are also known to nest in open pipes and small culverts. A majority of the project parcel represents suitable habitat for foraging, and where ground squirrels are present, for burrowing. A burrowing owl was detected within the project site during the field survey, using a winter burrow. Due to the relatively small size, the loss of foraging habitat that would result from implementation of the proposed project does not represent a significant impact. However, removal of occupied habitat and/or the removal of an active winter burrow is considered a significant impact due to the species' restricted range and declining populations. In addition, the western burrowing owl is covered under the Yolo HCP/NCCP.

Tricolored Blackbird

A state-listed threatened species, the tricolored blackbird, have three basic requirements for breeding: open accessible water, a protected nesting substrate (flooded or thorny vegetation), and a foraging space with adequate prey near the nesting colony. Although

there are not records of occurrence within the project site, the northwest portion of the project area could provide suitable breeding habitat for tricolored blackbirds, and the grassland throughout the remainder of the site is considered suitable foraging habitat. Limited potential exists for breeding to occur in the seasonal wetland habitat in the northwest quadrant of the parcel within approximately 1,000 feet from the project site. Although the project would not directly affect this area, noise disturbances from construction could have indirect effects if a breeding colony were established. The tricolored blackbird is covered under the Yolo HCP/NCCP.

MBTA Protected Species

The project site would be considered suitable habitat for the short-eared owl and loggerhead shrike. However, neither species was detected during on-site surveys, and records of the species nesting on-site or in the immediate vicinity do not exist. The grassland and ruderal areas of the site represent suitable nesting and foraging habitat for northern harriers. The northern harrier is known to occur onsite, and inadvertent destruction of an action nest would be a violation of violation of Fish and Game Code 3503.5 and would be in conflict with Yolo County General Plan Policy CO-2.38.

Conclusion

Based on the discussion above, 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, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Therefore, a **potentially significant** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

IV-1 *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.*

Palmate-bracted Bird's-Beak

AMM11 *Minimize Take and Adverse Effects on Palmate-Bracted Bird's Beak*

IV-2 *Palmate-bracted bird's-beak is covered by the Yolo HCP/NCCP only for the removal of suitable habitat and not for the removal of palmate-bracted bird's beak plants. This mitigation measure ensures compliance with this provision. To determine if palmate-bracted bird's-beak is present and could be affected, the project proponent shall conduct a planning-level survey for this species for any covered activities to be conducted within 250 feet of suitable habitat. The survey shall be conducted within 45 days prior to the commencement of construction activities if construction is to commence during the period from May 31 to September 30, and shall be consistent with protocols for surveying and evaluating impacts to Special Status Native Plant Populations and Natural Communities. The project proponent*

shall avoid occupied habitat where palmate-bracted bird's beak has been located within any of the last 15 years. Results of the survey shall be submitted to the City's Community Development Department for review.

The project proponent also shall avoid any new occurrences of this species identified during planning-level surveys. Avoidance shall require a 250-foot setback from the occupied habitat, or greater distance depending on site-specific topography to avoid hydrologic effects. A shorter buffer distance may apply if it is determined to avoid effects and is approved by the Conservancy, USFWS, and CDFW. Mortality of palmate-bracted bird's beak individuals shall be avoided, except as needed through management activities that provide an overall benefit to the species.

Swainson's Hawk and White-tailed Kite

AMM16 Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite

IV-3 The project proponent shall retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership shall be surveyed only if access is granted or if the parcels are visible from authorized areas. Results of the survey shall be submitted to the City's Community Development Department for review.

If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent shall retain a qualified biologist to conduct preconstruction surveys for active nests consistent with guidelines provided by the Swainson's Hawk Technical Advisory Committee, between March 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey shall be submitted to the Conservancy and CDFW.

If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist shall monitor the nest and shall, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior.

Western Burrowing Owl

AMM18 *Minimize Take and Adverse Effects on Western Burrowing Owl*

IV-4 *The project proponent shall retain a qualified biologist to conduct planning-level surveys within 45 days prior to the commencement of construction activities, and identify western burrowing owl habitat within or adjacent to (i.e., within 500 feet of) a covered activity. If habitat for this species is present, additional surveys for the species by a qualified biologist are required, consistent with CDFW guidelines. Results of the survey shall be submitted to the City's Community Development Department for review.*

If burrowing owls are identified during the planning-level survey, the project proponent shall minimize activities that would affect occupied habitat as follows. Occupied habitat is considered fully avoided if the project footprint does not impinge on a non-disturbance buffer around the suitable burrow. For occupied burrowing owl nest burrows, this non-disturbance buffer could range from 150 to 1,500 feet, depending on the time of year and the level of disturbance, based on current guidelines. The Yolo HCP/NCCP generally defines low, medium, and high levels of disturbances of burrowing owls as follows.

- *Low: Typically 71-80 dB, generally characterized by the presence of passenger vehicles, small gas-powered engines (e.g., lawn mowers, small chain saws, portable generators), and high-tension power lines. Includes electric hand tools (except circular saws, impact wrenches and similar). Management and enhancement activities would typically fall under this category. Human activity in the immediate vicinity of burrowing owls would also constitute a low level of disturbance, regardless of the noise levels.*
- *Moderate: Typically 81-90 dB, and would include medium- and large-sized construction equipment, such as backhoes, front end loaders, large pumps and generators, road graders, dozers, dump trucks, drill rigs, and other moderate to large diesel engines. Also includes power saws, large chainsaws, pneumatic drills and impact wrenches, and large gasoline-powered tools. Construction activities would normally fall under this category.*
- *High: Typically 91-100 dB, and is generally characterized by impacting devices, jackhammers, compression ("jake") brakes on large trucks, and trains. This category includes both vibratory and impact pile drivers (smaller steel or wood piles) such as used to install piles and guard rails, and large pneumatic tools such as chipping machines. It may also include large diesel and gasoline engines, especially if in concert with other impacting devices. Felling of large trees (defined as dominant or subdominant trees in mature forests), truck horns, yarding tower whistles, and muffled or underground explosives are also included. Very few covered activities are expected to fall under this category, but some construction activities may result in this level of disturbance.*

If the project does not fully avoid direct and indirect effects on nesting sites (i.e., if the project cannot adhere to the buffers described above), the

project proponent shall retain a qualified biologist to conduct preconstruction surveys and document the presence or absence of western burrowing owls that could be affected by the covered activity. Prior to any ground disturbance related to covered activities, the qualified biologist shall conduct the preconstruction surveys within three days prior to ground disturbance in areas identified in the planning-level surveys as having suitable burrowing owl burrows, consistent with CDFW preconstruction survey guidelines. The qualified biologist shall conduct the preconstruction surveys three days prior to ground disturbance. Time lapses between ground disturbing activities shall trigger subsequent surveys prior to ground disturbance.

If the biologist finds the site to be occupied by western burrowing owls during the breeding season (February 1 to August 31), the project proponent shall avoid all nest sites, based on the buffer distances described above, during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups that forage on or near the site following fledging). Construction may occur inside of the disturbance buffer during the breeding season if the nest is not disturbed and the project proponent develops a mitigation monitoring plan that is approved by the Conservancy, CDFW, and USFWS prior to project construction, based on the following criteria:

- The Conservancy, CDFW, and USFWS approves the mitigation monitoring plan provided by the project proponent.*
- A qualified biologist shall monitor the owls for at least three days prior to construction to determine baseline nesting and foraging behavior (i.e., behavior without construction).*
- The same qualified biologist monitors the owls during construction and finds no change in owl nesting and foraging behavior in response to construction activities.*
- If the qualified biologist identifies a change in owl nesting and foraging behavior as a result of construction activities, the qualified biologist will have the authority to stop all construction related activities within the non-disturbance buffers described above. The qualified biologist will report this information to the Conservancy, CDFW, and USFWS within 24 hours, and the Conservancy will require that these activities immediately cease within the non-disturbance buffer. Construction cannot resume within the buffer until the adults and juveniles from the occupied burrows have moved out of the project site, and the Conservancy, CDFW, and USFWS agree.*
- If monitoring indicates that the nest is abandoned prior to the end of nesting season and the burrow is no longer in use by owls, the project proponent may remove the non-disturbance buffer, only with concurrence from CDFW and USFWS. If the burrow cannot be avoided by construction activity, the biologist will excavate and collapse the burrow in accordance with CDFW's 2012 guidelines to prevent reoccupation after receiving approval from the wildlife agencies.*

If evidence of western burrowing owl is detected outside the breeding season (September 1 to January 31), the project proponent shall establish a non-disturbance buffer around occupied burrows, as determined by a qualified biologist. Construction activities within the disturbance buffer are allowed if the following criteria are met to prevent owls from abandoning important overwintering sites:

- A qualified biologist monitors the owls for at least three days prior to construction to determine baseline foraging behavior (i.e., behavior without construction).*
- The same qualified biologist monitors the owls during construction and finds no change in owl foraging behavior in response to construction activities.*
- If there is any change in owl roosting and foraging behavior as a result of construction activities, these activities will cease within the buffer.*
- If the owls are gone for at least one week, the project proponent may request approval from the Conservancy, CDFW, and USFWS for a qualified biologist to excavate and collapse usable burrows to prevent owls from reoccupying the site if the burrow cannot be avoided by construction activities. The qualified biologist will install one-way doors for a 48-hour period prior to collapsing any potentially occupied burrows. After all usable burrows are excavated, the buffer will be removed and construction may continue.*

Monitoring shall continue as described above for the nonbreeding season as long as the burrow remains active.

A qualified biologist shall monitor the site, consistent with the requirements described above, to ensure that buffers are enforced and owls are not disturbed. Passive relocation (i.e., exclusion) of owls has been used in the past in the Plan Area to remove and exclude owls from active burrows during the nonbreeding season. Exclusion and burrow closure shall not be conducted during the breeding season for any occupied burrow. If the Conservancy determines that passive relocation is necessary, the project proponent shall develop a burrowing owl exclusion plan in consultation with CDFW biologists. The methods shall be designed as described in the species monitoring guidelines and consistent with the most up-to-date checklist of passive relocation techniques. This may include the installation of one-way doors in burrow entrances by a qualified biologist during the nonbreeding season. These doors shall be in place for 48 hours and monitored twice daily to ensure that the owls have left the burrow, after which time the biologist shall collapse the burrow to prevent reoccupation. Burrows shall be excavated using hand tools. During excavation, an escape route shall be maintained at all times. This may include inserting an artificial structure, such as piping, into the burrow to prevent collapsing until the entire burrow can be excavated and it can be determined that no owls are trapped inside the burrow. The Conservancy may allow other methods of passive or active relocation, based on best available science, if approved by the wildlife agencies. Artificial burrows shall be constructed

prior to exclusion and will be created less than 300 feet from the existing burrows on lands that are protected as part of the reserve system.

Tricolored Blackbird

AMM21 Minimize Take and Adverse Effects on Habitat of Tricolored Blackbird

IV-5 The project proponent shall retain a qualified biologist to identify and quantify (in acres) tricolored blackbird nesting and foraging habitat within 1,300 feet of the footprint of the covered activity, within 45 days prior to the commencement of construction activities. If a 1,300-foot buffer from nesting habitat cannot be maintained, the qualified biologist shall check records maintained by the Conservancy (which shall include CNDDDB data, and data from the tricolored blackbird portal) to determine if tricolored blackbird nesting colonies have been active in or within 1,300 feet of the project footprint during the previous five years. If there are no records of nesting tricolored blackbirds on the site, the qualified biologist shall conduct visual surveys to determine if an active colony is present, during the period from March 1 to July 30. Results of the survey shall be submitted to the City's Community Development Department for review.

Operations and maintenance activities or other temporary activities that do not remove nesting habitat and occur outside the nesting season (March 1 to July 30) do not need to conduct planning or construction surveys or implement any additional avoidance measures. If an active tricolored blackbird colony is present or has been present within the last five years within the planning-level survey area, the project proponent shall design the project to avoid adverse effects within 1,300 feet of the colony site(s), unless a shorter distance is approved by the Conservancy, USFWS, and CDFW. If a shorter distance is approved, the project proponent shall still maintain a 1,300-foot buffer around active nesting colonies during the nesting season but may apply the approved lesser distance outside the nesting season. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

Raptors and Nesting Migratory Birds

IV-6 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.*

b,c. An assessment of aquatic ecosystems and riparian habitat within the project vicinity was conducted as part of the Biological Resources Assessment prepared by Estep Environmental Consultants. The report concluded that the flooded basin within the project parcel could be considered a managed seasonal wetland because the basin is likely dry during warm months and periodically flooded during the rainy season (see Figure 4). The dense cover in the wetland area may also provide important cover habitat for many other birds, mammals, and reptiles. The managed seasonal wetland is located within the remainder parcel, and would not be disturbed during development of the proposed project.

Riparian habitat refers to the ecosystem found along a moving body of water, such as a river or stream. Water channels that include vegetation that may be considered riparian habitat exist along the northern and western perimeter of the parcel. The channels support patches of wetland vegetation and adjacent ruderal vegetation along their banks, and provide habitat for wetland-associated wildlife species such as red-winged blackbird. The channels are highly disturbed because the channels are periodically cleared of vegetation to maintain water flow, and would not be disturbed during project development. Thus, the riparian habitat would not be affected by the proposed project.

A seasonal wetland and two channels exist within the remainder parcel (see Figure 4). 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. Therefore, the proposed project would not have a substantial adverse effect on riparian habitat, sensitive natural communities, or federally protected wetlands, and a **less-than-significant** impact could occur.

Figure 4
Land Use and Cover Types



Source: Estep Environmental Consulting. Biological Resources Assessment of the City of Woodland's East Beamer Street at County 102 Parcel [pg 7]. December 26, 2018.

- d. The project site is unlikely to act as a movement corridor because industrial developments exist directly to the west and southeast of the site. The proposed project includes construction of a multiple roads within the project site, which could pose a threat to the movement of certain wildlife species if they were trapped or struck by vehicular traffic. However, the proposed project would only occupy one portion of the entire parcel, and the remainder parcel would not be affected. If an animal were required to migrate across the project site, the animal could do so by way of the unaffected remainder parcel adjacent to the project development. As such, the project would not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. Thus, a **less-than-significant** impact would occur.
- e. Willow and cottonwood trees are located in the northwest portion of the project area, and several olive trees are along CR 102. The trees are all within the remainder parcel, and would not be removed or impacted by the proposed project. As a result, the proposed project would not conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and a **less-than-significant** impact would occur.
- f. The project site falls within the boundaries of the Yolo HCP/NCCP, which establishes an effective framework to protect natural resources in Yolo County, while improving and streamlining the environmental permitting process for impacts on special status species and provides guidance for the mitigation of impacts to covered species. Applicable Avoidance and Minimization Measures for palmate-bracted bird's-beak, Swainson's hawk and white-tailed kite, western burrowing owl, and tricolored blackbird as adapted from Chapter 4 of the Yolo HCP/NCCP, have been included in Mitigation Measures IV-2 through IV-5 of this IS/MND. Per Sec. 10-13.6, Yolo County may collect service fees from project applicants to compensate for direct and indirect costs associated with administration and implementation of the Yolo HCP/NCCP and related permitting processes.⁸ In addition, the developer shall be required to pay all applicable fees per Section 8.4.1 of the HCP/NCCP, as required by Mitigation Measure IV-1. Therefore, the proposed project would not conflict with the applicable provisions of the Yolo HCP/NCCP and a **less-than-significant** impact would occur related to conflicts with an adopted HCP, NCCP, or other approved local, regional, or State HCP.

⁸ Yolo County. *Yolo County Code of Ordinances: Title 10, Chapter 13, Section 10-13.6. Service Fees*. Available at: [http://library.amlegal.com/nxt/gateway.dll/California/yolocounty_ca/yolocountycacodeofordinances?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:yolocounty_ca](http://library.amlegal.com/nxt/gateway.dll/California/yolocounty_ca/yolocountycacodeofordinances?f=templates$fn=default.htm$3.0$vid=amlegal:yolocounty_ca). Accessed November 25, 2019.

V. CULTURAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The following discussion is based on the Cultural Resources Study prepared for the proposed project by Tom Origer & Associates.⁹ The Cultural Resources Study was based on the previous iteration of the project, as described in Section IV, Biological Resources, of this IS/MND. The site plans have since been updated, and the buildings are now proposed to be configured in a north-to-south direction, as shown in Figure 2 of the Project Description. Although the Cultural Resources Study analyzed disturbance of the site under the original configuration, due to the significant overlap between the original project site and the updated project site, the conclusions and mitigation measures set forth remain applicable to the proposed project. The Cultural Resources Study is included as Appendix C to this IS/MND.

a,b,c. Historical resources are features that are associated with the lives of historically important persons and/or historically significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics.

Tom Origer & Associates requested a cultural resource records search that was conducted by the Northwest Information Center (NWIC) at Sonoma State University. Cultural resources have not been recorded within a 0.25-mile radius of the project site. To gather information about potential historical or archeological resources within the project site, Tom Origer & Associates also contacted the Native American Heritage Commission (NAHC) requesting information regarding a search of their Sacred Lands Files (SLF). The search of the SLF indicated negative results for sacred sites within the project area and/or vicinity.

A USGS map from 1954 shows a wastewater treatment facility and associated ponds north of the project site. By 1993, the wastewater treatment facility was not present anymore, but the ponds remain to this day. The historical map shows that the parcel has been previously disturbed, and known uses from the past 75 years are not considered historically significant. In addition, structures from that period do not exist, and development of the site would not influence any potentially historic structures.

A field survey of the site was conducted by Tom Origer & Associates on October 14, 2019. The pedestrian survey was conducted by walking in transects measuring approximately

⁹ Tom Origer & Associates. *Cultural Resources Study for the East Beamer Way Project, Woodland, Yolo County, California*. October 22, 2019.

15 meters apart. In addition, two four-inch diameter auger holes were drilled to a depth of 120 and 150 centimeters to examine subsurface properties. Archaeological site indicators were not observed during the course of the survey. Because archaeological resources were not identified during the aforementioned searches, the project site is considered to have low potential for the discovery of archaeological resources.

While historic resources have not been recorded at the project site, the potential exists for previously undiscovered resources to occur on-site. Therefore, if previously undiscovered resources are found during construction, the proposed project could cause a substantial adverse change in the significance of a historic or archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturb human remains, including those interred outside of formal cemeteries during construction, and a **potentially significant** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a less-than-significant level.

V-1 *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.

V-2 *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).

VI. ENERGY.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a,b. The main forms of available energy supply are electricity, natural gas, and oil. A description of the 2019 California Green Building Standards Code and the Building Energy Efficiency Standards, with which the proposed project would be required to comply, as well as discussions regarding the proposed project’s potential effects related to energy demand during construction and operations of the proposed project are provided below.

California Green Building Standards Code

The 2019 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), is a portion of the California Building Standards Code (CBSC) that became effective on January 1, 2020. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the CALGreen Code include, but are not limited to, the following measures:

- Compliance with relevant regulations related to future installation of Electric Vehicle charging infrastructure in residential and non-residential structures;
- Indoor water use consumption is reduced through the establishment of maximum fixture water use rates;
- Outdoor landscaping must comply with the California Department of Water Resources’ Model Water Efficient Landscape Ordinance (MWELO), or a local ordinance, whichever is more stringent, to reduce outdoor water use;
- Diversion of 65 percent of construction and demolition waste from landfills;
- Mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board; and
- For some single-family and low-rise residential development developed after January 1, 2020, mandatory on-site solar energy systems capable of producing 100 percent of the electricity demand created by the residence(s). Certain residential developments, including those developments that are subject to substantial shading, rendering the use of on-site solar photovoltaic systems infeasible, are exempted from the foregoing requirement.

Building Energy Efficiency Standards

The 2019 Building Energy Efficiency Standards, which went into effect on January 1, 2020, build upon energy efficiency measures from the 2016 Building Energy Efficiency Standards resulting in a reduction in energy consumption from the 2016 standards for

residential and commercial structures. Energy reductions relative to previous Building Energy Efficiency Standards would be achieved through various regulations including requirements for the use of high efficiency lighting, improved water heating system efficiency, and high-performance attics and walls.

One of the improvements included within the 2019 Building Energy Efficiency Standards is the requirement that certain residential developments, including some single-family and low-rise residential developments, like the proposed project, include on-site solar energy systems capable of producing 100 percent of the electricity demanded by the residences.

Construction Energy Use

Construction of the proposed project would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to meet additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the sites where energy supply cannot be met via a hookup to the existing electricity grid.

All construction equipment and operation thereof would be regulated per the CARB In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. The In-Use Off-Road Diesel Vehicle Regulation would subsequently help to improve fuel efficiency and reduce GHG emissions. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to reduce demand on oil and emissions associated with construction.

The CARB has recently prepared the *2017 Climate Change Scoping Plan Update (2017 Scoping Plan)*,¹⁰ which builds upon previous efforts to reduce GHG emissions and is designed to continue to shift the California economy away from dependence on fossil fuels. Appendix B of the 2017 Scoping Plan includes examples of local actions that would support the State's climate goals. The examples provided include, but are not limited to, enforcing idling time restrictions for construction vehicles, utilizing existing grid power for electric energy rather than operating temporary gasoline/diesel-powered generators, and increasing use of electric and renewable fuel-powered construction equipment. The regulation described above, with which the proposed project must comply, would be consistent with the intention of the 2017 Scoping Plan and the recommended actions included in Appendix B of the 2017 Scoping Plan.

Based on the above, the temporary increase in energy use occurring during construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. In addition, the proposed project would be required to comply with all applicable regulations related to

¹⁰ California Air Resources Board. *The 2017 Climate Change Scoping Plan Update*. January 20, 2017.

energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

Operational Energy Use

Following implementation of the proposed project, Valley Clean Energy (VCE) would provide electricity to the project site. Energy use associated with operation of the project would be typical of residential uses, requiring electricity for interior and exterior building lighting, heating, ventilation, and air conditioning (HVAC), electronic equipment, machinery, refrigeration, appliances, security systems, and more. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use, the proposed project would result in transportation energy use associated with vehicle trips generated by the proposed residences, employees, and visitors to the proposed facilities.

The proposed residential project would be subject to all relevant provisions of the most recent update of the CBSC, including the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and the Building Energy Efficiency Standards would ensure that the proposed structures would consume energy efficiently through the incorporation of such features 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.¹¹ Thus, a portion of the energy consumed during project operations would originate from renewable sources, and the project would thereby comply with all state or local plans for renewable energy use. In addition, the proposed project is intended to be all-electric, and natural gas appliances or hearths would not be included.

With regard to transportation energy use, the proposed project would comply with all applicable regulations associated with vehicle efficiency and fuel economy. In addition, the proposed project includes construction of a Yolobus stop along East Beamer Street. The project also includes a plan for the property managers to operate a shuttle to and from bus stops to further encourage public transit use. The site's access to public transit would reduce total vehicle miles traveled (VMT) and tail pipe emissions compared to dependency on private motor vehicle. Less than forty percent of residents who qualify for the permanent supportive housing, own or lease private motor vehicles and at least a third rely on bicycles for daily mobility. Furthermore, the project would include construction of sidewalks connecting the residential units and supportive structures, and along the project frontage at East Beamer Street, thereby providing for increased pedestrian connectivity throughout the area and resulting in reduced vehicle use.

Conclusion

Based on the above, construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Thus, a ***less-than-significant*** impact would occur.

¹¹ Valley Clean Energy. *Standard Green*. Available at: <https://valleycleanenergy.org/energy-choices/standard-service/>. Accessed November 21, 2019.

VII. GEOLOGY AND SOILS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The following discussion is based primarily on the Geotechnical Engineering Report prepared for the proposed project by Wallace Kuhl & Associates.¹² The Geotechnical Engineering Report was based on the previous iteration of the project, where the buildings were oriented in an east-to-west direction. The site plans have since been updated, and the buildings are now proposed to be configured in a north-to-south direction, as shown in Figure 2 of the Project Description. Although the Geotechnical Engineering Report analyzed soils beneath the original disturbance area, due to the significant overlap between the original project site and the updated project site, the conclusions and mitigation measures set forth remain applicable to the proposed project. The Geotechnical Engineering Report is included as Appendix D to this IS/MND.

ai-aiv,

- c. The proposed project’s potential effects related to fault rupture/seismic ground shaking, liquefaction, landslides, lateral spreading, and subsidence/settlement are discussed below.

¹² Wallace Kuhl & Associates. *Geotechnical Engineering Report: East Beamer Street Housing Project*. January 29, 2020.

Fault Rupture/Seismic Ground Shaking

Based on the Department of Conservation's Geologic Hazards and Data map, the project site is not located near any known faults or in a designated Alquist-Priolo Fault Zone.¹³ According to the Woodland General Plan, the nearest fault zone is the Concord-Green Valley fault, located approximately 27 miles west of Woodland.¹⁴ Considering the project site is east of Woodland City limits, the fault line is over 27 miles away. In addition, the CBSC includes specific safety and design standards for new structures to resist the forces of seismic activity. The proposed project would be required to comply with the geotechnical and seismic design criteria included in the CBSC. Considering the project site has a low risk of seismic shaking and is required to comply with the CBSC, the proposed project would not be subject to hazards from rupture of a known earthquake fault or strong seismic ground shaking.

Liquefaction

Soil liquefaction results from loss of strength during cyclic loading, such as that imposed by earthquakes. Soils most susceptible to liquefaction are clean, loose, saturated, uniformly graded and fine-grained sands. According to the liquefaction hazards map produced by the USGS, the Woodland area is not shown to be in a liquefaction hazard zone. The soil conditions encountered at the recent and previous explorations at or near the site indicate that the project site is predominantly underlain by relatively stiff, fine-grained soils or relatively dense, granular soils. Such soils are typically resistant to liquefaction during seismic ground shaking events. As such, the potential for liquefaction of the soil underlying the project site is considered low.

Landslides

Seismically-induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. The topography of the project site is relatively level, and the site is not located on or near any slopes. Furthermore, per the Geologic Hazards Map, the site is not located within a designated seismic hazard zone for landslides.¹⁵ Thus, landslides are not likely to occur on- or off-site as a result of the proposed project.

Lateral Spreading

Lateral spreading is horizontal ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. The project site does not contain any open faces that would be considered susceptible to lateral spreading.

Subsidence/Settlement

Subsidence is the settlement of soils of very low density generally from either oxidation of organic material, or desiccation and shrinkage, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. Because Yolo County exists on a large groundwater basin, the region is subject to subsidence due to water pumping.

¹³ California Department of Conservation. *Geologic Hazards Data & Maps*. Available at: <https://maps.conservation.ca.gov/geologichazards/>. Accessed November 1, 2019.

¹⁴ City of Woodland. *General Plan Update 2035*. May 16, 2017.

¹⁵ California Department of Conservation. *Geologic Hazards Data & Maps*. Available at: <https://maps.conservation.ca.gov/geologichazards/>. Accessed November 1, 2019.

The Water Resources Association of Yolo County has conducted several monitoring reports to track subsidence throughout the County. From 2008 to 2016, rates of subsidence, which vary from year to year, averaged 3 cm per year in the most heavily affected locations of the County.¹⁶ However, the CBSC includes standards to reduce risks associated with subsidence/settlement. In addition, the fill that would be used to elevate the project site would be designed to minimize the potential for subsidence and settlement. Given that the proposed project would be built in accordance with the CBSC, the potential for subsidence to pose a substantial risk to the proposed development is relatively low.

Conclusion

Based on the above, the proposed project would not be subject to substantial risks related to fault rupture/seismic ground shaking, liquefaction, landslides, lateral spreading, and subsidence/settlement. Compliance with standard construction regulations included in the CBSC would ensure that the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving liquefaction, subsidence, or settlement, and would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site subsidence, liquefaction, or collapse. Thus, a **less-than-significant** impact would occur.

- b. Issues related to erosion and degradation of water quality during construction are discussed in Section X, Hydrology and Water Quality, of this IS/MND, under question 'a'. In addition, Section X includes further discussion of the cut and fill activities associated with the proposed project. As noted therein, the proposed project would not result in substantial soil erosion or the loss of topsoil. Thus, a **less-than-significant** impact would occur.

- d. Expansive soils can undergo significant volume change with changes in moisture content. Specifically, such soils shrink and harden when dried and expand and soften when wetted. Highly expansive soils prone to shrink/swell activity could have adverse effects on structures constructed on such soils. Per the United States Department of Agriculture Web Soil Survey, the project site consists of a majority Sycamore silty clay loam.¹⁷ The Geotechnical Engineering Report notes that 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 soil settling or contraction were to occur on-site, the proposed buildings and foundations may be compromised, and damage to the structures could follow.

Given the existence of potentially expansive soils within the project site and the subsequent risk of damage to the proposed structures, implementation of the proposed project could create substantial direct or indirect risks to life or property, and a **potentially significant** impact could occur.

¹⁶ Water Resources Association of Yolo County. *Yolo County Subsidence Network: 2016 Monitoring Event*. 2016.

¹⁷ United States Department of Agriculture Natural Resources Conservation Service. *Web Soil Survey*. Available at: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed November 20, 2019.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impacts to a *less-than-significant* level.

VII-1 *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.*

- e. The proposed project would not include installation of septic systems on-site. Instead, the wastewater generated on-site from the proposed structures would connect to existing sewage mains in the project vicinity. Thus, the project would have **no impact** related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems.
- f. The project site is located on previously developed land, and known unique paleontological or geological features do not exist on-site. However, if a unique paleontological resource or unique geologic feature were to be found during construction, a **potentially significant** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impacts to a less-than-significant level.

VII-2 *If any unique paleontological or geological features are identified during ground-disturbing activities associated with the proposed project, all work within 100-feet of the finding shall be halted until a qualified paleontologist or geologist can review and assess the nature of the find. No ground disturbing work in the vicinity of the find shall occur until the resource has been evaluated. The paleontologist or geologist shall be required to submit a report of findings to the City's Community Development Department for review.*

VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a,b. Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHGs are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

Regulatory Context

A number of regulations currently exist related to GHG emissions, predominantly Assembly Bill (AB) 32, Executive Order S-3-05, and Senate Bill (SB) 32. AB 32 sets forth a statewide GHG emissions reduction target of 1990 levels by 2020. Executive Order S-3-05 sets forth a transitional reduction target of 2000 levels by 2010, the same target as AB 32 of 1990 levels by 2020, and further builds upon the AB 32 target by requiring a reduction to 80 percent below 1990 levels by 2050. SB 32 also builds upon AB 32 and sets forth a transitional reduction target of 40 percent below 1990 levels by 2030. In order to implement the statewide GHG emissions reduction targets, local jurisdictions are encouraged to prepare and adopt area-specific GHG reduction plans and/or thresholds of significance for GHG emissions. The County of Yolo adopted the Yolo County Climate Action Plan (CAP) in 2011, which is designed to place the community on a path to achieve GHG emissions reductions targets and includes a comprehensive strategy for reducing GHG emissions to 80 percent below 1990 levels by the year 2050.

The proposed project is located within the jurisdictional boundaries of YSAQMD. The YSAQMD's *Handbook for Assessing and Mitigating Air Quality Impacts* handbook includes screening methodology and recommended thresholds of significance, including mass

emission thresholds for construction-related and operational criteria pollutants.¹⁸ However, the YSAQMD has not yet established or adopted methodology or thresholds for the assessment of impacts related to GHG emissions. In the absence of District-adopted methodology or thresholds for assessing GHG emissions, the YSAQMD is currently recommending GHG analysis consistent with the Sacramento Metropolitan Air Quality Management District (SMAQMD) adopted thresholds of significance. If a project would generate GHG emissions above the threshold level, the project would be considered to generate significant GHG emissions and conflict with applicable GHG regulations. The SMAQMD has established a threshold of significance for both construction and operational GHG emissions of 1,100 MTCO₂e/yr. If a local jurisdiction has adopted specific GHG thresholds of significance or plans to reduce GHG emissions, SMAQMD recommends such local regulations be used to establish a project's potential effect. As such, the SMAQMD threshold of significance of 1,100 MTCO₂e/yr will be used to evaluate construction GHG emissions, and project consistency with the Yolo County CAP will be used to evaluate operational GHG emissions.

GHG emissions resulting from construction and operations of the proposed project were modeled using the CalEEMod emissions model under the same assumptions as discussed in Section III, Air Quality, of this IS/MND. In order to evaluate the project's consistency with California's goals, the CO₂ intensity factor within CalEEMod was adjusted to reflect PG&E's progress towards achieving the State's Renewable Portfolio Standard (RPS) goals for the year applicable to each phase. Each phase of the proposed project and the associated GHG emissions is discussed below, and all modeling outputs are included in the appendix to this IS/MND.

Construction

Construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. Nonetheless, construction-related GHG emissions have been estimated for implementation of the proposed project, and are presented below.

Construction of the project would include building the residences, community center, shelter, treatment center, and associated improvements. Construction is anticipated to occur during the years 2020 and 2021, with maximum emissions expected to occur during 2021. The maximum annual unmitigated GHG emissions related to construction for each year are presented in Table 5.

Table 5			
Maximum Annual Construction GHG Emissions			
Year	Construction GHG Emissions (MTCO₂e/yr)	Threshold of Significance (MTCO₂e/yr)	Exceeds Threshold?
2020	253.52	1,100	NO
2021	426.30	1,100	NO
<i>Source: CalEEMod, March 2020 (see Appendix).</i>			

¹⁸ Yolo-Solano Air Quality Management District. *Handbook for Assessing and Mitigating Air Quality Impacts*. July 11, 2007.

As shown above, the proposed project’s maximum annual unmitigated construction-related GHG emissions would be well below the applicable 1,100 MTCO₂e/yr threshold. Because the maximum annual and total construction GHG emissions for the project would be below the identified threshold of significance, the proposed project would not be considered to generate construction-related GHG emissions that would have a significant impact on the environment.

Operations

The emissions of GHGs resulting from operations of the proposed project were estimated using CalEEMod, and are presented below. The results are presented for informational purposes only, because, as discussed above, the determination of significance for operational emissions will be based on consistency with the Yolo County CAP.

The estimated unmitigated operational GHG emissions at full buildout of the proposed project in the year 2022 are presented in Table 6 below. It should be noted that mobile GHG emissions make up over 80 percent of total annual emissions. Considering the intended population of the proposed project, vehicle ownership is expected to be low.

Table 6	
Unmitigated Project Operational GHG Emissions	
Emission Source	Annual GHG Emissions (MTCO₂e/yr)
Area	3.16
Energy	231.60
Mobile	1,790.26
Solid Waste	93.81
Water	38.08
TOTAL ANNUAL GHG EMISSIONS	2,156.91
<i>Source: CalEEMod, March 2020 (see Appendix).</i>	

Applicable Climate Action Plans

The Yolo County 2030 General Plan, published in 2009, required the creation and implementation of a Climate Action Plan (CAP). As such, the Yolo County CAP was adopted in March of 2011, and includes a comprehensive strategy for reducing GHG emissions to 80 percent below 1990 levels by the year 2050.¹⁹ Several programs are proposed to meet the goal, including measures such as increasing renewable energy generation, improving water and energy conservation strategies, expanding alternative transportation, and planting trees.²⁰ In addition, the City of Woodland adopted a CAP in May of 2017, which includes similar measures for GHG emissions reductions.

The Yolo County CAP divides reduction measures into the following chapters: Agriculture; Transportation and Land Use; Energy; Solid Waste and Wastewater; and Adaptation. Considering the proposed project would not include agricultural uses, the measures within the Agriculture chapter would not apply. In addition, the measures included in the Adaptation chapter are targeted for implementation at a County-wide scale, and are not

¹⁹ Yolo County. *Yolo County Climate Action Plan: A Strategy for Smart Growth Implementation, Greenhouse Gas Reduction, and Adaptation to Global Climate Change*. March 15, 2011.

²⁰ Yolo County. *Climate Action Plan*. Available at: <https://www.yolocounty.org/community-services/planning-public-works/planning-division/climate-action-plan>. Accessed January 9, 2020.

applicable to individual projects, such as the proposed East Beamer Way Neighborhood Campus. The same is true for the City of Woodland CAP. Consequently, measures that are not relevant or applicable to the proposed project are not included in the consistency discussion below.

For this analysis, the Yolo County CAP and the City of Woodland CAP represent the applicable plans adopted for the purpose of reducing the emissions of greenhouse gases. The project’s consistency with all applicable reduction measures is assessed in Table 7 and Table 8 below. In addition, the adopted City of Woodland Climate Action Plan Consistency Checklist is included as Appendix E to this IS/MND.

Table 7	
Project Consistency with the Yolo County Climate Action Plan	
Reduction Measure	Consistency Discussion
Project Operations	
Measure T-1: Reduce vehicle miles traveled (VMT) associated with new developments.	The proposed project includes construction of a bus turnout along East Beamer Street, as well as other public transit options for the residents. By encouraging the use of public transit, the need for the use of single passenger vehicles would be reduced. The project also includes plans for a sidewalk networks throughout the site, and bicycle lanes exist connecting the project site to central Woodland. In addition, the trip generation rate for the anticipated population would be lower than the trip generation rate for the current land use. In other words, development of the project site with the proposed East Beamer Way Neighborhood Campus would result in lower VMT compared to development of the site with a different allowable land use, such as a public office or a school. Therefore, the project would reduce VMT and comply with Measure T-1.
Measure E-3: Reduce energy consumption in new residential and non-residential units.	The 2019 Building Energy Efficiency Standards is a portion of the CBSC, which expands upon energy efficiency measures from the 2016 Building Energy Efficiency Standards resulting in a seven percent reduction in energy consumption from the 2016 standards for residential structures and a 30 percent reduction in energy consumption from the 2016 standards for commercial structures. Energy reductions relative to previous Building Energy Efficiency Standards would be achieved through various regulations including requirements for the use of high efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. The project would be required to comply with these building requirements and would thus comply with Measure E-3. It should be noted that the CBSC serves to implement the State’s energy efficiency goals; thus, compliance with the CBSC standards would ensure that the proposed project would comply

Table 7	
Project Consistency with the Yolo County Climate Action Plan	
Reduction Measure	Consistency Discussion
	with all relevant State programs related to energy efficiency.
Measure E-4: Increase on-site renewable energy generation to reduce demand for grid energy.	The project applicant has not yet committed to on-site renewable energy generation. However, compliance with the 2019 CBSC mandates that the residences on the project site would be serviced with 100 percent renewable energy generated on-site. The other buildings on-site are not required to use renewable energy generated on-site. However, the connection to VCE would entail that a portion of electricity would come from renewable sources. Thus, the project would support on-site renewable energy generation for the residences and partially comply with the suggested measure.
Measure E-7: Promote weather-based irrigation systems and water efficient turf management.	Under the CAL Green Code, outdoor landscaping must comply with the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), or a local ordinance, whichever is more stringent, to reduce outdoor water use. The proposed project would be required to comply with the outdoor water use efficiency regulations within the CAL Green Code. Thus, the proposed project would comply with the suggested measure.
Source: Yolo County Climate Action Plan, 2011.	

Table 8	
Project Consistency with the Woodland Climate Action Plan	
Reduction Measure	Consistency Discussion
Strategy E-1: Lighting Efficiency Upgrades	Title 20 and Title 24 of the California Code and Regulations require the use of energy efficient appliances and building systems, including lighting systems. The proposed project would be required to comply with all applicable efficiency standards sets forth in Title 20 and Title 24 and, therefore, the project would comply with the suggested measure.
Strategy E-2: Appliance/Office Equipment Upgrades	As noted above, the proposed project would be required to comply with all energy efficiency standards set forth in Title 20 and Title 24 of the California Code and Regulations. As such, the project would comply with the suggested measure.
Strategy E-3: Comprehensive Building Efficiency	Once again, the proposed project would comply with all energy efficiency standards set forth in Title 20 and Title 24 of the California Code and Regulations. As such, the project would comply with the suggested measure.
Strategy E-4: Improved Building Temperature Controls	Two suggested improvements under this measure includes the installation of cool roofs and energy efficient heating and cooling equipment. The applicant has not committed to the installation of cool roof technology. However, pursuant to

Table 8	
Project Consistency with the Woodland Climate Action Plan	
Reduction Measure	Consistency Discussion
	CALGreen standards, the proposed project would be required to install energy efficient heating and cooling appliances. As such, the project would partially comply with this suggested measure.
Strategy E-6: Renewable Energy Generation and Procurement	The project applicant has not yet committed to on-site renewable energy generation. However, compliance with the 2019 CBSC mandates that the residences on the project site would be serviced with 100 percent renewable energy generated on-site. The other buildings on-site are not required to use renewable energy generated on-site. However, the connection to VCE would ensure that a portion of electricity would come from renewable sources. Thus, the project would support on-site renewable energy generation for the residences and partially comply with the suggested measure.
Strategy T/LU-2: Infill Development, Redevelopment, and Repurposing	The project site is currently undeveloped, and bound by undeveloped land to the south, east, and north. As such, the proposed project would not be considered infill development or a redevelopment project. However, the project would involve the construction of residences on land that was formerly used as treatment ponds and, therefore, could be considered a repurposing project. As such, the project would generally comply with this suggested measure.
Strategy T/LU-3: Smart Growth in New Development	The Woodland CAP defines “smart growth” as including higher-density development, mixed use projects, and transit-oriented and bicycle and pedestrian friendly infrastructure. The proposed project would include a mix of land uses by including residences, medical offices, and other supportive services. In addition, the neighborhood would be considered higher-density due to the size of each unit, and the inclusion of the new transit stop would encourage the use of public transportation. Therefore, the proposed project would comply with this suggested measure.
Strategy T/LU-4: Reduced Motor Vehicle Trips	The proposed project includes construction of a bus turnout along East Beamer Street, as well as other public transit options for the residents. By encouraging the use of public transit, the need for the use of single passenger vehicles would be reduced. The project also includes plans for a sidewalk networks throughout the site, and bicycle lanes exist connecting the project site to central Woodland. As noted previously, the trip generation rate for the anticipated population would be lower than the trip generation rate for the current land use designation. As such, development of the site with the proposed project would result in lower VMT compared to development of the site with a

Table 8	
Project Consistency with the Woodland Climate Action Plan	
Reduction Measure	Consistency Discussion
	different allowable land use, such as a public office or a school. Therefore, the project would reduce VMT and comply with this suggested measure.
Strategy T/LU-5: Increased Mass Transit Use, Walking, and Bicycling	As noted above, the project would encourage public transit by providing a new bus turnout and installing sidewalks throughout the project site. In addition, bicycle lanes exist connecting the project site to central Woodland. As such, the project would include increased alternative transit opportunities and would comply with this suggested measure.
Strategy T/LU-6: Reduced Emissions from Vehicle Idling and Other Equipment	To achieve this measure, the Woodland CAP suggests that lawnmowers are replaced with electric models, and truck idling is reduced. The applicant has not committed to the use of electric landscaping and maintenance equipment, and specific information about truck idling is not available. As such, compliance with this measure is uncertain at this time.
Strategy T/LU-7: Increased Use of Alternative-Fuel Vehicles	Per the 2019 CALGreen Code, the project is required to provide the infrastructure necessary to facilitate installation of EV charging systems residential parking spaces. Therefore, compliance with the 2019 CALGreen Code would encourage the use of alternative-fuel vehicles, and the project would generally comply with this suggested measure.
Strategy UF-2: Increased Tree Planting	The proposed project would include landscaping features throughout the development that would consist of trees, shrubs, groundcover, and a community garden. Individual residences would also be landscaped with trees, shrubs, groundcover and some lawns. As such, the development would expand upon urban forestry and green infrastructure, and would comply with this measure.
Strategy W/W-1: Increased Water Conservation	The proposed project would be required to comply with the residential water efficiency regulations within CALGreen. In addition, landscaping within the project site would also be required to comply with all water efficiency measures within the CALGreen Code, including the MWELO or any similar regulations adopted by the City of Woodland. Thus, the proposed project would comply with this suggested measure.
Strategy W/W-2: Solid Waste Reduction and Waste Processing Improvements	Section 13.36.010 of the City’s Municipal Code sets forth recycling requirements sufficient to meet State standards, including requiring all residents to make “reasonable efforts” to separate recyclable materials from all other solid waste. In addition, per the 2019 CALGreen Code, at least 65 percent of construction-related solid waste shall be diverted

Table 8	
Project Consistency with the Woodland Climate Action Plan	
Reduction Measure	Consistency Discussion
	from landfills. Thus, the proposed project would generally comply with this measure.
Source: City of Woodland Climate Action Plan, 2017.	

As demonstrated in the tables above, the proposed project would comply with almost all measures included in the Yolo County CAP and the City of Woodland CAP. Therefore, the project is considered consistent with both the Yolo County CAP and the City of Woodland CAP. As such, the proposed project would not conflict with the applicable plans that were adopted for the purpose of reducing the emissions of greenhouse gasses, and the impact would be less-than-significant.

Conclusion

Based on the above, the proposed project would not conflict with the applicable SMAQMD thresholds for construction-related GHG emissions. In addition, the proposed project would comply with a majority of all applicable measures included within both the Yolo County and the City of Woodland Climate Action Plans. Thus, the project is not expected to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and would not conflict with applicable plans, policies, and regulations adopted for the purpose of reducing the emissions of GHGs. Therefore, a ***less-than-significant*** impact would occur.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. Residential developments, including supportive housing and shelters, are not typically associated with the routine transport, use, disposal, or generation of hazardous materials. 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. Due to the regulations governing use of such products and the amount anticipated to be used on the site, routine use of such products would not represent a substantial risk to public health or the environment. Based on the above, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and a **less-than-significant** impact would occur.
- b. The following discussion provides an analysis of potential hazards and hazardous materials associated with upset or accident conditions related to the proposed construction activities and existing on-site conditions.

Construction Activities

Construction activities associated with the proposed project could involve the use of various products such as concrete, paints, and adhesives. In addition, heavy-duty construction equipment operating on the project site would contain hydraulic fluid, diesel fuel, and other petroleum products. Small quantities of such potentially toxic substances would be used at the project site and transported to and from the site during construction. 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. Thus, construction of the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.

Existing On-Site Hazardous Conditions

A Phase I ESA was prepared for the project site by Wallace Kuhl & Associates, and is included as Appendix F to this IS/MND.²¹ The Phase I ESA included a site reconnaissance, visual inspection, several interviews, historical records review, preliminary vapor encroachment screening, and a review of the completed *ASTME 1527-13 User Questionnaire*.

Per an interview with the site owner, the site was previously developed with wastewater treatment ponds, and was used as such until 1988. In addition, the site has been used for cultivation of hay, storage of soils, and stormwater detention. The site reconnaissance was conducted on May 19, 2020. Per the reconnaissance, the study site was vacant, and an area of stockpiled soils with asphalt and concrete debris was identified in the south-central portion of the site. Soil piles were also observed on the western portion of the site. A review of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) website showed that the project site is located within the Crossroads Gas (ABD) field. The closest well, API 11320401, was located across CR 102 and was abandoned on April 22, 1982. Results of a Vapor Encroachment Screening (VES) conducted as part of the Phase I ESA indicate that vapor intrusion or vapor encroachment is unlikely at the project site. Per the Phase I ESA, above-ground storage tanks (ASTs), and underground storage tanks (USTs) were not identified on the site.

An excerpt from a 2008 appraisal revealed that the wastewater treatment facility and associated treatment ponds operated onsite for approximately 30 years, and sludge was removed from the former sewer ponds in 1996. Approximately 1.5 acres of land was previously used as a pistol range from 1940 through 1994, and spent bullets were reportedly present in the gun range area. The excerpt also noted that approximately 1,300 cubic yards of petroleum hydrocarbon impacted soil were placed on the south-central portion of the project site in 1993.

WKA prepared a Stockpile Soil and Sampling Analysis Report regarding soil samples collected from the south-central stockpile.²² 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.

²¹ Wallace Kuhl & Associates. *Phase I Environmental Site Assessment – East Beamer Housing Project Property Woodland, California WKA No. 12185.04P*. May 29, 2020.

²² Wallace Kuhl & Associates. *Stockpile Soil sampling and Analysis Report – East Beamer Housing Project Woodland, CA WKA No. 12185.03P*. May 29, 2020.

The Phase I ESA concluded that the southwestern portion of the site was previously developed with several ponds associated with the City of Woodland wastewater treatment facility from at least 1968 to at least 1974. The ponds were backfilled with soils of unknown origin. As such, the potential exists for onsite soils to contain previously unknown hazardous materials. As noted in the Phase I ESA, the stockpiled soils would need to be removed and relocated prior to construction. In addition, the proposed structures may be located upon the backfilled ponds, or the backfilled ponds may be disturbed during cut and fill activities. Therefore, construction of the proposed project could create a hazard related to exposure of potential contaminants in the soils of unknown origin.

Conclusion

While the project site does not contain any known hazardous materials, the soils used to backfill former wastewater treatment ponds came from an unknown origin. Without soil sampling and testing of the previously imported soil, the project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment and a **potentially significant** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impacts to a *less-than-significant* level.

- IX-1. 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.*
- c. The nearest school relative to the project site is the Ramon S. Tafoya Elementary School, located approximately one mile south of the site. In addition, as noted above, development of the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Thus, **no impact** would result relating to the emission or handling of hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- d. According to the California Department of Toxic Substances Control's EnviroStor Database, the proposed project is not located on a site that is included on a list of

hazardous materials sites compiled pursuant to Government Code Section 65962.5,²³ and would not create a significant hazard to the public or the environment. Therefore, **no impact** would occur.

- e. The proposed project is not located within an airport land use plan. The closest public airport to the project site is the Yolo County Airport, located approximately 9.7 miles southwest of the project site. As such, the proposed project site is not located within two miles of any public airports and does not fall within an airport land use plan area. Therefore, **no impact** related to a safety hazard for people residing or working in the project area would occur.
- f. Construction of the proposed project would not result in any substantial modifications to the City's existing roadway system, and construction traffic would not interfere with evacuation or emergency response routes. During operation, the proposed project would provide adequate access for emergency vehicles and would not interfere with potential evacuation or response routes used by emergency response teams. As a result, the project would have a **less-than-significant** impact with respect to impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.
- g. 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.²⁴ In addition, the majority of the land to the west, southwest, and south of the site has been urbanized; thus, the site not surrounded on all sides by wildlands. Therefore, the proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires, and a **less-than-significant** impact would occur.

²³ California Department of Toxic Substances Control. *EnviroStor*. Available at: <http://www.envirostor.dtsc.ca.gov>. Accessed August 2019.

²⁴ California Department of Forestry and Fire Protection. *Yolo County, Draft Fire Hazard Severity Zones in LRA*. October 5, 2017.

X. HYDROLOGY AND WATER QUALITY.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a,ci-ciii.

The proposed project's potential to result in water quality impacts and changes to drainage patterns during construction and operations is discussed in further detail separately below.

Construction

The proposed project would include ground-disturbing construction activities that would result in temporary topsoil exposure. 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.

The State Water Resources Control Board (SWRCB) regulates stormwater discharges associated with construction activities where clearing, grading, or excavation results in a land disturbance of one or more acres. Given that the proposed project would disturb approximately eight acres of land, the proposed construction activities would be subject to applicable SWRCB regulations. Per the SWRCB Construction General Permit, the proposed project would be required to submit a Storm Water Pollution Prevention Plan (SWPPP) prepared by a Qualified SWPPP Developer (QSD). 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.²⁵ Implementation of the SWPPP would ensure that erosion from construction activities would not result in the degradation of water quality in the project area.

Operations

Following completion of project buildout, the site would be largely covered with impervious surfaces and landscaping areas, and topsoil would no longer be exposed. As such, the potential for impacts to water quality would be reduced. However, addition of the impervious surfaces on the site would result in the generation of urban runoff, which could contain pollutants if the runoff comes into contact with vehicle fluids on parking surfaces and/or landscape fertilizers and herbicides.

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. Compliance with ongoing BMPs would ensure that the proposed project would not substantially degrade surface water quality downstream as a result of project operations.

Conclusion

Construction and operations of the proposed project would not substantially degrade water quality standards nor significantly alter the existing drainage pattern of the site or area. As a result, the project would have a **less-than-significant** impact to water quality and drainage.

- b,e. Following an Out of Agency Services Agreement, water supplies for the project site would be provided by the City of Woodland Utilities Division. Surface water from the Sacramento River is the primary source of drinking water, and groundwater is used as a backup to supplement surface water during times of high demand or reduced surface water availability. The City of Woodland is located in the Yolo Subbasin of the Sacramento Valley Groundwater Basin. The Yolo Subbasin was historically subject to overdraft, but construction of the Indian Valley Reservoir has provided substantial relief.

The Yolo Subbasin has a surface area of 256,000 acres and, therefore, the groundwater basin is recharged over a very large area. The impervious surfaces introduced at the project site would only remove approximately 8.5 acres of recharge area. Considering the entire surface area of the Yolo Subbasin, the proposed project would encompass a negligible portion of the recharge area and project implementation would not substantially affect groundwater recharge.

According to the City of Woodland's Groundwater Management Plan, 45,000 acre-feet per year of surface water could be diverted to the Cities of Woodland and Davis by the year 2040, which would meet almost all municipal and industrial demands within the two cities. Any additional demand would be met by groundwater sources, and the City would evaluate the need for new wells as needed. Future water demand is projected to be met by primarily surface water, and any excess demand would be supplemented by groundwater. As such, water demand resulting from the proposed project would be primarily met by surface water supply, and implementation of the project would not substantially decrease water supplies.

²⁵ Yolo County. *Storm Water Management*. Available at <http://www.yolocounty.org/community-services/planning-public-works/public-works-division/storm-water-management>. Accessed June 2017.

The Woodland General Plan designates the project site for industrial development. While the proposed GPA would change the type of development allowed on the project site, the General Plan EIR already anticipated and analyzed the construction of impervious surfaces and water demand at the project site. The proposed project would not result in increased use of groundwater supplies beyond what has already been anticipated for the site by the City and accounted for in the Groundwater Management Plan.

Based on the above, the proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project would impede sustainable groundwater management of the Yolo Subbasin. In addition, the project would not conflict with or obstruct implementation of a water quality control plan or the Woodland Groundwater Management Plan. Thus, a **less-than-significant** impact would occur.

- civ. According to the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer Map for the project site, the project site is located within a 100-year floodplain.²⁶ Because the project site is located within a designated flood risk area, the proposed 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.

Placing fill material on the site could create an obstruction to overland flow within the floodplain, which could cause increased maximum flood elevations in the project vicinity. A Technical Memorandum was prepared to assess the change in maximum water surface elevation following the proposed cut and fill project. The Technical Memorandum concluded that the fill material would result in an average increase of 0.1 to 0.2 inches in maximum water surface elevation in the project area, and the cut and fill activities would not alter the overall base flood elevation.

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 conclusion presented in the Technical Memorandum, the proposed development would not increase the water surface elevation of the base flood by more than one foot at any point within the community, and the proposed project would comply with the FEMA regulation.

In conclusion, the project site is classified as a Special Flood Hazard Area and located within a 100-year or 500-year floodplain. Thus, the proposed project would place people and structures within a designated floodplain, and would require soil cut and fill to raise the site’s ground elevation. Without proper cut and fill design, a **potentially significant** impact related to impeding or redirecting flood flows could occur.

²⁶ Federal Emergency Management Agency. *Flood Insurance Rate Map 06013C0355G*. Effective March 21, 2007.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

X-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.*

- d. Potential hazards related to development within a flood zone are discussed under question 'civ' above. Tsunamis are defined as sea waves created by undersea fault movement or other underwater disturbance that displace a large volume of water, resulting in flooding hazards to coastal development. The project site is not located in proximity to a coastline and would not be potentially affected by flooding risks associated with tsunamis. A seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir. Seiches do not pose a risk to the proposed project, as the project site is not located adjacent to a large closed body of water. Therefore, implementation of the proposed project would not result in the release of pollutants due to inundation from a flood, tsunami, or seiche, and a ***less-than-significant*** impact would occur.

XI. LAND USE AND PLANNING.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a. A project risks dividing an established community if the project would introduce infrastructure or alter land uses so as to change the land use conditions in the surrounding community, or isolate an existing land use. Currently, the project site is primarily undeveloped and surrounded by vacant agricultural and industrial land. Because the project is surrounded by mostly open land, the project would not isolate an existing land use. As such, the proposed project would not physically divide an established community, and a **less-than-significant** impact would occur.

- b. The project site is within an unincorporated portion of Yolo County, just outside Woodland City limits. As such, the site is designated IN per the City of Woodland’s General Plan and is designated PQ per the Yolo County General Plan. The County of Yolo has zoned the project site PQP.

As part of the proposed project, the City of Woodland would be required to approve a General Plan Amendment to allow 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 CG and a Rezone from PQP to C-G. The PQ and PQP zones currently allow land uses including public offices, civic uses, schools, museums, fraternal organizations, and others.²⁷ 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.²⁸ 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 not be expected to conflict with any applicable land use plan.

As discussed throughout this Initial Study, the proposed project would not result in any significant environmental effects that cannot be mitigated to a less-than-significant level by the mitigation measures provided herein. In addition, the proposed project would not conflict with City or County policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect, including, but not limited to, the City’s and County’s noise standards, applicable stormwater regulations, and water quality standards. Therefore, the proposed project would not conflict with any land use plan, policy, or

²⁷ County of Yolo. *Yolo County Community Services Department Zoning Code (Title 8 of the Yolo County Code)*. July 2014.

²⁸ *Ibid.*

regulation adopted for the purpose of avoiding or mitigating an environmental impact, and a ***less-than-significant*** impact would occur.

XII. MINERAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a,b. The State designates areas containing valuable deposits of minerals as Mineral Resource Zones; the project site is not located in the vicinity of any State-designated Mineral Resource Zones.²⁹

Yolo County has two primary mineral resources: mined aggregate and natural gas. Several known natural gas fields exist within the Yolo County Planning Area, including the Crossroads Oil/Gas Field beneath the project site.³⁰ However, according to the Division of Oil, Gas, and Geothermal Resources (DOGGR) Geographic Information System (GIS) Well Finder, active natural gas wells do not exist within the vicinity of the project site. However, several plugged wells exist near the site.³¹ The presence of plugged wells indicate that the project area has previous been mined for natural gas. However, the natural gas field extends outside of the project site, and natural gas could potentially be mined from a permitted distance. Thus, construction of the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Further, the Crossroads Oil/Gas Field is not considered a locally-important mineral resource recovery site per the local general plan or other land use plan, and, therefore, a **less-than-significant** impact to mineral resources would occur.

²⁹ Yolo County. *County of Yolo 2030 Countywide General Plan* [pg. CO-43]. November 10, 2009.

³⁰ City of Woodland. *General Plan Update 2035* [pg. 7-29]. May 16, 2017.

³¹ Division of Oil, Gas, and Geothermal Resources. *Well Finder DOGGR GIS*. Available at: <https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-121.69618/38.67745/12> . Accessed November 22, 2019.

XIII. NOISE.

Would the project result in:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a. The proposed project involves the construction of approximately 100 residential units, a shelter, substance abuse treatment facility, and associated improvements on approximately 8.5 acres of vacant land. Sensitive receptors to noise include residential areas, schools, churches, nursing homes/senior housing, hospitals, libraries, and childcare facilities. The nearest sensitive receptors would be the residences located over 4,000 feet south of the project site.

Construction of the proposed project would result in temporarily increased noise levels. Construction noise from site development would include mechanical equipment such as earthmovers, dump trucks, and similar equipment during grading, the delivery of construction materials, construction of foundations, framing, roofing, and similar operations. Noise levels would vary depending on the type of equipment used, how the equipment is operated, and how well the equipment is maintained. However, construction activity would occur over a relatively short period of time, and is anticipated to occur during normal daytime hours. Furthermore, the project site is separated from the nearest sensitive receptor by agricultural land and Interstate 5 (I-5). Noise intensity reduces with distance, thus, the distance between the project site and the nearest residence would attenuate the construction related noise prior to reaching the residences.

Based on the Federal Highway Administration's Construction Noise Handbook, activities involved in typical construction would generate maximum noise levels up to 88 decibel (dB) at a distance of 50 feet.³² The nearest residence is approximately 4,000 feet away from the project site. Typically, a three-decibel reduction in sound intensity occurs with every doubling of distance from a source. Therefore, the construction noise would be reduced to less than 50 dB at the nearest residence. As such, construction of the proposed project would not subject nearby residents to excessive noise, and the temporary and intermittent nature of construction activity would not permanently alter ambient noise levels in the project area.

Operations of residential developments are not typically associated with the production of substantial noise. Potential sources of noise would be from normal maintenance activities and use of vehicles, but this would create little noise. As such, operations of the proposed

³² United States Environmental Protection Agency. *Legal Compilation on Noise* [Volume 1, pg 2-104]. 1973.

project are not anticipated to substantially contribute to ambient noise levels within the vicinity.

Construction of all components of the proposed facility is not expected to generate noise in excess of local standards, and noise generated by operations of the proposed project would not be audible at the nearby industrial facilities. A substantial permanent increase in noise levels in the project vicinity would not occur, and impacts would be considered ***less-than-significant***.

- b. Some groundborne noise and vibration could occur during construction of the proposed project. However, vibration would be limited because most structures would be built upon compacted fill or augured piles. The nearest structure is a Target Warehouse, which is located across the East Beamer Street/CR 102 intersection, approximately 500 feet away. The next closest facility is the Woodland Biomass Power facility, located over 2,000 feet from the construction area. Groundborne noise and vibration dissipate with distance, and the nearby facilities are not expected to experience a perceptible increase in groundborne noise or exposure to groundborne vibration due to project implementation. Furthermore, the construction process would be relatively short-term compared to the lifetime of the proposed project. Operations of the proposed neighborhood and associated buildings are not expected to result in groundborne noise or vibrations. Therefore, the proposed project would not cause excessive groundborne vibration or groundborne noise levels, and the impact is expected to be ***less-than-significant***.
- c. 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 ten miles from the project site. As such, the proposed project site is not located within two miles of any public airports or private airstrips and does not fall within an airport land use plan area. Therefore, the project would not expose people working or residing in the project area to excessive noise produced by an airport and a ***less-than-significant*** impact would occur.

XIV. POPULATION AND HOUSING. <i>Would the project:</i>	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

- a. The proposed project would involve the development of approximately 100 permanent supportive housing units, a shelter with 100 beds, and a residential substance abuse treatment facility with 54 beds. The people populating the proposed neighborhood would be previously homeless and would likely reside in the Woodland area. Thus, the project would not contribute to population growth but rather help relocate homeless individuals in the area. While the proposed project would develop new homes, the homes would be for Yolo County citizens currently in need of housing. Therefore, development of the proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly, and a **less-than-significant** impact would occur.

- b. The project site is currently open land and, thus, would not displace existing people or housing, necessitating the construction of replacement housing elsewhere, and **no impact** would occur.

XV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a,b. The Springlake Fire Protection District has agreements with City of Woodland Fire Department and the City of Davis Fire Department to provide fire protection services throughout the District. The project site is located within Fire Service Area A of the Springlake Fire Protection District, which is serviced by the City of Woodland Fire Department. The Woodland Fire Department provides fire protection and prevention services by responding to emergencies, conducting educational outreach, and planning for emergency service needs. Three fire stations are located in the City. Station #3, at 1550 Springlake Court, is the closest to the project site at 1.2 mile away. The Woodland General Plan proposes a fourth fire station to serve the Spring Lake Specific Plan area. Per the Yolo County General Plan Policy PF-5.9, the County requires receipt of a will-serve letter from the appropriate fire district confirming the ability to provide fire protection services to the project. Section 3-16.06 of the County Code mandates that prior to the issuance of any building permit, the applicant shall pay the appropriate fees as prescribed by the Fire District. As such, the project applicant would be required to provide the will-serve letter from the Springlake Fire Protection District and pay the associated service fee 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 constructed throughout the site as part of the proposed project. Based on the above, the planned expansion of the fire department, appropriate fee payment, and required fire prevention measures would be sufficient to maintain acceptable service ratios and response times following construction of the proposed project without the need for construction of new, previously unplanned fire service facilities.

Law enforcement services in unincorporated portions of Yolo County are provided by the County Sheriff-Coroner Department. 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.³³ According to 2016 demographic data, approximately 28,500 residents lived in Unincorporated Yolo County.³⁴ 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

³³ County of Yolo. *County of Yolo 2030 General Plan*. November 10, 2009.

³⁴ County of Yolo. *Yolo County Unincorporated Area Community Profile Version 1.0*. December 2018.

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.

Because the demand for fire and police protection services is not likely to significantly increase with implementation of the proposed project, current fire and police protection services would be adequate to serve the proposed project. Therefore, a ***less-than-significant*** impact associated with the provision of new or physically altered fire and police facilities the construction of which could cause significant environmental impacts, would occur.

- c. The project site is within the Woodland Joint Unified School District, which offers public preschool, K-8, high school, and adult education programs. The expected population of the proposed project would be formerly homeless adults or people with mental health or substance abuse problems. As such, the standard student generation rate of 0.5 student per dwelling unit may not apply to the neighborhood. Nonetheless, according to Government Code Section 65995 et. seq. and Education Code Section 17620 et. seq, payment of applicable development fees would be sufficient in reducing the impacts associated with a potential increase in students from the project. Therefore, the proposed project would result in a ***less-than-significant*** impact regarding an increase in demand for schools, the construction of which could cause significant environmental impacts.

- d,e. The proposed project would result in the development of a neighborhood of approximately 100 residential units, a shelter, and substance abuse treatment facility. The proposed structures would introduce a maximum of 250 residents to the site. 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, and future residents would have access to other parks and public facilities throughout the City and County. However, the project may be subject to Yolo County parkland impact fees under Action Item PF-A21.³⁵ Contingent upon payment of the appropriate impact fees, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks and other public facilities, the construction of which could cause significant environmental effects. Thus, the impact would be ***less-than-significant***

³⁵ County of Yolo. *County of Yolo 2030 Countywide General Plan* [pg PF-16]. November 10, 2009.

XVI. RECREATION.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a, b. As discussed in questions ‘d’ and ‘e’ of Section XV, Public Services, of this IS/MND, the proposed project would include the construction of recreational facilities, including a community center, community garden, and gathering areas. Because the project would include on-site recreation areas, implementation of the proposed project is not expected to result in the increased use and associated deterioration of other local recreational facilities. Under Action Item PF-A21, the project would be subject to Yolo County parkland impact fees.³⁶ Assuming payment of the required park impact fees to mitigate any adverse effects, the impact of the increased population on the parkland ratio would be considered ***less-than-significant***.

³⁶ County of Yolo. *County of Yolo 2030 Countywide General Plan* [pg PF-16]. November 10, 2009.

XVII. TRANSPORTATION.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

- a. Public transit stops do not currently exist in the vicinity of the project site. A bike lane does exist along East Beamer Street. The following discussion includes more detail regarding each phase of the proposed project and the associated potential impacts to transportation.

Construction

During construction, an increase in traffic along East Beamer Street and CR 102 would occur due to trucks transporting materials to the project site and construction employees commuting to the site. However, construction of the proposed facility would be relatively short-term compared to the lifetime of the proposed project, as construction is anticipated to occur over approximately two years. The total number of vehicle trips during construction would be relatively few, and local roadways have adequate capacity to support the small increase in traffic. Due to the small project size and temporary nature of construction, the minor increase in traffic would not cause a substantial impact to transportation infrastructure.

Operations

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. The proposed plans comply with Yolo County General Plan Policy CC-2.16, which requires future communities to promote walking, bicycling, and public transit. Similarly, Policy CI-2.3 requires that public transit be available as a viable and attractive alternative to the use of single-occupant vehicles. The project would maintain the existing bicycle lanes, and the project operators would provide shuttles to other bus stops. Additionally, Yolo County Medi-Cal would provide transportation for medical appointments. The availability of public transit, ridesharing options, bicycle lanes, and sidewalks would contribute to a decreased demand for individual vehicle use. As a result, a substantial increase in vehicular traffic is not anticipated during operations of the proposed project. Lastly, although residential land uses are often associated with increased traffic, the target population for the proposed project would be formerly homeless individuals and are expected to have a relatively low single-occupant motor vehicle use ratio.

Vehicle trips would be generated during project operations by employees commuting to the site. However, such employees would have access to the aforementioned public transit options, and parking would exist on-site to accommodate employee vehicles. In addition, the number of trips generated by employees would be nominal compared to the

total amount of traffic in the City, and the roadways in the vicinity are sufficient to support the minor increase in traffic.

Based on the above, operations of the proposed project are not anticipated to conflict with local transportation systems.

Conclusion

Based on the planned improvements to public transportation infrastructure and the minimal traffic associated with construction and operations of the proposed project, the project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, and a **less-than-significant** impact would occur.

- b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Per Section 15064.3, analysis of vehicle miles traveled (VMT) attributable to a project is the most appropriate measure of transportation impacts. While a qualitative discussion of VMT has been provided below, the provisions of Section 15064.3 apply only prospectively; determination of impacts based on VMT is not required Statewide until July 1, 2020.

Per Section 15064.3(3), a lead agency may analyze a project's VMT qualitatively based on the availability of transit, proximity to destinations, etc. While changes to driving conditions that increase intersection delay are an important consideration for traffic operations and management, the method of analysis does not fully describe environmental effects associated with fuel consumption, emissions, and public health. Section 15064.3(3) changes the focus of transportation impact analysis in CEQA from measuring impact to drivers to measuring the impact of driving.

As discussed in question 'a', vehicle trips associated with construction would include transporting materials to the project site along with employee commutes. Construction of the proposed facility would be relatively short-term compared to the lifetime of the proposed development. Due to the temporary nature of construction, the small increase in VMT would not cause a substantial impact to transportation.

VMT during operations would increase due to residents of the neighborhood traveling into central Woodland, and people or employees visiting the project site. Site plans include construction of a new bus turnout along East Beamer Street, which would make public transit easily accessible. Several ridesharing options (Uber, Lyft, VIA) and shuttle programs (private shuttles, transport through Yolo County Medi-Cal) would be available as mobility resources. The accessibility of public transit would decrease operational VMT. In addition, bike lanes exist connecting the project site to downtown Woodland. Based on the intended population, the rate of car ownership is expected to be low, and thus, the use of single-passenger vehicles and associated VMT would be low.

Based on the above, impacts to transportation are not expected to be substantial, and the proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b). Thus, a **less-than-significant** impact would occur.

- c. The proposed project would not include design features that would affect traffic safety, nor would it cause incompatible uses to be present on local roads. Construction of new public

roads is not proposed as part of the project, and a significant increase in traffic is not projected during project construction or operations. Significant adverse impacts related to roadway design features or incompatible uses would not result from implementation of the proposed solar project, and **less-than-significant** would occur.

- d. During project construction, public roads in the vicinity would remain open and available for use by emergency vehicles and other traffic. The project site would be accessible by way of the entrance road from East Beamer Street, and the road would be wide enough to accommodate emergency vehicles. The proposed project would construct internal circulation roads consistent with Title 19 Section 3.05 of the California Code of Regulations, which mandates right of way lanes not be less than 20 feet in width and fire/emergency access lanes be a minimum of 20 feet wide. Per project site plans, lanes would be built out 20 feet in width. Therefore, the proposed project would not result in inadequate emergency access to the project area nor result in any road closures. The proposed project would include on-site roads of appropriate size to accommodate emergency vehicles, and a **less-than-significant** impact to emergency access would occur.

XVIII. TRIBAL CULTURAL RESOURCES.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	<input type="checkbox"/>	✘	<input type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	✘	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a,b. The search of the NAHC Sacred Lands File indicated negative results for sacred sites within the project area and/or immediate vicinity. The project site was previously used for water treatment ponds. This former land use required ground-disturbing activities in order to create the ponds. Because the land is previously disturbed, the likelihood of resources being found on-site is low.

In compliance with AB 52 (Public Resources Code Section 21080.3.1), a project notification letter was distributed to the Cortina Rancheria – Kletsel Dehe Band of Wintun Indians and Yocha Dehe Wintun Nation. The letter was distributed on March 6, 2020, and responses have not yet been received by the City.

In addition, Tom Origer & Associates contacted several local tribes, including the Cortina Rancheria – Kletsel Dehe Band of Wintun Indians, United Auburn Indian Community of the Auburn Rancheria, and Yocha Dehe Wintun Nation, with a consultation invitation.

Based on the known historical use as a wastewater treatment facility at the project site, and the lack of identified cultural resources at the site, known Tribal Cultural Resources do not exist within the site. Nevertheless, the possibility exists that construction of the proposed project could result in a substantial adverse change in the significance of a tribal cultural resource if previously unknown tribal cultural resources are uncovered during ground-disturbing activities.

Based on the above, a **potentially significant** impact to Tribal Cultural Resources could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

XVIII-1 *Implement Mitigation Measures V-1 and V-2.*

XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-c. Following approval of an Out of Agency Services Agreement, the City of Woodland Utilities Division would provide water and sewer services to the project site. The project design includes plans to manage stormwater, through inclusion of a grassy drainage swale that would direct runoff through a trash removal structure and then into a stormwater basin north of the site. Following construction of the proposed project, electricity would be provided by VCE, through existing PG&E infrastructure.

Prior to 2016, the City of Woodland relied on groundwater for all drinking water supply. In 2009, the Cities of Woodland and Davis partnered to form the Woodland-Davis Clean Water Agency to develop a new water supply from the Sacramento River. Currently, approximately 13 million gallons of water are diverted from the Sacramento River to Woodland each day.³⁷ According to the California Water Boards, statewide average water use was 57.5 residential gallons per capita per day in February 2017.³⁸ It should be noted that this estimate is likely conservative, as each proposed unit would be smaller than the average residence. However, if the estimate is used to predict water demand, approximately 14,375 gallons of water per capita per day would be required to accommodate the proposed 250 residents at the East Beamer Street Neighborhood Campus. Compared to the 13 million gallons diverted to Woodland per day, the extra demand would make up less than one percent of the City's total water demand. 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

³⁷ 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.

³⁸ California Water Boards. *Media Release: Statewide Water Savings Exceed 25 Percent in February*. April 4, 2017.

droughts.³⁹ 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.

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.⁴⁰ 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 facilities. The project would include connection of a new wastewater line within the project site to the City's existing sewage line in East Beamer Street.

As discussed above, the Woodland General Plan anticipated development of the project site. As such, the increase in wastewater treatment demand has been previously anticipated and analyzed in the General Plan EIR. Thus, the increased demand on wastewater treatment would be less than significant, and the wastewater treatment provider would have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

Electricity, natural gas, and telecommunications utilities would be provided by way of connections to existing infrastructure located within the immediate project vicinity. Considering the existing infrastructure, the proposed project would not require the relocation or construction of new or expanded facilities. Therefore, the project would result in a **less-than-significant** impact related to the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

- d,e. 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.⁴¹ 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

³⁹ City of Woodland. *General Plan 2035 Update* [pg 5-37]. May 16, 2017.

⁴⁰ City of Woodland. *2015 Urban Water Management Plan* [pg 6-8]. June 2016.

⁴¹ Yolo County. *County of Yolo 2030 Countywide General Plan* [pg PF-34]. November 10, 2009.

49,035,200, or 71 percent remaining capacity.⁴² Due to the substantial amount of available capacity remaining at the Yolo County Central Landfill, sufficient capacity would be available to accommodate the project's solid waste disposal needs and the project would comply with General Plan Policy PF-9.2. Therefore, a ***less-than-significant*** impact related to solid waste would occur as a result of the proposed project.

⁴² 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.

XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a-d. Per 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.⁴³ Thus, the proposed project would not result in substantial risk or hazards related to wildfires, and a ***less-than-significant*** impact would occur.

⁴³ California Department of Forestry and Fire Protection. *Yolo County, Draft Fire Hazard Severity Zones in LRA.* October 5, 2017.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

a. As discussed in Section IV, Biological Resources, of this IS/MND, a limited potential exists for several special status species (e.g. western burrowing owl, Swainson’s hawk, tricolored blackbird, etc.) to occur on-site. However, Mitigation Measures IV-1 through IV-6 would ensure that any impacts related to such species would be reduced to a less-than-significant level. Implementation of the proposed project is not anticipated to have the potential to result in impacts related to historic or prehistoric resources, but Mitigation Measures V-1 and V-2 would ensure that in the event that prehistoric resources are discovered within the project site, such resources would be protected in compliance with the requirements of CEQA and other State standards.

Considering the above, the proposed project would not degrade the quality of the environment, substantially reduce or impact the habitat of fish or wildlife species, cause fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, a **less-than-significant** impact would occur.

b. The proposed project, in conjunction with other developments throughout Yolo County, could incrementally contribute to cumulative impacts in the area. However, as demonstrated in this IS/MND, 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 in this IS/MND, as well as applicable General Plan policies, Municipal Code standards, and other applicable local and State regulations. Following approval of a General Plan Amendment and Zoning Text Amendment, development of the proposed project would be consistent with the General Plan and associated cumulative impacts have been analyzed within the General Plan EIR.

All cumulative impacts related to air quality and noise are either less than significant after mitigation or less than significant and do not require mitigation. Given the scope of the

project, the incremental effects of this project are not considerable relative to the effects of past, current, and probably future projects. With the implementation of the mitigation measures, the proposed project would not result in cumulatively significant impacts on these areas.

Therefore, development of the proposed project would not result in a cumulatively considerable contribution to cumulative impacts in Yolo County, and the project's incremental contribution to cumulative impacts would be ***less than significant***.

- c. As described in this IS/MND, the proposed project would comply with all applicable General Plan policies, Municipal Code standards, other applicable local and State regulations, in addition to the mitigation measures included herein. Furthermore, as discussed in Section III, Air Quality, Section IX, Hazards and Hazardous Materials, and Section XIII, Noise, of this IS/MND, the proposed project would not cause substantial effects to human beings, including effects related to exposure to air pollutants, hazardous materials, traffic, and noise. Therefore, the proposed project's environmental impact on human beings would be ***less than significant***.

Executive Officer Report 9.

LAFCO

Meeting Date: 10/29/2020

Information

SUBJECT

A report by the Executive Officer on recent events relevant to the Commission and an update of the Yolo LAFCo staff activity for the month. The Commission or any individual Commissioner may request that action be taken on any item listed.

- a. Long Range Planning Calendar
 - b. EO Activity Report - July 20 through October 23, 2020
-

Attachments

ATT a-10.29.2020 Long Range Planning Calendar

ATT b-EO Activity Report Jul20-Oct23

Form Review

Form Started By: Terri Tuck

Started On: 10/15/2020 09:53 AM

Final Approval Date: 10/15/2020



Long Range Meeting Calendar – Tentative Items

October 29, 2020 LAFCo Meeting

Meeting Date	Tentative Agenda Items
Dec 3, 2020	<ul style="list-style-type: none"> • MSR/SOI for the Community Services Districts (Cacheville, Esparto, Knights Landing and Madison) • MSR/SOI for the Yolo County Flood Control & Water Conservation District (YFCWCD) • LAFCo Financial Statements 2018/19 and 2019/20 • Adopting LAFCo 2021 Meeting Calendar • FY 20/21 Q1 Financial Update
Jan 28, 2021	<ul style="list-style-type: none"> • 2020 Website Transparency Scorecard • FY 20/21 Q2 Financial Update

New Proposals Received Since Last Meeting

Date Received	Proposal
Oct 9, 2020	City of Woodland Out of Agency Services for East Beamer Way Neighborhood
Pending	El Macero CSA SOI Amendment and Annexation for Eric and Katie Stille

LAFCo EO Activity Report July 20 through October 23, 2020

Item 9-ATT b

Date	Meeting/Milestone	Comments
07/20/2020	Staff Meetings	Weekly Zoom meetings (due to COVID-19 shelter-in-place)
07/20/2020	Meeting w/Olin Woods	Eric Stille Out of Agency Agreement
07/21/2020	OES 2020 Annual Training and Exercise Workshop	Participated
07/21/2020	KLCSD Meeting	Attended Re: MSR/SOI
07/23/2020	County/Winters 2x2	Attended
07/24/2020	CALAFCO Board Meeting	Attended and prepared meeting minutes
07/30/2020	ICMA	COVID-19 Webinar: COVID-19 and California's Economic Outlook
08/03/2020	Staff Meeting	Weekly Zoom meetings
08/04/2020	Meeting w/Rachel Downs (Yuba County)	CalSpeed Community Outreach
08/05/2020	Cacheville CSD Meeting	Attended Re: MSR/SOI
08/11/2020	Webinar by Valley Vision and Woodland Technology Alliance	Community Broadband in Yolo County
08/12/2020	Staff Meeting	Weekly Zoom meetings
08/20/2020	Staff Meeting	Weekly Zoom meetings
08/24/2020	Staff Meeting	Weekly Zoom meetings
08/25/2020	Meeting w/Kristin Sicke (YCFCWCD) and Bill Vanderwaal (DWD)	Dunnigan Water District SOI
08/26/2020	Meeting w/CALAFCO Achievement Awards Committee	To review and revise the awards program
08/26/2020	Meeting w/Yocha Dehe staff, CAO staff	Broadband expansion in Yolo County
08/27/2020	Meeting w/Bill Vanderwaal (Manager, Dunnigan Water District)	MSR/SOI
08/31/2020	Staff Meeting	Weekly Zoom meetings
09/03/2020	Meeting w/Leo Refsland (Manager, Madison CSD)	MSR/SOI for KLCSD & Madison CSD
09/04/2020	Meeting w/Elisa Sabatini (CAO staff) & Leo Refsland (Manager, Madison CSD)	Knights Landing CSD infrastructure assessment
09/08/2020	Staff Meeting	Weekly Zoom meetings
09/08/2020	CALAFCO/LAFCo EOs Conference Call	Monthly discussion and CALAFCO updates
09/09/2020	Agenda meeting w/ Chair Woods	LAFCo Agenda Review

Date	Meeting/Milestone	Comments
09/09/2020	CALAFCO Conference Program Committee Meeting #5	Discuss survey feedback on 3 potential virtual sessions
09/09/2020	Webinar by ICMA Coaching – Managing Hostility in Public Discourse to Create Effective Public Engagement: Living in an Age of Anger and Getting Things Done	Attended
09/10/2020	Meeting w/County Staff (Jill Cook (CAO), Chad Rinde (DFS), Tricia Valenzuela (BOS), Elisa Sabatini (CAO), Phil Pogledich (CC))	Knights Landing CSD
09/10/2020	Meeting w/Kirk Trost	Eric Stille application to annex to El Macero CSA
09/14/2020	Staff Meeting	Weekly Zoom meetings
09/14/2020	CALAFCO Webinar: Adaptive Leadership in the “New Normal”	Attended
09/21/2020	Staff Meeting	Weekly Zoom meetings
09/22/2020	Webinar Series by Streamline – Telling Your District's Story: What is Storytelling?	Attended
09/23/2020	CALAFCO EDU Session Planning w/ Pamela Miller	Attended
09/23/2020	Webinar: Successful collaboration between groundwater sustainability agencies implementing the Sustainable Groundwater Management Act (SGMA) and Integrated Regional Water Management (IRWM) planning efforts	Attended
09/25/2020	CALAFCO Dues Ad Hoc Meeting	Attended
09/29/2020	Webinar Series by Streamline – Telling Your District's Story: What is Your Story?	Attended
09/30/2020	CALAFCO EDU Session Planning w/ Pamela Miller	Attended
09/30/2020	Meeting w/Kristin Sicke & Donna Gentile (YSGA)	JPA Service Review of Yolo Subbasin Groundwater Agency
09/30/2020	Streamline Engage Demo w/Maria Lara	Attended
10/01/2020	CALAFCO Central Region Meeting Coordination w/Anita Paque & Gay Jones	Participated in discussion regarding enhancing LAFCo engagement
10/06/2020	Webinar Series by Streamline – Telling Your District's Story: Tips for Storytelling	Attended
10/07/2020	Staff Meeting	Weekly Zoom meetings

Date	Meeting/Milestone	Comments
10/13/2020	Webinar Series by Streamline – Telling Your District's Story: Getting Your Story Out Using Guerrilla Marketing Tactics (1)	Attended
10/13/2020	CALAFCO/LAFCo EOs Conference Call	Monthly discussion and CALAFCO updates
10/14/2020	CALAFCO Ad Hoc Dues Meeting	Attended
10/16/2020	Meeting w/Chair Woods	LAFCo Agenda Review
10/16/2020	Meeting w/Gay Jones (CALAFCO Board member)	Planning for Central Region caucus meeting
10/16/2020	Meeting w/Elisa Sabatini (CAO)	Potential Madison and KL CSD Matching funds State Parks grant
10/19/2020	Staff Meeting	Weekly Zoom meetings
10/19/2020	Meeting w/Kristin Sicke (YCFCWCD)	SOI Update for YC Flood Control & Water Conservation District
10/22/2020	CALAFCO 2020 Board Elections Meeting	Attended
10/23/2020	CALAFCO Board Meeting-Zoom	Attended and took meeting minutes