



City of Winters
Community Development Department
318 First Street Winters, CA 95694
530-795-2101 (Planning)

DATE: November 18, 2021

TO: Interested Persons

FROM: Kirk Skierski, Senior Planner

SUBJECT: Notice of Preparation (NOP) to prepare an Environmental Impact Report for the Farmstead Subdivision Project

PUBLIC REVIEW PERIOD: November 18, 2021 through December 17, 2021

The City of Winters is the lead agency for the preparation of an Environmental Impact Report (EIR) for the Farmstead Subdivision Project (proposed project). The EIR is being prepared in compliance with the California Environmental Quality Act (CEQA).

CEQA Section 15082 states that once a decision is made to prepare an EIR, the lead agency (the City of Winters) must prepare a NOP to inform all responsible agencies that an EIR will be prepared. The purpose of the NOP is to provide sufficient information describing the proposed project and the potential environmental effects in order to enable responsible agencies to make a meaningful response regarding the scope and content of the information that should be included in the EIR. Comments are also being solicited from the public.

Comment Period: Comments can be sent anytime during the 30-day NOP comment period. The comment period begins November 18, 2021, and ends December 17, 2021, at 5:00 PM. All comments must be directed to the following contact/address:

City of Winters Community Development Department
ATTN: Kirk Skierski, Senior Planner
318 First Street
Winters, CA 95694
(530) 795-4910
Kirk.Skierski@cityofwinters.org

Scoping Meeting: A public scoping meeting will be held by the City to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The scoping meeting will be Zoom meeting held on November 30, 2021, at 2:30 PM.

Join Zoom Meeting

<https://us02web.zoom.us/j/81911380089?pwd=U1A1RjR6Z0E4dXlrYnA1bUFCU1NLQT09>

Meeting ID: 819 1138 0089

Passcode: 066569

One tap mobile

+16699006833,,81911380089# US (San Jose)

+13462487799,,81911380089# US (Houston)

The NOP consists of a Project Description and an Environmental Effects section that will describe the anticipated chapters and alternatives to be included in the EIR.

PROJECT DESCRIPTION

The following sections will discuss integrant parts of the Project Description such as Project Location, Project Setting, Surrounding Land Uses, Project Components, and Entitlements. Each section will go into brief detail regarding the proposed project.

Project Location

The project site is located within the eastern portion of the City of Winters, west of Interstate (I) 505 (see Figure 1). The project site, identified by Yolo County Assessor's Parcel Number (APN) 038-050-018, is located northwest of the intersection of State Route (SR) 128/Timber Crest Road, and immediately north of the intersection of SR 128/East Main Street (see Figure 2). It is noted that the portion of SR 128 adjacent to the project site is also designated as East Grant Avenue.

Project Setting

The project site consists of 61.9 acres of undeveloped land with a topography that is generally flat. The site has been used for farming for many decades, with the ground periodically tilled for row crops, hay, or other dry farming purposes. Vegetation within the project site consists primarily of ruderal non-native species, including alfalfa, ripgut brome, black mustard, perennial rye grass, and slender wild oat. In addition, the perimeter of the property contains numerous trees and shrubs, including valley oak, paradox walnut, English walnut, olive, and common fig along the southern border; volunteer domestic almond trees along the northern, eastern, and western boundaries; and two large coast redwoods within a degraded gravel driveway area generally located immediately north of the intersection of SR 128 and East Main Street.

The existing General Plan land use designations for the site are Open Space (OS), Low Density Residential (LR), and Neighborhood Commercial (NC). The site's current zoning districts consist of Open Space (O-S), Single Family Residential 7,000 Square-Foot Average Minimum (R-1), and Neighborhood Commercial (C-1).

Surrounding Land Uses

Existing surrounding land uses include unincorporated agricultural land to the north; undeveloped grassland and a single-family residence zoned for Highway Service Commercial (C-H) uses to the east; undeveloped grassland zoned for Neighborhood Commercial (C-1) uses and single-family residential neighborhood located further to the south; and a single-family residential neighborhood and undeveloped land to the west zoned Single-Family Residential 7,000 Square-Foot Average Minimum (R-1) and Single-Family Residential 6,000 Square-Foot Average Minimum (R-2). It should be noted that the undeveloped parcel to the west of the project site zoned R-1 is the Walnut Lane 10 54-lot subdivision, which was recently approved by the City.

Project Components

The proposed project would include subdivision of a portion of the project site to develop 200 single-family residential units on 36.7 gross acres, 84 multi-family residential units on 4.2 gross acres, 135,000 square feet (sf) of commercial uses across seven lots totaling 12.4 gross acres, 3.2 gross acres of open space and Drainage Channel, and 5.4 gross acres of parkland¹ (see Figure 3). In addition, the project would include several roadway improvements. The proposed project would require approval of the following entitlements: General Plan Amendment (GPA), Rezone, Tentative Subdivision Map (TSM), Affordable Housing Plan, and a Development Agreement (DA).

¹ Gross acreage is generally defined as the entire parcel and includes areas comprised by private drives, public roads, and landscape lots. Conversely, net acreage refers to the developable acreage of a parcel.

Figure 1
Regional Location Map



Figure 2
Project Site Boundaries



General Plan Amendment

The City of Winters' General Plan designates the project site as Low Density Residential (LR), Neighborhood Commercial Space (NC), and Open Space (OS). The proposed project includes a GPA to re-configure the project site's existing land use designations (see Figure 3). The GPA would include a new 4.2-gross acre High Density Residential (HR) land use designation in the southwest corner of the site. The property's OS land use designation area would be reconfigured and reduced. The GPA would also reconfigure and reduce the site's NC land use designation and expand the LR designation. Table 1 shows the acreages for the property's existing and proposed General Plan land use designations.

Table 1		
Farmstead Subdivision General Plan Amendment		
Land Use Designation	Existing Acreage	Proposed Acreage
Low Density Residential	33.7	37.6
High Density Residential	0	4.2
Neighborhood Commercial	14.7	12.4
Open Space	13.5	7.7
Total	61.9	61.9

Rezone

The proposed Rezone would reconfigure the project site's zoning designations to those shown in Figure 4. The southwest corner of the project site would feature an approximately 4.2-acre High Density Multi-Family Residential (R-4) zone. The property's C-1 and Open Space (O-S) zoning districts would be reconfigured and reduced to 12.4 gross acres and 7.7 gross acres, respectively. A new 15-acre Single Family Residential 6,000 Square-Foot Average Minimum (R-2) zone would be established in the western portion of the site. The existing R-1 zone would be reconfigured and reduced from 33.7 gross acres to 22.6 gross acres. Lastly, the Rezone would add a Planned Development (PD) overlay zone to the site's residential zoning districts, which would allow for a degree of flexibility from the residential development standards, as discussed in Chapter 17.48 of the City's Municipal Code. Table 2 shows the acreages for the property's existing and proposed zoning.

Table 2		
Farmstead Subdivision Rezone		
Zoning District	Existing Acreage	Proposed Acreage
Single Family Residential (6,000 sf min)	33.7	22.6
Single Family Residential (5,000 sf min)	0	15
High Density Multi-Family Residential	0	4.2
Neighborhood Commercial	14.7	12.4
Open Space	13.5	7.7
Total	61.9	61.9

Tentative Subdivision Map

As established by Section 16.01.010 of the City's Municipal Code, notwithstanding the exceptions provided therein, a TSM and Final Map are required for all divisions of land where the Community Development Director has determined that such land would be divided into five or more parcels. Therefore, the proposed project would be subject to all applicable requirements set forth in Chapter 16.01 of the Municipal Code.

As shown in Figure 5, the TSM illustrates the details of the project's proposed lotting pattern and street system, sidewalks and trails, and other features of the project.

Figure 3
Farmstead Subdivision Proposed General Plan Amendment

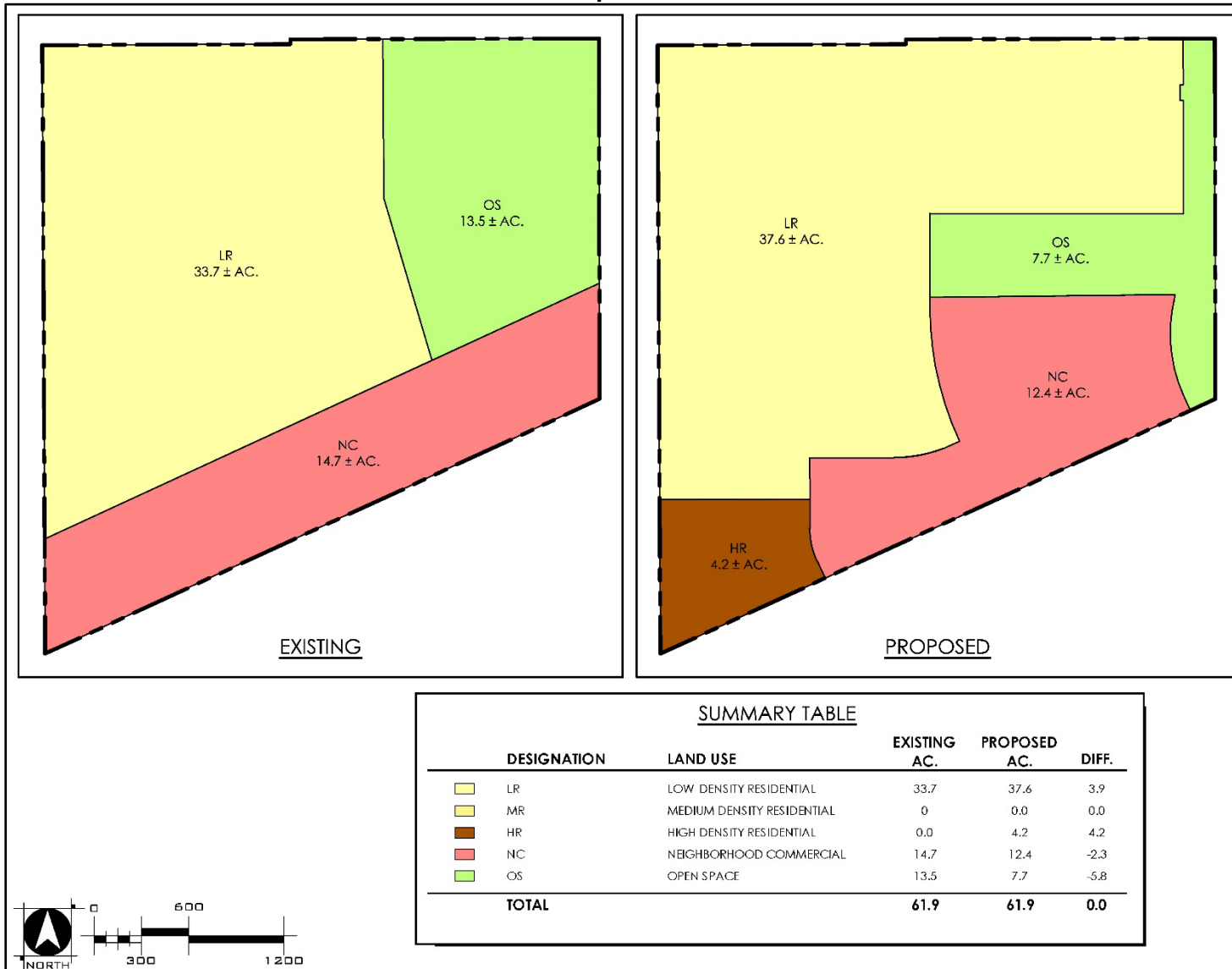


Figure 4
Farmstead Subdivision Proposed Rezone

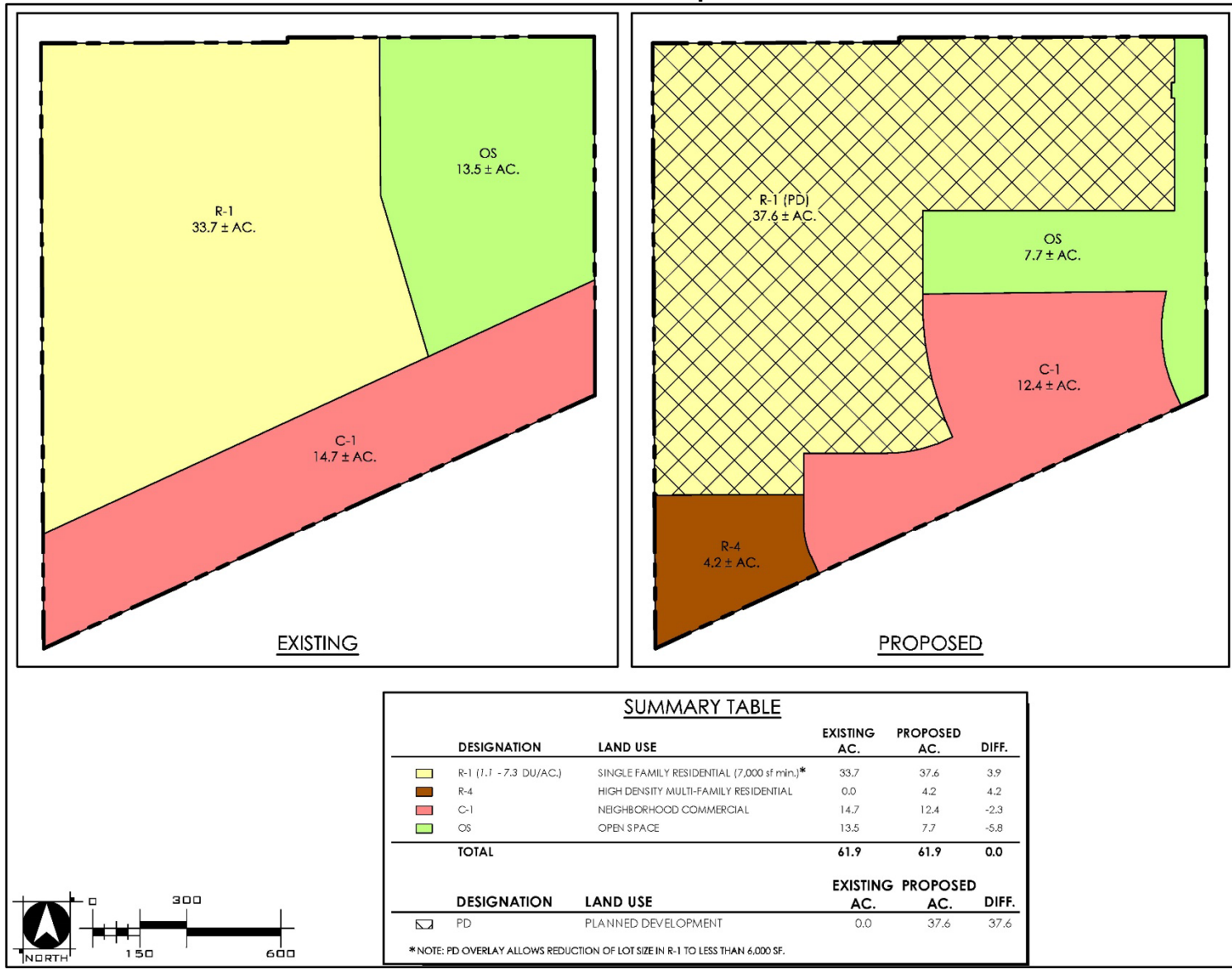
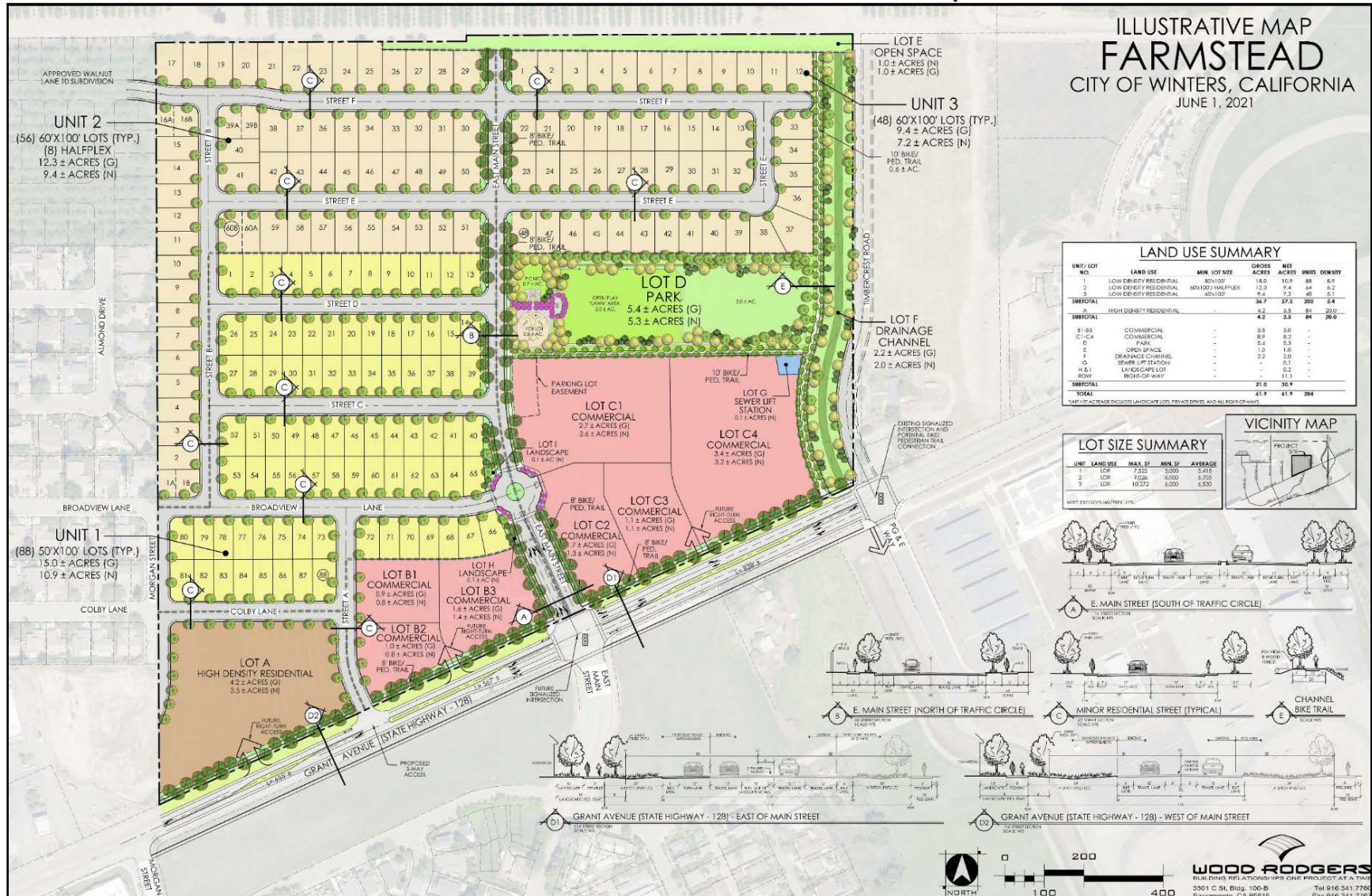


Figure 5
Farmstead Subdivision Tentative Subdivision Map



In addition, the TSM shows the proposed locations of the 84-unit HR site and the 200 single-family residential lots, lot dimensions, street sections, and other details.

As depicted in Figure 5, the proposed project would include 36.7 gross acres of single-family residential uses, 4.2 gross acres of multi-family residential uses, 12.4 gross acres for commercial uses, and approximately 5.4 gross acres of parkland. The park site would include approximately 0.7 acres of picnic areas, a 0.6-acre tot lot, and four acres of open play lawn area. The easterly portion of the open play lawn area would also serve as a water quality and detention basin for the proposed project, which would be sized to capture post-development flows within the project site.

Site Access and Circulation

The proposed project would include several roadway and frontage improvements. Primary site access would be provided by way of two new roads, which would be extended into the project site from SR 128. East Main Street, which currently ends at an intersection with SR 128, would be extended northward into the project site. The SR 128/East Main Street intersection would include installation of a new signal.

Internal circulation would be provided by way of extensions to existing roadways as well as construction of new roads. Broadview Lane and Colby Lane, existing neighborhood roads that are currently stubbed at the project site's western property line, would be extended eastward into the project site and intersect with Street A. Internal circulation would also be provided through the construction of new roadways Streets B through F. Street F, which would be implemented generally in an east-to-west direction in the northern portion of the project site, would be stubbed at the project site's western property line for future connections with the Walnut Lane 10 subdivision.

Utilities and Service Systems

The proposed project would include on-site water, sanitary sewer, and stormwater improvements, which would connect to the existing infrastructure in the project vicinity. From the existing water main located in SR 128, a 12-inch water main would be extended into the project site within the East Main Street right-of-way (ROW), which would eventually connect to a new 12-inch water line located in Street F. Similarly, the proposed project would include implementation of new sewer lines within the project site's interior roadways. Wastewater would be pumped from a new sewer lift station, proposed on Lot G, to the existing eight-inch sewer main located within the SR 128 ROW. As previously discussed, the easterly portion of the open play lawn area would serve as a water quality and detention basin for the proposed project, which would be sized to capture post-development flows within the project site. Lastly, existing natural gas, electricity, and telecommunications infrastructure is located along SR 128. From the point of connection to the existing facilities, new natural gas, electricity, and telecommunications infrastructure would be extended into the project site within the ROW of project roadways.

Affordable Housing Plan

The proposed project's Affordable Housing Plan would be negotiated with and determined by the City's Affordable Housing Coordinator and reviewed by the Affordable Housing Steering Committee prior to being taken to the City's Planning Commission and City Council for approval with the project's other requested entitlements.

Development Agreement

The Development Agreement is subject to negotiation with and approval by the City. The Development Agreement would allow the City and the applicant to enter into an agreement to assure the City that the proposed project would be completed in compliance with the plans submitted by the applicant, and assure the applicant of vested rights to develop the project.

ENVIRONMENTAL EFFECTS

Based on the analysis conducted in the Initial Study prepared for the proposed project (see Attachment), the EIR will address impacts pertaining to the topics identified below. Each resource area chapter will include a discussion of the existing setting, thresholds of significance, evaluation of potential project and cumulative impacts, mitigation measures, and monitoring strategies associated with the resource area.

Aesthetics

The Aesthetics chapter of the EIR will summarize existing regional and project area aesthetics and visual setting. To the extent applicable, the chapter will describe project-specific aesthetics issues such as scenic vistas, trees, scenic highways, existing visual character or quality of the project area, as well as light and glare. Visual representations will be prepared, and the City of Winters General Plan and General Plan EIR will be utilized to determine whether the proposed project could result in the substantial degradation of the existing visual character or quality of the site and its surroundings.

Agricultural Resources

The Agricultural Resources chapter of the EIR will provide information regarding the existing setting relative to agricultural resources on the project site, including reviewing maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to determine whether Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occurs on-site. The setting section will also identify the types of on-site soils. Following the setting discussion, the chapter will identify thresholds of significance applicable to the proposed project and evaluate project-related impacts in comparison to such thresholds.

Air Quality and Greenhouse Gas Emissions (Including Energy)

The air quality and GHG analysis for the proposed project will be executed by utilizing the California Emissions Estimator Model (CalEEMod) software program and following the Yolo-Solano Air Quality Management District (YSAQMD) CEQA Guidelines.

Air Quality

The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO_x, and PM₁₀) for the proposed project. The significance of air quality impacts will be determined in comparison to YSAQMD-recommended thresholds of significance. Additionally, toxic air contaminant (TAC) emissions, utilizing the California Air Resources Board (CARB) "Air Quality and Land Use Handbook: A Community Health Perspective" will be addressed. The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level. Mitigation measures will be incorporated, as necessary, to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

Health Risk Assessment

Diesel particulate matter, a known TAC, is produced during the construction phase of a project and, therefore, construction could result in exposing nearby sensitive receptors to such TACs. A construction Health Risk Assessment (HRA) will be conducted to address both acute and chronic health hazards, carcinogenic and non-carcinogenic, due to exposure of TACs. The significance of health risk impacts will be determined in comparison to the criteria identified in the California Office of Environmental Health Hazard Assessment (OEHHA) Guidelines. The significance of carcinogenic health risk impacts will be expressed in terms of cancer cases per one million individuals. Non-carcinogenic health risk impacts will be determined using YSAQMD's

recommended Hazard Index. The analysis will be performed in accordance with the 2015 California OEHHA Risk Assessment Guidelines and YSAQMD.

Greenhouse Gas Emissions

CalEEMod will be utilized to produce an estimate of GHG emissions for the project, including indirect emissions (e.g., electricity, natural gas), expressed in units of carbon dioxide equivalents. The modeling will be prepared consistent with YSAQMD guidance, and the analysis will address project consistency with AB 32 and SB 32. In addition, the 2021 City of Winters Climate Action Plan (CAP) will be utilized, and the proposed project will be evaluated for consistency with the CAP. Mitigation measures would be identified, as appropriate, in coordination with the City and YSAQMD, to identify feasible mitigations for GHG emissions.

Energy

Raney will analyze whether the proposed project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The discussion will also evaluate whether the project would conflict with, or obstruct a state or local plan, for renewable energy.

Biological Resources

The Biological Resources chapter of the EIR will include a description of the potential effects to plant communities and wildlife including adverse effects on rare, endangered, candidate, sensitive, and special-status species from build-out of the proposed project. The chapter will be based on a Wetlands Delineation Report, Special Status Plant Survey, and Valley Elderberry Survey. In addition, a search will be conducted of the California Natural Diversity Database (CNDDB) for special status species known to occur within the vicinity of the project site. The Yolo County Habitat Conservation Plan and Natural Communities Conservation Plan will be referenced to evaluate potential impacts associated with the proposed project.

Cultural and Tribal Cultural Resources

The Cultural and Tribal Cultural Resources chapter of the EIR will summarize the setting and briefly describe the potential construction-related effects to any potential on-site historical, archaeological, or paleontological resources. A records search of the California Historical Records Information System from the North Central Information Center will be conducted to identify any known cultural resources on or within the vicinity of the project site. The chapter will also discuss compliance with AB 52 regarding notification of relevant tribes. Recommended mitigation measures will be incorporated, if necessary, to reduce significant cultural and tribal resource impacts.

Land Use and Planning / Population and Housing

The Land Use and Planning / Population and Housing chapter of the EIR will be divided into two topic areas. The Land Use and Planning portion of the chapter will evaluate the consistency of the proposed project with the City's adopted plans and policies. Specifically, a review will be conducted of the City of Winters General Plan and Zoning Ordinance, and any other appropriate documents to address any policy or consistency issues due to the proposed project. The chapter will identify land use impacts, mitigation measures, and note any inconsistencies or incompatibilities with adopted plans and policies created by approval of the proposed project.

The Population and Housing portion of the chapter will discuss if the proposed project would directly or indirectly induce substantial unplanned population growth. Information from the California Department of Finance and the General Plan Housing Element will be relied upon.

Noise

The Noise chapter of the EIR will be based on a project-specific Noise Study, which will include noise and vibration surveys to document existing ambient conditions, and subsequently compare the existing levels to the project-generated noise and vibration levels. Project-specific traffic data will be used to model future traffic noise levels on the local roadway network, both with and without the proposed project. The analysis will focus on increases in traffic noise levels due to the project at existing off-site noise-sensitive land uses, and traffic noise levels at sensitive land uses proposed by the project will conduct analyses of noise and vibration levels generated by on-site commercial operations (e.g., truck delivery activities, truck circulation, parking lot movements, roof-top mechanical equipment), park activities, and project construction. Those levels will be used for the subsequent evaluation of impacts at both existing and proposed sensitive land uses. Where the noise or vibration generation of such sources could exceed applicable City of Winters noise or vibration criteria or result in a significant increase in ambient noise or vibration levels at nearby sensitive uses, mitigation measures will be included to address such impacts.

Public Services and Utilities

The Public Services and Utilities chapter of the EIR will be divided into two impact areas. The Public Services section of the chapter will summarize setting information, and identify potential new demand for services, including fire, police, schools, parks, and recreation. Information from the City of Winters General Plan, General Plan EIR, and public agencies will be utilized, as needed, to evaluate the project's potential impacts to public services, and whether the project's increased demand for service would result in the need for new or physically altered governmental facilities in order to maintain the acceptable service ratios, response times, and other performance objectives of the City of Winters's public services.

The Utilities section of the chapter will address potential new demand for water supply, wastewater conveyance and treatment, and solid waste disposal, as well as address potential water pressure concerns. Storm Drainage Assessment and Sewer Cost Allocation Plan will be relied upon. The EIR will address the need for any off-site utility improvements, as necessary, in order to adequately serve the proposed development. For wastewater, the City of Winters' Wastewater Treatment Facility Master Plan Update 2018 will be relied upon. For solid waste, the Waste Management website will be consulted for relevant data and project construction and operational waste streams. Other utility systems that would be considered in this chapter include electricity and natural gas.

Transportation

Since July 1, 2020, the metric of analysis to determine whether a project's transportation impact(s) would be significant under CEQA is Vehicle Miles Traveled (VMT). According to CEQA Guidelines Section 15064.3, VMT is the most appropriate measure of transportation impacts. Therefore, a project-specific VMT Analysis will be relied upon for impact determination purposes. The City of Winters has not formally adopted guidance or thresholds related to VMT impact analysis (i.e., tailored screening criteria, preferred metrics and calculation methods, and use-specific thresholds). Therefore, the analysis will rely on guidance from the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation impacts in CEQA.

A project-specific level of service (LOS) Analysis will be used to determine the project's consistency with the City of Winters' adopted LOS standards in their General Plan. Intersection LOS will also be considered in comparison to the City of Winters' Circulation Master Plan as well as the Caltrans' Draft Transportation Corridor Concept Report State Route 128. The analysis will evaluate project-related impacts at the following study intersections:

1. Grant Avenue/Railroad Avenue;
2. Grant Avenue/Dutton Street;
3. Grant Avenue/Walnut Lane;
4. Grant Avenue/Morgan Street;
5. Grant Avenue/East Main Street;
6. Grant Avenue/Timber Crest Road/PG&E Way;
7. Grant Avenue/Matsumoto Lane/County Road 90;
8. Grant Avenue/I-505 Southbound Ramps;
9. Grant Avenue/I-505 Northbound Ramps;
10. Grant Avenue/Street A (future intersection); and
11. East Main Street/Broadview Road (future intersection).

Alternatives

In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of several project alternatives, including the No Project Alternative. The Alternatives Analysis chapter will describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially reduce any of the significant effects of the project. The EIR will include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. The EIR will also include a discussion of the environmentally superior alternative, and a description of alternatives considered but rejected from detailed analysis.

At this time, the alternatives to be analyzed by the EIR are still under consideration. Input is sought from the public as to alternatives to be included in the EIR.

***Attachment:
Initial Study***

City of Winters
Community Development Department



Farmstead Subdivision Project
Initial Study

November 2021

Prepared by



1501 Sports Drive, Suite A, Sacramento, CA 95834

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INITIAL STUDY

NOVEMBER 2021

A. BACKGROUND

1. Project Title: Farmstead Subdivision Project
2. Lead Agency Name and Address: City of Winters
Community Development Department
Planning Division
318 First Street
Winters, CA 95694
3. Contact Person and Phone Number: Kirk Skierski
Senior Planner
(530) 795-4910
4. Project Location: Northwest of State Route (SR) 128/Timber Crest Road intersection
Winters, CA
Assessor's Parcel Number (APN) 038-050-018
5. Project Sponsor's Name and Address: Wood Rodgers, Inc.
3301 C Street, Building 100-B
Sacramento, CA 95816
(916) 341-7760
6. Existing General Plan Designation: Open Space (OS)
Neighborhood Commercial (NC)
Low Density Residential (LR)
7. Existing Zoning Designation: Open Space (O-S)
Neighborhood Commercial (C-1)
Single Family Residential 7,000 Square-Foot Average Minimum (R-1)
8. Required Entitlements: General Plan Amendment
Rezone
Tentative Subdivision Map
Affordable Housing Agreement
Development Agreement
9. Surrounding Land Uses and Setting:

The approximately 61.9-acre project site is located to the northwest of the SR 128/Timber Crest Road intersection in the City of Winters, California. The project site is identified by Yolo County APN 038-050-018. The portion of SR 128 adjacent to the project site is also designated as East Grant Avenue. The City's General Plan currently designates the northeast portion of the site as OS, the northwest portion as LR, and the southern portion as NC. The project site's zoning districts currently consist of O-S in the northeast portion of the property, R-1 in the northwest portion of the site, and C-1 in the southern portion.

The project site currently serves as an undeveloped agricultural field used for annual row crops. Existing surrounding land uses include unincorporated agricultural land currently used for row crops to the north; undeveloped grassland zoned for Highway Service Commercial (C-H) uses and a single-family residence with associated outbuildings immediately to the east, across from Timber Crest Road; a fueling station and fast-food restaurant located further to the east; undeveloped grassland zoned for C-1 uses and a single-family residence with associated outbuildings immediately to the south, across from SR 128; a single-family residential neighborhood located further to the south; and a fueling station, grocery store, dental office, single-family residential neighborhood, and undeveloped land to the west.

10. Project Description Summary:

The proposed project would include subdivision of the project site to develop 200 single-family residential units on 36.7 gross acres, 84 multi-family residential units on 4.2 gross acres, 135,000 square feet (sf) of commercial uses across seven lots totaling 12.4 gross acres, 3.2 gross acres of open space and Drainage Channel, and 5.4 gross acres of parkland. In addition, the project would include several roadway improvements within on-site and off-site areas. The proposed project would require approval of the following entitlements: General Plan Amendment (GPA), Rezone, Tentative Subdivision Map (TSM), Affordable Housing Plan, and a Development Agreement.

11. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

In compliance with Assembly Bill (AB) 52 (Public Resources Code [PRC] Section 21080.3.1), a project notification letter was distributed to Tribal Historic Preservation Officer Yvonne Perkins of the Yocha Dehe Wintun Nation on September 27, 2021. On October 15, 2021, the Yocha Dehe Wintun Nation initiated consultation and requested a site visit. Consultation with the City is underway.

B. SOURCES

All of the technical reports and modeling results used for the purposes of this analysis are available for viewing on the City's website at <http://projects.cityofwinters.org>. The following documents are referenced information sources utilized by this analysis:

1. ASTM International. *ASTM E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. 2013.
2. California Building Standards Commission. *California Green Building Standards Code*. Available at: <https://www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen>. Accessed September 2021.
3. California Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed September 2021.
4. California Department of Forestry and Fire Protection. *Fire Hazard Severity Zones Maps*. Available at: <https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>. Accessed September 2021.
5. California Department of Forestry and Fire Protection. *Yolo County: Fire Hazards Severity Zones in SRA*. November 7, 2007.
6. California Department of Forestry and Fire Protection. *Yolo County: Draft Fire Hazard Severity Zones in LRA*. October 5, 2007.

7. California Department of Toxic Substances Control. *Hazardous Waste and Substances Site List*. Available at: <https://dtsc.ca.gov/dtscs-cortese-list>. Accessed June 2021.
8. California Department of Transportation. *California State Scenic Highway System Map*. Available at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>. Accessed September 2021.
9. California Department of Water Resources. *California Well Standards, Combined*. Available at: <https://water.ca.gov/Programs/Groundwater-Management/Wells/Well-Standards/Combined-Well-Standards>. Accessed September 2021.
10. California Energy Commission. *2019 Building Energy Efficiency Standards: Frequently Asked Questions*. Available at: https://www.energy.ca.gov/sites/default/files/2020-03/Title_24_2019_Building_Standards_FAQ_ada.pdf. Accessed June 2021.
11. California Energy Commission. *California Energy Commission 2019 Building Energy Efficiency Standards What's New for Nonresidential*. Available at: <https://www.energy.ca.gov/media/3455>. Accessed June 2021.
12. California Geological Survey. *Earthquake Zones of Required Investigation*. Available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed September 2021.
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C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant" as indicated by the checklist on the following pages.

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

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

David Dowswell, Contract City Planner
Printed Name

Date

City of Winters
For

E. BACKGROUND AND INTRODUCTION

This Initial Study provides an environmental analysis pursuant to the California Environmental Quality Act (CEQA) for the proposed project. The applicant has submitted an application to the City of Winters, which is the Lead Agency for the purposes of CEQA review. The information and analysis presented in this document are organized in accordance with the order of the environmental checklist form in Appendix G of the CEQA Guidelines. Where the analysis provided in this document identifies potentially significant environmental effects of the project that can be mitigated to a less-than-significant level, mitigation measures are prescribed. Where the analysis provided in this document identifies potentially significant environmental effects of the project that require additional analysis, further evaluation of such effects will be provided in the Environmental Impact Report (EIR) to be prepared for the project.

The City of Winters adopted the General Plan and certified the General Plan EIR on May 19, 1992. The General Plan EIR was prepared as a program-level EIR, pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations [CCR] Sections 15000 et seq.). The City of Winters General Plan EIR analyzed the proposed General Plan and Alternatives. Additionally, the City of Winters adopted the 2021 Winters Climate Action Plan (CAP) on July 20, 2021, which identifies workable climate change abatement and mitigation strategies for the City, residents, and local businesses. The project site is located within the boundaries of the I-505/Grant Avenue Planning Area Land Use Modifications Project, for which an Initial Study/Mitigated Negative Declaration was approved by the City.¹ Information for the environmental setting discussions for each section of this Initial Study is largely based on information in the City of Winters General Plan, General Plan EIR, CAP, and I-505/Grant Avenue Planning Area Land Use Modifications Project Initial Study/Mitigated Negative Declaration.

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 Winters by the applicant.

Project Location and Setting

The approximately 61.9-acre project site is located to the northwest of the SR 128/Timber Crest Road intersection, within the eastern portion of the City of Winters, California (see Figure 1 and Figure 2). The project site is identified by APN 038-050-018.

The project site's topography is generally flat, with a slight slope with approximate elevations of 29 feet above sea level at the northwest edge of the property and 23 feet above sea level near the southeast portion of the site, adjacent to SR 128. The project site's elevation level results in an average slope of less than a half percent. The property has been used for farming for many decades, with the ground periodically tilled for row crops, hay, or other dry farming purposes. The site currently serves as an undeveloped agricultural field used for annual row crops.

Vegetation within the project site consists primarily of ruderal non-native species, including alfalfa, ripgut brome, black mustard, perennial rye grass, and slender wild oat.

¹ City of Winters. *Mitigated Negative Declaration - I-505/Grant Avenue Planning Area Land Use Modifications Project*. April 25, 2012.

**Figure 1
Regional Project Location**



Figure 2
Project Site Boundaries



In addition, the perimeter of the property contains numerous trees and shrubs, including valley oak, paradox walnut, English walnut, olive, and common fig along the southern border; volunteer domestic almond trees along the northern, eastern, and western boundaries; and two large coast redwoods within a degraded gravel driveway area generally located immediately north of the center of the southern property line.

An approximately 0.8-acre roadside ditch is located within the project site parallel to SR 128. A culvert located under SR 128, near the southeast corner of the project site, connects flows from the roadside ditch to a linear detention basin owned by Pacific Gas & Electric (PG&E) Co.

The PG&E linear detention basin is an approximately 60-foot-wide aquatic feature with a flat bottom and 3:1 sloped sides. The PG&E linear detention basin was installed in 2016 to collect and temporarily detain stormwater flows from roadside ditches along SR 128, the PG&E Gas Safety Facility located to the southeast of the project site, and surrounding planned future development. Currently, the PG&E linear detention basin extends south from SR 128 to a ditch along Interstate 505 (I-505), which flows over a concrete apron, down a steep slope, and into Putah Creek. The southeasterly two thirds of the site is subject to shallow flooding as indicated on the property's Flood Insurance Rate Map (FIRM) panels, which illustrate the 100-year floodplain. The 100-year floodplain generally spills from parcels located to the north of the project site and travels south toward SR 128 and Putah Creek.

The existing General Plan land use designations for the site are Open Space (OS), Low Density Residential (LR), and Neighborhood Commercial (NC). The site's current zoning districts consist of Open Space (O-S), Single Family Residential 7,000 Square-Foot Average Minimum (R-1), and Neighborhood Commercial (C-1).

Existing surrounding land uses include unincorporated agricultural land currently used for row crops to the north; undeveloped grassland zoned for C-H uses and a single-family residence with associated outbuildings immediately to the east, across from Timber Crest Road; a fueling station and fast-food restaurant located further to the east; undeveloped grassland zoned for C-1 uses and a single-family residence with associated outbuildings immediately to the south, across from SR 128; a single-family residential neighborhood located further to the south; and a fueling station, grocery store, dental office, single-family residential neighborhood, and undeveloped land to the west. It should be noted that the latter undeveloped parcel to the west of the project site is known as the Walnut Lane 10 parcel, which has been previously approved by the City for a 54-lot subdivision development.

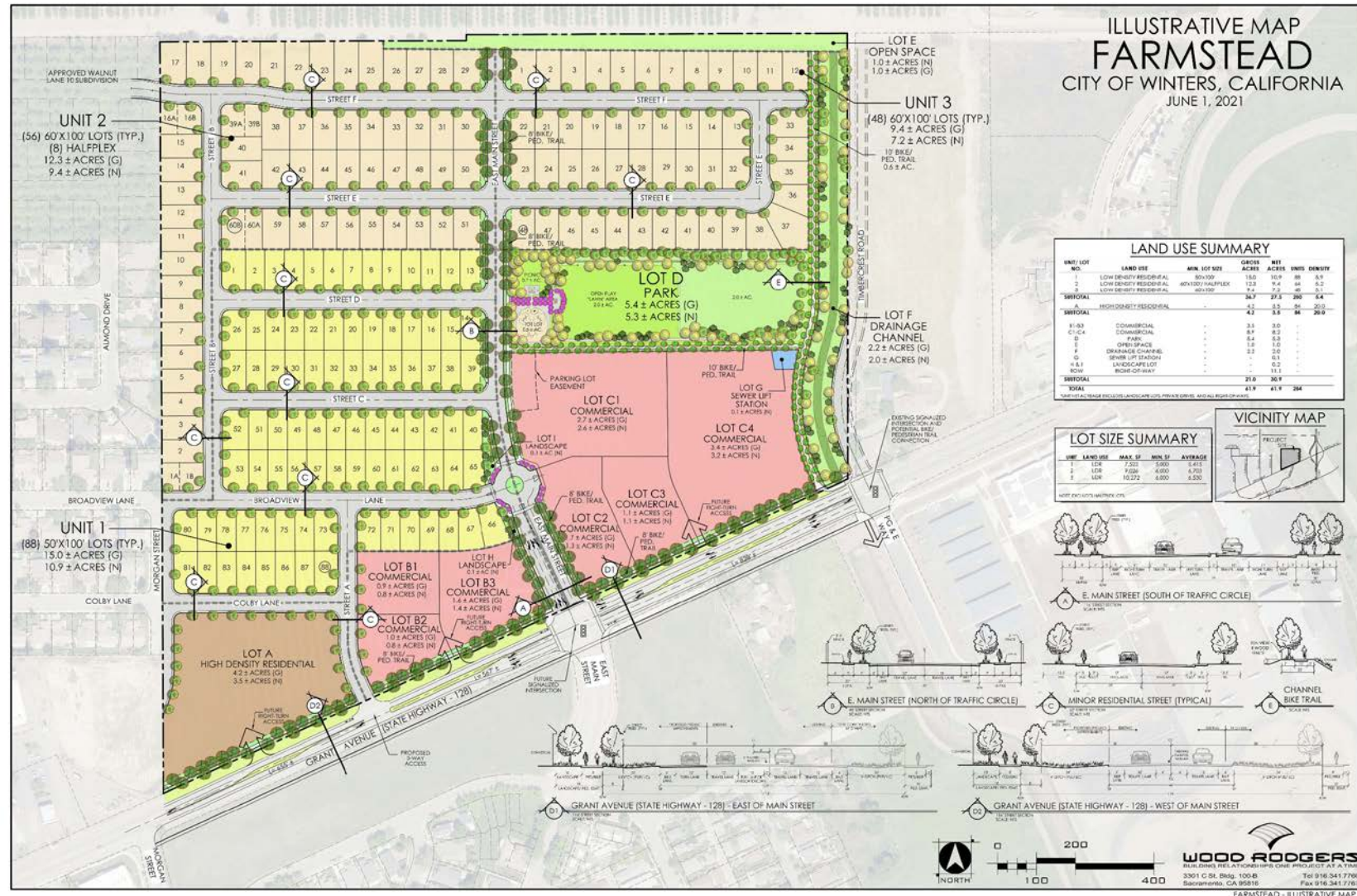
Project Components

The proposed project would include subdivision of the project site to develop 200 single-family residential units on 36.7 gross acres, 84 multi-family residential units on 4.2 gross acres, 135,000 sf of commercial uses across seven lots totaling 12.4 gross acres, 3.2 gross acres of open space and Drainage Channel, and 5.4 gross acres of parkland (see Figure 3).² In addition, the project would include several roadway improvements within on-site and off-site areas. The proposed project would require approval of the following entitlements: GPA, Rezone, TSM, Affordable Housing Plan, and a Development Agreement.

The proposed project components, along with all required entitlements, are described in the following sections.

² Gross acreage is generally defined as the entire parcel and includes areas comprised by private drives, public roads, and landscape lots. Conversely, net acreage refers to the developable acreage of a parcel.

Figure 3
Farmstead Subdivision Tentative Subdivision Map



General Plan Amendment

The proposed project includes a GPA to re-configure the project site's existing land use designations, based on the TSM that has been submitted to the City (see Figure 4). The GPA would include a new 4.2-gross acre High Density Residential (HR) land use designation in the southwest corner of the site, which is currently NC. The property's OS land use designation area would be reconfigured and reduced, based on detention basin sizing and channel alignment determined by the City's Storm Drainage Master Plan Northeast Area.³

The GPA would also reconfigure and reduce the site's NC land use designation and expand the Low Density Residential (LR) designation. Table 1 shows the acreages for the property's existing and proposed General Plan land use designations.

Table 1 Farmstead Subdivision General Plan Amendment		
Land Use Designation	Existing Acreage	Proposed Acreage
Low Density Residential	33.7	37.6
High Density Residential	0	4.2
Neighborhood Commercial	14.7	12.4
Open Space	13.5	7.7
Total	61.9	61.9

Rezone

The proposed Rezone would reconfigure the project site's zoning designations to those shown in Figure 5. The southwest corner of the project site would feature an approximately 4.2-acre High Density Multi-Family Residential (R-4) zone. The property's C-1 and O-S zoning districts would be reconfigured and reduced to 12.4 gross acres and 7.7 gross acres, respectively. A new 15-acre Single Family Residential 6,000 Square-Foot Average Minimum (R-2) zone would be established in the western portion of the site. The existing R-1 zone would be reconfigured and reduced from 33.7 gross acres to 22.6 gross acres. Lastly, the Rezone would add a Planned Development (PD) overlay zone to the entirety of the site, which would allow for a degree of flexibility from the residential development standards, as discussed in Chapter 17.48 of the City's Municipal Code. Table 2 shows the acreages for the property's existing and proposed zoning districts.

Table 2 Farmstead Subdivision Rezone		
Zoning District	Existing Acreage	Proposed Acreage
Single Family Residential (6,000 sf min)	33.7	22.6
Single Family Residential (5,000 sf min)	0	15
High Density Multi-Family Residential	0	4.2
Neighborhood Commercial	14.7	12.4
Open Space	13.5	7.7
Total	61.9	61.9

Through approval of the PD overlay, the project site's proposed R-1 zoning district would include a minimum lot size of 6,000 sf and duplex or half-plex lots on four corner lots to provide variety in the types of proposed residential structures. The R-2 zoning district would include a minimum lot size of 5,000 sf to provide a third single-family residential product type.

³ City of Winters. *Storm Drainage Master Plan Northeast Area, City of Winters, California*. March 2020.

Figure 4
Farmstead Subdivision Proposed General Plan Amendment

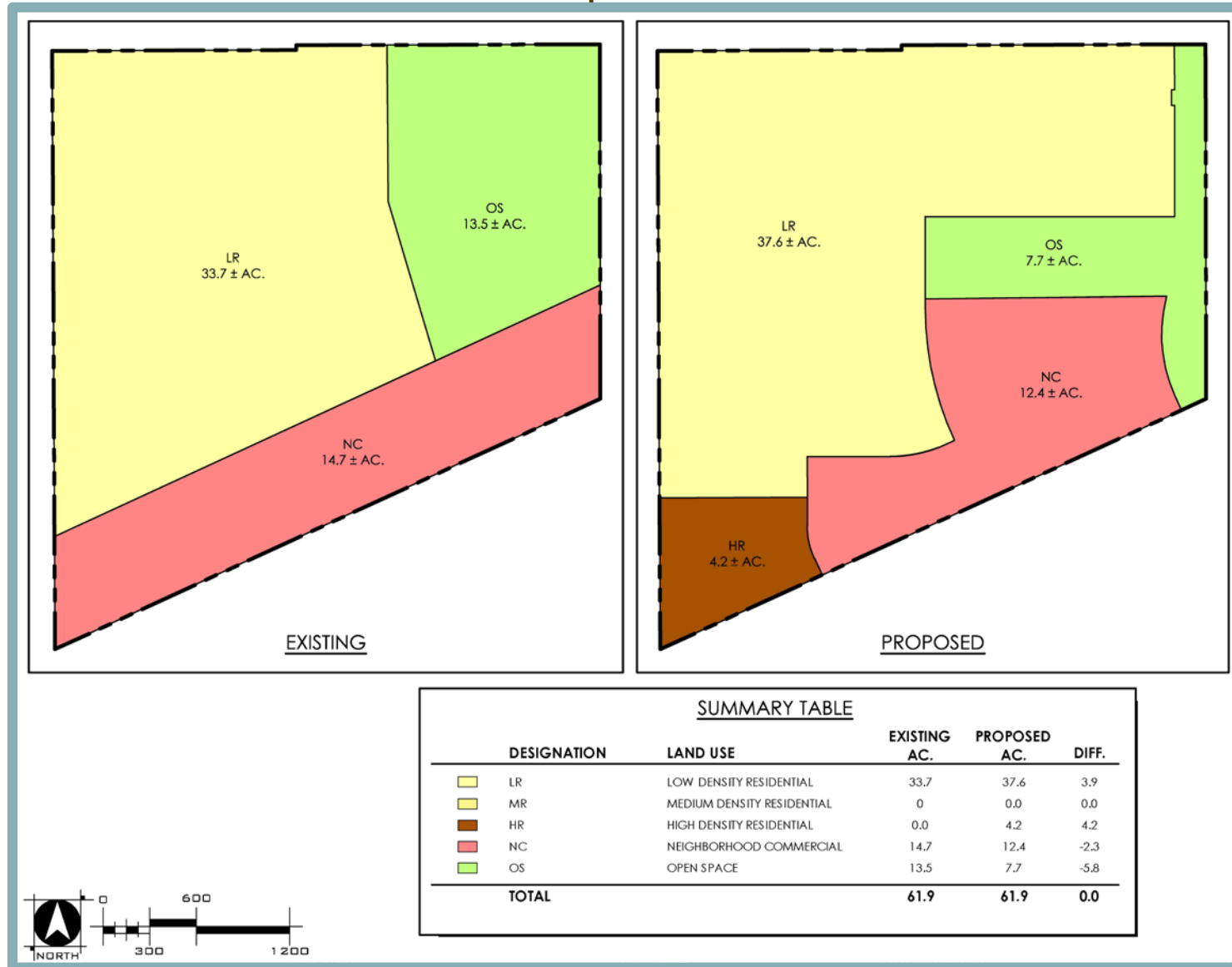
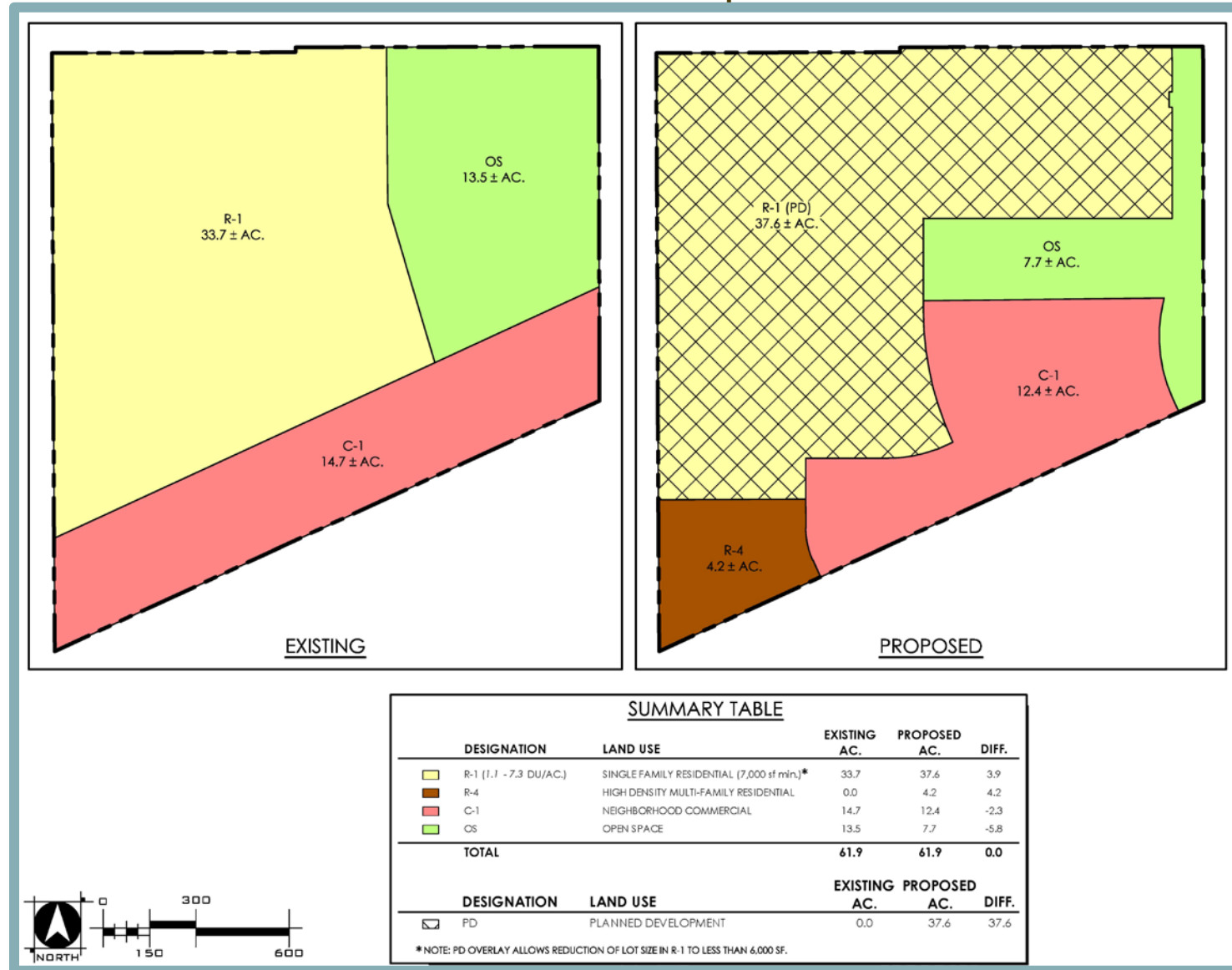


Figure 5
Farmstead Subdivision Proposed Rezone



Tentative Subdivision Map

As established by Section 16.01.010 of the City's Municipal Code, notwithstanding the exceptions provided therein, a TSM and Final Map are required for all divisions of land where the Community Development Director has determined that such land would be divided into five or more parcels. Therefore, the proposed project would be subject to all applicable requirements set forth in Chapter 16.01 of the Municipal Code. As shown in Figure 3, the TSM illustrates the details of the project's proposed lotting pattern and street system, sidewalks and trails, and other features of the project. In addition, the TSM shows the proposed locations of the 84-unit HR site and the 200 single-family residential lots, lot dimensions, street sections, and other details.

The proposed project's residential and commercial uses, parkland and open space, and access and circulation are described in further detail below.

Residential Uses

As depicted in Figure 3, the proposed project would include 36.7 gross acres of single-family residential uses as well as 4.2 gross acres of multi-family residential uses. The proposed single-family residential uses would be implemented within three areas, which are referred to as Unit 1, Unit 2, and Unit 3. Unit 1, containing 15 gross acres, would be located to the west of the future East Main Street, an interior project roadway discussed in further detail below. Unit 1 would include 88 lots, with lot sizes ranging from 5,000 sf to 7,522 sf, and would result in a density of 5.9 dwelling units per acre (du/ac). Unit 2, with an area of 12.3 gross acres, would similarly be located to the west of East Main Street. Unit 2 would consist of 64 total lots, with lot sizes ranging from 6,000 sf to 9,026 sf, and would result in a density of 5.2 du/ac. Unit 2 would feature eight half-plex units, which would be constructed on Lots 1, 16, 39, and 60. Lastly, Unit 3 would be located to the east of East Main Street and would span 9.4 gross acres. Unit 3 would feature 48 lots, with lot sizes ranging from 6,000 sf to 10,272 sf, and would result in a density of 5.1 du/ac.

The proposed 84 multi-family residential units would be within the southwest portion of the project site on a lot containing 4.2 gross acres. The multi-family residential units would result in a density of 20 du/ac and provide a mix of market-rate and affordable units, in accordance with the project's Affordable Housing Plan, which would require approval by the City Council. As established by Section 17.200.030 of the City's Municipal Code, notwithstanding the exceptions provided therein, all development projects consisting of five or more residential units within the City limits must include inclusionary housing units equal to 15 percent of the total number of residential units in the development project, excluding density bonus units. The 15 percent inclusionary housing requirement must consist of six percent Very Low-Income units and nine percent Low Income or Moderate Income units in proportion to the unmet needs for each identified group in the 2021-2029 Housing Element Update.

The proposed project's Affordable Housing Plan would be negotiated with the City's Affordable Housing Coordinator and reviewed by the Affordable Housing Steering Committee prior to being taken to the City's Planning Commission and City Council for approval with the project's other requested entitlements.

Commercial Uses

The proposed project would include seven lots designated and zoned for commercial uses, shown on Figure 3 as Lots B1 through B3 to the west of East Main Street and Lots C1 through C4 to the east of the roadway. Lots B1 through B3 would total 3.5 gross acres and Lots C1 through C4 would total 8.9 gross acres. The development on the commercial lots is assumed to range from

135,000 sf to a maximum of 216,057 sf, based on the maximum floor area ratio of 0.40 allowed for commercial uses in the NC land use designation.

Parkland and Open Space

The proposed project would include approximately 5.4 gross acres of parkland on Lot D, located centrally within the project site to the east of East Main Street and to the north of Lots C1 and C4. The park site would include approximately 0.7 acres of picnic areas, a 0.6-acre tot lot, and four acres of open play lawn area. The easterly portion of the open play lawn area would also serve as a water quality and detention basin for the proposed project, which would be sized to capture post-development flows within the project site. Collected runoff would then be released to the project site's new 75-foot Drainage Channel, which would be located parallel to Timber Crest Road. Additionally, Lot E, situated to the north of the Lot 3 Low Density Residential units would provide one acre of undeveloped open space.

Access and Circulation

The proposed project would include several roadway and frontage improvements. Primary site access would be provided by way of two new roads, which would be extended into the project site from SR 128. East Main Street, which currently ends at an intersection with SR 128, would be extended northward into the project site. The SR 128/East Main Street intersection would include installation of a new signal. Street A, another new internal roadway, would be constructed northward into the project site and would be located between the new segment of East Main Street and the existing Morgan Street. Additionally, as detailed on the TSM, the proposed project would include future right-turn access points along SR 128 and the project frontage for westbound vehicles to enter the project site at Lots C3/C4, Lots B2/B3, and Lot A. Lastly, Morgan Street, an existing neighborhood road located parallel to a portion of the project site's western boundary, would be expanded in width from Broadview Lane to the road's existing stub.

Internal circulation would be provided by way of extensions to existing roadways as well as construction of new roads. Broadview Lane and Colby Lane, existing neighborhood roads that are currently stubbed at the project site's western property line, would be extended eastward into the project site and intersect with Street A. Internal circulation would also be provided through the construction of new roadways Streets B through F. Street F, which would be implemented generally in an east-to-west direction in the northern portion of the project site, would be stubbed at the project site's western property line. However, the road would eventually provide access to the Walnut Lane 10 parcel, which is located to the west of the project site and has been previously approved for a 54-lot subdivision development.

As noted on the TSM prepared for the proposed project (see Figure 3), a traffic circle would be implemented along East Main Street, adjacent to Lots C1 and C2 and the Unit 1 single-family residential lots. South of the traffic circle, East Main Street would feature a 76-foot-wide Right-of-Way (ROW). The ROW of the foregoing portion of East Main Street would include a three-foot median, generally in the center of the roadway. Each half of the ROW would include a 12-foot vehicle travel lane, an 11-foot turn lane, a five-foot bicycle lane, and a three-foot area for curbs and gutters. A public utilities easement would be located along both sides of the ROW, comprised of an eight-foot bicycle/pedestrian path situated between two six-foot landscape strips. To the north of the traffic circle, East Main Street would consist of a 40-foot ROW. Each half of the ROW would be comprised of a 12-foot vehicle travel lane, a five-foot bicycle lane, and a three-foot area for curbs and gutters. Along the easterly side of the ROW, a 20-foot public utilities easement would consist of a seven-foot landscape strip, an eight-foot sidewalk, and a five-foot landscape

strip. Along the westerly side of the ROW, a 20-foot public utilities easement would consist of a seven-foot landscape strip, a five-foot sidewalk, and an eight-foot landscape strip.

With respect to the remaining interior roadways, the streets would each consist of a 50-foot-wide ROW. Each half of the ROW would feature a 17-foot vehicle travel lane, a three-foot area for curbs and gutters, and a five-foot attached sidewalk. A 12.5-foot public utilities easement would be located along each side of the ROW and provide for landscaping trees.

Finally, a network of bicycle and pedestrian trails are proposed as part of the project. A 10-foot-wide trail extending 1,150 linear feet is proposed along the western boundary of the Drainage Channel, which would allow for a connection to the signalized intersection at the SR 128/Timber Crest Road at the southeast corner of the project site. From the SR 128/Timber Crest Road intersection, bicyclists and pedestrians could then travel further southward to the PG&E Trail and Putah Creek Trail, located to the south of the project site, which would then connect to Old Town Winters. Additionally, a 10-foot-wide trail extending 750 linear feet would be located on the southern boundary of the Lot D park site. An eight-foot-wide trail extending 1,400 linear feet would be implemented along the easterly portion of East Main Street, and an eight-foot-wide trail extending 1,850 linear feet would be located along the northerly side of SR 128. The proposed on-site trails would total approximately one mile in length.

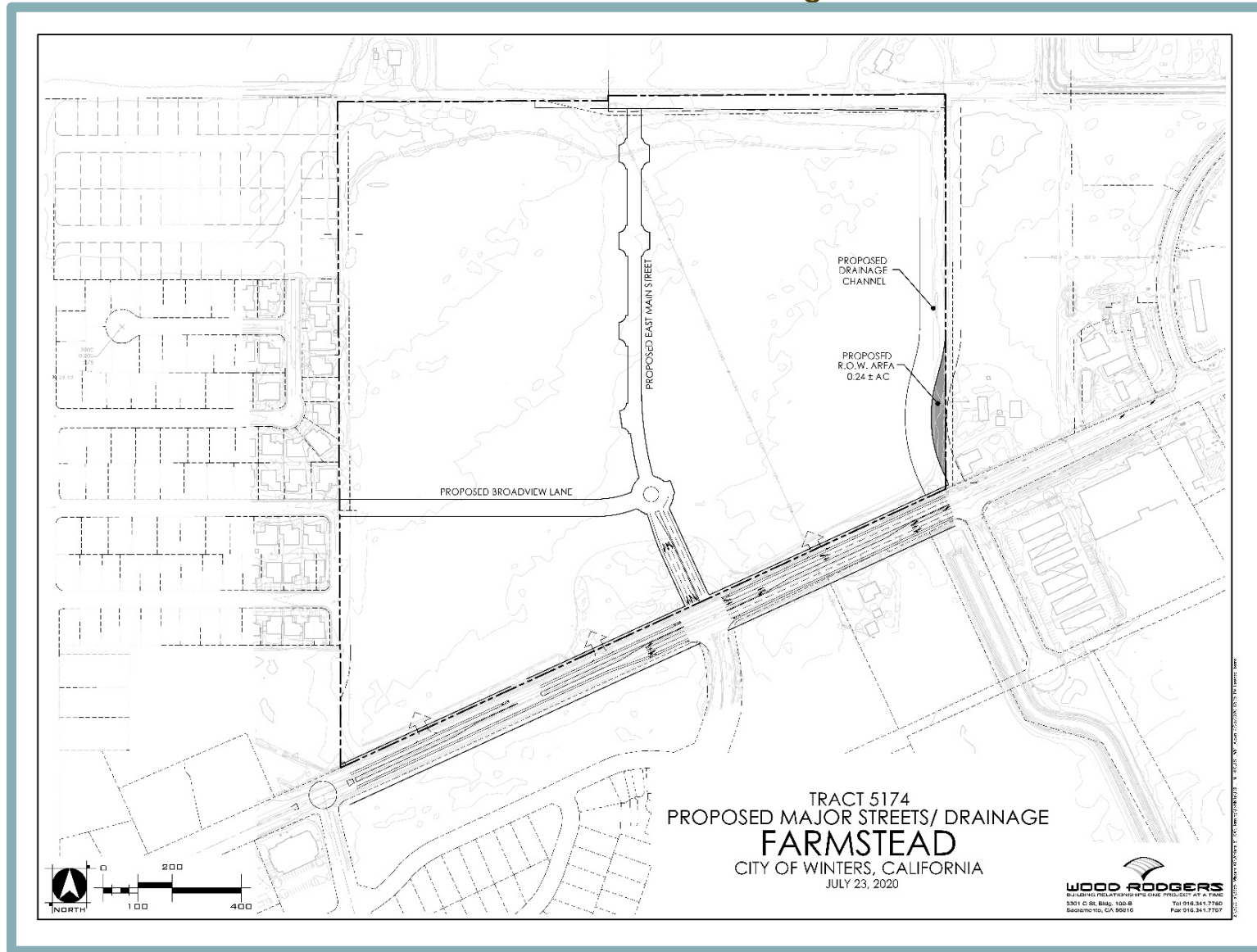
Utilities and Service Systems

The proposed project would include on-site water, sanitary sewer, and stormwater improvements, which would connect to the existing infrastructure in the project vicinity. The proposed project would include a looped water system. From the existing water main located in SR 128, a 12-inch water main would be extended into the project site within the East Main Street ROW, which would eventually connect to a new 12-inch water line located in Street F. The latter water line would be stubbed at the project site's western boundary. Additionally, existing eight-inch water lines currently stubbed at the property's western perimeter within Broadview Lane and Colby Lane would be extended into the project site.

Similarly, the proposed project would include implementation of new sewer lines within the project site's interior roadways. Wastewater would be conveyed to a new sewer lift station located on Lot G, situated in the northeast corner of Lot C4. Wastewater would be pumped from the lift station to the existing eight-inch sewer main located within the SR 128 ROW. The eight-inch sewer main connects southeast to an existing lift station located on the PG&E Gas Safety Facility. From the latter lift station, wastewater flows would be conveyed to the City's Wastewater Treatment Facility, located at the northwest edge of the City limits.

As previously discussed, the easterly portion of the open play lawn area in Lot D would serve as a water quality and detention basin for the proposed project, which would be sized to capture post-development flows within the project site. Collected runoff would be released to the project site's new 75-foot Drainage Channel, which would be located parallel to Timber Crest Road (see Figure 6). From the Drainage Channel, stormwater flows would be conveyed southward by way of a new upsized culvert under SR 128 into the existing stormwater channel owned by PG&E. The PG&E stormwater channel extends south from SR 128 to a ditch along I-505, which flows over a concrete apron, down a steep slope, and into Putah Creek. The PG&E stormwater channel to the south of the project site would be deepened, with a new culvert installed at the end of the ditch.

Figure 6
Farmstead Subdivision Drainage Plan



Lastly, existing natural gas, electricity, and telecommunications infrastructure is located along SR 128. From the point of connection to the existing facilities, new natural gas, electricity, and telecommunications infrastructure would be extended into the project site within the ROW of project roadways.

Development Agreement

The Development Agreement is subject to negotiation with and approval by the City. The Development Agreement would allow the City and the applicant to enter into an agreement to assure the City that the proposed project would be completed in compliance with the plans submitted by the applicant, and assure the applicant of vested rights to develop the project.

Required Public Approvals

The City of Winters has discretionary authority and is the lead agency for the proposed project. In addition to adoption of this Initial Study and the associated Mitigation Monitoring and Reporting Program, the proposed project requires approval of the following entitlements by the City of Winters:

- GPA to amend the project site to increase the LR land use designation from 33.7 acres to 37.6 acres, add a 4.2-acre HR land use designation, reduce the NC land use designation from 14.7 acres to 12.4 acres, and reduce the OS land use designation from 13.5 acres to 7.7 acres;
- Rezone to add a Planned Development overlay zone to the entirety of the project site, reduce the R-1 zone from 33.7 acres to 22.6 acres, add a 15-acre R-2 zone, add a 4.2-acre R-4 zone, reduce the C-1 zone from 14.7 acres to 12.4 acres, and reduce the O-S zone from 13.5 acres to 7.7 acres;
- Tentative Subdivision Map;
- Affordable Housing Agreement; and
- Development Agreement.

The proposed project would require the following additional City of Winters approvals:

- Parcel Map;
- Design Review approval for the project's model homes, multi-family residential units, and commercial developments including signage; and
- Conditional Use Permit for a possible restaurant and drive-thru.

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 identified in the checklist. For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has 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-d. 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. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. While the Winters General Plan does not designate official scenic view corridors or vistas, the City is located in the southwestern valley area of Yolo County, immediately east of Pleasants Ridge. Therefore, implementation of the proposed project could potentially impact views of the ridge. Additionally, as detailed by the California Department of Transportation's (Caltrans) California Scenic Highway Mapping System, SR 128, located adjacent to the southern boundary of the project site, is eligible for official designation as a State scenic highway.⁴

As discussed above, while the project site currently serves as an undeveloped agricultural field used for annual row crops, the site is located within the City limits and existing surrounding land uses include a single-family residence with associated outbuildings immediately to the east, across from Timber Crest Road; a fueling station and fast-food restaurant located further to the east; undeveloped grassland zoned for C-1 uses and a single-family residence with associated outbuildings immediately to the south, across from SR 128; a single-family residential neighborhood located further to the south; and a fueling station, grocery store, dental office, and a single-family residential neighborhood located to the west. Additionally, an undeveloped parcel to the west of the project site is known as the Walnut Lane 10 parcel, which has been previously approved by the City for a 54-lot subdivision development. Therefore, based on the existing setting, the project site would be considered to be within an urbanized area. The proposed project would require approval of discretionary actions related to the project site's General Plan land use designations and zoning districts. Thus, further analysis would be required to ensure the proposed project is consistent with the project site's applicable land use and zoning regulations and standards.

⁴ California Department of Transportation. *California State Scenic Highway System Map*. Available at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>. Accessed September 2021.

Lastly, the project site is currently vacant and undeveloped. Implementation of the proposed project would introduce residential, commercial, and parkland to the project site; therefore, the proposed project would introduce new sources of light and glare where little or none currently exists. Potential sources of light and glare associated with the proposed project would include interior light spilling through windows, exterior lighting on homes and the park, street lighting on the internal street systems, and headlights from on-site vehicle traffic. Further analysis would be required to ensure that such sources of light and glare introduced by the proposed project do not result in the creation of substantial light and glare that would adversely affect day or nighttime views in the project area.

Based on the above information, the proposed project could result in impacts related to scenic vistas, scenic resources in the vicinity of a State scenic highway, conflicts with applicable zoning, and creation of new sources of substantial light or glare. Therefore, a ***potentially significant*** impact could occur.

Further analysis of the above impacts will be included in the Aesthetics chapter of the Farmstead Subdivision Project EIR.

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 type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input 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"/>	✗
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"/>	✗
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"/>

Discussion

- a,e. According to the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP), approximately 60.8 acres within the project site are designated as "Prime Farmland" and an additional 0.8 acre is designated as "Unique Farmland."⁵ The proposed project would include development of the project site with 200 single-family residential units on 36.7 gross acres, 84 multi-family residential units on 4.2 gross acres, 135,000 sf of commercial uses across seven lots totaling 12.4 gross acres, 3.2 gross acres of open space and Drainage Channel, and 5.4 gross acres of parkland. As such, implementation of the proposed project could result in the conversion of Prime Farmland and Unique Farmland to non-agricultural uses. Further analysis would be required to ensure that impacts related to the conversion of Prime Farmland and/or Unique Farmland to non-agricultural uses do not occur.

Based on the above, the proposed project could convert Prime Farmland and Unique Farmland to non-agricultural use or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. Therefore, the project could result in a **potentially significant** impact.

Further analysis of the above impacts will be included in the Agricultural Resources chapter of the Farmstead Subdivision Project EIR.

- b. Although the project site currently serves as an undeveloped agricultural field used for annual row crops, the site's zoning districts currently consist of O-S in the northeast portion of the property, R-1 in the northwest portion of the site, and C-1 in the southern portion. As such, the site is not currently zoned for agricultural use. In addition, according to the

⁵ California Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed September 2021.

Yolo County General Plan's Agriculture and Economic Development Element, the project site is not currently under a Williamson Act contract.⁶

Based on the above, the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and the project would result in a ***less-than-significant*** impact.

- c,d. The project site is not considered forest land (as defined in PRC Section 12220[g]), timberland (as defined by PRC Section 4526), and is not zoned Timberland Production (as defined by Government Code Section 51104[g]). Therefore, the proposed project would have ***no impact*** with regard to conversion of forest land or any potential conflict with forest land, timberland, or Timberland Production zoning.

⁶ Yolo County. *Yolo County 2030 Countywide General Plan*. [pg. AG-19]. Available at: <https://www.yolocounty.org/government/general-government-departments/county-administrator/general-plan/adopted-general-plan>. Accessed September 2021.

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 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"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	✗	<input type="checkbox"/>	<input 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 type="checkbox"/>

Discussion

- a,b. The City of Winters 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.

Due to the nonattainment designations of the area, YSAQMD has developed plans to attain the State and federal standards for ozone and particulate matter. The plans include the 2013 Ozone Attainment Plan, the PM_{2.5} Implementation/Maintenance Plan, and the 2012 Triennial Assessment and Plan Update. Adopted YSAQMD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment, consistent with applicable air quality plans. Thus, by exceeding the YSAQMD's mass emission thresholds for operational or construction emissions of reactive organic gas (ROG), nitrogen oxide (NO_x), or PM₁₀, a project would be considered to conflict with or obstruct implementation of the YSAQMD's air quality planning efforts. The YSAQMD mass emission thresholds for operational and construction emissions are shown in Table 3 below.

Table 3 YSAQMD Thresholds of Significance		
Pollutant	Construction Thresholds	Operational Thresholds
ROG	10 tons/yr	10 tons/yr
NOX	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>		

During construction of the proposed project, heavy-duty equipment would operate on the project site. Exhaust emissions would be generated by the construction equipment. Construction worker trips and materials hauling truck trips would result in emissions as well.

Operational emissions associated with the proposed development would primarily consist of an increase in vehicle trips from residents traveling to and from the project site. Increased vehicle trips in the City of Winters would generate increased amounts of NO_x, ROG, and PM₁₀. Therefore, the aforementioned activities could result in increased emissions in the project vicinity above thresholds established by the YSAQMD.

Construction and operational emissions associated with the proposed project, in combination with other past, present, and reasonably foreseeable projects within the project region could either delay attainment of the standards or require adoption of additional controls on existing and future air pollution sources to offset emission increases. The increase in emissions associated with construction and operations of the proposed project would require further study to determine the significance of related impacts. Thus, the project could conflict with or obstruct implementation of the applicable air quality plan and result in a cumulatively considerable net increase of criteria pollutants for which the project region is non-attainment under applicable federal and/or State ambient air quality standards. Based on the above, the proposed project could result in a **potentially significant** impact with regard to air quality.

Further analysis of the above impacts will be included in the Air Quality and Greenhouse Gas Emissions (including Energy) chapter of the Farmstead Subdivision Project EIR.

- 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 west of the project site, with the nearest single-family residence being located approximately 25 feet from the project site boundary.

The major pollutant concentrations of concern are localized carbon monoxide (CO) emissions and Toxic Air Contaminant (TAC) emissions. Project operations may contribute to localized CO emissions or include sources of TACs. Specifically, the proposed project could contribute to localized CO emissions through increased traffic levels on the project site and local roadways. While the proposed residential uses are not typically associated with any major sources of TAC emissions, the proposed project would involve operation of heavy-duty construction equipment on the project site throughout the duration of the construction activities, which would result in TAC emissions. Construction-related TAC emissions could affect the sensitive receptors located nearest to the project site. Given that operation and construction of the proposed project could result in localized CO and TAC emissions, respectively, further analysis of such emission sources is required.

Because the proposed project could involve emissions of localized CO and TACs associated with construction and operation, the project could expose existing sensitive receptors to substantial pollutant concentrations. Accordingly, impacts related to exposure of sensitive receptors to substantial pollutant concentrations could be **potentially significant**.

Further analysis of the above impact will be included in the Air Quality and Greenhouse Gas Emissions (including Energy) chapter of the Farmstead Subdivision Project EIR.

- d. Air pollutant emissions have the potential to adversely affect people. Emissions of principal concern include emissions leading to odors, emissions that have the potential to cause dust, emissions of criteria pollutants, or other pollutants associated with health concerns. Criteria pollutants and pollutants associated with health concerns have been discussed in sections “a” through “c” above. Therefore, the following discussion focuses on emissions associated with odors and dust.

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, auto body shops, composting facilities, food processing facilities, refineries, dairies, and asphalt or rendering plants.⁷ While offensive odors rarely inflict physical harm, the YSAQMD notes that odors can still generate considerable distress among the public because of their unpleasant nature, which in turn, potentially leads to citizen complaints to local governments and the YSAQMD. 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 insensitivity of odor; the distance of odor source to sensitive receptors; wind direction; and sensitivity of the receptor. However, the proposed project is primarily a residential development, and, thus, would not introduce any odor-producing land uses. Additionally, the project site not located in the vicinity of any such existing or planned land uses.

Diesel fumes from construction equipment are often found to be objectionable; however, construction is temporary and construction equipment would operate intermittently throughout the course of a day, would be restricted to daytime hours per Section 8.20.070(B)(4) of the City's Municipal Code, and would likely only occur over portions of the improvement area at a time. In addition, all construction equipment and operation thereof would be regulated per the In-Use Off-Road Diesel Vehicle Regulation. Project construction would also 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 related to operation of construction equipment. Considering the short-term nature of construction activities, as well as the regulated and intermittent nature of the operation of construction equipment, construction of the proposed project would not be expected to create objectionable odors affecting a substantial number of people.

The 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,

⁷ Yolo-Solano Air Quality Management District. *Handbook for Assessing and Mitigating Air Quality Impacts*, Adopted July 11, 2007. [pg. 14]. Available at: <http://www.ysaqmd.org/documents/CEQAHandbook2007.pdf>. Accessed September 2021.

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 of the project, the YSAQMD would ensure that such odors are addressed and any potential odor effects reduced to less than significant.

Dust

All projects within the YSAQMD are required to implement construction practices, such as a dust control program. The dust control program would ensure that water or dust palliatives would be applied to exposed surfaces, grading operations would not take place during periods of high winds, and construction-related trucks would be covered at the end of the day. In addition, the project would be required to comply with YSAQMD Rule 2.11, Particulate Matter Concentration, and Rule 2.19, Particulate Matter Process Emission Rate. Implementation of all applicable YSAQMD rules would ensure that construction of the proposed project would not result in substantial emissions of dust.

Following project construction, vehicles operating within the project site would be limited to paved areas of the site. Thus, project operations would not include sources of dust that could adversely affect a substantial number of people.

Conclusion

For the aforementioned reasons, construction and operation of the proposed project would not result in emissions (such as those leading to odors and dust) that would affect 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

- a-d. Certain plant and wildlife species are considered to have special status if they are listed or proposed for listing under the federal or State Endangered Species Act, meet the definition of Rare or Endangered under CEQA, or are considered rare locally. In addition, nesting birds and raptors are protected under the federal Migratory Bird Treaty Act of 1918 (MBTA), which prohibits killing, possessing, or trading of migratory birds, except in accordance with regulations prescribed by the Secretary of the Interior. The MBTA covers take of whole birds, parts of birds, and bird nests and eggs. Furthermore, the California Native Plant Society (CNPS) maintains a list of plant species native to the State that have low numbers, limited distribution, or are otherwise threatened with extinction. Potential impacts to populations of CNPS-listed plants receive consideration under CEQA. According to the General Plan EIR, a number of plant and animal taxa with special status have geographic ranges encompassing the Winters planning area or have been observed in the project vicinity, according to occurrence records maintained by the California Natural Diversity Database (CNDDB).⁸ As the proposed project would include development of the project site with 200 single-family residential units, 84 multi-family residential units, 135,000 sf of commercial uses across seven lots, 3.2 gross acres of open space and Drainage Channel, and 5.4 gross acres of parkland, should any special-status plant and/or wildlife species be present on-site or adjacent to the site, the project could potentially result in a substantial adverse effect to such species.

⁸ City of Winters. City of Winters General Plan Environmental Impact Report. [pg. 157]. Available at: <http://www.cityofwinters.org/community-dev-reports/>. Accessed September 2021.

Riparian habitats are described as the land and vegetation that is situated along the bank of a stream or river. Wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year. As previously discussed above, the easterly portion of the proposed project's open play lawn area in Lot D would serve as a water quality and detention basin for the proposed project, which would be sized to capture post-development flows within the project site. Collected runoff would be released to the project site's new 75-foot Drainage Channel, which would be located parallel to Timber Crest Road (see Figure 6). From the Drainage Channel, stormwater flows would be conveyed southward to a linear detention basin owned by PG&E. The PG&E linear detention basin extends south from SR 128 to a ditch along I-505, which flows over a concrete apron, down a steep slope, and into Putah Creek. Because the proposed project would indirectly discharge runoff to Putah Creek, further analysis would be required to ensure a substantial adverse effect to the riparian habitats along the creek do not occur. In addition, further analysis of on-site aquatic resources, such as the roadside ditch parallel to SR 128, would be required to ensure impacts do not occur to State or federally protected wetlands as a result of project implementation and operation.

Movement corridors or landscape linkages are usually linear habitats that connect two or more habitat patches, providing assumed benefits to the species by reducing inbreeding depression and increasing the potential for recolonization of habitat patches. As the project site is undeveloped and comprised of open grassland areas, the site could offer a linkage to the agricultural uses to the north for migratory wildlife. Furthermore, as previously noted, Putah Creek is located to the south of the project site, which could offer a movement corridor for fish species. Further analysis would be required to ensure the proposed project would not result in impacts to any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors or wildlife nurseries.

Based on the above, the proposed project could have a substantial adverse effect on sensitive or special-status species, riparian habitats or other sensitive natural habitats, federally or State-protected wetlands, or 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 native wildlife nursery sites. Therefore, the project could result in a **potentially significant** impact.

Further analysis of the above impacts will be included in the Biological Resources chapter of the Farmstead Subdivision Project EIR.

- e. According to the General Plan EIR, mature trees provide important nesting and roosting habitat, which would be lost with tree removal.⁹ Accordingly, Section 12.08.010 of the City's Municipal Code requires a property owner to submit an application to the City's Tree Commission in order to plant, move, remove, or replace a tree. Pursuant to the action taken by the Tree Commission, authority for such actions is granted to the property owner by the City Manager. The project site includes several trees along the site's northern, eastern, and southern property lines, which could require removal as part of project implementation. Therefore, further analysis would be required to ensure such actions are consistent with Section 12.08.010 of the City's Municipal Code.

⁹ City of Winters. *City of Winters General Plan Environmental Impact Report*. [pg. 161]. Available at: <http://www.cityofwinters.org/community-dev-reports/>. Accessed September 2021.

Based on the above, the proposed project could conflict with a local policy or ordinance protecting biological resources. Therefore, the project could result in a **potentially significant** impact.

Further analysis of the above impact will be included in the Biological Resources chapter of the Farmstead Subdivision Project EIR.

- f. The project site is located within the boundaries covered by the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP). The Yolo HCP/NCCP is a comprehensive, countywide plan that provides for the conservation of 12 sensitive species, and the natural communities and agricultural land on which they depend. The City is a participant in the Yolo HCP/NCCP and Chapter 18.12 of the City's Municipal Code sets forth the requirements with which development projects must comply in order to be consistent with the permits, regulations, and Avoidance and Minimization Measures established by the Yolo HCP/NCCP. Considering that the proposed project would involve the development of land within the boundaries of the Yolo HCP/NCCP, further analysis would be required to ensure the proposed project does not conflict with the provisions set forth by the Yolo HCP/NCCP.

Based on the above, the proposed project could conflict with the provisions of an adopted HCP/NCCP, or other approved local, regional, or State habitat conservation plan. Therefore, the project could result in a **potentially significant** impact.

Further analysis of the above impact will be included in the Biological Resources chapter of the Farmstead Subdivision Project EIR.

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 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 type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	✗	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a,b. The City of Winters General Plan does not identify any historical or archeological resource sites near the project site. However, according to the City's General Plan EIR, the Northwest Information Center of the California Historical Resources Information System (CHRIS) conducted a records search in 1991, which indicated the presence of three archaeological sites in the City's planning area.¹⁰ Because of incomplete records, and limited archeological surveillance of the area, the Northwest Information Center suggested that additional field surveys should be completed prior to any development in the City. Therefore, the potential exists for previously unknown historic and/or archaeological resources to be uncovered during construction, which could result in a **potentially significant** impact.

Further analysis of the above impacts will be included in the Cultural and Tribal Cultural Resources chapter of the Farmstead Subdivision Project EIR.

- c. Human remains are not known to be located in the project site. However, given the high density of cultural resource sites discovered throughout Yolo County, the possibility exists that unmarked burials may be discovered during ground-disturbing activities associated with the proposed project. One site, at an undetermined location in or near the present-day City, was historically identified as the Native American Indian village of "Liwai", and could contain projectile points, mortars and pestles, shells and human burial remains, according to Winter's General Plan EIR.¹¹ As such, human remains, including those interred outside of dedicated cemeteries, have the potential to be unearthed during ground-disturbing construction activities associated with the proposed project. As a result, a **potentially significant** impact could occur.

Further analysis of the above impact will be included in the Cultural and Tribal Cultural Resources chapter of the Farmstead Subdivision Project EIR.

¹⁰ City of Winters. *City of Winters General Plan Environmental Impact Report*. [pg. 220]. Available at: <http://www.cityofwinters.org/community-dev-reports/>. Accessed September 2021.

¹¹ *Ibid.*

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 (CALGreen 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 are provided below.

California Green Building Standards Code

The 2019 CALGreen Code (CCR Title 24, Part 11) is a portion of the California Building Standards Code (CBSC), which became effective on January 1, 2020.¹² 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 CALGreen standards regulate the method of use, properties, performance, types of materials used in construction, alteration repair, improvement and rehabilitation of a structure or improvement to property. 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, or a local ordinance, whichever is more stringent, to reduce outdoor water use;
- Diversion of 65 percent of construction and demolition waste from landfills; and
- Mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board.

Building Energy Efficiency Standards

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. The 2019 Building Energy Efficiency Standards are in effect for building permit applications submitted after January 1, 2020.

¹² California Building Standards Commission. *California Green Building Standards Code*. Available at: <https://www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen>. Accessed September 2021.

Energy reductions relative to previous Building Energy Efficiency Standards are achieved through various regulations, including requirements for the use of high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. Under the current Building Energy Efficiency Standards, single-family homes built in 2020 must include photovoltaic (PV) generation, sized to meet the home's expected annual kilowatt-hour energy usage.¹³ For nonresidential buildings, the most significant changes in compliance with the 2019 standards are in lighting design, alterations to a development's envelope, mechanical systems, and covered processes.¹⁴

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 provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met by way of a hookup to the existing electricity grid. Project construction would not involve the use of natural gas appliances or equipment. Given the scale of the proposed project, which would include subdivision of the project site to develop 200 single-family residential units on 36.7 gross acres, 84 multi-family residential units on 4.2 gross acres, 135,000 sf of commercial uses across seven lots totaling 12.4 gross acres, 3.2 gross acres of open space and Drainage Channel, and 5.4 gross acres of parkland, the temporary increase in energy use occurring during project construction could potentially result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. Therefore, further analysis would be required to ensure project construction does not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources.

Operational Energy Use

Following implementation of the proposed project, PG&E would provide electricity and natural gas to the project site. Energy use associated with operation of the proposed project would be typical of single-family residential uses and commercial uses, requiring electricity and natural gas for interior and exterior building lighting, heating, ventilation, and air conditioning (HVAC), electronic equipment, machinery, 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 resident commutes, employee commutes, patrons to the project site, and the movement of goods. Similar to construction-related activities associated with the proposed project, the scale of the project could potentially result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies as a result of the new residents potentially generated by the project's residential component and the proposed commercial uses. In addition, increased transportation energy use could result from employee commutes, patrons to the project site, and the movement of goods. Therefore, further analysis would be required to ensure project

¹³ California Energy Commission. *2019 Building Energy Efficiency Standards: Frequently Asked Questions*. Available at: https://www.energy.ca.gov/sites/default/files/2020-03/Title_24_2019_Building_Standards_FAQ_ada.pdf. Accessed June 2021.

¹⁴ California Energy Commission. *California Energy Commission 2019 Building Energy Efficiency Standards What's New for Nonresidential*. Available at: <https://www.energy.ca.gov/media/3455>. Accessed June 2021.

operations do not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources.

Conclusion

Based on the above, construction and operation of the proposed project could 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 ***potentially significant*** impact would occur.

Further analysis of the above impacts will be included in the Air Quality and Greenhouse Gas Emissions (including Energy) chapter of the Farmstead Subdivision Project EIR.

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 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"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input 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 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 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"/>	✗
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	✗	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

ai-ii. The project site is not located within the boundaries of an Earthquake Fault Zone, as designated pursuant to the Alquist-Priolo Earthquake Fault Zoning Act.¹⁵ The nearest Earthquake Fault Zone is catalogued as the Green Valley Fault Zone, located approximately 17 miles southeast of the City. The project site does not contain any known faults or trace lines. Thus, fault rupture hazard is not a significant geologic hazard at the site.

Based on the historical seismic activity throughout the State, the project site is considered subject to ground shaking risk and related effects. However, the CBSC provides minimum standards to ensure that the proposed structure would be designed using sound engineering practices and appropriate engineering standards for the seismic area in which the project site is located. Projects designed in accordance with the CBSC should be able to: 1) resist minor earthquakes without damage; 2) resist moderate earthquakes without structural damage, but with some non-structural damage; and 3) resist major earthquakes without collapse, but with some structural, as well as non-structural, damage. Although conformance with the CBSC does not guarantee that substantial structural damage would not occur in the event of a maximum magnitude earthquake, conformance with the CBSC can reasonably be assumed to ensure that the proposed structure would be survivable, allowing occupants to safely evacuate in the event of a major earthquake.

¹⁵ California Geological Survey. *Earthquake Zones of Required Investigation*. Available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed September 2021.

Therefore, a ***less-than-significant*** impact would occur related to seismic rupture of a known earthquake fault or strong seismic ground shaking.

a,iii,aiv,
c,d. Based on a search of the California Department of Agriculture's Web Soil Survey, the soils on the project site were identified as Brentwood silty clay loam, and Rincon silty clay loam.¹⁶ Both soil types are considered well-draining, and are not susceptible to flooding or ponding. The proposed project's potential effects related to expansive soils, liquefaction, landslides, lateral spreading, and subsidence/settlement are discussed in detail below.

Expansive Soils

Expansive soils can undergo significant volume changes with changes in moisture content. Specifically, such soils shrink and harden when dried and expand and soften when wetted. If structures are underlain by expansive soils, foundation systems must be capable of withstanding the potential damaging movements of the soil.

Based on the results of the Web Soil Survey, the on-site soils have a shrink-swell potential of 1.00, with 1.00 representing the greatest limitation.¹⁷ Should the proposed commercial or residential building foundations be placed upon the identified expansive soils, a potentially significant impact could occur.

Liquefaction

Liquefaction is a phenomenon in which granular material is transformed from a solid state to a liquefied state as a consequence of increased pore-water pressure and reduced effective stress. Increased pore-water pressure is induced by the tendency of granular materials to densify when subjected to cyclic shear stresses associated with earthquakes.

Per the California Geologic Survey, the project site is not located within a designated seismic hazard zone for liquefaction.¹⁸ In addition, because the on-site soils are known to be well-draining, the risk for liquefaction on the project site is low. Nonetheless, without further site-specific evaluation, a potentially significant impact related to liquefaction could occur with implementation of the proposed project.

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 generally flat and, per the California Geologic Survey, the site is not located within a designated seismic hazard zone for landslides.¹⁹ Therefore, impacts related to landslide hazards associated with the proposed project would be less than significant.

Lateral Spreading

Lateral spreading is horizontal/lateral 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

¹⁶ United States Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey*. Available at: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed September 2021.

¹⁷ *Ibid.*

¹⁸ California Geological Survey. *Earthquake Zones of Required Investigation*. Available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed September 2021.

¹⁹ *Ibid.*

bottom of the exposed slope. The project site is not located near any open faces that would be considered susceptible to lateral spreading. Therefore, impacts related to lateral spreading associated with the proposed project would be less than significant.

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.

As noted above, the on-site soils are known to be expansive and, thus, could be subject to subsidence and/or settlement. As a result, without further site-specific evaluation, a potentially significant impact related to subsidence/settlement could occur with implementation of the proposed project.

Conclusion

Based on the above, the proposed project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides or lateral spreading. However, without the implementation of mitigation, a **potentially significant** impact could occur related to liquefaction, subsidence/settlement, and expansive soils, as defined in Table 18-1B of the Uniform Building Code (1994).

Mitigation Measure(s)

Implementation of the following mitigation measure would ensure the above potential impact is reduced to a *less-than-significant* level.

- VII-1. *Prior to issuance of grading permits, a design-level Geotechnical Engineering Investigation shall be prepared in order to evaluate the proposed project's potential effects related to geologic hazards, including, but not limited to, expansive soils, liquefaction, and subsidence/settlement. The City Engineer shall verify that all geotechnical recommendations specified in the design-level Geotechnical Engineering Investigation prepared for the project are properly incorporated in the project design.*
- b. Issues related to erosion are discussed in Section X, Hydrology and Water Quality, of this IS/MND. 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.
- e. The proposed project would connect to extended or existing sewer infrastructure, and, thus, would not require the use of septic systems. Therefore, **no impact** would occur related to having 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.
- f. The potential exists that previously unrecorded subsurface paleontological or unique geological resources may be discovered during ground disturbing activities associated with construction of the proposed project, should such resources be located within the project footprint. Therefore, the proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, and a **potentially significant** impact could occur.

Further analysis of the above impact will be included in the Cultural and Tribal Cultural Resources chapter of the Farmstead Subdivision Project EIR.

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"/>
a,b. Emissions of 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 GHG 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 and natural gas), water usage, wastewater generation, and the generation of solid waste. Because construction and operation of the proposed project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, impacts related to GHG emissions and global climate change could be cumulatively considerable and considered **potentially significant**.

Further analysis of the above impacts will be included in the Air Quality and Greenhouse Gas Emissions (including Energy) chapter of the Farmstead Subdivision Project EIR.

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 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 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"/>
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"/>	✗
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"/>	✗
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"/>
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 type="checkbox"/>

Discussion

- a. A significant hazard to the public or the environment could result from the routine transport, use, or disposal of hazardous materials. Projects that involve the routine transport, use, or disposal of hazardous materials are typically industrial in nature. As the proposed project would be primarily residential in nature, the proposed project would not be considered industrial. Operations of the proposed residences, commercial uses, and parkland would not include any activities that would involve the routine transport, use, disposal, or generation of substantial amounts of hazardous materials. During operations, hazardous material use would be limited to landscaping products such as fertilizer, pesticides, as well as typical commercial and maintenance products (cleaning agents, degreasers, paints, batteries, and motor oil). Proper handling and usage of such materials in accordance with label instructions would ensure that adverse impacts to human health or the environment would not result. Thus, operations 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.

Construction activities associated with implementation of the proposed project would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. 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. Pursuant to California Health and Safety Code Section 25510(a), except as

provided in subdivision (b),²⁰ the handler or an employee, authorized representative, agent, or designee of a handler, shall, upon discovery, immediately report any release or threatened release of a hazardous material to the unified program agency (in the case of the proposed project, Yolo County Environmental Health Division [YCEHD]) in accordance with the regulations adopted pursuant to Section 25510(a). The handler or an employee, authorized representative, agent, or designee of the handler shall provide all State, City, or County fire or public health or safety personnel and emergency response personnel with access to the handler's facilities. In the case of the proposed project, the contractors are required to notify the YCEHD in the event of an accidental release of a hazardous material, who would then monitor the conditions and recommend appropriate remediation measures.

Based on the above, the proposed project would not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous materials. Therefore, a **less-than-significant** impact would occur.

- b. A development 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 should a site contain potential Recognized Environmental Conditions (RECs) that are not properly addressed prior to project implementation. A REC indicates the presence or likely presence of any hazardous substances in, on, or at a property due to any release into the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment.²¹

As previously discussed, the project site is currently undeveloped and devoid of any structures. As such, RECs typically associated with older buildings such as asbestos-containing materials and/or lead-based paint or RECs associated with vehicles and/or equipment stored in structures such as total petroleum hydrocarbons (TPH) from diesel, motor oil, or hydraulic oil would not be present on-site. However, the project site has been used for farming for many decades. The site currently serves as an agricultural field used for annual row crops. Therefore, the project site could potentially contain organochlorine pesticides (OCPs), which are a group of chlorinated compounds used as pesticides. OCPs can enter the environment after pesticide applications and can adhere to the soil and air, increasing the chances of high persistence in the environment. Exposure to pesticides has been concluded to increase the risk of hypertension, cardiovascular disorders, and other health-related problems in humans.²² Should the project site contain OCPs as a result of the site's historic agricultural uses, construction workers associated with project implementation as well as future residents and patrons could be exposed to such hazards.

In addition, according to the General Plan EIR, the City relies on groundwater for its domestic water supply. As such, the previous and current uses of the project site could have necessitated that a water supply well be located on-site for irrigation purposes. Private wells carry the potential to be contaminated by both naturally occurring sources

²⁰ Subdivision (a) does not apply to a person engaged in the transportation of a hazardous material on a highway that is subject to, and in compliance with, the requirements of Sections 2453 and 23112.5 of the Vehicle Code.

²¹ ASTM International. *ASTM E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. 2013.

²² National Center for Biotechnology Information, U.S. National Library of Medicine, National Institutes of Health. *Organochlorine pesticides, their toxic effects on living organisms and their fate in the environment*. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5464684/>. Accessed September 2021.

and by human activities, with contaminants potentially released into the environment through ground-disturbing construction activities in the event the on-site wells are disrupted.²³ In the event that such a well is located within the property, proper abandonment of the well would need to occur in accordance with the standards set forth in California Department of Water Resources Bulletin 74-81.²⁴ As discussed in Part III of Bulletin 74-81, the top of the well or well casing would need to be provided with a cover that is secured by a lock or by other means to prevent its removal without the use of equipment or tools in order to prevent unauthorized access, a safety hazard to humans and animals, and/or illegal disposal of wastes in the well. The cover would be required to be watertight where the top of the well casing or other surface openings to the well are below ground level, such as in a vault or below known levels of flooding. The abandoned well would be required to be destroyed. The objective of destruction is to restore as nearly as possible those subsurface conditions which existed before the well was constructed, taking into account changes, if any, which have occurred since the time of construction. Destruction of a well must consist of the complete filling of the well in accordance with Section 23 of Part III of Bulletin 74-81. Without proper abandonment of any potential on-site wells, a significant impact could occur.

Based on the above, the proposed 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 the project could result in a **potentially significant** impact.

Mitigation Measure(s)

Implementation of the following mitigation measure would ensure the above potential impact is reduced to a *less-than-significant* level.

IX-1. Prior to initiation of ground-disturbing activities associated, the project applicant shall complete testing of on-site soils and groundwater. The testing shall be tested for organochlorine pesticides (OCPs) in accordance with U.S. Environmental Protection Agency (USEPA) Method 8081A. Soil determined to be non-hazardous through analytical testing shall be transported and disposed of at a permitted Class II non-hazardous facility with established Waste Discharge Requirements (WDRs) with the Central Valley Regional Water Quality Control Board (RWQCB). Groundwater determined to be non-hazardous through analytical testing shall be transported and disposed of at a permitted non-hazardous treatment facility. Non-hazardous waste shall be transported to disposal under a non-hazardous waste manifest.

In the event that soil and groundwater are determined to be hazardous by exceeding the USEPA Regional Screening Level for residential exposure scenarios, the soil and/or groundwater shall be transported and disposed of at a Class I facility permitted by the California Department of Toxic Substances Control. Hazardous waste shall be transported to disposal by

²³ Centers for Disease Control and Prevention. *Overview of Water-related Diseases and Contaminants in Private Wells*. Available at: <https://www.cdc.gov/healthywater/drinking/private/wells/diseases.html>. Accessed July 2021.

²⁴ California Department of Water Resources. *California Well Standards, Combined*. Available at: <https://water.ca.gov/Programs/Groundwater-Management/Wells/Well-Standards/Combined-Well-Standards>. Accessed September 2021.

a licensed hazardous waste hauler under a uniform hazardous waste manifest.

The results of soil and/or groundwater 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.

IX-2. Prior to Improvement Plan approval, the project applicant shall contract a licensed geologist with the State of California to complete a site reconnaissance for any on-site wells. In the event on-site wells are not identified, no further mitigation shall be required. If an on-site well is identified, the project applicant shall hire a licensed well contractor to obtain a well abandonment permit from the Yolo County Environmental Health Division (YCEHD) for all on-site wells and properly abandon the on-site wells, pursuant to Department of Water Resources Bulletin 74-81 (Water Well Standards, Part III). Verification of abandonment shall be submitted for review and approval to the City's Community Development Department.

- c. The nearest school to the project site is Winters Joint Union High School, located 0.37 mile to the west of the site. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and a **less-than-significant** impact would occur.
- d. The proposed project would not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.²⁵ Therefore, the project would not create a significant hazard to the public or the environment, and **no impact** would occur.
- e. The nearest airport to the project site is Yolo County Airport, which is located approximately six miles to the northeast of the site. As such, the proposed project would not be 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, and the project would not result in a safety hazard or excessive noise for people residing or working in the project area. Thus, **no impact** would occur.
- f. Yolo County defines the project site location as Zone 59 for the Emergency Preparedness Evacuation plan.²⁶ Zone 59 comprises two rally points: 613 Railroad Avenue, which is located just east of the site, and St. Anthony Church, located further west of the site. The evacuation route is defined as SR 128 just south of the project site. During construction of the proposed project, all construction equipment would be staged on-site so as to prevent obstruction of local and regional travel routes in the City that could be used as evacuation routes during emergency events (e.g., SR 128). During project operations, the proposed project would not substantially alter existing circulation systems in the surrounding area, and SR 128 would continue to be able to serve as an evacuation route during emergency events.

²⁵ California Department of Toxic Substances Control. *Hazardous Waste and Substances Site List*. Available at: <https://dtsc.ca.gov/dtscs-cortese-list>. Accessed June 2021.

²⁶ Yolo County. *Evacuation Zone 59*. Available at: <https://www.yolocounty.org/home/showpublisheddocument/58533/636952539156700000>. Accessed September 2021.

Based on the above, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, the project would result in a ***less-than-significant*** impact.

- g. Areas at risk for wildland fires are typically in or on the edge of undeveloped areas with large amounts of combustible vegetation. The project site is surrounded by existing development to the west and south. Furthermore, according to the California Department of Forestry and Fire Protection's (CAL FIRE) Fire and Resource Assessment Program, the project site is not located within a State or local Very High or High Fire Hazard Severity Zone (FHSZ).²⁷ Additional analysis related to wildfire is included in Section XX, Wildfire, of this Initial Study.

Based on the above, the proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, and a ***less-than-significant*** impact would occur.

²⁷ California Department of Forestry and Fire Protection. *Fire Hazard Severity Zones Maps*. Available at: <https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>. Accessed September 2021.

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. The following discussion provides a summary of the proposed project's potential to violate water quality standards/waste discharge requirements or otherwise degrade water quality during construction and operation.

Construction

Project construction activities such as grading, excavation, and trenching for site improvements would result in the disturbance of on-site soils. The exposed soils have the potential to affect water quality in two ways: 1) suspended soil particles and sediments transported through runoff; or 2) sediments transported as dust that eventually reach local water bodies. Spills or leaks from heavy equipment and machinery, staging areas, or building sites also have the potential to enter runoff. Typical pollutants include, but are not limited to, petroleum and heavy metals from equipment and products such as paints, solvents, and cleaning agents, which could contain hazardous constituents. Sediment from erosion of graded or excavated surface materials, leaks or spills from equipment, or inadvertent releases of building products could result in water quality degradation if runoff containing the sediment or contaminants should enter receiving waters in sufficient quantities. Impacts from construction-related activities would generally be short-term.

Water quality degradation is regulated by the federal NPDES Program, established by the Clean Water Act, which controls and reduces pollutants to water bodies from point and non-point discharges. In California, the NPDES permitting program is administered by the

SWRCB through nine Regional Water Quality Control Boards (RWQCBs). The RWQCBs regulates stormwater discharges associated with construction activities where clearing, grading, or excavation results in a land disturbance of one or more acres. The City's National Pollutant Discharge Elimination System (NPDES) permit requires applicants to show proof of coverage under the State's General Construction Permit prior to receipt of any construction permits. The State's General Construction Permit requires a Storm Water Pollution Prevention Plan (SWPPP) to be prepared for the site. A SWPPP describes Best Management Practices (BMPs) to control or minimize pollutants from entering stormwater and must address both grading/erosion impacts and non-point source pollution impacts of the development project. Because the proposed project would disturb greater than one acre of land, the proposed project would be subject to the requirements of the State's General Construction Permit. Compliance with the General Construction Permit would ensure that water quality would not be adversely affected during project construction.

Operation

After project completion, impervious surfaces on the project site could contribute incrementally to the degradation of downstream water quality during storm events. During the dry season, vehicles and other urban activities may release contaminants onto the impervious surfaces, where they would accumulate until the first storm event. During the initial storm event, or first flush, the concentrated pollutants would be transported via stormwater runoff from the site to the stormwater drainage system and eventually a downstream waterway. Typical urban pollutants that would likely be associated with the proposed project include sediment, household pesticides, oil and grease, nutrients, metals, bacteria, and trash. In addition, stormwater runoff could cause soil erosion if not properly addressed and provide a more lucrative means of transport for pollutants to enter the waterways.

The City of Winters Public Works Department maintains Improvement Standards and Standard Drawings which serve to regulate the design for the construction of streets, highways, drainage, sewerage, lighting, water supply facilities, and related public improvements, and set guidelines for all private projects which involve drainage, grading, erosion control, and related improvements.²⁸ Section 9, Storm Drainage Design, of the Improvement Standards and Standard Drawings establishes Low Impact Development (LID) technologies, Best Management Practices (BMPs), and minimum criteria for detention systems. Implementation of all applicable LID measures and BMPs would reduce pollutants in urban runoff to the maximum extent practicable.

The easterly portion of the open play lawn area would also serve as a water quality and detention basin for the proposed project, which would be sized to capture post-development flows within the project site. Collected runoff would then be released to the project site's new 75-foot Drainage Channel, which would be located parallel to Timber Crest Road. From the Drainage Channel, stormwater flows would be conveyed southward by way of a new upsized culvert under SR 128 to the stormwater channel owned by PG&E. The PG&E stormwater channel extends south from SR 128 to a ditch along I-505, which flows over a concrete apron, down a steep slope, and into Putah Creek. The proposed stormwater management system would be designed in accordance with the City's Improvement Standards and Standard Drawings, and would ensure that water quality in Putah Creek would not be adversely affected.

²⁸ City of Winters Public Works Department. *Improvement Standards and Standard Drawings*. April 2016.

In addition, Chapter 13.08.030 of the City's Municipal Code requires operation of commercial and industrial facilities to comply with any required NPDES permit or waste discharge requirements and demonstrate coverage through creation of a SWPPP. According to the City's Municipal Code, storm water, ground water, rain water, street drainage, subsurface drainage, or yard drainage shall not be discharged through direct or indirect connections to the wastewater (sanitary) sewer. Therefore, discharge from the commercial component of the proposed project would be regulated accordingly.

Conclusion

Based on the above, the proposed project would adhere to all applicable permits and regulations mandated by the City and State. Thus, the proposed project would not result in any substantial erosion or siltation, violate any water quality standards or waste discharge requirements, or otherwise substantially degrade water quality during construction or operation, and a ***less-than-significant*** impact would occur.

- b,e. Although the City holds an entitlement to divert water from the Putah Creek, groundwater is the City's main source of municipal and industrial supply within the General Plan Boundary. According to the City's 2006 Water Master Plan, groundwater is pumped via five wells located in the downtown, northwestern, south, southwestern, southeastern regions of the City.²⁹

Sources of groundwater recharge in the vicinity of Winters primarily include subsurface inflow from the west and north, deep percolation from precipitation and seepage from Putah Creek and Dry Creek. The proposed project would incorporate pervious open space and landscaped area where groundwater recharge would continue to occur following implementation of the proposed project. Nonetheless, it is noted that the project site has not been identified as a significant recharge area, and has been planned for development by the City.

In 2008, a Municipal Services Review and Sphere of Influence Study was prepared for the City of Winters. As noted therein, current groundwater supply can meet demands at General Plan buildout with no risk of overdraft.³⁰

Therefore, the proposed project would result in a ***less-than-significant*** impact with respect to substantially depleting groundwater supplies or interfering substantially with groundwater recharge and would not conflict with an applicable groundwater management plan or water quality control plan.

- ci-iii. Development of the proposed project would introduce impervious surfaces to the project site, which would alter the existing drainage pattern of the site. However, as discussed above, on-site stormwater runoff would be guided into an on-site bioretention basins for treatment and storage prior to discharge to the City's stormwater system. The proposed stormwater system would be required to maintain peak runoff flows such that they do not exceed pre-project flows.

Furthermore, stormwater runoff associated with the site would be required to comply with all City standards. As such, the project would not significantly increase stormwater flows into the existing system. Therefore, the proposed project would not substantially alter the

²⁹ City of Winters. *Water Master Plan*. December 2006.

³⁰ Yolo County LAFCo. *City of Winters Municipal Services Review and Sphere of Influence Study*. September 26, 2008.

existing drainage pattern of the site or area in a manner that would result in substantial erosion, siltation, or flooding on- or off-site, 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. Thus, a ***less-than-significant*** impact would occur.

- c.iv,d. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map number 06113C0564G, the project site is located within Zone AO, which is identified as a Special Flood Hazard Area.³¹ Zone AO is defined as areas having flood depths of one to three feet, with an average depth of two feet.

A Conditional Letter of Map Revision (CLOMR) Application has been submitted to revise and update the FEMA map for the project area. Development of the proposed project would require the control of flooding from the north and east, and the proposed project would involve earthwork to raise the foundations above the proposed on-site flood levels. Such improvements would alter the hydrology of the area and effectively lift the project site out of the floodplain.

Tsunamis are defined as sea waves created by undersea fault movement, whereas a seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir. Due to the project site's substantial distance from the coast, the proposed project would not be exposed to flooding risks associated with tsunamis. Seiches do not pose a risk to the proposed project, as the project site is not located adjacent to any closed body of water. The nearest body of water, Lake Berryessa, is located over seven miles west of the project site.

The proposed project would not pose a risk related to the release of pollutants due to project inundation due to tsunami or seiche. However, the project, as proposed, would involve development within a floodplain. Without approval of a Letter of Map Revision from FEMA, a ***potentially significant*** impact related to flood hazards could result.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a ***less-than-significant*** level.

- X-1. *Prior to occupancy, the project applicant shall ensure that the conditions specified in the Federal Emergency Management Agency (FEMA) Conditional Letter of Map Revision have been met and a Final Letter of Map Revision issued by FEMA. Evidence thereof shall be submitted to the City's Community Development Department for review and approval.*

³¹ Federal Emergency Management Agency. *Flood Insurance Rate Map 06113C0564G*. Effective June 18, 2010.

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 use so as to change the land use conditions in the surrounding community, or isolate an existing land use. Existing land uses in the project vicinity include a single-family residential development to the west and south. The proposed project would be consistent with the type and intensity of existing residential uses to the west and south, and would provide roadway connections to surrounding properties. As such, the proposed project would not physically divide an established community and a **less-than-significant** impact would occur.
- b. The General Plan Guidelines published by the Governor's Office of Planning and Research defines consistency as, "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment." Therefore, the standard for analysis used in this Initial Study is based on general agreement with the policy language and furtherance of the policy intent (as determined by a review of the policy context). The determination that the project is consistent or inconsistent with the City of Winters General Plan policies or other plans and policies is ultimately the decision of the City of Winters City Council. Furthermore, although CEQA analysis may identify some areas of general consistency with City policies, the City has the ability to impose additional requirements or conditions of approval on a project, at the time of its approval, to bring a project into more complete conformance with existing policies.

The proposed project would require a GPA to amend the project site's existing General Plan land use designations to increase the LR land use designation from 33.7 acres to 37.6 acres, add a 4.2-acre HR land use designation, reduce the NC land use designation from 14.7 acres to 12.4 acres, and reduce the OS land use designation from 13.5 acres to 7.7 acres. In addition, the project would require a Rezone to add a PD overlay zone to the entirety of the project site, reduce the R-1 zone from 33.7 acres to 22.6 acres, add a 15-acre R-2 zone, add a 4.2-acre R-4 zone, reduce the C-1 zone from 14.7 acres to 12.4 acres, and reduce the O-S zone from 13.5 acres to 7.7 acres. Given the number of alterations to the project site's existing land use designations and zoning districts that would be necessary in order to implement the proposed project's residential, commercial, and parkland components, further analysis would be required to ensure such discretionary actions facilitate development that is consistent with all applicable General Plan policies and other regulations adopted for the purpose of avoiding or mitigating environmental effects.

Based on the above, the proposed project could cause a significant environmental impact due to conflicts with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, a **potentially significant** impact could occur.

Further analysis of the above impact will be included in the Land Use and Planning & Population and Housing chapter of the Farmstead Subdivision Project EIR.

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 City's General Plan does not designate or identify any known mineral resources within the City of Winters. However, Yolo County's 2030 Countywide General Plan recognizes 28,000 acres of land within the County as containing State mineral resources. The project site is not located on or adjacent to any such lands identified to contain State mineral resources. Therefore, 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 or 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. Thus, a ***less-than-significant*** impact would occur.

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,b. While the project site currently serves as an undeveloped agricultural field used for annual row crops, the site is located within the City limits and existing surrounding land uses include a single-family residence with associated outbuildings immediately to the east, across from Timber Crest Road; a fueling station and fast-food restaurant located further to the east; a single-family residence with associated outbuildings immediately to the south, across from SR 128; a single-family residential neighborhood located further to the south; and a fueling station, grocery store, dental office, and a single-family residential neighborhood located to the west. The nearest existing sensitive receptors would be the single-family residences located west of the project site, with the nearest single-family residence being located approximately 25 feet from the project site boundary.

The proposed project would include subdivision of the project site to develop 200 single-family residential units, 84 multi-family residential units, 135,000 sf of commercial uses across seven lots, 3.2 gross acres of open space and Drainage Channel, and 5.4 gross acres of parkland. As such, construction-related activities associated with the proposed project would result in a temporary increase in ambient noise and groundborne vibration levels from the use of heavy equipment. Such temporary increases in noise and groundborne vibration levels could exceed established noise and vibration standards at sensitive receptors in the project vicinity. Further analysis would be required to ensure such impacts do not occur.

Based on the above, the proposed project could result in the 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 and/or excessive groundborne vibration or groundborne noise levels. Therefore, the project could result in a ***potentially significant*** impact.

Further analysis of the above impacts will be included in the Noise chapter of the Farmstead Subdivision Project EIR.

- c. The nearest airport to the project site is Yolo County Airport, which is located approximately six miles to the northeast of the site. As such, the proposed project would not be 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, and the project would not expose people residing or working in the project area to excessive noise levels. Thus, ***no impact*** would occur.

XIV. POPULATION AND HOUSING.

Would the project:

	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 directly induce population growth in the area as a result of the construction of 200 units of single-family housing and up to 84 units of multi-family housing. In addition, the project would include the development of commercial properties at the southern portion of the project site.

Because the City's General Plan has planned for development on the project site, the General Plan EIR has generally analyzed a portion of the predicted growth associated with the proposed project. However, the proposed project would involve a GPA and Rezone to rearrange land uses and allow development at the proposed intensity. Specifically, the proposed project would include development at a greater density for the multi-family housing component than what was anticipated by the General Plan and evaluated in the General Plan EIR. Thus, the proposed project could result in a direct population increase in excess of what was previously planned by the City.

It should be noted that population growth itself does not constitute an environmental impact; rather, increased demands on the physical environment resulting from increases in population are considered environmental impacts. Physical environmental effects associated with development of the proposed project area are evaluated throughout this Initial Study, and will be further discussed in the Farmstead Subdivision EIR.

Based on the above, the proposed project could result in a ***potentially significant*** impact related to inducing 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).

Further analysis of the above impact will be included in the Air Quality and Greenhouse Gas Emissions (including Energy), Public Services and Utilities, Transportation, and Statutorily Required Sections chapters of the Farmstead Subdivision EIR.

- b. The project site is currently vacant and devoid of any habitable structures. As such, the proposed project would not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. Therefore, ***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,c, The proposed project would include the development of a total of 284 residential units and, therefore, would result in an increase in population in the City. As a result, implementation of the project could generate an increased demand for fire protection, police protection, schools, or other public facilities. Thus, a **potentially significant** impact could occur.

Further analysis of the above impact will be included in the Public Services and Utilities chapter of the Farmstead Subdivision EIR.

d. Issues related to parks and recreational facilities are discussed in Section XVI, Recreation, of this IS/MND. As noted therein, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, the construction of which could cause significant environmental impacts. Thus, a **less-than-significant** impact would occur.

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. The proposed project would include the development of a 5.4-acre park at the eastern portion of the project site, and the dedication of one acre of open space along the northern project site boundary. Because the proposed project includes the incorporation of parkland and recreational open space, the proposed project would not require the expansion of any existing recreational facilities in the project region.

The City of Winters General Plan establishes a parkland ratio of five acres per 1,000 residents. Given an average of 2.8 persons per residential unit, the proposed project is anticipated to generate approximately 796 new residents. Thus, the 5.4-acre park for the 796 new residents would exceed the City's parkland requirement.

While the project would include the construction of a new park facility, the physical effects associated with construction of such has been evaluated throughout this Initial Study and will be further evaluated in the Farmstead Subdivision Project EIR.

Therefore, the proposed project would have a ***less-than-significant*** impact related to increasing 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, or requiring the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

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. The proposed project would include several roadway and frontage improvements, as well as a new network of bicycle and pedestrian trails. The increase in population associated with the proposed project would subsequently generate additional vehicle trips on local roadways. The addition of project-generated traffic has the potential to conflict with a program, plan, ordinance, or policy addressing the circulation system. In addition, the project-generated vehicle traffic could result in the exceedance, either individually or cumulatively, of a level of service standard established by the City's General Plan. The increase in population would also increase the demand for bicycle, pedestrian, and transit facilities. Further evaluation is required in order to assess whether adequate capacity exists to support the additional demand for such facilities.

Based on the above, the project could result in a **potentially significant** impact related to conflicting with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Further analysis of the above impact will be included in the Transportation chapter of the Farmstead Subdivision Project EIR.

- b. Per Section 15064.3 of the CEQA Guidelines, analysis of vehicle miles travelled (VMT) attributable to a project is considered the most appropriate measure of transportation impacts for CEQA purposes. Other relevant considerations may include the effects of the project on transit and non-motorized travel.

The proposed project would generate new vehicle trips associated with the proposed residences as well as the commercial components. The portion of trips that would occur between the residences and commercial uses within the site would likely be shorter than the regional average trip length. However, should the new commercial uses attract visitors from outside of the City, trip lengths associated with such could be longer than the regional average. In addition, because the proposed project would involve development at a different density than what was anticipated for the site by the General Plan, the associated number of vehicle trips has the potential to be different from what was previously planned for the project site. Given the increase in vehicle trips associated with the proposed project, as well as the variation in vehicle trip lengths, a **potentially significant** impact related to VMT could occur.

Further analysis of the above impact will be included in the Transportation chapter of the Farmstead Subdivision Project EIR.

- c,d. Primary site access would be provided by way of two new roads, which would be extended into the project site from SR 128. The project site would also be accessible through three ingress and egress points extended from the west. In addition, an Emergency Vehicle Access (EVA) would be provided at the northern portion of the site by way of a new connection of Street F to Walnut Lane. Internal circulation would be provided by way of extensions to existing roadways as well as the construction of new roadways.

Considering the project site includes several ingress and egress points, emergency access is expected to be acceptable. In addition, roadway hazards are not anticipated. Nonetheless, the proposed increase in development intensity through implementation of the proposed project could result in an associated increase in traffic-related hazards or affect emergency access in the project area.

Without further evaluation, the proposed project could result in a ***potentially significant*** impact related to an increase in hazards from design features or incompatible uses, or inadequate emergency access to the project.

Further analysis of the above impact will be included in the Transportation chapter of the Farmstead Subdivision Project EIR.

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. As discussed in Section V, Cultural Resources, of this Initial Study, the proposed project is recommended to complete additional field surveys by the Northwest Information Center due to a lack complete records. In addition, on May 1, 2019 an NAHC Sacred Lands File search was requested. Per the NAHC Sacred Lands File, sacred sites were identified in the vicinity of the project site.

In compliance with Assembly Bill (AB) 52 (Public Resources Code [PRC] Section 21080.3.1), a project notification letter was distributed to Tribal Historic Preservation Officer Yvonne Perkins of the Yocha Deha Wintun Nation on September 27, 2021. On October 15, 2021, the Yocha Dehe Wintun Nation initiated consultation and requested a site visit. Consultation with the City is underway. Additionally, in compliance with SB 18, consultation letters have been sent out to several Native American tribes identified by the Native American Heritage Commission as having traditional lands or cultural places located within the Winter's General Plan boundaries.

Although the project site has been previously disturbed through agricultural use, based on the identified tribal sacred lands in the project vicinity, tribal cultural resources have the potential to occur within the site. Therefore, the possibility exists that development 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 grading or other ground-disturbing activities. Thus, a **potentially significant** impact to tribal cultural resources could occur.

Further analysis of the above impact will be included in the Cultural and Tribal Cultural Resources chapter of the Farmstead Subdivision Project EIR.

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. The proposed project would include on-site water, sanitary sewer, and stormwater improvements, which would connect to the existing infrastructure in the project vicinity. The implementation of the proposed residential and commercial uses on the project site would result in an increase in demand for potable water, wastewater treatment, electric power, natural gas, and telecommunication infrastructure.

Given that the project site is located adjacent to an existing residential subdivision, such utility conveyance infrastructure (i.e., water lines, natural gas lines, electricity lines) exists in the project vicinity. However, implementation of the proposed project would occur at an increased development intensity compared to what was originally anticipated for the project site. Therefore, the increase in demand for utilities was not previously anticipated by the City nor included in regional planning efforts, and further evaluation is required to quantify the available conveyance capacity of existing infrastructure.

Similarly, the proposed project could result in an increased water demand and wastewater treatment demand in excess of what has been previously anticipated for the site. Thus, the sufficiency of water supply and the capacity of the wastewater treatment provider require further evaluation.

In addition, the increase in impervious surface area that would occur with implementation of the proposed project would result in increased demand for stormwater drainage facilities. The easterly portion of the open play lawn area in Lot D would serve as a water quality and detention basin for the proposed project, which would be sized to capture post-development flows within the project site. However, following detention at the on-site basin, or during large storm events wherein stormwater cannot be entirely accommodated by the basin, stormwater would flow into existing City drainage infrastructure and/or Putah

Creek. Therefore, additional analysis is required in order to evaluate the capacity of the existing and proposed stormwater conveyance facilities.

Based on the above, implementation of the proposed project could result in a **potentially significant** impact related to new or expanded utilities, water supply, or wastewater treatment capacity.

Further analysis of the above impacts will be included in the Public Services and Utilities chapter of the Farmstead Subdivision EIR.

- d,e. Construction and operations of the proposed project would result in the generation of solid waste. The project site is located adjacent to existing development and, therefore, could feasibly be served by a solid waste provider. However, the change in development intensity of the proposed project would result in an associated change in the rate of solid waste generation as compared to what was previously planned for the project site. As a result, further analysis is required in order to evaluate the capacity of the solid waste provider and the regional landfill.

Therefore, the proposed project could result in a **potentially significant** impact related to generating solid waste in excess of State or local standards, in excess of the capacity of local infrastructure, or related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

Further analysis of the above impacts will be included in the Public Services and Utilities chapter of the Farmstead Subdivision EIR.

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. According to the CAL FIRE Fire and Resource Assessment Program, the project site is not located within a State Responsibility Area.³² Per the Local Responsibility Area map, the project site is not located within an area classified as a Very High Fire Hazard Severity Zone (VHFHSZ).³³

Furthermore, development of the proposed project would include the installation of fire suppression systems (e.g., fire hydrants, fire sprinklers, smoke detectors) and would be designed in accordance with the latest requirements of the California Fire Code. Compliance with such State regulations would ensure that the risk of fire at the project site is reduced to the maximum extent feasible.

Therefore, the project site is not located in or near a VHFHSZ, and the project would not contribute to any characteristics that exacerbate the risk of fire. Thus, a ***less-than-significant*** impact related to wildfire would occur.

³² California Department of Forestry and Fire Protection. *Yolo County: Fire Hazards Severity Zones in SRA*. November 7, 2007.

³³ California Department of Forestry and Fire Protection. *Yolo County: Draft Fire Hazard Severity Zones in LRA*. October 5, 2007.

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 Initial Study, sensitive species and habitat types that are covered by the Yolo HCP/NCCP have the potential to occur on-site, and could be adversely affected by implementation of the proposed project. In addition, although known resources do not exist on-site, the potential exists for previously unknown, subsurface historical or prehistorical resources to be uncovered during ground-disturbing activities.

Considering the above, the proposed project may 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 **potentially-significant** impact would occur.

Further analysis of the above impact will be included in the Biological Resources and Cultural and Tribal Cultural Resources chapters the Farmstead Subdivision EIR.

- b,c. The proposed project, in conjunction with other development within the City of Winters, could incrementally contribute to cumulative impacts in the project area, particularly in relation to air quality, GHG emissions, noise, and transportation. A discussion of cumulative impacts associated with the proposed project will be discussed in the Statutorily Required Section chapter, as well as in relevant technical chapters of the Farmstead Subdivision EIR. Thus, a **potentially significant** impact could occur with regard to cumulative impacts.

Further analysis of the above impacts will be included in the Air Quality and GHG Emissions (including Energy), Biological Resources, Noise, Transportation, and Statutorily Required Sections chapters of the Farmstead Subdivision EIR.