



DATE: April 14, 2011

TO: Responsible Agencies, Trustee Agencies, and Interested Persons

FROM: Dan Sokolow, Senior Planner, City of Woodland

SUBJECT: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED WOODLAND COMMERCE CENTER PROJECT
(APNs: 027-370-34, 027-370-19, 027-370-35, 027-370-09, 027-370-08, and 027-370-29)

The City of Woodland is the lead agency for the preparation of a program Environmental Impact Report (EIR) for the proposed Woodland Commerce Center project. Rubicon Partners, Inc. of Sacramento, California is the project applicant. The City has directed the preparation of an EIR in compliance with the California Environmental Quality Act (CEQA). We need to know the view of your agency as to the scope and content of the EIR, based on your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering relevant permits or other approvals for the proposed project. The City is also seeking input from residents, property owners, and concerned citizens as to the issues that should be addressed in the EIR.

SCOPING MEETING

A public scoping meeting will be held regarding the proposed EIR for the Woodland Commerce Center project on April 27th at 6:00 PM in the City Council Chambers at 300 First Street, Woodland, California, 95695.

PROJECT DESCRIPTION

Project Location and Setting

The proposed project consists of approximately 146 acres, and is located in the northeast portion of Woodland, adjacent to the City of Woodland's City boundaries, in Yolo County, California (refer to Figure 1, REGIONAL VICINTY). Specifically, the proposed project is located north of East Main Street, south of East Beamer Street, and west of County Road (CR) 102. The proposed project site consists of land that is primarily under rotational crops of safflower and/or wheat production. A small number of industrial-use structures are present in the southeastern portion of the proposed project site. The City of Woodland General Plan land use designation for the proposed project site is Industrial (I). The City rezoned the proposed project site in 1994. The Yolo County General Plan land use designation for the

proposed project site is Industrial (IN). The proposed project site has a Yolo County zoning designation of Heavy Industrial (M-2).

Surrounding land uses include East Beamer Street, industrial facilities, and vacant parcels zoned for industrial and open space uses to the north; East Main Street, retail development, the Sierra Northern Railway, I-5, and residential uses to the south; CR 102 and regional distribution centers to the east; and industrial facilities to the west (refer to Figure 2, AERIAL PHOTOGRAPH).

Project Entitlements

The development of the proposed Woodland Commerce Center project includes the following entitlement requests:

- General Plan Amendment to annex the site into the City of Woodland;
- Site Plan Review/Approval;
- Tentative Subdivision Map Review/Approval/Recordation of a Final Map; and
- Development Agreement.

Project Components

The proposed project includes a General Plan Amendment to annex the project site into the City of Woodland, Site Plan Review, a Tentative Subdivision Map to subdivide the site into approximately 30 parcels for future industrial/retail development, and a Development Agreement. Approval of the annexation will add approximately 146 acres to the City of Woodland. Upon annexation, the proposed project will receive City services and will be subject to the City's regulations. Two existing parcels located at the south end of the proposed project site will not be subdivided, and their existing uses (a welding shop and train repair facility), are anticipated to remain. It is also anticipated that a railroad spur would be constructed in the southwestern portion of the proposed project site; however, this would be market-driven, and the timing for the spur and rail trip generation numbers are not known at this time. The proposed project would include up to 3,176,932 square feet of industrial-type uses (distribution/warehousing and light and heavy manufacturing). Of the total square footage, a minimum of 20,000 square feet may be used for retail uses. Primary and secondary ingress/egress would be from East Beamer Street and CR 102, respectively, and approximately 2,877 parking spaces would be provided on-site. Detailed project design approvals will be part of subsequent applications.

The project site, proposed for annexation into the City of Woodland, would be recommended for annexation through a single discretionary action by the City. Prior to development, the annexation must be approved by the Yolo County Local Agency Formation Commission (LAFCO). Although the project applicant shall determine the timing of the development, and build-out of the proposed project site will be driven by market conditions, the project site is anticipated to be developed within three phases (starting in 2012), with each phase taking approximately five years to complete. Full build-out is anticipated to be completed in 2032.

POTENTIAL ENVIRONMENTAL EFFECTS

The proposed Woodland Commerce Center EIR will address technical areas where impacts may remain significant or where there is an anticipated public concern. The environmental document is intended to serve the City of Woodland and the Local Agency Formation Commission (LAFCO). Due to the annexation, the document will address LAFCO guidelines. The environmental analysis is proposed to focus on the following technical environmental issues and concerns:

Aesthetics

The Aesthetics chapter will describe the existing visual conditions of the site, including a discussion of views within the project site and views from surrounding areas to the site, and the expected changes that would result from development of the proposed project. Potentially significant impacts generated by light and glare associated with site development will also be discussed. This analysis will include a light and glare impact discussion on neighboring sensitive uses from streetlights, vehicle headlights, building lights, nighttime building illumination and security lighting, and other relevant sources.

Land Use and Agriculture

The Land Use and Agriculture chapter will evaluate the consistency of the proposed project with the City of Woodland's adopted plans and policies. The Land Use and Agriculture chapter will assess the compatibility of the proposed project with the General Plan and Zoning Ordinance, as well as surrounding land uses (both existing and proposed). The chapter will summarize the status of the existing agricultural resources of the site and in the areas surrounding the City of Woodland, including identification of any Prime/Unique Farmland or Farmland of Statewide Importance on the project site. In addition, the chapter will address the Yolo County LAFCO Agricultural Conservation Policy, the Yolo County LAFCO Standards of Evaluation, and LAFCO Rules. Furthermore, the chapter will address the Yolo County Land Evaluation and Site Assessment Model, which was designed as a potential planning tool to assist in making decisions concerning the relative significance of agricultural land resources.

Transportation and Circulation

The Transportation and Circulation chapter will be based on a traffic study prepared for the proposed Woodland Commerce Center project to address the change in vehicular trips generated by the development and proposed access. Additionally, this chapter will analyze issues related to emergency access, transit, and pedestrian and bicycle access to the proposed project site.

Air Quality

The Air Quality chapter will summarize the regional air quality setting, including climate and topography, existing ambient air quality, regulatory setting, and presence of any sensitive

receptors near the project or roads providing access to the project site. 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).

The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level. Increases in greenhouse gas (GHG) emissions (i.e., carbon dioxide, nitrous oxide, and methane) attributable to the proposed project will also be quantified and included in the cumulative air quality impact discussion. Quantification of GHG emissions will be calculated based on current regulatory guidance.

Noise

The Noise chapter will include an analysis of the existing setting, identification of thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. Short-term and long-term noise impacts will be analyzed. This analysis will include an evaluation of the potential for proposed onsite noise sources to affect nearby noise-sensitive receptors.

Biological Resources

The Biological Resources chapter will be based on a biological resources assessment prepared for the proposed project. The chapter will summarize the setting of the project and describe the potential effects to plant communities and wildlife habitats and the approximate acreage of each vegetation type, and will include a list of all plant and animal species observed or expected to occur onsite. In addition, the chapter will identify thresholds of significance, as well as project impacts, and will include the development of mitigation measures and monitoring strategies.

Cultural Resources

The Cultural Resources chapter will be based on a cultural resources assessment prepared for the proposed project. The chapter will summarize setting information and briefly describe the potential construction-related effects to historical, archaeological, and paleontological resources. The chapter will include identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

Geology and Soils

The Geology and Soils chapter will summarize the setting information and describe the potential effects from earthquakes, landslides, and liquefaction, and will identify any unique geological features within the project site. The chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

Hazards and Hazardous Materials

The Hazards and Hazardous Materials chapter will summarize the setting information and describe the potential of existing or possible hazardous materials onsite, or as a result of the proposed project, including pesticides. The chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

Hydrology, Water Quality, and Drainage

The Hydrology, Water Quality, and Drainage chapter will summarize setting information and identify potential impacts on stormwater drainage, flooding, groundwater, seepage, and water quality. Consideration will include on-site and off-site infrastructure facilities. An analysis of the proposed project's drainage information, which will address local and regional flooding issues, will be used in the preparation of the Hydrology and Water Quality chapter.

Public Services and Utilities

The Public Services and Utilities chapter will summarize setting information and identify potential new demand for services on water supply, sewage systems, solid waste disposal, roads, law enforcement, fire protection, schools, libraries, and parks and recreation. The chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. The information related to public services will also address the information needs of LAFCO.

DISCUSSION OF CUMULATIVE AND GROWTH INDUCING IMPACTS

In accordance with Section 15130 of the State *CEQA Guidelines*, an analysis of the cumulative impacts is undertaken and discussed. In addition, pursuant to State *CEQA Guidelines* Section 21100(B)(5), the analysis addresses the potential for growth-inducing impacts of the proposed project focusing on whether there would be a removal of any impediments to growth associated with the proposed project.

DOCUMENT AVAILABILITY

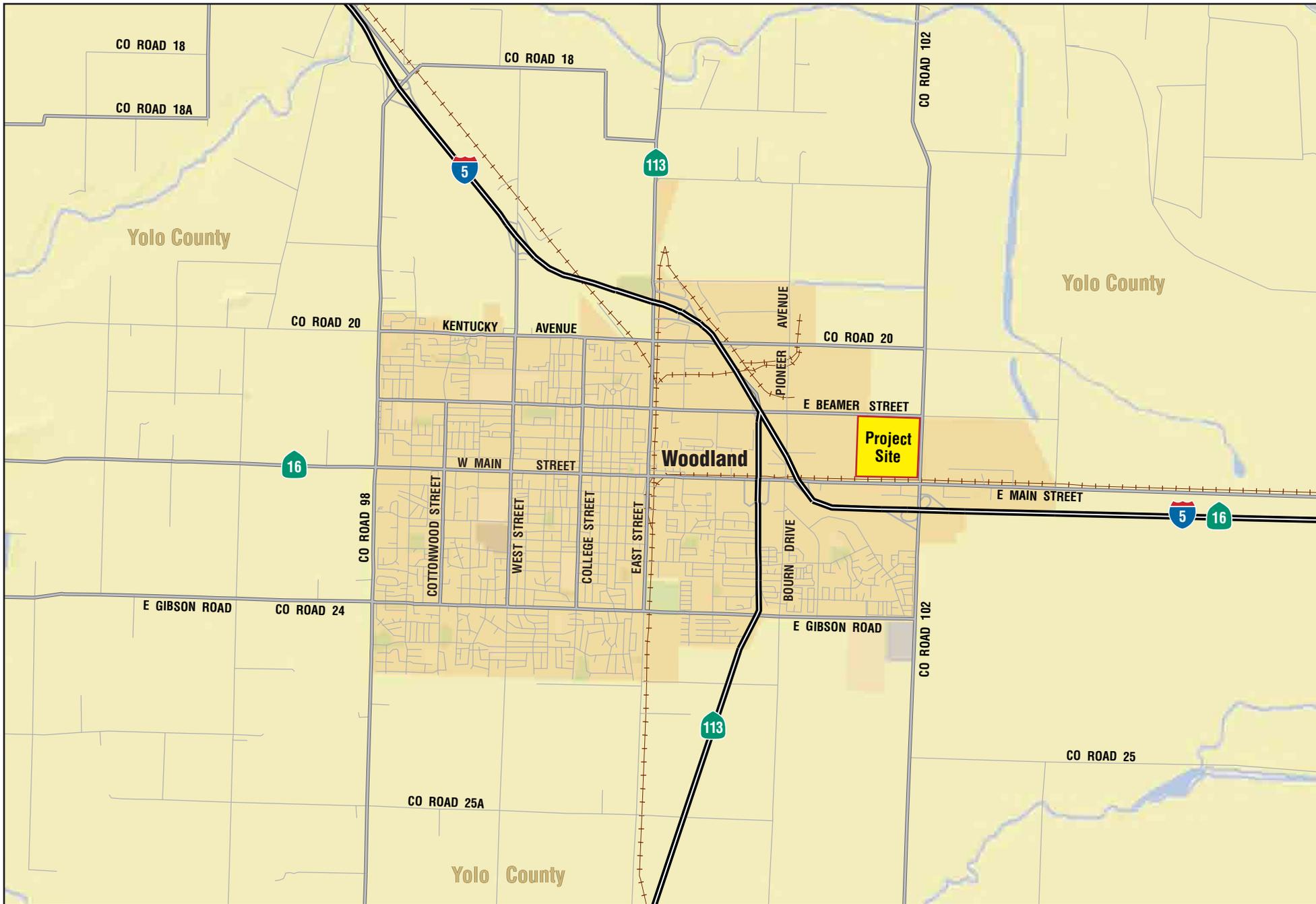
The Initial Study is available for public review on the City of Woodland web site at <http://www.cityofwoodland.org>, or copies are available to view at the City Community Development Department, 520 Court Street, Woodland, CA 95695 during regular business hours 8:00 a.m. – 11:00 a.m. and 1:00 p.m. – 4:00 p.m. Monday through Thursday, or by appointment. Copies are also available for public review during normal business hours at the Library located at 250 First Street, Woodland and the Community and Senior Center located at 2001 East Street, Woodland, CA 95695.

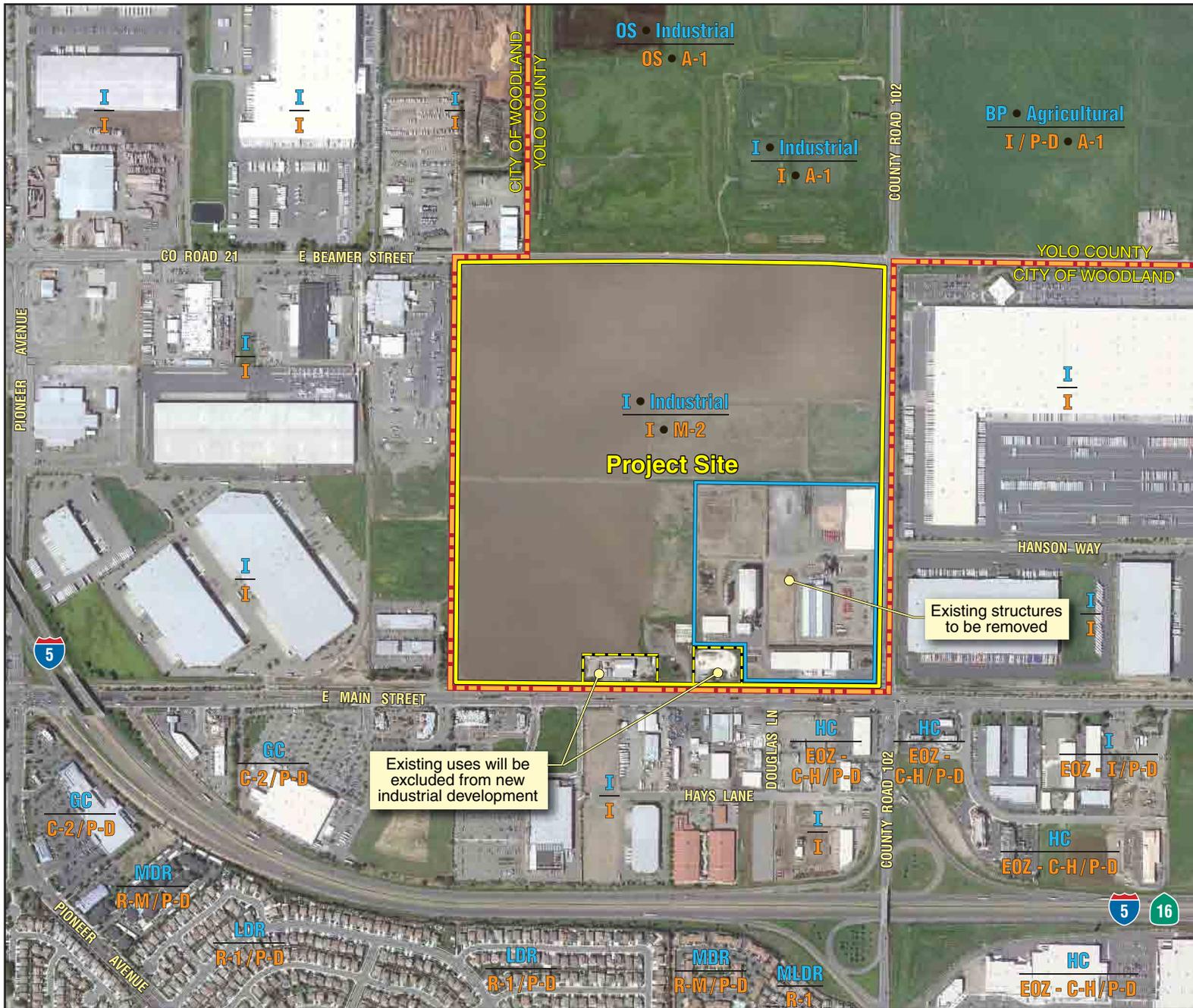
SUBMITTING COMMENTS

To ensure that the full range of issues related to this proposed project are addressed and all significant issues are identified, written comments are invited from all interested parties. Written comments concerning the proposed CEQA analysis for the Woodland Commerce Center project should be directed to the name and address below:

Dan Sokolow, Senior Planner
City of Woodland Community Development Department
520 Court Street
Woodland, CA 95695
Phone: (530) 661-5927
Fax: (530) 406-0832
Email: dan.sokolow@cityofwoodland.org

Written comments are due to the City of Woodland at the location addressed above by 4:00 p.m. on May 16, 2011.





LEGEND

- Project Site Boundary
- City / County Boundary
- LDR Land Use Designation
- R-1 • A-1 Zoning Designation

DESIGNATIONS:

CITY GENERAL PLAN LAND USE

- LDR Low Density Residential
- MDR Medium Density Residential
- MLDR Medium-Low Density Residential
- GC General Commercial
- HC Highway Commercial
- I Industrial
- BP Business Park
- OS Open Space
- UR Urban Reserve

COUNTY GENERAL PLAN LAND USE

- Agricultural
- Industrial

CITY ZONING

- R-1 Single Family Zone
- R-M Multiple Family Zone
- C-2 General Commercial Zone
- C-H Highway Commercial Zone
- I Industrial Zone
- O-S Open Space Zone
- P-D Planned Development Zone
- EOZ Entryway Overlay Zone

COUNTY ZONING

- A-1 Agricultural General Zone
- A-P Agricultural Preserve Zone
- M-2 Heavy Industrial Zone